

<h1 style="margin: 0;">Application No. 3</h1> <h2 style="margin: 0;">Commission District 9 Community Council 14</h2>

APPLICATION SUMMARY

Applicant/Representative:	RAM Development Company/Juan J. Mayol, Esq. Joseph G. Goldstein, Esq., Tracy R. Slavens, Esq.
Location:	Southwest corner of SW 124 Avenue and SW 152 Street
Total Acreage:	±141.57 Gross Acres (137.89 Net Acres)
Current Land Use Plan Map Designation:	Low-Medium Density Residential Communities (6 to 13 DU/gross acre)
Requested Land Use Plan Map Designation and Other Changes:	<ol style="list-style-type: none"> 1. Business and Office on Parcel A (±67.89 gross acres) of the application site 2. Release current Declaration of Restrictions governing the overall application site; and 3. Revise the Restrictions Table in the Land Use Element on page I-74.1 of the CDMP, as necessary, to include the new proffered Declaration of Restrictions, if accepted by the Board.
Amendment Type:	Standard
Existing Zoning/Site Condition:	AU (Agricultural District) / Partially developed as a research facility; mostly vacant

RECOMMENDATIONS

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

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

Principal Reasons for Recommendation:

1. The requested “Business and Office” LUP map designation on Parcel A of the application site would allow for more commercial uses on the site than would be allowed under the planned Traditional Neighborhood Development (TND). The application site was the subject of Application No. 10 filed in the April 2004 Cycle of Applications to amend the CDMP that was adopted in May 2005 with acceptance of a proffered Declaration of Restrictions (covenant). The adopted amendment re-designated the subject property to “Low-Medium Density Residential Communities (6 to 13 dwelling units/gross acre)” and the covenant provided, among other things, for the property to be developed as a TND, which was to include residential development, civic uses, and some retail uses. Since the May 2005 approval, the County has adopted a LUP map amendment associated with the Miami Metrozoo Development of Regional Impact (in July 2008) and Application No. 4 of the October 2009 CDMP amendment Cycle (in October 2010) that established and expanded the “Zoo Miami Entertainment Area” on property adjacent to the application site. The “Zoo Miami Entertainment Area” proposes an attraction type destination to compliment the adjacent Miami-Dade Zoological Parks and Gardens (formerly the Miami Metrozoo) and is planned to include hotels, theme parks, a family entertainment center, the Gold Coast Railroad Museum, a conference center, and restaurants, among other uses. The requested redesignation of Parcel A would allow additional commercial and retail uses on the subject property that could support and be complimentary to the planned Zoo Miami Entertainment Area development in the vicinity of the application site.
2. Policy LU-8E (i) of the CDMP Land Use Element requires amendments to the Adopted 2015-2025 LUP map to be evaluated according to factors such as (i) the ability of the proposed amendment to satisfy a deficiency in the Adopted 2015-2025 LUP map of the CDMP to accommodate projected population or economic growth of the County, (ii) impacts to County facilities and services, (iii) compatibility with abutting and nearby land uses, (iv) impacts to environmental and historical resources, and (v) the extent to which the proposed land use would promote transit ridership and pedestrianism pursuant to Objective LU-7 and associated policies.
 - i. Need: Minor Statistical Area (MSA) 6.2, where the application site is located, has 244.1 acres of vacant commercially zoned or designated land. At the rate of absorption of commercial land (13.79 acres per year), this MSA will deplete its supply of commercial land beyond the year 2030. Therefore, the subject application would not satisfy a deficiency in the LUP map to accommodate projected economic growth in the County.
 - ii. Public Facilities and Services: The impacts that would be generated from the maximum allowable development on the application site, if the application were approved, would not cause a violation in the level of service standards for public services and facilities. However, the wastewater that would be generated by the

proposed development would exceed the capacity of sewer Pump Station 30-0678 located on the application site. The applicant would be required to upgrade/improve the Station 30-0678 if the wastewater flows from the proposed development is directed to this pump station.

- iii. Compatibility: The requested redesignation to “Business and Office” on Parcel A of the overall application site is compatible with the “Zoo Miami Entertainment Area” designated lands to the east and south of the application site, the “Institutions Utilities and Communications” and “Environmental Protection” land to the south west and west. The redesignation would also be compatible with the Low-Medium Density Residential (6 to 13 dwelling units per acre) and Low Density Residential (2.5 to 6 dwelling units per acre) designated lands to the north beyond SW 152 Street.

If approved, the allowable development on the application site would be compatible with the planned Zoo Miami Entertainment Area development discussed above, the Zoo Miami further south, the US military installation to the south and southwest, and the environmental protected property to the west. The allowable development would also be compatible with the Deerwood residential subdivision, retail and other commercial uses to the north beyond SW 152 Street.

- iv. Environmental and Historic Resources: The subject CDMP application, if approved, would not impact any historic, or archaeological resources but could impact environmental resources. The subject property may contain specimen-sized trees (trunk diameter of 18 inches or greater) and is, therefore, subject to Section 24.49.2(II) of the Code of Miami-Dade County, which requires specimen-sized trees be preserved when reasonably possible.

Additionally, the Department of Permitting, Environment and Regulatory Affairs (PERA) has identified an existing Natural Forest Community (NFC) on the application site. Section 24.49 of Miami-Dade County Code mandates the protection of the County's tree and forest resources. The applicant proffered a draft Declaration of Restrictions as part of the CDMP application, which provides among other commitments, that the owner of the application site shall enter into an agreement with PERA for the perpetual maintenance, management and control of the NFC prior to final plat approval.

- v. Transit Ridership and Pedestrianism: The application site is located along a transit corridor and served by Metrobus Route 252 (Coral Reef Max), which provides feeder service to the Metrorail at headways of 15-minute AM peak and 20-minute PM peak period headways, respectively. Route 252 provides service to a standard bus stop adjacent to the site and provides direct service the Zoo Miami en route from a community urban center approximately 3 miles west of the site to a transit center at SW 117 Avenue and SW 152 Street approximately 1 mile east of the site. Therefore, development of the site, as proposed, would promote transit ridership and pedestrianism.

STAFF ANALYSIS

Background

The application site was the subject of Land Use Plan (LUP) map amendment Application No. 10 filed in the April 2004 Cycle of Applications to amend the Comprehensive Development Master Plan (CDMP). On May 9, 2005, Miami-Dade Board of County Commissioners (Board) adopted the referenced April 2004 Application No. 10 (Ordinance No. 05-92) re-designating a 143.52 gross acre parcel including the subject property from “Institution and Public Facilities” to “Low-Medium Density Residential Communities (6 to 13 dwelling units/gross acre)” and accepted a proffered Declaration of Restrictions governing the application site (see “Existing Declaration of Restrictions” section below).

The applicant requests a land use designation change on Parcel A (±67.89 gross acres) of the application site to “Business and Office”. The “Business and Office” CDMP land use category allows the full range of sales and service activities that includes retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, entertainment and cultural facilities, and residences. The remainder of the application site, Parcel B (±73.68 gross acres), would retain the “Low-Medium Density Residential Communities” LUP map designation. The applicant also requests the release of an existing Declaration of Restrictions (existing covenant) governing the overall application site and the inclusion of a new proffered Declaration of Restrictions (new covenant) in the Restrictions Table in the Land Use Element, if accepted by the Board of County Commissioners (see Declaration of Restrictions discussion below). The applicant indicates that the requested CDMP amendment is to facilitate the development of a well-planned, mixed-use, commercial and residential community on the application site.

Application Site

Location

The ±141.57 gross acre application area is located at the southwest corner of the intersection of SW 124 Avenue and SW 152 Street (a six lane Major Roadway) and is approximately 1 mile west of the Homestead Extension of Florida’s Turnpike (HEFT).

Existing Land Use

The application site is utilized as an educational research facility by the University of Miami (4-ZAB 348-84; 4-ZAB 179-89); however, most of the land area on the application site is undeveloped. In addition, there is a county-designated Natural Forest Community (NFC) on the western portion of the application site that contains pine rockland and hardwood hammocks (see Appendix H: Photos of Site and Surroundings.)

Land Use Plan Map Designation

The application site is designated “Low-Medium Density Residential Communities (6 to 13 DU/gross acre)” on the Adopted 2015 and 2025 LUP map (see CDMP Land Use Map in Appendix A: Map Series). The housing types typically developed within the referenced CDMP land use category include single family homes, town houses, and low-rise apartments.

Zoning

The application site is currently zoned AU (Agricultural District) which allows agricultural uses and residential development at a maximum density of 5 dwelling units per gross acre. (See Zoning Map in Appendix A: Map Series.)

Zoning History

Miami-Dade County zoning records indicate that the subject property has been zoned AU (Agricultural District) since 1948. On May 3, 2006, a zoning hearing application was filed to rezone the subject property from AU to Traditional Neighborhood Development (TND). That application was not brought to a zoning hearing and has subsequently been abandoned.

Existing Declaration of Restrictions

The existing covenant was executed on May 6, 2005 and recorded in Official Records Book 23413 at Page 1477 on May 26, 2005 in the public records of Miami-Dade County, Florida. The application site is subject to an existing covenant which stipulates:

- The application site would be developed with a mix of residential, commercial, and office uses under the Miami-Dade County's TND zoning district regulation or any zoning district regulation permitted under the approved CDMP land use designation of the application site;
- Residential development shall be restricted to 1,200 units at a density not to exceed 9 dwelling units per gross acre and commercial development fronting along SW 152 Street would not exceed 15 percent of the total approved square footage;
- A parcel of land of not less than four acres would be donated to the Miami-Dade Public School Board for a public school site; and a parcel of land of not less than 18,000 square feet would be donated to Miami-Dade County for a public library;
- An existing NFC on the application site would be preserved;
- The subject property would be developed with high quality, unified development design, according to design principles enumerated and attached as Exhibit "E" (Design Guidelines) to the existing covenant; and
- Future residents would receive written notices that their property is located in the vicinity of Miami-Dade Zoological Parks and Gardens (a.k.a. Zoo Miami, formerly Miami MetroZoo) and the NFC, and thus, may be affected by noise and traffic from Zoo Miami and smoke generated from controlled burnings within the NFC, which according to Permitting, Environmental and Regulatory Affairs (PERA), are necessary in order to maintain the health and quality of protected pinelands.

Proffered Declaration of Restrictions

The applicant proffered a new covenant as replacement to the existing covenant. The new covenant stipulates that:

- Retail, office and service uses on the subject property shall be limited to 370,000 square feet;
- Residential development on the subject property shall be limited to 900 units;
- A parcel of land not less than 18,000 square feet would be donated to Miami-Dade County for a public library;
- An existing NFC would be preserved; and

- Future residents will be given written notices that their property is located in the vicinity of Zoo Miami and the NFC, and thus, may be affected by noise and traffic from Zoo Miami and by smoke generated from controlled burnings within the NFC.

Adjacent Land Use and Zoning

Existing Land Use

To the east of the application site, beyond the entrance to the Zoo Miami, is the former U.S. Coast Guard housing facility and the existing U.S. Coast Guard communications facility. The former U.S. Coast Guard housing facility is currently being utilized for the County's Southern Anchor Homeownership Program, whereby low and middle income families can reside in County-owned affordable/workforce housing units while saving to purchase their own homes. Immediately south and southwest of the application site are U.S. government-owned properties and further south are the Gold Coast Railroad Museum, the Miami Military Museum and Zoo Miami. To the west is a Natural Forest Community that is managed under the County's Environmentally Endangered Lands (EEL) program. The Northeast of the application site, at the intersection of SW 152 Street and SW 122 Avenue, is the Deerwood Town Center, which includes retail and commercial operations such as Winn Dixie, Home Depot, Ruby Tuesday, Kentucky Fried Chicken, and a Shell Oil Gas Station. North of the application site, beyond SW 152 Street (Coral Reef Drive), are the Deerwood Estates and the Three Lakes Communities in the Deerwood Part III and the Deerwood Townhomes Subdivisions. (See Existing Land Use map in Appendix A: Map Series.)

Land Use Plan Map Designations

The properties to the east of the application site are designated "Zoo Miami Entertainment Area" on the LUP map. Properties adjacent to the south, southwest and west of the application site are designated "Institutions, Utilities and Communications", "Zoo Miami Entertainment Area" and "Environmentally Protected Parks". Properties adjacent to the north of application site, across SW 152 Street (Coral Reef Drive), are designated "Low-Medium Density Residential Communities" and "Low Density Residential Communities (2.5 to 6 DU/Ac)". (See CDMP Land Use Map in Appendix A: Map Series.)

The "Zoo Miami Entertainment Area" LUP map category was established by Board Ordinance No. 08-88 adopted in July 2008, and was applied to property adjacent to the Zoo Miami, generally south of the application site. The "Zoo Miami Entertainment Area" category was subsequently approved for property generally east and south east of the application site through Board Ordinance No. 10-68 adopted in October 2010. Development allowed within this land use category include hotels, theme parks, a family entertainment center, a conference center, and restaurants, the Gold Coast Railroad Museum, among other uses.

Zoning

Properties adjacent to the east, south and west of the application site are zoned AU (Agricultural District). The residential properties to the north of the application site, across SW 152 Street (Coral Reef Drive), are zoned RU-3M (Minimum Apartment House District), RU-TH (Townhouse District), RU-1 (Single Family Residential District), RU-4L (Limited Apartment House District) and BU-1A (Limited Business District). (See Zoning Map in Appendix A: Map Series). The RU-3M Zoning District allows residential development at a maximum density of 12.9 units per net acre. The RU-1 Zoning District allows residential development in 7,500 square feet net lots and the RU-TH Zoning District allows townhouse developments at a maximum density of 8.5 units per net acre. The RU-4L Zoning District allows apartment buildings at a maximum density of 22 units per net acre.

Economic Analysis

Miami Economic Associates, Inc. (MEAI) submitted a socio-economic analysis in support of the subject CDMP amendment application by letter dated October 17, 2011. The analysis provides information that the MEAI believes justify approval of the application on the basis of need, economic and fiscal benefits. MEAI concludes that there is a need for additional commercially designated land in the area where the application is located, and that, if the application site were developed as proposed, it would be both economically and fiscally beneficial to Miami-Dade County and its residents. (See Appendix E: Applicant's Economic Analysis).

Staff has reviewed the MEAI's socio-economic analysis and agrees with certain assumptions made. However, Staff disagrees with the consultant's defined market area for the proposed commercial development. The consultant identifies this market area by combining MSAs 6.1, 6.2, and 7.2. Staff's analysis indicates that the market area should include only MSA 6.2. Also, the information contained in the "Projected Absorption of Commercial Land" table of the County's Adopted 2010 Evaluation and Appraisal Report (EAR), which was referenced in the MEAI analysis, was updated and this updated information should have been used. Furthermore, for the construction phase of the proposed project, the consultant's estimate of \$62,300 for the annual wages of a construction worker is considerably higher than the \$42,700 estimate from the Florida Department of Economic Opportunity, Quarterly Census of Employment and Wages. The report states that the project could accommodate 350,000 square feet of retail space and would generate approximately 700 jobs, which implies 500 square feet of commercial space per employee. Based on the conventional ratio of 1,000 square feet of commercial space per employee, the workforce should be estimated at 350, not 700 employees. Thus, there appears to be an overstatement of the economic benefits to the County regarding jobs during the construction phase and when the property is fully developed.

Supply and Demand Analysis

Residential Land

The combined vacant land in 2012 for single-family and multi-family residential development in Minor Statistical Area (MSA) 6.2, where the application site is located, was estimated to have a capacity for 4,364 dwelling units, with approximately 40 percent of these units intended for multi-family. The annual average residential demand in this MSA is projected to increase from 757 units per year in the 2010-2015 period to 914 units in the 2025-2030 period. An analysis of the residential capacity by type of dwelling units shows the depletion of single-family units occurring in 2015 and for multi-family beyond the year 2030. The supply of residential land for both single-family and multi-family units is projected to be depleted in the year 2017. See "Residential Land Supply/Demand Analysis" table below.

**Residential Land Supply/Demand Analysis
2012 to 2030: (MSA 6.2)**

ANALYSIS DONE SEPARATELY FOR EACH TYPE, I.E.
NO SHIFTING OF DEMAND BETWEEN SINGLE &
MULTIFAMILY TYPE

STRUCTURE TYPE

	SINGLE-FAMILY	MULTIFAMILY	BOTH TYPES
CAPACITY IN 2012	2,610	1,754	4,364
DEMAND 2010-2015	722	35	757
CAPACITY IN 2015	444	1,649	2,093
DEMAND 2015-2020	671	32	703
CAPACITY IN 2020	0	1,489	0
DEMAND 2020-2025	257	12	269
CAPACITY IN 2025	0	1,429	0
DEMAND 2025-2030	872	42	914
CAPACITY IN 2030	0	1,219	0
DEPLETION YEAR	2015	2030+	2017

Residential capacity is expressed in terms of housing units.

Housing demand is an annual average figure based on proposed population projections.

Source: Sustainability, Planning and Economic Enhancement Department, Research Section, February 2012.

Commercial Land

Minor Statistical Area 6.2 where the application site is located, contained 541.5 acres of in-use commercial uses in 2012 and an additional 244.1 acres of vacant land zoned or designated for business uses. The annual average absorption rate for the 2012-2030- period is 13.79 acres per year. At the projected rate of absorption, reflecting the past rate of commercial uses, the study area will deplete its supply of commercially zoned land in the year 2030. See "Projected Absorption of Land for Commercial Uses" table below.

**Projected Absorption of Land for Commercial Uses
Indicated Year of Depletion and Related Data**

Analysis Area	Vacant Commercial Land 2012 (Acres)	Commercial Acres in Use 2012	Annual Absorption Rate 2012-2030 (Acres)	Projected Year of Depletion	Total Commercial Acres per Thousand Persons	
					2020	2030
MSA 6.2	244.1	541.50	13.79	2030	4.7	4.3

Source: Miami-Dade County, Sustainability, Planning and Economic Enhancement Department, Planning Division, Research Section, January 2012.

Environmental Conditions

Flood Protection

County Flood Criteria, National Geodetic Vertical Datum (NGVD)	+9.0 feet
Stormwater Quality Management Drainage Basin	5-year/1-day storm event C-1
Federal Flood Zone	X-99 (near AH-9)

Biological Conditions

Wetlands Permits Required	NO
Native Wetland Communities	NO
Specimen Trees	May contain
Natural Forest Communities	YES
Endangered Species Habitat	YES

Other Considerations

Within Wellfield Protection Area	NO
Hazardous Waste	NO

Drainage, Flood Protection and Stormwater Management

This proposed amendment has been reviewed to ensure that resulting development can comply with the County's Stormwater Management (Drainage) Level of Service Standards (LOS). Stormwater management standards include a flood protection component and a water quality component. The County's water quality standard helps protect water quality by minimizing the pollutants carried offsite in rainwater. This standard requires all stormwater to be retained on-site utilizing a properly designed seepage or infiltration drainage system for a 5-year storm/1-day storm event; these systems are designed to filter the most harmful pollutants from rainwater draining from the site (CDMP Policy CON-5A).

The flood protection standard helps to ensure that proposed development does not cause flooding on adjacent properties and roads. This standard requires that site grading and development accommodates full on-site retention of rainwater from the 25-year/3-day storm event. Off-site flood protection is provided by the C-1 canal, operated by the South Florida Water Management District (SFWMD).

The site shall be filled to the County's minimum required flood elevation for this area or the base flood elevation established by Federal Flood Insurance Rate Maps (FIRM) for this area of Miami-Dade County, whichever is higher. The application site lies within Flood Zone X-99 as per the federal FIRM maps.

A Surface Water Management General Permit is required for the construction and operation of a surface water management system. All stormwater shall be retained on-site. The site grading and development shall provide for the full on-site retention of the 25-year/3-day storm event to prevent flooding of adjacent properties. The permit must be obtained prior to development of the site, Final Plat, and/or prior to obtaining Public Works Department approval of Paving and Drainage plans. The applicant is advised to contact the PERA Water Control Section for further information regarding permitting procedures and requirements.

The proposed application would change future total impervious cover on the site from 65% to 85%. The proposed area is in C-1 Basin where the fill encroachment and water management criteria (“cut and fill criteria”) are required as Best Management Practices for water quality and flooding mitigation. The flooding system should be designed for the full application area, in a comprehensive solution.

Tree Preservation and Natural Forest Communities

Since 2006 the County has been in consultation with representatives for the application site in order to perform site inspections and delineate the extent of NFC areas (which include endangered pine rockland and hardwood hammocks), other tree resources, and some remnant pine rockland plant communities, on the application site. The NFCs are Board of County Commission-designated upland natural areas that meet one or more of the following criteria: the presence of endangered, threatened, rare or endemic species; low percentage of site covered by exotic plant species; high overall plant diversity; wildlife habitat value; and geological features. Section 24-49.2 of the County Code requires preservation of trees and other vegetation, including shrubs and groundcover plants, within NFC boundaries.

The application site includes 38.46 acres of NFC pine rockland, 3.72 acres of NFC hammock, scattered remnant pine rockland communities that may contain rare, endangered or threatened species, and a 6.6-acre area of a former NFC that was removed without authorization. The applicant’s representative received a letter from the County dated October 17, 2011, which established the requirements for preservation and management of the NFC areas, stated that the applicant’s proposed site plan does comply with the County Code, and clarified that the violation associated with unauthorized clearing of 6.6 acres of NFC must be addressed through application for an after-the-fact NFC removal permit and through inclusion of those 6.6 acres in the request for impact on the overall application site’s total NFC acreage. The letter also stated that the remnant pine rockland communities should be preserved to the greatest extent possible and any proposed new landscaping or construction in these areas should be coordinated with County staff as soon as possible. All aforementioned submittals are due 180 days from October 17, 2011.

Pine rocklands on the application site must be maintained through controlled periodic burns or “prescribed burns”. Prescribed burning is a management technique that reduces wildfire threat (including to surrounding buildings and development) and is beneficial to wildlife and the rare plant species harbored on the application site; it generally is practiced every one to three years. The application site lies within the potential smoke dispersion corridors of the protected and managed NFC in the Richmond area as well as the NFC within the site. Site development and design should take prescribed burns into account including installation of firebreaks or emergency vehicle access corridors to be preserved.

Under the current declaration of restrictions, the owner of the application site property shall offer to convey the “library” and “school” parcels to the County, unencumbered to be developed for the aforementioned uses. The County also strongly recommends that pine rockland communities and habitats harboring threatened or endangered species located on these parcels be preserved and protected to ensure consistency with CDMP policies and objectives.

Additionally, any tree resources on the application site not regulated through a NFC permit will require a Miami-Dade County Tree Removal Permit prior to removal or relocation. Any specimen trees in non-NFC areas will also have to be preserved unless their removal can be authorized by Code provisions. As noted above, wherever feasible, the non-NFC remnants on

the application site should be preserved through incorporation into landscaping plans and/or green spaces.

Based on this analysis, this application is not recommended for approval unless the Declaration of Restrictions is amended to include the following:

- Prior to approval of any future development proposals, zoning changes or final plat for any portion of the property, the owner shall enter into an agreement with PERA, for the perpetual maintenance, management and control of the NFC.
- The removal of additional NFC for the construction of firebreaks shall be prohibited. Any additional firebreaks needed shall be constructed outside of and contiguous to the NFC.
- Pursuant to CDMP Policy CON-8I, prohibited plant species shall be eradicated from all portions of the site prior to any site development.
- Due to the presence of pine rocklands throughout the site, which are a globally imperiled plant community containing habitat for rare, threatened and endangered species, the planting of invasive exotic pest plant species for landscaping or any other purposes shall be prohibited. For purposes of this condition, invasive exotic pest plant species are defined as all prohibited species and all controlled species listed in the Miami-Dade County CDMP or Landscape Manual as well as all Florida Exotic Pest Plant Council category one and two listed species.
- All portions of the site that are not designated NFC shall be maintained pursuant to Section 19 of the Code to prevent grass, weeds and nonnative undergrowth on the application site. Maintenance shall occur not less than twice yearly and more frequently as necessary.
- Prior to the commencement of construction of any structures on any portion of the site which is the subject of the CDMP amendment application, the library parcel and the school parcel to be donated shall be offered to be conveyed to Miami-Dade County at no cost to the County and with no encumbrances preventing the use of the parcels for a library or school. Encumbrances include but shall not be limited to pine rockland containing state or federally listed rare, threatened or endangered species habitat that would have to be destroyed in order to construct the school or library. Destruction of such habitat is contrary to Miami-Dade County CDMP mandates to protect this habitat to the maximum extent possible including but not limited to the requirements of CDMP Policy CON-8J and related policies and objectives.

Notice to Future Owners of Lessees:

- Statement to future Owners and Leaseholders should state that NFC pine rockland, subject to periodic controlled burnings, is contained within the property (application site) as well as properties located in the vicinity of the application site.

Air Quality Management

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

minimize vehicle trips and air pollution. The CDMP Objective LU-10 also recommends land use patterns to achieve energy efficient development.

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

Pollution Remediation

Properties adjacent to Parcel A are associated with the former Richmond Naval Air Station (as were the University of Miami properties.) These properties are currently being investigated by the Florida Department of Environmental Protection (FDEP) for past uses including incinerator areas, maintenance operations, munitions bunkers and so forth. These investigations are being tracked under PERA Work Group number and file number IW5-8065/File-9398.

Water and Sewer

Water Supply

The Biscayne Aquifer is the primary water supply source for the millions of people living in South Florida. However, overuse of this aquifer has resulted in lowered water levels in the Everglades, which is inconsistent with the goals of the Comprehensive Everglades Restoration Project (CERP), designed to restore and preserve water resources in the South Florida ecosystem, including the Everglades. In 2005, the South Florida Water Management District promulgated new rules that prohibited withdrawals from the Biscayne Aquifer to accommodate future development. The SFWMD requires that all future developments be linked to new water supply sources, either through alternative water supply or reuse projects.

Effective January 11, 2011, WASD implemented a Water Supply Certification Program to assure water supply is available to all users as required by CDMP Policies CIE-5D and WS-2C respectively, and in accordance with the permitted withdrawal capacity in the WASD 20-year Water Use Permit (WUP). All new construction, addition, renovation or changes in use resulting in an increase in water consumption will require a Water Certification Letter. This certification letter is issued at the time an Agreement, Verification Form or Ordinance Letter is offered; or during the plat process prior to the final development order. At that time, the project will be evaluated for water supply availability and a water supply reservation will be made.

Although a Water Certification Letter is not required at the time of CDMP application submittal, the applicant should be cognizant of the County's focus on water conservation and requirements to comply with its 20-year Water Use Permit.

Water Treatment Plant Capacity

The County's adopted LOS standard for water treatment is based on the regional treatment system. The LOS requires that the regional treatment system operate with a rated maximum daily capacity of no less than 2 percent above the maximum daily flow for the preceding year, and an average daily capacity 2 percent above the average daily system demand for the preceding 5 years [CDMP Policy WS-2A(1)]. Based on the 12-month average (period ending November 30, 2011), the regional treatment system has a rated treatment capacity of 439.74 million gallons per day (mgd) and a maximum plant production of 345.8 mgd. As a result, the regional system has approximately 116.13 mgd or 26.40% of treatment plant capacity remaining.

The application site would be served by the Alexander Orr Water Treatment Plant which provides water that meets federal, state, and county drinking water standards. This plant currently has sufficient capacity to provide water demand for this application. However, as noted above, a Water Supply Certification will be required for this project at the time of development.

Estimated Future Water/Sewer Flow for Proposed Development

Land Use Designation	Use type	Quantity (Units or Square Feet)	Water Demand Multiplier (Section 24-43.1 Miami-Dade Code)	Projected Water Demand (gpd)
<u>Proposed Potential Development</u>				
Business and Office	Retail	370,000 sq ft*	10 gpd/100 sq. ft.	37,000
		and		
Low-Medium Density Residential Communities	Single Family Attached Residential (townhouse)	900 units	180 gpd/unit	162,000
		OR		
Business and Office	Retail	1,118,795 sq ft**	10 gpd/100 sq. ft.	111,880
		and		
Low-Medium Density Residential Communities	Single Family Attached Residential (townhouse)	957 units	180 gpd/unit	172,260
Total Water/ Sewer Demand				199,000 or 284,140

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

* Proffered covenant proposes to restrict development on subject property to 370,000 square feet of retail on approx. 64.21 net acres and 900 residential units on approx. 73.68 gross acres.

** Maximum potential development scenario without proffered covenant.

The requested land use for this application site would allow retail uses and residential uses. As noted in the “Estimated Future Water/Sewer Flow for Proposed Development” Table above, if the application site were developed without a restrictive covenant, with a maximum of 1,118,795 feet of retail space, and 957 residential units, the total water flow or demand would be 284,140 gallons per day (gpd), and 284,140 gpd for sewer flow that must be accommodated. These water demands will not cause the adopted level of service standard for potable water to be violated.

If the project is developed as suggested by the covenant submitted to the County, with 370,000 square feet of retail, and 900 townhouse units total water and sewer flows will be 284,140 gpd, respectively.

Water System Connectivity

There is an existing sixteen (16)-inch water main within the proposed development site. The application site is adjacent to the planned Zoo Miami Sub Area I and II projects. At this time, there are two agreements within Sub Area I and II. Agreement #20890 was offered on April 20th, 2011, for the Zoo Miami-Amphitheater renovation project, and Agreement #21082 was

offered on November 30th, 2011, for the U.S. Coast Guard Communication Station project, which is currently on well and septic tank for water and sewage disposal, respectively.

Water Conservation

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

Sewer Treatment Plant Capacity

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

Sewer System Connectivity

There is an existing sanitary sewer gravity system inside the application site which discharges to pump station #0678 and then pump station #0681, located south of the property. The overall wastewater demand of the proposed development on the application site will exceed the available capacity of pump station #0678. As a result, pump station improvements/upgrades will be required for the proposed development.

Solid Waste

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

Level of Service Standard

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

Application Impacts

Application No. 3 is requesting the deletion of an existing declaration of restrictions and the acceptance and inclusion of new proffered covenant limiting development on the application site to 370,000 sq. ft. of retail, commercial, office, and service uses, and 900 residential units. The

PWWM does not compete for non-residential waste collection, and waste collection service for multifamily residential development will most likely be provided by a private waste hauler. Therefore, PWWM determined that the requested amendment will have no impact or any associated costs to the County. The PWWM has no objections to the proposed amendment.

Parks

The application site is located inside the Miami-Dade County Parks, Recreation and Open Space's Park Benefit District 2 (PBD-2), which encompasses the area of the County between SW 8 Street and SW 184 Street. The County has three Park Benefits Districts.

Level of Service Standard

CDMP Policy ROS-2A establishes the adopted minimum LOS standard for the provision of recreation open space in Miami-Dade County. This CDMP policy requires the County to provide a minimum of 2.75 acres of local recreation open space per 1,000 permanent residents in the unincorporated areas and a County-provided, or an annexed or incorporated, local recreation open space of five acres or larger within a three-mile distance from residential development. The acreage/population measure of the LOS standard is calculated for each Park Benefit District. A Park Benefit District is considered below LOS standard if the projected deficiency is greater than five acres. Currently, Park Benefit District 2 has a surplus capacity of 478.06 acres of parkland, when measured by the County's concurrency LOS standard of 2.75 acres of local recreation open space per 1,000 permanent residents in unincorporated Miami-Dade County.

The "County Local Parks" Table below indicates that there are eleven local parks within a 2-mile radius of the application site. Four of these parks (Eureka Park, Walter A. White Park, Richmond Triangle Park and Losner Park) are smaller than the required five acres (or larger) park. The nearest local park to the application site is Deerwood Bonita Lakes Park, which is located approximately 0.5 miles from the application site.

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

Park Name	Acreage	Classification
Three Lakes Park	15.72	Single Purpose Park
Fairwood Park	7.93	Neighborhood Park
Deerwood Bonita Lakes Park	11.03	Community Park
Serena Lakes Park	5.14	Neighborhood Park
Eureka Villas Park	5.30	Neighborhood Park
Eureka Park	4.42	Community Park
Sgt. Joseph Delancy Park	10.46	Community Park
Walter A. White Park	1.64	Neighborhood Park
Richmond Triangle Park	0.60	Mini Park
Losner Park	0.55	Mini Park
Colonial Drive Park	14.34	Community Park

Source: Miami Dade Parks and Recreation Department, January 2012

Application Impacts

The potential development of the site under the existing CDMP Land Use designation and Declaration of Restrictions has a potential population of 3,312 persons, resulting in an impact of 9.11 acres of parkland based on the minimum LOS standard for the provision of local recreation open space. The proposed change, without the proffered covenant, would result in a potential

population of 2,641 persons, resulting in an impact of 7.26 acres of parkland. However, the proposed change with the proffered covenant will generate an estimated population of 2,484 persons, resulting in an impact of 6.83 acres of parkland. Therefore, the proposed amendment would reduce the impact of parkland by 1.85 acres. The amendment would lower the concurrency LOS standard from 3.55 acres to 3.53 acres per 1,000 residents, and would remain well above the adopted minimum standard of 2.75 acres of open space per 1,000 residents.

Fire and Rescue Service

The application site is currently served by Miami-Dade County Fire Rescue Station No. 43 (Richmond), located at 13390 SW 152 Street. This station is equipped with an Advanced Life Support (ALS) Aerial and a Rescue, and is staffed with seven (7) firefighter/paramedics 24 hours a day, seven days a week.

According to Miami-Dade County Fire Rescue Department (MDFR), average travel time to incidents in the vicinity of the application site is approximately 5 minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to incidents in the vicinity of the application site complies with the performance objective of national industry standards. MDFR recognizes that the developer will install a traffic signal at its intersection with Kendall Drive. The construction of SW 172 Avenue along with the signalized intersection will enhance emergency response times to surrounding communities.

Level of Service Standard

CDMP Policy WS-2A establishes the minimum LOS standard for potable water. This policy requires the County to deliver water at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi, unless otherwise approved by the Miami-Dade Fire Rescue Department. A minimum fire flow of 3,000 gallons per minute (GPM) is required for all business and industrial uses.

Application Impacts

The current CDMP land use designation of "Low Medium Density Residential" will allow a potential development that is anticipated to generate 387 annual alarms. The proposed CDMP designation of "Business and Office" and "Low Medium Density Residential" will allow a proposed potential development which is anticipated to generate 600 annual alarms. The 600 annual alarms will result in a severe impact to existing fire rescue services. Presently, fire and rescue service in the vicinity of the application site is adequate. There are no planned fire rescue stations in the vicinity of the application.

The required fire flow for the proposed CDMP land use designation of "Business and Office" shall be 3,000 gallons per minute (GPM). Fire hydrants shall be spaced a minimum of 300 feet from each other and shall deliver not less than 1,000 GPM. The required fire flow for the proposed "Low Medium Density Residential" designation shall be 1,500 GPM. Fire hydrants shall be spaced a minimum of 300 feet from each other and shall deliver not less than 500 GPM. Presently, there are no fire flow deficiencies in the vicinity of the application site.

Public Schools

Level of Service Standard.

The adopted LOS standard for public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) with relocatable classrooms. A "planning level review", which is a

preliminary school concurrency analysis, was conducted on this application. This analysis is in accordance with Miami-Dade County's adopted Educational Element of the Comprehensive Development Master Plan and the Interlocal Agreement (ILA) for Public School Facility Planning between Miami-Dade County and Miami-Dade County Public Schools, and is based on the adopted LOS standard for public schools, current available capacity and current school attendance boundaries.

Section 7.5 of the ILA provides for "Public Schools Planning Level Review" (Schools Planning Level Review) of CDMP amendments containing residential units. This type of review does not constitute a "Public School Concurrency Review" and, therefore, no concurrency reservation is required.

It is important to note that the application site was the subject of CDMP LUP map amendment Application No. 10 filed in the April 2004 Cycle of Applications to amend the CDMP. On May 9, 2005, Miami-Dade Board of County Commissioners adopted the referenced April 2004 Application No. 10 (Ordinance No. 05-92) re-designating a 143.52 gross acre parcel, which included the subject property, to "Low-Medium Density"

The applicant proffered Declaration of Restrictions (Book No. 26135, Pgs. 3385-3398; Recorded with Miami-Dade County Clerk of Courts on 12-31-07) governing the application site, which was accepted by Miami- Dade Public School Board at a public hearing on April 13, 2005. The owner committed to donating a 4-acre parcel, within the application site (Folio No. 30-5926-000-0060), to the School Board for the development of a school. In a Memorandum to the Sustainability, Planning and Economic Enhancement Department (the Department) dated November 22, 2011, the School Board notes that a development plan provided by the applicant to the School Board does not specifically designate any portion of the application site for a school, and as such, does not reflect the applicant's current obligations under the existing covenant.

Application Impact.

This application is requesting re-designation of \pm 67.89 gross acres (Parcel A) from "Low-Medium Density Residential" to "Business and Office" and the release of an existing recorded Declaration of Restriction limiting residential use to no more than 1,200 units (CDMP Amendment Application 10 of the April 2004-2005 cycle). The applicant also proffered a recorded Declaration of Restrictions in favor of the School Board of Miami-Dade County for the donation of an approximate 4-acre parcel. In addition to the requested amendments, the applicant has proffered a new Declaration of Restrictions limiting residential development on the application site to 900 residential dwelling units. Pursuant to the Interlocal Agreement of Public Schools Facility Planning, Section 9.4, developments that have provided a monetary mitigation payment, such as this during previous approval process, are considered vested from the requirements of public school concurrency to the extent that there is no increase in the number of residential units. The proposed project associated with this CDMP application reduces the number of residential units currently approved; therefore, the proposed project is vested for public schools and there is no need for school concurrency review.

Aviation

Miami-Dade County Aviation Department (MDAD) reviewed the proposed CDMP amendment and determined that the proposal is compatible with airport operations. Development plans for this property must comply with MDAD's Airport Zoning, Chapter 33 of the Code of Miami-Dade County.

Roadways

The applicant is requesting the re-designation of Parcel A (+67.89 gross acres) from “Low-Medium Density Residential (6-13 DU/ac)” to “Business and Office” on the Adopted 2015 and 2025 LUP map; the release of a currently accepted and recorded Declaration of Restrictions governing the development on the overall application site as a Traditional Neighborhood Development with no more than 1,200 residential units; and the acceptance of a proffered new declaration of restrictions limiting development to up to 370,000 sq. ft. of retail, commercial and office use on Parcel A, and to 900 residential dwelling units on Parcel B.

The subject application is located on the southwest corner of the intersection of SW 124 Avenue and SW 152 Street/Coral Reef Drive in unincorporated Miami-Dade County. A study area (area of influence) was selected to determine the Application’s traffic impact on the roadway network within the study area, which is bound on the north by SW 104 Street, on the east by US-1, on the south by SW 184 Street, and on the west by SW 157 Avenue and SW 162 Avenue.

North-south arterials and expressways within the Study Area include: SW 167 Avenue, SW 157 Avenue, SW 147 Avenue, SW 137 Avenue, SW 127 Avenue, SW 122 Avenue, Homestead Extension of Florida’s Turnpike (HEFT)/SR 821, SW 117 Avenue, SR 874/Don Shula Expressway, SW 107 Avenue, SW 97 Avenue, and US 1/South Dixie Highway. East-west arterials include: SW 104 Street, SW 120 Street, SW 136 Street, SW 152 Street/Coral Reef Drive, and SW 184 Street/Eureka Drive.

The Sustainability, Planning, and Economic Enhancement Department (SPEED), in cooperation with the Department of Public Works and Waste Management (PWWM) and the Metropolitan Planning Organization (MPO), performed a short-term (Concurrency) and a long-term (Year 2035) traffic impact analyses to assess the impact that the application would have on the roadways adjacent to the application site and on the surrounding roadway network, respectively.

Traffic conditions are evaluated by the LOS, which is represented by one of the letters “A” through “F”, with A generally representing the most favorable driving conditions and F representing the least favorable.

Existing Conditions

Existing traffic conditions on the major roadways within the study area which are currently monitored by the County and the State are listed in the “Existing Traffic Conditions Roadway Lanes and Peak Period Level of Service” table below. Nine roadway segments along SW 147 Avenue, SW 127 Avenue, SW 117 Avenue, SW 107 Avenue, SW 97 Avenue, SW 120 Street, SW 168 Street, and SW 184 Street are operating at their adopted LOS D standard; the segment of US 1 between SW 104 and SW 112 Streets is operating at LOS E+23%, exceeding its adopted LOS E+20% standard; and the segment of SW 112 Street between SW 117 and SW 97 Avenues is operating at E+19%, still under its adopted LOS E+20% LOS standard. The rest of the roadways within the study area are operating at acceptable levels of service.

**Existing Traffic Conditions
Roadway Lanes and Peak Period Level of Service**

Roadway	Location/Link	Lanes	LOS Std.	LOS
SW 157 Avenue	SW 88 Street to SW 112 Street	4 DV	D	C (2010)
	SW 152 Street to SW 184 Street	4 DV	D	B (2010)
SW 147 Avenue	SW 104 Street to SW 120 Street	4 DV	D	D (2010)

**Existing Traffic Conditions
Roadway Lanes and Peak Period Level of Service**

Roadway	Location/Link	Lanes	LOS Std.	LOS
	SW 152 Street to SW 184 Street	2 UD	D	C (2010)
SW 137 Avenue	SW 104 Street to SW 120 Street	6 DV	E	C (2010)
	SW 120 Street to SW 136 Street	6 DV	E	C (2010)
	SW 136 Street to SW 152 Street	6 DV	E	C (2010)
	SW 152 Street to SW 184 Street	6 DV	D	C (2010)
SW 127 Avenue	SW 104 Street to SW 120 Street	4 DV	D	D (2010)
SW 122 Avenue	SW 104 Street to SW 128 Street	4 DV	D	C (2010)
HEFT/SR 821	SW 88 Street to SR 874	6 LA	D	B (2010)
	SR 874 to SW 152 Street	8 LA	D	C (2010)
	SW 152 Street to SW 186 Street	8 LA	D	B (2010)
SR 874	SW 104 Street to the HEFT	4 LA	D	C (2010)
SW 117 Avenue	SW 104 Street to SW 136 Street	4 DV	D	D (2010)
	SW 136 Street to SW 152 Street	4 DV	D	C (2010)
	SW 152 Street to SW 184 Street	4 DV	D	C (2010)
SW 107 Avenue	SW 152 Street to SW 184 Street	2 UD	D	D (2010)
SW 102 Avenue	SW 136 Street to SW 144 Street	2 UD	D	C (2010)
SW 97 Avenue	SW 88 Street to SW 112 Street	2 UD	D	D (2010)
	SW 112 Street to SW 136 Street	2 UD	D	C (2010)
US 1/South Dixie Highway	SW 104 Street to SW 112 Street	6 DV	E+20%	E+23% (2010)
	SW 112 Street to SW 136 Street	6 DV	E+20%	E (2010)
	SW 136 Street to SW 152 Street	6 DV	E+20%	D (2010)
	SW 112 Avenue to SW 186 Street	6 DV	E+20%	C (2010)
	SW 152 Street to SW 168 Street	6 DV	E+20%	E (2010)
	SW 168 Street to SW 184 Street (SB)	3 OW	E+20%	D (2010)
	SW 168 Street to SW 184 Street (NB)	3 OW	E+20%	D (2010)
SW 104 Street	SW 157 Avenue to SW 147 Avenue	4 DV	E+20%	C (2010)
	SW 147 Avenue to SW 137 Avenue	4 DV	E+20%	D (2010)
	SW 137 Avenue to SW 127 Avenue	6 DV	E+20%	E (2010)
	SW 127 Avenue to SW 117 Avenue	6 DV	E+20%	D (2010)
	SW 117 Avenue to SW 107 Avenue	6 DV	E+20%	E+11% (2010)
	SW 107 Avenue to SW 95 Avenue	4 DV	D	B (2010)
SW 112 Street	SW 117 Avenue to SW 99 Avenue	2 UD	E+20%	E+19% (2010)
SR 990/SW 112 Street	SW 107 Avenue to SW 97 Avenue	4 DV	E	B (2010)
	SW 97 Avenue to US 1	2 UD	D	B (2010)
SW 120 Street	SW 147 Avenue to SW 137 Avenue	4 DV	D	C (2010)
	SW 137 Avenue to SW 117 Avenue	4 DV	D	D (2010)
SW 152 Street	SW 142 Avenue to SW 137 Avenue	4 DV	E+20%	E (2010)

**Existing Traffic Conditions
Roadway Lanes and Peak Period Level of Service**

Roadway	Location/Link	Lanes	LOS Std.	LOS
	SW 137 Avenue to SW 124 Avenue	6 DV	E+20%	D (2010)
	SW 124 Avenue to SW 117 Avenue	6 DV	E+20%	D (2010)
	HEFT to SW 107 Avenue	4 DV	E+20%	D (2010)
	SW 107 Avenue to US 1	4 DV	E+20%	D (2010)
SW 168 Street	SW 117 Avenue to US 1	2 UD	D	D (2010)
SW 184 Street	SW 157 Avenue to SW 147 Avenue	2 UD	D	D (2010)
	SW 147 Avenue to SW 137 Avenue	4 UD	D	B (2010)
	SW 137 Avenue to SW 117 Avenue	4 UD	D	C (2010)
	US 1 to HEFT	4 UD	D	D (2010)

Source: Compiled by the Department of Sustainability, Planning and Economic Enhancement, February 2012; Miami-Dade County Public Works and Waste Management Department and Florida Department of Transportation.

Notes: () in LOS column identifies year traffic count was updated or LOS traffic analysis revised.

DV= Divided Roadway, UD= Undivided Roadway, LA= Limited Access

LOS Std. means the adopted minimum acceptable peak period Level of Service standard for all State and County roadways: D means 90% of roadway capacity; E means 100% of the roadway capacity; and E+20% means 120% of the roadway capacity (LOS E).

Trip Generation

Two potential development scenarios were analyzed for traffic impacts. Scenario 1 assumes the application site developed with 1,200 residential dwelling units and approximately 172,670 sq. ft. of space as limited by the currently accepted and recorded declaration of restrictions and under the current "Low Medium Density Residential (6-13 DU/ac)" land use designation. This scenario would generate approximately 1,072 PM peak hour vehicle trips. Scenario 2 assumes Parcel A developed with 370,000 sq. ft. of retail space and Parcel B with 900 residential dwelling units as limited by the proffered new declaration of restrictions and under the requested "Business and Office" land use designation and existing "Low Medium Density Residential (6-13 DU/ac)". This scenario would generate approximately 413 more PM peak hour vehicle trips than the potential development that may occur under Scenario 1. See "Estimated Peak Hour Trip Generation" table below.

Traffic Concurrency Evaluation

An evaluation of peak-period traffic concurrency conditions as of September 14, 2011, which considers reserved trips from approved development not yet constructed, programmed roadway capacity improvements listed in the first three years of the County's adopted 2012 Transportation Improvement Program (TIP) and the application's traffic impacts, does not project any significant changes in the concurrency LOS of the roadways analyzed. All roadways adjacent analyzed are projected to operate at acceptable levels of service. See "Traffic Impact Analysis" table below.

**Estimated Peak Hour Trip Generation
By Current CDMP and Requested Use Designations**

Application Number	Assumed Uses for Current CDMP Designations ¹ / Estimated No. Of Trips	Assumed Uses For Requested CDMP Designation ² / Estimated No. Of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use Designations
3	“Low Medium Density Residential (6-13 DU/ac)” 1,200 dwelling units & 172,670 sq. ft. retail / 1,072	“Business and Office” and “Low Medium Density Residential (6-13 DU/ac)” 900 dwelling units 370,000 sq. ft. retail / 1,485	+413

Source: Institute of Transportation Engineers, Trip Generation, 7th Edition, 2003; Miami-Dade County Department of Public Works and Waste Management, February 2012.

Notes: ¹ This development scenario is limited to 1,200 residential dwelling units and 172,670 sq. ft. of retail by the currently accepted and recorded declaration of restrictions that the applicant is seeking to repeal and delete.

² This development scenario is based on the requested land use change for Parcel A from “Low Medium Density Residential (6-13 Dwelling units per gross acre)” to “Business and Office”, the current “Low Medium Density Residential (6-13 Dwelling units per gross acre)” land use designation for Parcel B, and the proffered new declaration of restriction limiting development on the application site to 900 residential dwelling units and 370,000 sq. ft. of retail space.

Future Conditions

The MPO’s adopted 2012 Transportation Improvement Program lists the following roadway capacity improvement projects for construction in fiscal years 2011/2012 – 2015/2016 in the vicinity of the application site. See “Programmed Road Capacity Improvements” table below.

**Programmed Road Capacity Improvements
Fiscal Years 2011/2012 – 2015/2016**

Roadway	From	To	Type of Improvement	Fiscal Year
SR 874/Killian Parkway interchange	HEFT	SW 88 St./ Kendall Dr.	Interchange/new construction: toll plaza, ramp plaza	UC
SW 184 Street	SW 147 Ave.	SW 137 Ave.	Widen 2 to 4 lanes	UC
SW 157 Avenue	SW 184 St.	SW 152 St.	New 4 lane road	2011-2014

Source: 2012 Transportation Improvement Program, Miami-Dade County Metropolitan Planning Organization, June 23, 2011.

Note: UC means under construction.

**Traffic Impact Analysis on Roadways Serving the Amendment Site
Roadway Lanes, Existing and Concurrency Peak Period Operating Level of Service**

Sta. Num.	Roadway	Location/Link	Num. Lanes	Adopted LOS Std.*	Peak Hour Cap.	Peak Hour Vol.	Existing LOS	Approved D.O's Trips	Conc. LOS w/o Amend.	Amendment Peak Hour Trips	Total Trips With Amend.	Concurrency LOS with Amend
Scenario 1: "Low Medium Density Residential (6-13 DU/ac)" with currently accepted and recorded Declaration of Restrictions – 1,200 Residential dwelling units and 172,670 sq. ft. of retail space.												
9854	SW 152 Street	SW 142 Avenue to SW 137 Ave.	4 DV	E+20%	3924	1946	E	128	E	104	2178	E
9852	SW 152 Street	SW 137 Avenue to SW 124 Ave.	6 DV	E+20%	6024	3839	D	72	D	293	4204	D
9850	SW 152 Street	SW 124 Avenue to SW 117 Ave.	6 DV	E+20%	6288	4369	D	39	D	318	4726	D
9816	SW 137 Avenue	SW 136 Street to SW 152 Street	6 DV	E	5780	3795	C	407	C	180	4562	C
9818	SW 137 Avenue	SW 152 Street to SW 184 Street	6 DV	D	4560	2924	C	129	C	177	3230	C
Scenario 2: "Business and Office" and "Low Medium Density Residential (6-13 DU/ac)" with proffered new Declaration of Restrictions - 900 Residential dwelling units and 370,000 sq. ft. retail space.												
9854	SW 152 Street	SW 142 Avenue to SW 137 Ave.	4 DV	E+20%	3924	1946	E	128	E	144	2218	E
9852	SW 152 Street	SW 137 Avenue to SW 124 Ave.	6 DV	E+20%	6024	3839	D	72	D	406	4317	D
9850	SW 152 Street	SW 124 Avenue to SW 117 Ave.	6 DV	E+20%	6288	4369	D	39	D	441	4849	D
9816	SW 137 Avenue	SW 136 Street to SW 152 Street	6 DV	E	5780	3795	C	407	C	249	4451	C
9818	SW 137 Avenue	SW 152 Street to SW 184 Street	6 DV	D	4560	2924	C	129	C	245	3298	C

Source: Compiled by the Department of Sustainability, Planning and Economic Enhancement; Miami-Dade Public Works and Waste Management Department and Florida Department of Transportation, February 2012.

Notes: Scenario 1 is based on CDMP LUP designations of "Low Medium Density Residential (6-13 DU/ac)" and currently accepted and recorded declaration of restrictions limiting development to 1,200 residential dwelling units and 172,670 sq. ft. retail.

Scenario 2 is based on the requested CDMP LUP designation change for Parcel A to "Business and Office", the current land use designation of Parcel B of "Low Medium Density Residential (6-13 DU/ac)", and the proffered new declaration of restrictions limiting development on the application site to 900 residential dwelling units and 370,000 sq. ft. retail.

DV= Divided Roadway; UD= Undivided Roadway.

*County adopted roadway level of service standard applicable to the roadway segment: E +20% (120% capacity) for roadways serviced with transit service having 20 minutes headways between the Urban Development boundary (UDB) and Urban Infill Area (UIA).

() Indicates the year traffic count was taken.

The MPO's adopted 2035 Long Range Transportation Plan (LRTP), Cost Feasible Plan, lists the roadway capacity improvement projects planned for construction in the next 23 years. The table below lists those roadway projects within the study area planned for capacity improvement in the LRTP.

**Planned Roadway Capacity Improvements
Fiscal Years 2011/2012 through 2034/2035**

Roadway	From	To	Type of Improvement	Priority
SR 874/Killian Parkway	HEFT	SW 88 St./Kendall Dr.	Interchange/new construction: toll plaza, ramp plaza	I
SW 136 Street	SW 149 Avenue	SW 139 Court	Widen 2 to 4 lanes	I
SW 157 Avenue	SW 184 Street	SW 152 Street	New 4 lanes	I
SW 160 Street	SW 147 Avenue	SW 137 Avenue	New 4 lanes	I
HEFT	SW 184 St./ Eureka Drive	SW 88 St./Kendall Dr.	Widen to 8-, 10-, 12-lanes plus auxiliary lanes	III
SW 127 Avenue	SW 120 Street	SW 144 Street	New 4 lanes/Widen to 4 lanes	III
SW 152 Street	SW 147 Avenue	SW 157 Avenue	Widen 2 to 4 lanes	III
SW 874/Don Shula Expressway	SW 136 Street	SR 874	Ramp connection to SW 136 St.	IV
SW 104 St./Killian Parkway	SW 160 Avenue	SW 167 Avenue	New 4 lanes/Widen to 4 lanes	IV

Source: Miami-Dade Transportation Plan to the Year 2035, Metropolitan Planning Organization for the Miami Urbanized Area, October 2009.

Notes: Priority I – Project improvements to be funded by 2014; Priority II – Project improvements planned to be funded between 2015 and 2020; Priority III – Project improvements planned to be funded between 2021 and 2025; and Priority IV – Projects planned to be funded between 2026 and 2035.

A future (2035) traffic analysis was performed to evaluate the conditions of the major roadways adjacent to the application site and within the study area (impact area) to determine the adequacy of the roadway network to handle the application's traffic demand and to meet the adopted LOS standards applicable to the roadways through the year 2035.

The volume to capacity (v/c) ratio is a representation of the roadway volumes proportionate to the roadway capacity and is an expression of the roadway level of service. The correlation between roadway LOS and the v/c ratio is as follows:

- v/c ratio less than or equal to 0.70 is equivalent to LOS B or better;
- v/c ratio between 0.71 and 0.80 is equivalent to LOS C;
- v/c ratio between 0.81 and 0.90 is equivalent to LOS D;
- v/c ratio between 0.91 and 1.00 is equivalent to LOS E;
- v/c ratio of more than 1.00 is equivalent to LOS F.

The same development scenarios analyzed in the traffic concurrency analysis were also analyzed in the future (2035) traffic condition analysis. Scenario 1 assumed application site developed with approximately 172,670 sq. ft. retail space and 1,200 residential dwelling units under the current land use designation under the current "Low Medium Density Residential (6-13 DU/ac)" land use designation and as limited by the currently accepted and recorded declaration of restrictions. Scenario 2 is based on the requested "Business and Office" land use designation, current "Low Medium Density Residential (6-13 DU/ac)" land use designation and by the proffered new Declaration of Restrictions limiting development to 900 residential dwelling units and up to 370,000 sq. ft. retail.

The future traffic conditions analysis indicates that SW 152 Street from SW 124 Avenue to SW 117 Avenue will operate at LOS E+21% without the application impact and at LOS E+22% with the application's traffic impact, exceeding the adopted LOS E+20% standard for this roadway corridor. SW 137 Avenue from SW 136 Street to SW 152 Street is projected to operate at LOS F (1.04-1.11) and between SW 152 Street and SW 184 Street is projected to operate at LOS D and F (0.81-1.11), without the application's traffic impact; the same segments are projected slightly deteriorate their operating levels of service to LOS F (1.06-1.13) and D/F (0.82-1.13), respectively, with the application's traffic impact. Also, SW 117 Avenue from SW 120 Street to SW 152 Street is projected to operate at LOS E and F (0.96-1.15) and between SW 152 Street and SW 168 Street is projected to operate at LOS F (1.07-1.19), without the application's traffic impact; the same segments are projected slightly deteriorate their operating levels of service to LOS E and F (0.97-1.16) and LOS F (1.11-1.21), respectively, with the application's traffic impact. Also, segments of the following roadways are projected to exceed their adopted LOS standards by 2035: SW 157 Avenue, SW 147 Avenue, SW 127 Avenue, SW 107 Avenue, SW 97 Avenue, US 1/South Dixie Highway, SW 104 Street, SW 112 Street, SW 120 Street, and SW 184 Street. However, a significant determination analysis indicates that roadways carrying application traffic will not significantly impact any state or regional significant roadway found to exceed their adopted level of service standard by 2035. See the "2035 Volume to Capacity (V/C) Ratios" table below.

2035 Volume to Capacity (V/C) Ratios

Roadway Segments	Adopted LOS Std ¹	No. Of Lanes	Scenario 1: Application Developed as limited by existing Declaration of Restrictions ³		Scenario 2: Application Developed as limited by Proffered New Declaration of Restrictions ⁴	
			V/C Ratios ²	Projected LOS	V/C Ratios ²	Projected LOS
SW 157 Avenue						
SW 104 St. to SW 120 St.	D	4	0.95-1.02	E/F	0.93-1.01	E/F
SW 120 St. to SW 136 St.	D	4	1.20	F	1.18	F
SW 136 St. to SW 152 St.	D	4	1.10	F	1.09	F
SW 152 St. to SW 184 St.	D	4	0.81-0.92	D/E	0.79-0.96	C/E
SW 147 Avenue						
SW 104 St. to SW 120 St.	D	4	0.42-0.75	B/C	0.42-0.76	B/C
SW 152 St. to SW 184 St.	D	2	1.15-1.49	F	1.15-1.46	F
SW 137 Avenue						
SW 104 St. to SW 128 St.	E	6	0.81-0.99	D/E	0.82-1.01	D/F
SW 120 St. to SW 136 St.	E	6	0.99-1.10	E/F	0.99-1.12	E/F
SW 136 St. to SW 152 St.	E	6	1.04-1.08	F	1.06-1.10	F
SW 152 St. to SW 184 St.	D	6	0.81-1.11	D/F	0.82-1.13	D/F
SW 127 Avenue						
SW 104 St. to SW 120 St.	D	4	0.83-1.09	D/F	0.83-1.09	D/F
SW 120 St. to SW 136 St.	D	4	1.03-1.32	F	1.03-1.32	F
SW 136 St. SW 152 St.	D	4	1.23-1.32	F	1.23-1.32	F
SW 122 Avenue						
SW 104 St. to SW 128 St.	D	4	0.76-1.07	C/F	0.77-1.08	C/F
HEFT/SR 821						
SW 88 St. to SR 874	D	6	0.55-0.79	B/C	0.47-0.78	B/C
SR 874 to SW 152 St.	D	8	0.55-0.72	B/C	0.56-0.72	B/C
SW 152 St. to SW 184 St.	D	8	0.69-1.30	B/F	0.70-1.31	B/F
SW 117 Avenue						
SW 104 St. to SW 120 St.	D	4	1.10-1.24	F	1.11-1.20	F
SW 120 Street to SW 152 St.	D	4	0.96-1.15	E/F	0.97-1.20	E/F
SW 152 Street to SW 184 St.	D	4	0.81-0.98	D/E	0.79-1.0	C/E
SW 102 Avenue						
SW 136 St. to SW 144 St.	D	2	0.41	B	0.41	B

2035 Volume to Capacity (V/C) Ratios

Roadway Segments	Adopted LOS Std ¹	No. Of Lanes	Scenario 1: Application Developed as limited by existing Declaration of Restrictions ³		Scenario 2: Application Developed as limited by Proffered New Declaration of Restrictions ⁴	
			V/C Ratios ²	Projected LOS	V/C Ratios ²	Projected LOS
SW 107 Avenue						
SW 112 St. to SW 120 St.	D	2	1.07-1.17	F	0.99-1.00	E/F
SW 120 St. to SW 136 St.	D	2	0.71-0.91	C/E	0.64-0.96	B/E
SW 152 St. to SW 184	D	2	0.63-1.06	B/F	0.64-1.06	B/F
SW 97 Avenue						
SW 112 St. to SW 136 St.	D	2	0.51-1.09	B/F	0.51-1.14	B/F
SW 136 St. to SW 144 St.	D	2	0.82-0.83	D	0.83-0.84	D
SR 874						
SW 104 St. to the HEFT	D	4	0.80-1.01	C/F	0.80-1.01	C/F
US 1/South Dixie Highway						
SW 104 St. to SW 112 St.	E+20%	6	1.11-1.12	E+11%/E+12%	1.13-1.16	E+13%/E+16%
SW 112 St. to SW 136 St.	E+20%	6	0.86-1.08	D/E+8%	0.92-1.17	E/E+17%
SW 136 St. to SW 152 St.	E+20%	6	1.22-1.33	E+22%/E+33%	1.26-1.38	E+26%/E+38%
SW 112 St. to SW 186 St.	E+20%	6	0.86-1.35	D/E+35%	0.92-1.38	E/E+38%
SW 152 St. to SW 168 St.	E+20%	6	1.05-1.35	E+5%/E+35%	1.07-1.37	E+7%/E+37%
SW 104 Street						
SW 157 Ave. to SW 147 Ave.	E+20%	4	0.34-0.69	B	0.34-0.67	B
SW 147 Ave. to SW 137 Ave.	E+20%	4	0.51-0.79	B/C	0.63-0.80	B/C
SW 137 Ave. to SW 127 Ave.	E+20%	6	0.86-0.97	D/E	0.87-0.98	D/E
SW 127 Ave. to SW 117 Ave.	E+20%	6	1.13-1.15	E+13%/E+15%	1.13-1.15	E+13%/E+15%
SW 117 Ave. to SW 107 Ave.	E+20%	6	1.27-1.59	E+27%/E+59%	1.28-1.61	E+28%/E+61%
SW 107 Ave. to SW 95 Ave.	D	4	0.81-0.89	D	0.80-0.88	C/D
SW 112 Street						
SW 117 Ave. to SW 99 Ave.	E+20%	2	0.83-1.38	D/E+38%	0.83-1.33	D/E+33%
SW 120 Street						
SW 157 Ave. to SW 147 Ave.	D	4	0.21-0.31	B	0.21-0.29	B
SW 147 Ave. to SW 137 Ave.	D	4	0.77-0.87	C/D	0.77-0.87	C/D
SW 137 Ave. to SW 117 Ave.	D	4	0.71-1.60	C/F	0.72-1.60	C/F
SW 136 Street						
SW 157 Ave. to SW 137 Ave.	D	4	0.68-1.39	B/F	0.67-1.41	B/F
SW 137 Ave. to SW 127 Ave.	D	4	0.83	D	0.83	D
SW 152 Street						
SW 142 Ave. to SW 137 Ave.	E+20%	4	0.96-1.01	E/F	0.95-0.98	E
SW 137 Ave. to SW 124 Ave.	E+20%	6	0.76-1.08	C/E+8%	0.76-1.10	C/E+10%
SW 124 Ave. to SW 117 Ave.	E+20%	6	1.08-1.20	E+8%/E+20%	1.08-1.22	E+8%/E+22%
HEFT to SW 107 Ave.	E+20%	4	0.83-1.01	D/E+1%	0.81-1.08	D/E+8%
SW 107 Ave. to US 1	E+20%	4	0.83-1.13	D/E+13%	0.81-1.15	D/E+15%
SW 184 Street						
SW 157 Ave. to SW 147 Ave.	D	2	0.76-0.86	C/D	0.78-0.87	C/D
SW 147 Ave. to SW 137 Ave.	D	4	0.59-0.64	B	0.58-0.66	B
SW 137 Ave. to SW 117 Ave.	D	4	0.77-0.97	C/E	0.91-1.03	E/F
US 1 to HEFT	D	4	0.71-0.91	C/E	0.76-0.95	C/E

Source: Compiled by the Sustainability, Planning and Economic Enhancement Department and the Metropolitan Planning Organization, February 2012.

Notes: ¹ Minimum Peak-period operating Level of Service (LOS) standard for State and County roadways.

² Volume-to-Capacity (v/c) ratio is the ratio of the number of vehicles using the road to the road capacity. The V/C model output is expressed using daily volumes

³ Scenario 1 assumes application site developed with 172,670 sq. ft. of retail space and 1,200 residential dwelling units as limited by currently accepted and recorded declaration of restrictions.

⁴ Scenario 2 assumes application site developed with 370,000 sq. ft. of retail space and 900 residential dwelling units as limited by proposed by proffered new declaration of restrictions.

Application Impact

The “Estimated Peak Hour Trip Generation” table above identifies the estimated number of PM peak hour vehicle trips to be generated by the development scenarios analyzed. Scenario 1 (172,670 sq. ft. retail and 1,200 residential dwelling units) would generate approximately 1.072 PM peak hour vehicle trips under the current “Low Medium Density Residential (6-13 DUs/acre) and as limited by the accepted and recorded declaration of restrictions. On the other hand if the existing covenant is released, the requested land use change is approved and the proffered new covenant limiting development to 900 residential dwelling units and 370,000 sq. ft. retail is accepted, Scenario 2 would generate for 1,485 PM peak hour vehicle trips, approximately 413 more PM peak hour vehicle trips than the potential development that could occur under the current CMDP land use designations and accepted declaration of restrictions.

Applicant’s Trip Generation Analysis

The applicant submitted the *Coral Reef Commons UM South Campus Property Transportation Analysis* report, dated November 2011, in support of the application. The transportation analysis report was prepared by Cathy Sweetapple & Associates Transportation and Mobility Planning. The report evaluates the impacts resulting from the requested CDMP amendments and examines the adequacy of the roadway network to handle the additional demand that would be generated by the amendment application. A short-term (Year 2016) and a long-term (Year 2025) planning horizons analyses were performed. The area of impact analyzed includes the arterials and collectors extending to SW 88 Street on the north, the Homestead Extension of the Florida Turnpike (HEFT) and US 1 on the east, SW 216 Street on the south, and SW 157 Avenue to the west. The Year 2016 analysis evaluates the impact that the proposed development as limited by the proffered new covenant (900 residential dwelling units and 370,000 sq. ft. of retail) will have on the roadways immediately adjacent to the application site. This analysis concludes that the roadways evaluated have available capacity to handle the additional traffic demand that will be generated by the application; the roadways will maintain acceptable level of service and will continue to meet their adopted level of service standards. The long-term (Year 2025) traffic impact analysis is an evaluation of the future traffic conditions of the roadway network within the study area. This future analysis considers the programmed transportation improvements from the adopted 2012 Transportation Improvement Program; the funded Priority I, Priority II and Priority III planned transportation improvements from the adopted Miami-Dade 2035 Long Range Transportation Plan; the future background traffic conditions reflecting growth, traffic from approved committed developments, and the traffic impact from the amendment application. A significant determination analysis was also performed to ensure that roadways carrying significant application traffic will not impact any state or regional significant roadway found to exceed their adopted level of service standard in 2025. The application trips impacting the roadway segment of SW 152 Street from SW 137 Avenue to SW 127 Avenue were found to exceed 5% of the adopted LOS standard maximum service volume for the roadway segment. However, the applicant has proposed roadway and intersection improvements to enhance the capacity of SW 152 Street to accommodate the development proposed in the proffered new declaration of restrictions for the application site. The improvements proposed include: addition of a fourth eastbound travel lane on SW 152 Street from east of the Hammock and Natural Forest Communities to SW 124 Avenue for a distance of approximately 1,500 feet, two proposed directional median openings to access the application site, and expansion of the lane geometry at the intersection of SW 152 Street and SW 127 Avenue. An Executive Summary of the Applicant’s transportation analysis is provided in Appendix D of this report.

Miami-Dade County Public Works and Waste Management Department (PWWM) and the Sustainability, Planning and Economic Enhancement Department (SPEED) staff reviewed the

Transportation Analysis report and had some issues regarding the derivation of adjustment factors, trip distribution, modifications to figures and tables to reflect alternative corridor connections, and the provision of an additional westbound travel lane on SW 152 Street and a better northbound approach along SW 127 Avenue. The transportation consultant provided on February 21, 2012 responses to the PWWM and SPEED comments (see copy in Appendix D of this report). County staff reviewed the responses addressing the outstanding issues and found them satisfactory.

Transit

Existing Service

The subject property and surrounding areas are currently served by Metrobus Route 252/Coral Reef Max. The service frequency of this route is shown in the “Metrobus Route Service Summary” Table below.

Metrobus Route Service Summary

Route(s)	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (Midday)	Evenings (After 8pm)	Overnight	Saturday	Sunday		
252/Coral Reef Max	(20/24) (30)	60	30	N/A	60	60	0.0	F

Source: Miami-Dade Transit Agency, January 2012

Notes: L means Metrobus local route service
 F means Metrobus feeder service to Metrorail
 E means Express or Limited-Stop Metrobus service

Future Conditions

Transit improvements to the existing Metrobus service, such as the replacement of an existing route with a new enhance route and route alignment extension/expansion are being planned for the next ten years as noted in the 2021 Recommended Service Plan within the Adopted 2011 Transit Development Plan. The “Metrobus Recommended Service Improvements” table below shows the improvement(s) programmed for the existing Metrobus route serving the application site.

Metrobus Recommended Service Improvements

Route(s)	Improvement Description
252/Coral Reef Max	Operate later evening service into the Zoo Miami Entertainment Complex.

Source: Adopted 2011 Transit Development Plan, Miami-Dade Transit Agency

Major Transit Projects

There are no future major transit projects within the vicinity of the application site.

Application Impacts

A preliminary analysis was performed in Traffic Analysis Zone (TAZ) 1209 where the application site is located. If the proposed amendment is approved, the transit impact expected to be generated by the proposed development can be absorbed by the existing transit service in the area.

Consistency Review with CDMP Goals, Objectives, Policies, Concepts and Guidelines

The proposed application will further the following goals, objectives, policies, concepts and guidelines of the CDMP:

- 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.
- LU-1B. Major centers of activity, industrial complexes, regional shopping centers, large-scale office centers and other concentrations of significant employment shall be the structuring elements of the metropolitan area and shall be sited on the basis of metropolitan-scale considerations at locations with good countywide, multi-modal accessibility.
- LU-3. Upon the adoption of the CDMP, the location, design and management practices of development and redevelopment in Miami-Dade County shall ensure the protection of natural resources and systems by recognizing, and sensitively responding to constraints posed by soil conditions, topography, water table level, vegetation type, wildlife habitat, and hurricane and other flood hazards, and by reflecting the management policies contained in resource planning and management plans prepared pursuant to Chapter 380, Florida Statutes, and approved by the Governor and Cabinet, or included in the Comprehensive Everglades Restoration Plan approved by Congress through the Water Resources Development Act of 2000.
- LU-3B. All significant natural resources and systems shall be protected from incompatible land use including Biscayne Bay, future coastal and inland wetlands, future potable water-supply wellfield areas identified in the Land Use Element or in adopted wellfield protection plans, and forested portions of Environmentally Sensitive Natural Forest Communities as identified in the Natural Forest Inventory, as may be amended from time to time.
- LU-4A. When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.
- 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.
- LU-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.
- CON-8. Upland forests included on Miami-Dade County's Natural Forest Inventory shall be maintained and protected.

CON-8A. Specimen trees and Natural Forest Communities in Miami-Dade County shall be protected through the maintenance and enforcement of the County's Tree and Forest Protection and Landscape Code, as may be amended from time to time. The County's Natural Forest Inventory shall be revised periodically to reflect current Natural Forest Community conditions. A Natural Forest Community shall not be removed from the inventory unless its quality and resource values have been degraded to the point where it cannot be restored.

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APPENDICES

Appendix A: Map Series

Appendix B: Amendment Application

Appendix C: Miami-Dade County Public Schools Analysis

Appendix D: Applicant's Traffic Study Executive Summary

Appendix E: Applicant's Economic Analysis

Appendix F: Fiscal Impact Analysis

Appendix G: Proffered Declaration of Restrictions

Appendix H: Photos of Site and Surroundings

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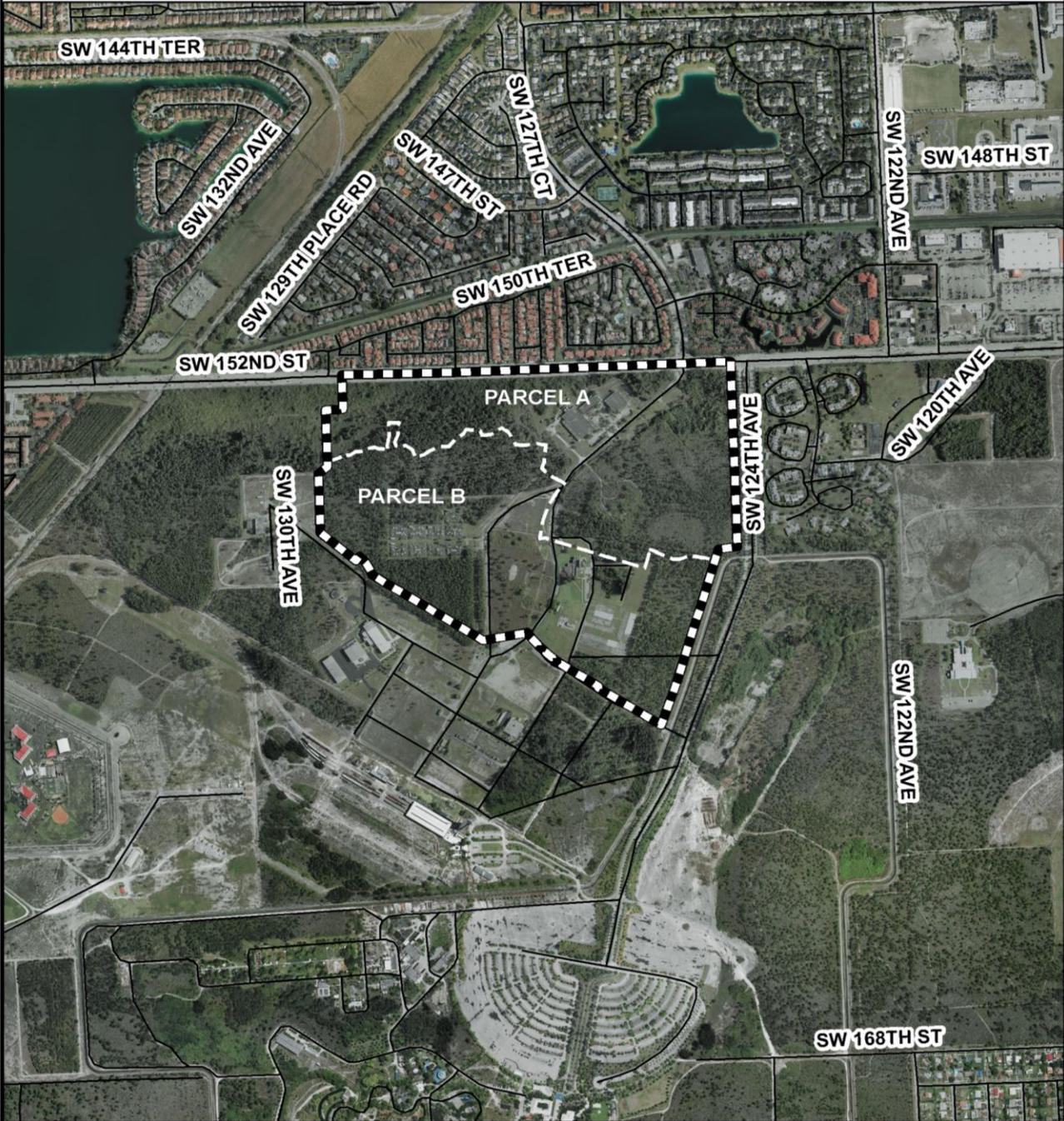
APPENDIX A

Map Series

- Aerial Photo
- Current Zoning Map
- Existing Land Use Map
- CDMP Land Use Map

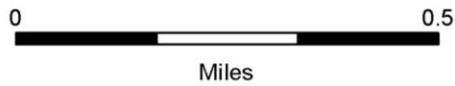
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APPLICATION NO. 3 AERIAL PHOTO

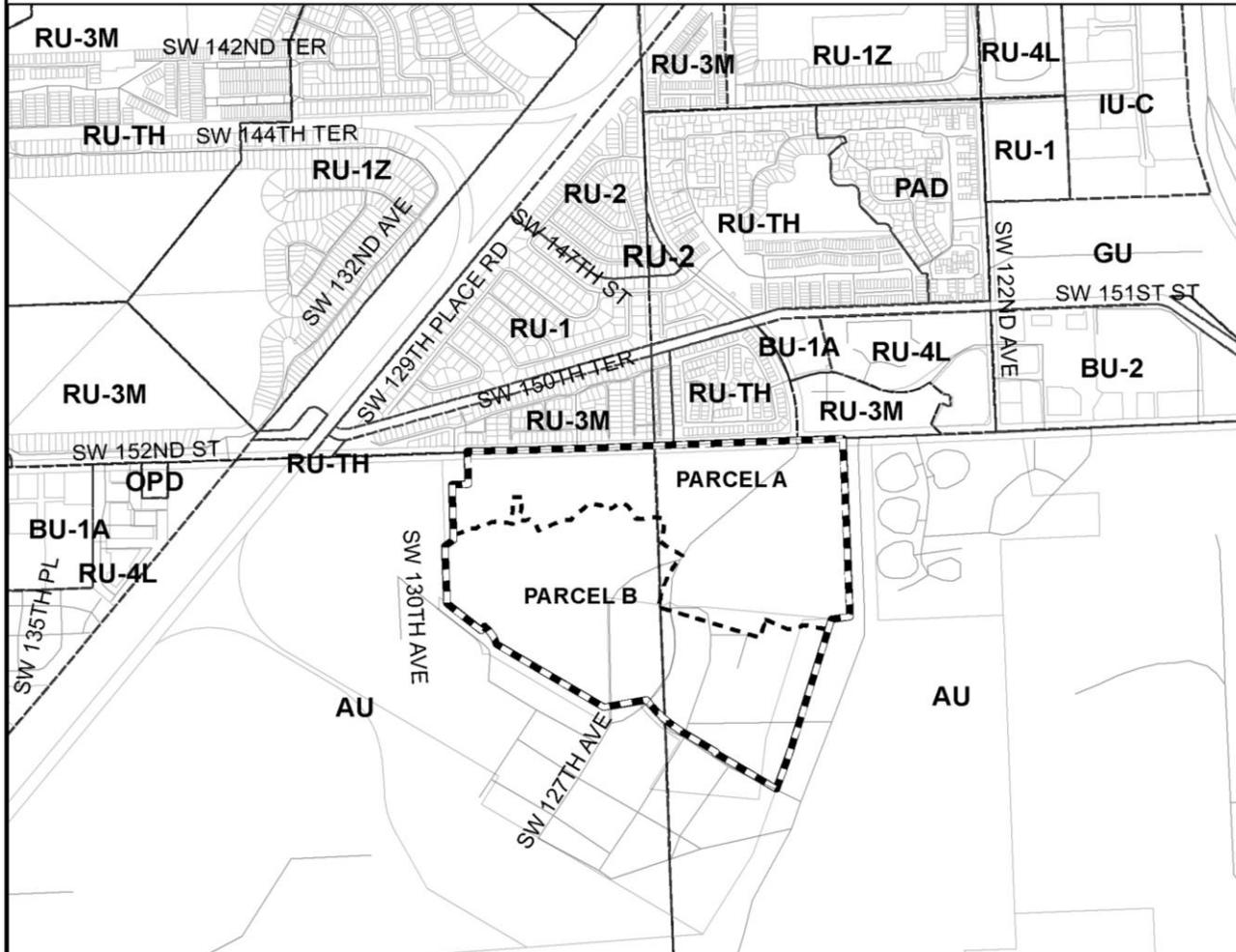


 APPLICATION AREA

Source: Miami-Dade County
Sustainability, Planning & Economic Enhancement Department
January 2012



APPLICATION NO. 3 ZONING MAP



APPLICATION AREA

Source: Miami-Dade County
Sustainability, Planning and Economic Enhancement Department
January 2012

ZONING DISTRICTS

- AU AGRICULTURAL
- GU INTERIM
- RU-1 SINGLE FAMILY RESIDENTIAL (7, 500 sq. ft. net)
- RU-1Z SINGLE FAMILY ZERO LOT LINE (4, 500 sq. ft. net)
- RU-2 TWO FAMILY RESIDENTIAL (7, 500 sq. ft. net)
- RU-TH TOWNHOUSE (8.5 units/net acre)
- RU-3M MINIMUM APARTMENT HOUSE (12.9 units/net acre)
- RU-4L LIMITED APARTMENT HOUSE (23 units/net acre)
- PAD PLANNED AREA DEVELOPMENT
- OPD OFFICE PARK DISTRICT
- BU-1A LIMITED BUSINESS
- BU-2 SPECIAL BUSINESS
- IU-C CONDITIONAL INDUSTRIAL



APPLICATION NO. 3 EXISTING LAND USE



 APPLICATION AREA

EXISTING LAND USE

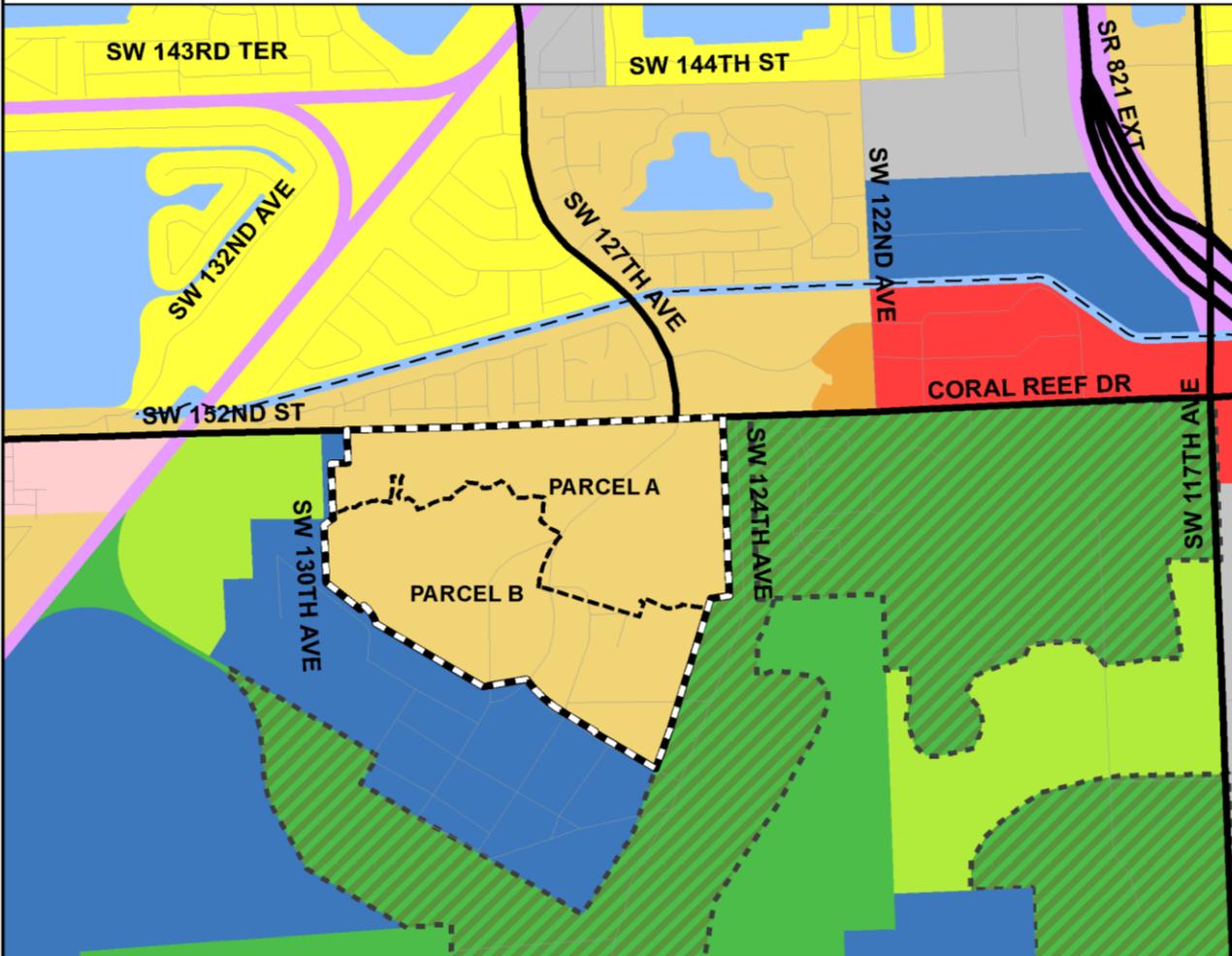
-  SINGLE-FAMILY
-  TOWNHOUSES
-  HIGH-DENSITY
-  COMMERCIAL, SHOPPING CENTERS, STADIUM
-  OFFICE
-  INDUSTRIAL
-  COMMUNICATIONS, UTILITIES, TERMINALS
-  STREETS, ROADS, EXPRESSWAYS, RAMPS
-  PARKS, PRESERVES, CONSERVATION AREAS
-  INSTITUTIONAL
-  INLAND WATERS

Source: Miami-Dade County
Sustainability, Planning and Economic Enhancement Department
January 2012

-  VACANT PRIVATELY OWNED
-  VACANT GOVERNMENT OWNED, UNPROTECTED



APPLICATION NO. 3 CDMP LAND USE



 APPLICATION AREA

Source: Miami-Dade County
Sustainability, Planning and Economic Enhancement Department
January 2012

CDMP LAND USE

-  LOW DENSITY (2.5-6 DU/AC)
-  LOW-MEDIUM DENSITY (6-13 DU/AC)
-  MEDIUM DENSITY (13-25 DU/AC)
-  INDUSTRIAL AND OFFICE
-  BUSINESS AND OFFICE
-  OFFICE/RESIDENTIAL
-  INSTITUTIONS, UTILITIES AND COMMUNICATION
-  PARKS AND RECREATION
-  ZOO MIAMI ENTERTAINMENT AREA

-  ENVIRONMENTALLY PROTECTED PARKS
-  WATER
-  TRANSPORTATION
-  EXPRESSWAYS
-  MAJOR ROADWAYS (3 OR MORE LANES)
-  MINOR ROADWAYS (2 LANES)
-  CANALS



APPENDIX B

Amendment Application

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

1. APPLICANT

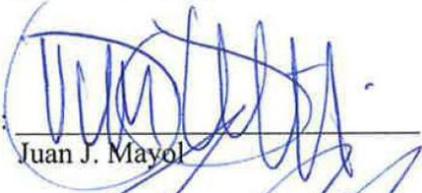
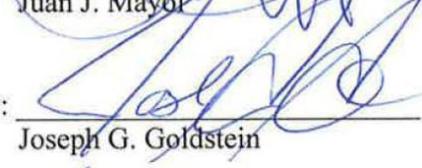
RAM Development Company
4801 PGA Blvd.
Palm Beach Gardens, Florida 33418

2. APPLICANT'S REPRESENTATIVES

Juan J. Mayol
Joseph G. Goldstein
Tracy R. Slavens
Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131
(305) 374-8500
(305) 789-7799 (fax)

PLANNING DEPARTMENT
METROPOLITAN PLANNING SECT

2011 OCT 28 A 10:09

By: 	<u>10-28-11</u>
Juan J. Mayol	Date
By: 	<u>10-28-11</u>
Joseph G. Goldstein	Date
By: 	<u>10-28-11</u>
Tracy R. Slavens	Date

3. DESCRIPTION OF REQUESTED CHANGE

A. The following changes to the Land Use Element Land Use Plan Map and Text are being requested:

1. A Change to the Land Use Element, Land Use Plan Map. The Applicant requests a change to the Land Use Element, Land Use Plan Map to re-designate a portion of the subject property from "Low-Medium Density Residential" to "Business and Office."

2. Release of Declaration of Restrictions Recorded in Official Records Book 23413 at Page 1477 in the Public Records of Miami-Dade County, Florida. The Applicant requests a release of that certain Declaration of Restrictions Recorded in Official Records Book 23413 at Page 1477 in the Public Records of Miami-Dade County, Florida.
3. Add Proffered Declaration of Restrictions, if accepted by the Commission, to the Land Use Element Table Titled "Restrictions Accepted by the BCC in Associate with a Land Use Plan Map Amendment."

B. Description of the Subject Area.

The subject property, which is legally described in Exhibit "A" (the "Property") consists of approximately 141.57± gross acres of land located in Sections 25 and 26, Township 55, Range 39, in unincorporated Miami-Dade County. More specifically, the subject property is located at the southwest corner of SW 152 Street and SW 124 Avenue, in unincorporated Miami-Dade County, Florida. The portion of the subject property that the Applicant seeks to re-designate from "Low-Medium Density Residential" to "Business and Office" (the "Business Parcel") is legally described in Exhibit "B."

C. Acreage.

Subject Application Area: 141.57± gross acres (137.89± net acres)
Business Parcel Area: 68.41± gross acres (64.73± net acres)
Acreage Owned by Applicant: 0± net acres

D. Requested Change.

It is requested that a portion of the subject property be re-designated on the Land Use Plan map from "Low-Medium Density Residential" to "Business and Office." In addition, the Applicant requests the release of the Declaration of Restrictions recorded in Official Records Book 23413 at Page 1477 of the Public Records of Miami-Dade County, Florida, as it applies to the entirety of the subject Property, and the acceptance of a new Declaration of Restrictions on the Property.

4. REASONS FOR AMENDMENT

The Property is ideally situated for the development and operation of a well-planned, mixed-use, commercial and residential community, which is the intent of this application. It is located at the southwest corner of the intersection formed by SW 152 Street and SW 124 Avenue, west of the main entrance to the ZooMiami complex. The Property is adjacent to (on the south side of) Coral Reef Drive (SW 152 Street), between and with easy access to two of the County's principal north-south thoroughfares: SW 137 Avenue and the Homestead Extension of Florida's Turnpike (the "HEFT"). The ZooMiami Entertainment Area, which is planned to significantly expand its

entertainment options with a family entertainment center, water park, arcade and hotels, over the next decade, is located to the south of the Property.

Despite its great location, the Property has been significantly underutilized and the area underserved by commercial opportunities. The owner of the Property, the University of Miami ("UM"), has operated the Property as a small, largely underdeveloped, research facility for decades (since the 1980s). Meanwhile, the area surrounding the Property has grown exponentially. According to the United States Census, Metropolitan Statistical Area ("MSA") 6.2, which contains the Property, had a population of 67,648 in 1990, 125,812 in 2000, and 141,341 in 2010. The Department of Planning and Zoning estimates that the population in MSA 6.2 will increase to 156,195 by 2015 and 169,957 by 2025. At the same time, MSA 6.2 is anticipated to have only 3.8 acres of commercial land per 1,000 of its estimated 2020 population. This is significantly lower than the availability of commercially-designated land countywide in 2020, which is estimated to be 5.8 acres of commercially-designated acres per 1,000 of estimated population. Moreover, the majority of the commercially designated acreage within MSA 6.2 is not near the application area, but rather is clustered along North Kendall Drive. Therefore, this area is clearly underserved from a commercial standpoint. Needless to say, as a further justification, this project will also provide much needed temporary and permanent employment opportunities in a county that currently suffers from an unemployment rate of 12.5% (August 2011).

Background

The University of Miami acquired the Property over many decades, starting in the 1940s, and has operated it as a research facility associated with its Medical School until very recently. About ten years ago, UM concluded that its student body would benefit from centralizing operations and educational opportunities at its Coral Gables and Medical School (City of Miami) campuses, thus rendering this South Campus, as the Property is called, available for other uses and opportunities. During the early part of this decade, UM determined that it would attempt to develop and sell the Property and explored opportunities to encourage it to become a traditional neighborhood development. To accomplish that goal, UM applied for and obtained an amendment to the CDMP to designate the Property "Low-Medium Density Residential" (the "2004 Amendment"). As part of that process, UM also proffered a Declaration of Restrictions (recorded in Official Records Book 23413 at Page 1477 of the Public Records of Miami-Dade County, Florida; the "2004 Declaration") which provided, among other things, that the Property would be developed as a traditional neighborhood development ("TND"), consisting of up to 1,200 residential units, a civic/town center, retail space, and offices. The 2004 Declaration also committed to providing a site for a public library and a 4 acre public school site.

Unfortunately, market conditions and the zoning limitations associated with the TND have made it clear to UM that a TND was not a viable development alternative. These zoning restrictions governing housing types, access and the size and scale of the retail and business uses were found to be too restrictive to satisfy the demand to serve the market needs. As a result, the Property has remained underdeveloped and underutilized. This application seeks to expand the land use flexibility of the Property in order to develop it with an appropriate mix of uses. A "Business and Office" designation on the Business Parcel would grant the Applicant the ability to develop

the Property with an appropriate mix of neighborhood and community serving retail and office uses at an appropriate intensity to satisfy the needs of the surrounding neighborhoods. The remainder of the Property would still be developed with appropriate residential uses consistent with the "Low-Medium Density" category, as well as the library and school. After considerable research, UM has concluded that a well-planned and designed, mixed-use project on the Property would better serve the needs of the community and selected the Applicant to proceed with that opportunity. Therefore, UM and the Applicant entered into an agreement for the Applicant to purchase the Property and authorized the Applicant to proceed with this request to redesignate a portion of the Property, release the 2004 Declaration and provide a new Declaration of Restrictions.

Location, Accessibility and Surrounding Area

The Property is located in an area that can accommodate the proposed changes. It is easily accessed from SW 152 Street, a major south Miami-Dade County east-west corridor that connects two of the most significant north-south arterials in west Miami-Dade County. SW 152 Street is a six-lane roadway with a full interchange at the HEFT, just to the east of the Property. SW 137 Avenue is configured as a six-lane divided roadway to the west of the Property and runs as a continuous arterial serving west Miami-Dade from the terminus of SR 836 (at approximately NW 12 Street) south to SW 200 Street. Based on its location and level of accessibility and infrastructure, the Property is well-suited for "Business and Office" uses.

The Property is surrounded by a variety of diverse uses. ZooMiami and the Gold Coast Railroad Museum, both operated by the Miami-Dade County Parks and Recreation Department, are located to the east and south of the Property. The United States Government owns land used for various purposes to the east, south, and southwest of the Property. The land immediately west of the Property is owned by Miami-Dade County. Further to the west, there are a number of businesses located at the intersection of SW 152 Street and NW 137 Avenue. There is more "Low-Medium Density" residential development to the north of the Property, across the six-lane SW 152 Street. A shopping center known as the Deerwood Town Center is located just to the east of those residential uses, at the northeast corner of SW 152 Street and SW 122 Avenue. Clearly, the proposed "Business and Office" designation on the Business Parcel is consistent with and complementary to the surrounding land uses. The Property is also in close proximity to the Community Urban Center node located at the intersection of SW 152 Street and SW 137 Avenue, which promotes a wide variety and integration of uses both horizontally and vertically, as well as to the commercial uses at SW 152 Street and SW 122 Avenue.

The development of "Business and Office" use on the Business Parcel would help accommodate the County's projected economic and population growth and would create a commercial corridor in southwest Miami-Dade County with excellent access and connections to the surrounding communities. All public services and facilities required to serve the Property are available or can be made available, including transit services. Metrobus Route 252 Coral Reef MAX, which services stops at the Property every 30 minutes, and the Property is within a half mile of the Route 137 West Dade Connection, which stops at the intersection of SW 152 Street and SW 137 Avenue every 15 minutes.

Statistical and Demographic Support Data

The Property is located within the heart of Minor Statistical Area 6.2. MSA 6.2 is bounded by N. Kendall Drive on the north, SW 117 Avenue to the east, SW 184 Street to the south, and SW 187 Avenue to the west. Approximately one third of the land within MSA 6.2 is outside of the Urban Development Boundary and the Kendall-Tamiami Executive Airport also lies within this MSA, thereby further reducing the amount of developable land within the area. As noted, the Department of Planning and Zoning estimates that MSA 6.2 had a population of 141,341 in 2010 and will increase to 156,195 by 2015, and 169,957 by 2025.

This area of southwest Miami-Dade County has generally been underserved by true commercial/retail use, in comparison to the rest of Miami-Dade County. The SW 137 Avenue corridor has evolved into a principal arterial supporting the West Kendall neighborhood, but a localized need for neighborhood/community-serving commercial use persists, particularly in the Richmond Heights neighborhood. As noted above, MSA 6.2 is anticipated to have only 3.8 acres per 1,000 of its estimated 2020 population. This is significantly lower than the availability of commercially-designated land countywide in 2020, which is estimated to be 5.8 acres of commercially-designated acres per 1,000 of estimated population. The subject Property is one of only three vacant properties within the area that is greater than 10 acres in size and appropriately located on a major roadway that is not already designated for commercial use.

In addition, new development would create much needed construction and permanent jobs at a time when the County's unemployment rate is at approximately 12.5% (August 2011). The \$48.6 million spent on labor during the development period for the mixed-use project would be sufficient to pay the average annual wages and salaries of approximately 780 Miami-Dade County construction workers. Once completed, the proposed retail center is expected to provide jobs for approximately 700 workers on a full-time equivalent basis. These workers, many of whom may live within the market area or the Perrine and Richmond Heights areas to the east, will earn approximately \$17.5 million annually (2011 Constant Dollars).

The redesignation of the Property to "Business and Office" would serve to meet the existing shortfall and the anticipated increased demands of the area residents, satisfying the CDMP directive that all communities be self-sufficient to the maximum possible extent.

Natural Resources Preservation

The Department of Environmental Resources Management ("DERM") has identified approximately 46± acres of high quality pineland and hammock on the Property. In connection with the 2004 Amendment, the boundaries of these areas were established and agreed to by DERM and UM pursuant to a delineation agreement. UM and the Applicant intend to preserve the NFC areas generally in compliance with those agreed-upon boundaries. However, it has been recognized that the passage of time may justify some minor revisions to these delineated boundaries. In that regard, UM and the Applicant have been meeting with DERM staff to finalize the boundaries that would benefit from preservation. UM and the Applicant further acknowledge that a management plan, which may include the need for controlled burnings, may

be required in association with any future development and will incorporate these considerations into its future site planning.

Impacts on School Facilities

In connection with the 2004 Amendment and in order to ensure Miami-Dade County Public Schools educational facilities concurrency, a Declaration of Restrictions in Favor of the School Board of Miami-Dade County, Florida was recorded at Official Records Book 26135 at Page 3385 in the Public Records of Miami-Dade County, Florida (the "School Board Declaration). The covenants made by the Applicant pursuant to the School Board Declaration included a) the donation of four (4) acres of land for a public school site and b) a limitation of the maximum residential density for the Property of 1,200 dwelling units.

Consistency and Compatibility with CDMP Goals, Objectives and Policies

Given its location, the redesignation of the Property to "Business and Office" would be compatible with existing land uses in the area and an appropriate amendment in furtherance of the goals and objectives of the CDMP. By contrast, the current Future Land Use Plan map limitations would yield an underdevelopment of the land that is contrary to Policy LU-1C and Policy LU-10A of the Goals and Objectives of the CDMP Land Use Element. Policy LU-1C states, in relevant part, that "the County shall give priority to infill development on vacant sites in currently urbanized areas" and Policy LU-10A states that "Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas... to promote energy conservation."

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

LAND USE OBJECTIVE 1: The location and configuration of Miami-Dade County's urban growth through the year 2025 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.

LAND USE POLICY 1B: Major centers of activity, industrial complexes, regional shopping centers, large-scale office centers, and other concentrations of significant employment shall be the structuring elements of the metropolitan area and shall be sited on the basis of metropolitan-scale considerations at locations with good countywide, multi-modal accessibility.

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

LAND USE OBJECTIVE LU-7: Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian-friendly environment that promotes the use of rapid transit services.

LAND USE POLICY LU-7I: Miami -Dade County will review development incentives to encourage higher density, mixed-use and transit-oriented development at or near existing and future transit stations and corridors.

LAND USE OBJECTIVE 8: Miami-Dade County shall maintain a process for periodic amendment to the Land Use Plan Map, consistent with the adopted Goals, Objectives and Policies of this Plan, which will provide that the Land Use Plan Map accommodates projected countywide growth.

LAND USE POLICY 8B: Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.

LAND USE OBJECTIVE LU-9: Miami-Dade County shall continue to maintain, update and enhance the Code of Miami-Dade County, administrative regulations and procedures, and special area planning program to ensure that future land use and development in Miami-Dade County is consistent with the CDMP, and to promote better planned neighborhoods and communities and well designed buildings.

LAND USE POLICY LU-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.

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

LAND USE POLICY 10A: Miami-Dade County shall facilitate 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.

LAND USE CONCEPT 5: Minimize consumption of energy for transportation purposes and the amount of air pollution from transportation sources by encouraging a more compact urban form.

LAND USE CONCEPT 9: Promote development of concentrated activity centers of different sizes and character to provide economies of scale and efficiencies of transportation and other services for both the public and private sectors.

LAND USE CONCEPT 10: Redirect higher density development towards activity centers or areas of high countywide accessibility.

LAND USE CONCEPT 11: Allocate suitable and sufficient sites for industrial and business districts to accommodate future employment needs.

LAND USE CONCEPT 13: Avoid excessive scattering of industrial or commercial employment locations.

EDUCATIONAL ELEMENT OBJECTIVE 2: The County shall coordinate new residential development with the future availability of public school facilities consistent with the adopted level of service standards for public school concurrency, to ensure the inclusion of those projects necessary to address existing deficiencies in the 5-year schedule of capital improvements, and meet future needs based upon achieving and maintaining the adopted level of service standards throughout the planning period.

Based on the foregoing, the Applicants believe that the approval of this application would be an appropriate change improvement to the future land use and will help to satisfy the deficiency of commercial land within the Southwest Miami-Dade County Area.

5. ADDITIONAL MATERIAL SUBMITTED

Additional information, which includes a Traffic Analysis for the Property, will be supplied at a later date under separate cover.

6. COMPLETED DISCLOSURE FORMS

Attachments: Legal Description of Subject Property – Exhibit "A"
Legal Description of "Business and Office" Property – Exhibit "B"
Location Map for Application – Exhibit "C"
Disclosure of Interest Form – Exhibit "D"

Aerial Photograph – Exhibit "E"
Section Sheet – Exhibit "F"
Commercial Needs Analysis - Exhibit "G"
2004 Declaration - Exhibit "H"
Draft Declaration of Restrictions - Exhibit "I"

EXHIBIT "A"

Legal Description of Subject Property:

A portion of Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

Commence at the Northeast corner of the Northwest 1/4 of said Section 25; thence run S02°06'52"E, along the East line of the Northwest 1/4 of said Section 25, for 1435.00 feet; thence run S87°29'21"W for 1190.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue S87°29'21"W for 144.39 feet; thence S16°48'45"W for 1097.40 feet; thence run S19°30'47"W for 326.90 feet (said last mentioned 3 courses being coincident with the boundary of the lands described in that certain "Corrective Quitclaim Deed" recorded in Official Records Book 9159 at Page 926, of the Public Records of Miami-Dade County, Florida); thence run N58°51'13"W for 554.90 feet; thence run N31°08'47"E for 12.58 feet; thence N58°51'13"W for 284.32 feet to a Point of Tangency of a circular curve concave to the Northeast; thence run Northwesterly along the arc of a circular curve to the right, having a radius of 1025.32 feet and a central angle of 22°13'44", for an arc distance of 397.80 feet; thence S80°00'00"W for 337.22 feet; thence N58°51'16"W for 973.96 feet to a point on the next described curve concave to the southwest (said point being on the arc of a circular curve and lying S73°51'04"W from the radius point of the next described curve); thence run Northwesterly along the arc of a circular curve concave to the Southwest, having a radius of 283.84 feet and a central angle of 35°02'38", for an arc distance of 173.61 feet; thence S38°48'26"W for 40.00 feet; thence N51°11'33"W for 341.34 feet; thence N01°55'14"W for 456.21 feet; thence N51°36'37"E for 87.05 feet; thence N01°55'14"W for 436.30 feet; thence N88°04'30"E, along a line 255.00 feet South of and parallel with, as measured at right angles to, the North line of said Section 26, for 130.00 feet; thence N01°55'14"W for 200.00 feet; thence N88°04'30"E, along a line 55.00 feet South of and parallel with, as measured at right angles to, the said North line of Section 26, for 1454.94 feet; thence N87°29'25"E, along a line 55.00 feet South of and parallel with, as measured at right angles to, the North line of said Section 25, for 1461.49 feet; thence S02°06'48"E for 1380.03 feet to the POINT OF BEGINNING, lying and being in Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida.

Said Lands Containing 137.89 Net Acres, more or less.

Said Lands Containing 141.57 Gross Acres, more or less.

EXHIBIT "B"

Legal Description of "Business and Office" Property:

A portion of Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

Commence at the Northeast corner of the Northwest 1/4 of said Section 25; thence run S02°06'52"E, along the East line of the Northwest 1/4 of said Section 25, for 1435.00 feet; thence run S87°29'21"W for 1190.00 feet to the POINT OF BEGINNING of the following described "Commercial Parcel;" thence continue S87°29'21"W for 144.39 feet; thence S16°48'45"W for 87.30 feet; thence N81°03'29"W for 200.01 feet; thence S45°58'26"W for 13.77 feet; thence S71°47'35"W for 60.35 feet; thence S88°00'17"W for 46.59 feet; thence N65°57'54"W for 185.28 feet; thence S66°51'18"W for 43.00 feet; thence S81°35'41"W for 32.89 feet; thence S17°13'33"W for 114.33 feet; thence N72°42'25"W 781.22 feet; thence S80°16'28"W, along a line radial to the next described curve, for 40.00 feet to a point on the next described circular curve concave to the East; thence run Northerly along the arc of a circular curve to the right, having a radius of 710.73 and a central angle of 37°40'54", for an arc distance of 467.42 feet; thence N59°17'44"W for 40.04 feet to a Point of Tangency with a circular curve concave to the Northeast; thence run Northwesterly along the arc of a circular curve to the right, having a radius of 412.56 feet and a central angle of 51°10'13", for an arc distance of 368.46 feet; thence S80°52'51"W for 60.54 feet; thence N86°23'57"W for 57.35 feet; thence N27°44'00"W for 50.78 feet; thence N32°39'07"W for 63.63 feet; thence N55°26'40"W for 58.65 feet; thence S59°45'56"W for 43.43 feet; thence S55°22'41"W for 52.50 feet; thence S84°11'38"W for 66.39 feet; thence N23°07'12"W for 37.61 feet; thence N84°19'51"W for 58.83 feet; thence N81°01'39"W for 48.70 feet; thence S29°47'40"W for 37.43 feet; thence S49°33'37"W for 41.43 feet; thence S60°13'23"W for 36.87 feet; thence S39°29'11"W for 73.66 feet; thence N89°19'00"W for 64.06 feet; thence S66°43'40"W for 39.29 feet; thence S69°53'27"W for 49.28 feet; thence S52°07'12"W for 48.90 feet; thence S72°59'51"W for 69.90 feet; thence N20°49'07"W for 62.11 feet; thence N56°11'51"W for 60.41 feet; thence S68°29'39"W for 33.11 feet; thence N80°09'44"W for 41.92 feet; thence N22°49'00"W for 20.84 feet; thence N88°57'56"W for 53.82 feet; thence S10°56'17"W for 23.91 feet; thence S18°46'11"E for 39.40 feet; thence S89°47'41"W for 13.22 feet; thence N62°10'16"W for 25.63 feet; thence N89°53'21"W for 35.89 feet; thence N68°57'37"W for 27.39 feet; thence S88°05'14"W for 24.79 feet; thence S64°52'56"W for 2.59 feet; thence S84°42'21"W for 42.74 feet; thence S60°54'26"W for 42.77 feet; thence S86°03'08"W for 44.52 feet; thence S53°58'07"W for 46.26 feet; thence S85°18'33"W for 39.98 feet; thence N57°12'22"W for 16.93 feet; thence S48°41'09"W for 37.63 feet; thence S69°29'33"W for 78.63 feet; thence S31°52'32"W for 24.16 feet; thence N01°55'14"W for 436.30 feet; thence N88°04'30"E, along a line 255.00 feet south of and parallel with, as measured at right angles to, the North line of said Section 26, for 130.00 feet; thence N01°55'14"W for 200.00 feet to a point on the Southerly Right-of-Way line of S.W. 152nd Street (Coral Reef Drive); thence N88°04'30"E, along the said Southerly Right-of-Way line of S.W. 152nd Street (Coral Reef Drive) for 1454.94 feet; thence N87°29'25"E, along the said Southerly Right-of-Way line of S.W. 152nd Street (Coral Reef Drive) for 1461.49 feet; thence S02°06'48"E for 1380.03 feet to the POINT OF BEGINNING,

lying and being in Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida.

Said Lands Containing 64.73 Net Acres, more or less.

Said Lands Containing 68.41 Gross Acres, more or less.

EXHIBIT "C"

LOCATION MAP FOR APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

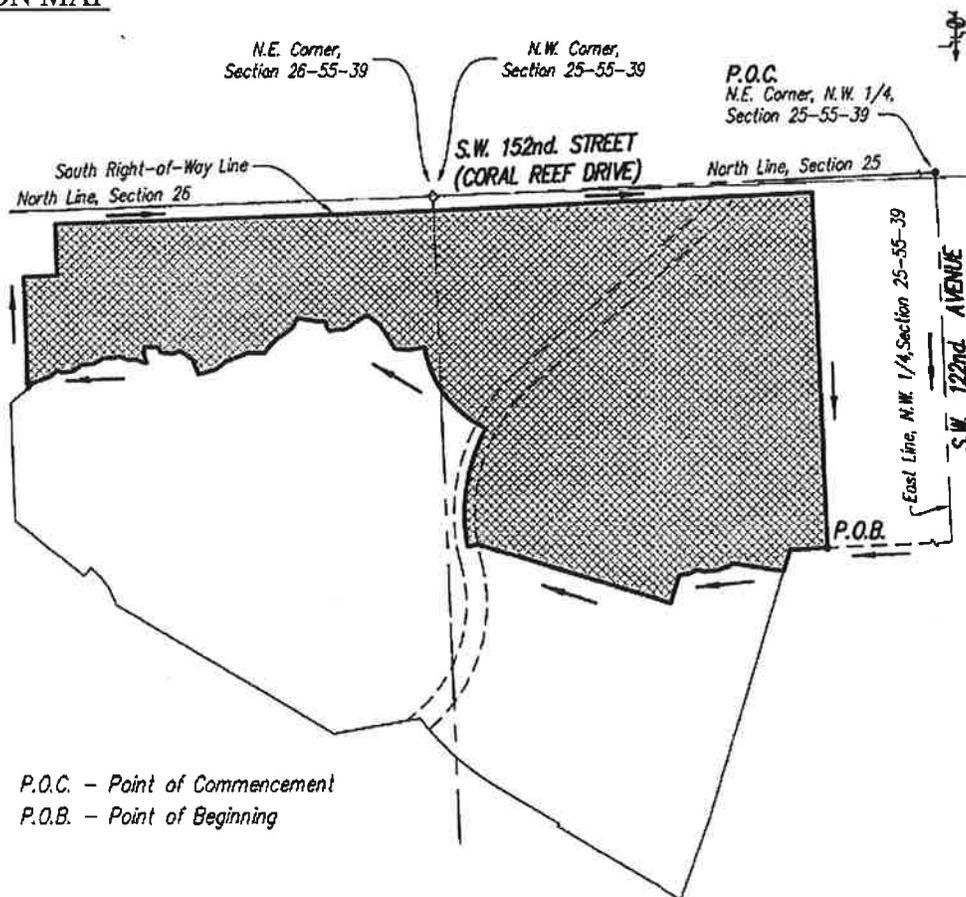
APPLICANT / REPRESENTATIVE

RAM Development Company / Juan J. Mayol, Joseph G. Goldstein & Tracy R. Slavens

DESCRIPTION OF SUBJECT AREA

The Property consists of approximately ±141.57 gross acres (±137.89 net acres) of land located in Sections 25 and 26, Township 55, Range 39, in unincorporated Miami-Dade County, Florida. The Applicant owns the entirety of the subject property. The Property, located on the southwest corner of SW 152 Street and SW 124 Avenue, is more specifically described in Exhibit "A" to this application and the portion of the Property that the Applicant seeks to redesignate to "Business and Office" is more specifically described in Exhibit "B" to this application.

LOCATION MAP



P.O.C. - Point of Commencement
P.O.B. - Point of Beginning

☒ - Area to be designated "Business and Office"
* No portion of the subject property is owned by the Applicant.

#10637122_v9

LEGAL DESCRIPTION:

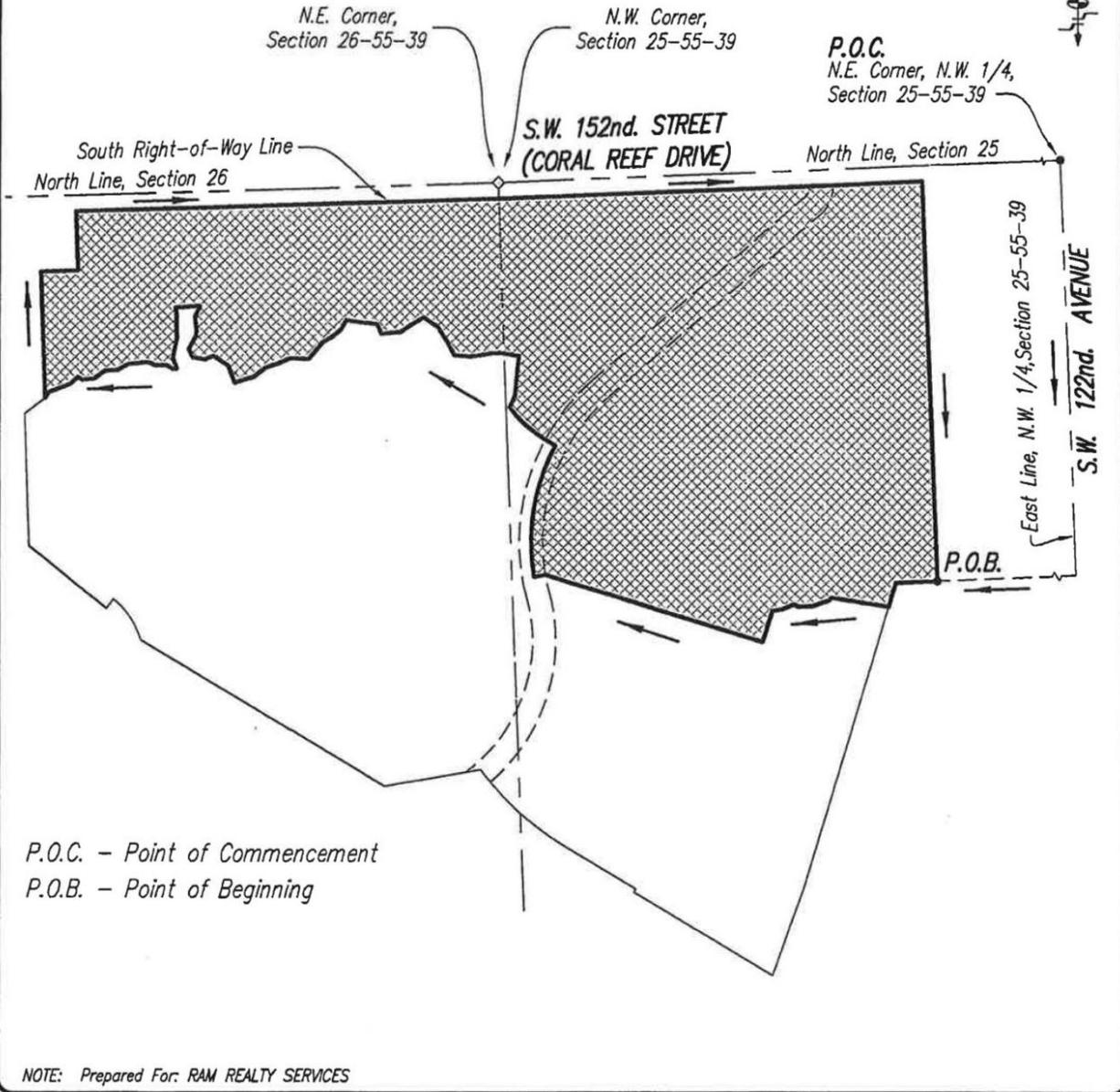
OVERALL PARCEL

A portion of Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

Commence at the Northeast corner of the Northwest 1/4 of said Section 25; thence run S02°06'52"E, along the East line of the Northwest 1/4 of said Section 25, for 1435.00 feet; thence run S87°29'21"W for 1190.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue S87°29'21"W for 144.39 feet; thence S16°48'45"W for 1097.40 feet; thence run S19°30'47"W for 326.90 feet (said last mentioned 3 courses being coincident with the boundary of the lands described in that certain "Corrective Quitclaim Deed" recorded in Official Records Book 9159 at Page 926, of the Public Records of Miami-Dade County, Florida); thence run N58°51'13"W for 554.90 feet; thence run N31°08'47"E for 12.58 feet; thence N58°51'13"W for 284.32 feet to a Point of Tangency of a circular curve concave to the Northeast; thence run Northwesterly along the arc of a circular curve to the right, having a radius of 1025.32 feet and a central angle of 22°13'44", for an arc distance of 397.80 feet; thence S80°00'00"W for 337.22 feet; thence N58°51'16"W for 973.96 feet to a point on the next described curve concave to the southwest (said point being on the arc of a circular curve and lying S73°51'04"W from the radius point of the next described curve); thence run Northwesterly along the arc of a circular curve concave to the Southwest, having a radius of 283.84 feet and a central angle of 35°02'38", for an arc distance of 173.61 feet; thence S38°48'26"W for 40.00 feet; thence N51°11'33"W for 341.34 feet; thence N01°55'14"W for 456.21 feet; thence N51°36'37"E for 87.05 feet; thence N01°55'14"W for 436.30 feet; thence N88°04'30"E, along a line 255.00 feet South of and parallel with, as measured at right angles to, the North line of said Section 26, for 130.00 feet; thence N01°55'14"W for 200.00 feet; thence N88°04'30"E, along a line 55.00 feet South of and parallel with, as measured at right angles to, the said North line of Section 26, for 1454.94 feet; thence N87°29'25"E, along a line 55.00 feet South of and parallel with, as measured at right angles to, the North line of said Section 25, for 1461.49 feet; thence S02°06'48"E for 1380.03 feet to the POINT OF BEGINNING, lying and being in Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida.

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
COMMERCIAL PARCEL**

Scale: 1"=500'



P.O.C. - Point of Commencement
P.O.B. - Point of Beginning

NOTE: Prepared For: RAM REALTY SERVICES

Schwabke-Shiskin & Associates, Inc.

LAND SURVEYORS • ENGINEERS • LAND PLANNERS • SOILS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: BROWARD: (954) 435-7010 FAX: (954) 438-3288

(LB-87)

THIS IS NOT A "LAND SURVEY."

ORDER NO.: 199230

PREPARED UNDER MY SUPERVISION:

DATE: October 27, 2011

SHEET 1 OF 2 SHEET(S)

F.B.: N.A.

MARK STEVEN JOHNSON SEC'Y-TREAS.
FLORIDA PROF. LAND SURVEYOR NO. 4775

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
COMMERCIAL PARCEL**

LEGAL DESCRIPTION:

Commercial Parcel

A portion of Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

Commence at the Northeast corner of the Northwest 1/4 of said Section 25; thence run S02°06'52"E, along the East line of the Northwest 1/4 of said Section 25, for 1435.00 feet; thence run S87°29'21"W for 1190.00 feet to the POINT OF BEGINNING of the following described "Commercial Parcel;" thence continue S87°29'21"W for 144.39 feet; thence S16°48'45"W for 87.30 feet; thence N81°03'29"W for 200.01 feet; thence S45°58'26"W for 13.77 feet; thence S71°47'35"W for 60.35 feet; thence S88°00'17"W for 46.59 feet; thence N65°57'54"W for 185.28 feet; thence S66°51'18"W for 43.00 feet; thence S81°35'41"W for 32.89 feet; thence S17°13'33"W for 114.33 feet; thence N72°42'25"W 781.22 feet; thence S80°16'28"W, along a line radial to the next described curve, for 40.00 feet to a point on the next described circular curve concave to the East; thence run Northerly along the arc of a circular curve to the right, having a radius of 710.73 and a central angle of 37°40'54", for an arc distance of 467.42 feet; thence N59°17'44"W for 40.04 feet to a Point of Tangency with a circular curve concave to the Northeast; thence run Northwesterly along the arc of a circular curve to the right, having a radius of 412.56 feet and a central angle of 23°10'47", for an arc distance of 166.91 feet; thence N24°39'07"E for 45.13 feet; thence N05°50'16"E for 137.67 feet; thence N81°03'08"W for 68.76 feet; thence S85°24'04"W for 32.88 feet; thence S80°52'51"W for 67.91 feet; thence N86°23'57"W for 57.35 feet; thence N27°44'00"W for 50.78 feet; thence N32°39'07"W for 63.63 feet; thence N55°26'40"W for 58.65 feet; thence S59°45'56"W for 43.43 feet; thence S55°22'41"W for 52.50 feet; thence S84°11'38"W for 66.39 feet; thence N23°07'12"W for 37.61 feet; thence N84°19'51"W for 58.83 feet; thence N81°01'39"W for 48.70 feet; thence S29°47'40"W for 37.43 feet; thence S49°33'37"W for 41.43 feet; thence S60°13'23"W for 36.87 feet; thence S39°29'11"W for 73.66 feet; thence N89°19'00"W for 64.06 feet; thence S66°43'40"W for 39.29 feet; thence S69°53'27"W for 49.28 feet; thence S52°07'12"W for 48.90 feet; thence S72°59'51"W for 69.90 feet; thence N20°49'07"W for 62.11 feet; thence N56°11'51"W for 60.41 feet; thence S68°29'39"W for 33.11 feet; thence N80°09'44"W for 41.92 feet; thence N22°49'01"W for 31.14 feet; thence; thence N28°14'53"E for 51.82 feet; thence N11°34'00"E for 16.40 feet; thence N07°15'29"W for 50.75 feet; thence N24°01'23"E for 39.70 feet; thence S85°32'51"W for 83.28 feet; thence S08°31'24"E for 27.58 feet; thence S01°38'06"W for 32.56 feet; thence S01°43'26"E for 44.78 feet; thence S10°56'17"W for 70.56 feet; thence S18°46'11"E for 39.40 feet; thence S89°47'41"W for 13.22 feet; thence N62°10'16"W for 25.63 feet; thence N89°53'21"W for 35.89 feet; thence N68°57'37"W for 27.39 feet; thence S88°05'14"W for 24.79 feet; thence S64°52'56"W for 2.59 feet; thence S84°42'21"W for 42.74 feet; thence S60°54'26"W for 42.77 feet; thence S86°03'08"W for 44.52 feet; thence S53°58'07"W for 46.26 feet; thence S85°18'33"W for 39.98 feet; thence N57°12'22"W for 16.93 feet; thence S48°41'09"W for 37.63 feet; thence S69°29'33"W for 78.63 feet; thence S31°52'32"W for 24.16 feet; thence N01°55'14"W for 436.30 feet; thence N88°04'30"E, along a line 255.00 feet south of and parallel with, as measured at right angles to, the North line of said Section 26, for 130.00 feet; thence N01°55'14"W for 200.00 feet to a point on the Southerly Right-of-Way line of S.W. 152nd Street (Coral Reef Drive); thence N88°04'30"E, along the said Southerly Right-of-Way line of S.W. 152nd Street (Coral Reef Drive) for 1454.94 feet; thence N87°29'25"E, along the said Southerly Right-of-Way line of S.W. 152nd Street (Coral Reef Drive) for 1461.49 feet; thence S02°06'48"E for 1380.03 feet to the POINT OF BEGINNING, lying and being in Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida.

Said Lands Containing 64.21 Net Acres, more or less.
Said Lands Containing 67.89 Gross Acres, more or less.

NOTE: Prepared For: RAM REALTY SERVICES

Schwebke-Shiskin & Associates, Inc.
LAND SURVEYORS • ENGINEERS • LAND PLANNERS • SOILS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: BROWARD: (954) 435-7010 FAX: (954) 438-3288

(LB-87)

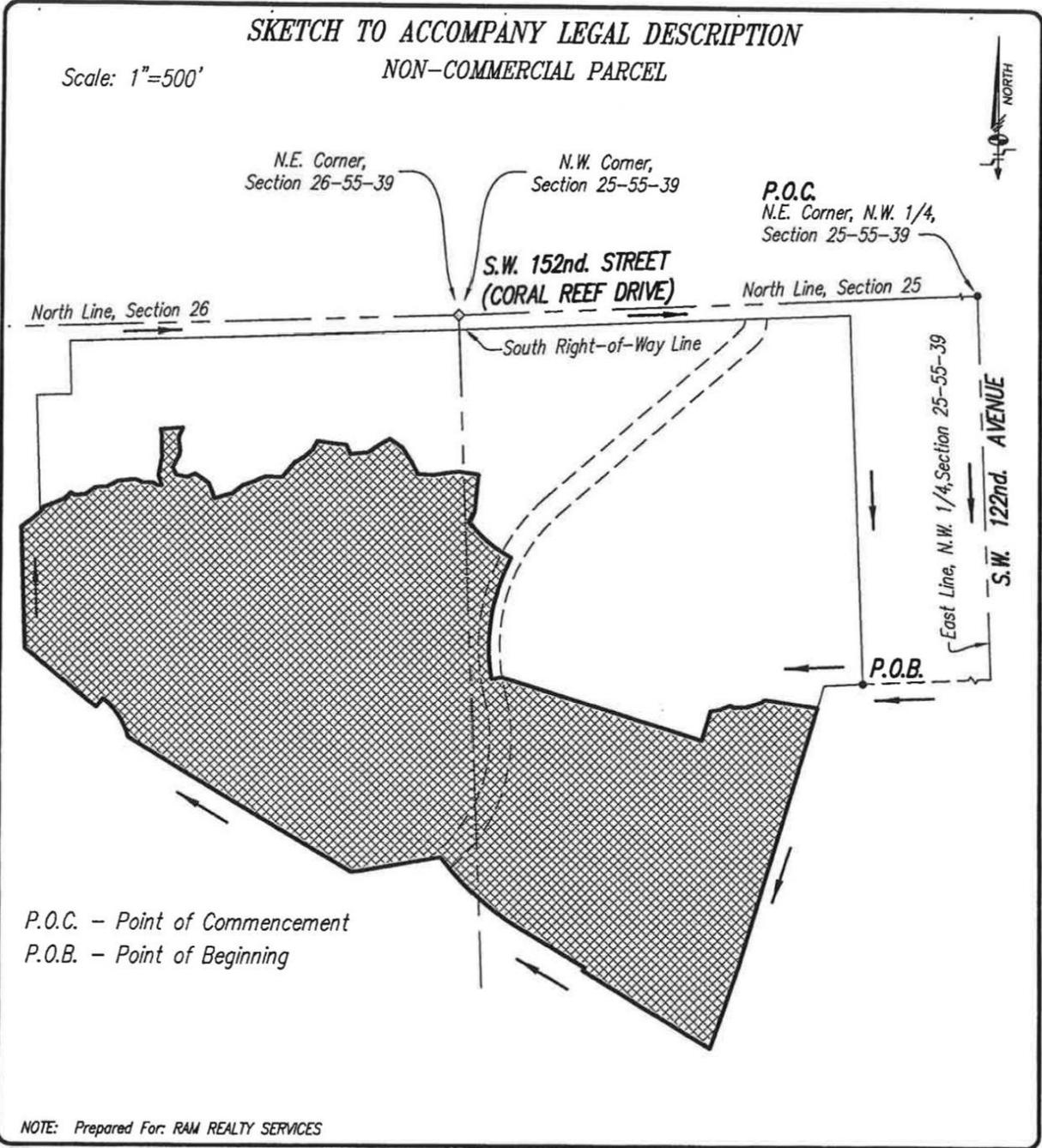
THIS IS NOT A "LAND SURVEY."
ORDER NO.: 199230
DATE: October 27, 2011
SHEET 2 OF 2 SHEET(S)
F.B.: N.A.

PREPARED UNDER MY SUPERVISION:


MARK STEVEN JOHNSON SEC'Y-TREAS.
FLORIDA PROF. LAND SURVEYOR NO. 4775

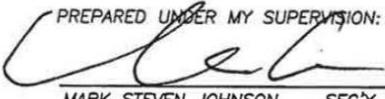


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Schwelbke-Shiskin & Associates, Inc. (LB-87)
LAND SURVEYORS • ENGINEERS • LAND PLANNERS • SOILS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: BROWARD: (954) 435-7010 FAX: (954) 438-3288

THIS IS NOT A "LAND SURVEY."
ORDER NO.: 199230
DATE: October 27, 2011
SHEET 1 OF 3 SHEET(S) F.B.: N.A.

PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON SEC'Y-TREAS.
FLORIDA PROF. LAND SURVEYOR NO. 4775

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGAL DESCRIPTION:

NON-COMMERCIAL PARCEL

Non-Commercial Parcel

A portion of Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

Commence at the Northeast corner of the Northwest 1/4 of said Section 25; thence run S02°06'52"E, along the East line of the Northwest 1/4 of said Section 25, for 1435.00 feet; thence run S87°29'21"W for 1190.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue S87°29'21"W for 144.39 feet; thence S16°48'45"W for 1097.40 feet; thence run S19°30'47"W for 326.90 feet (said last mentioned 3 courses being coincident with the boundary of the lands described in that certain "Corrective Quitclaim Deed" recorded in Official Records Book 9159 at Page 926, of the Public Records of Miami-Dade County, Florida); thence run N58°51'13"W for 554.90 feet; thence run N31°08'47"E for 12.58 feet; thence N58°51'13"W for 284.32 feet to a Point of Tangency of a circular curve concave to the Northeast; thence run Northwesterly along the arc of a circular curve to the right, having a radius of 1025.32 feet and a central angle of 22°13'44", for an arc distance of 397.80 feet; thence S80°00'00"W for 337.22 feet; thence N58°51'16"W for 973.96 feet to a point on the next described curve concave to the southwest (said point being on the arc of a circular curve and lying S73°51'04"W from the radius point of the next described curve); thence run Northwesterly along the arc of a circular curve concave to the Southwest, having a radius of 283.84 feet and a central angle of 35°02'38", for an arc distance of 173.61 feet; thence S38°48'26"W for 40.00 feet; thence N51°11'33"W for 341.34 feet; thence N01°55'14"W for 456.21 feet; thence N51°36'37"E for 87.05 feet; thence N01°55'14"W for 436.30 feet; thence N88°04'30"E, along a line 255.00 feet South of and parallel with, as measured at right angles to, the North line of said Section 26, for 130.00 feet; thence N01°55'14"W for 200.00 feet; thence N88°04'30"E, along a line 55.00 feet South of and parallel with, as measured at right angles to, the said North line of Section 26, for 1454.94 feet; thence N87°29'25"E, along a line 55.00 feet South of and parallel with, as measured at right angles to, the North line of said Section 25, for 1461.49 feet; thence S02°06'48"E for 1380.03 feet to the POINT OF BEGINNING, lying and being in Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, Less And Except Therefrom the "Commercial Parcel" described as follows:

A portion of Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows; Commence at the Northeast corner of the Northwest 1/4 of said Section 25; thence run S02°06'52"E, along the East line of the Northwest 1/4 of said Section 25, for 1435.00 feet; thence run S87°29'21"W for 1190.00 feet to the POINT OF BEGINNING of the following described "Commercial Parcel;" thence continue S87°29'21"W for 144.39 feet; thence S16°48'45"W for 87.30 feet; thence N81°03'29"W for 200.01 feet; thence S45°58'26"W for 13.77 feet; thence S71°47'35"W for 60.35 feet; thence S88°00'17"W for 46.59 feet; thence N65°57'54"W for 185.28 feet; thence S66°51'18"W for 43.00 feet; thence S81°35'41"W for 32.89 feet; thence S171°3'33"W for 114.33 feet; thence N72°42'25"W 781.22 feet; thence S80°16'28"W, along a line radial to the next described curve, for 40.00 feet to a point on the next described circular curve concave to the East; thence run Northerly along the arc of a circular curve to the right, having a radius of 710.73 and a central angle of 37°40'54", for an arc distance of 467.42 feet; thence N59°17'44"W for 40.04 feet to a Point of Tangency with a circular curve concave to the Northeast; thence run Northwesterly along the arc of a circular curve to the right, having a radius of 412.56 feet and a central angle of 23°10'47", for an arc distance of 166.91 feet; thence N24°39'07"E for 45.13 feet; thence N05°50'16"E for 137.67 feet; thence N81°03'08"W for 68.76 feet; thence S85°24'04"W for 32.88 feet; thence S80°52'51"W for 67.91 feet; thence N86°23'57"W for 57.35 feet; thence N27°44'00"W for 50.78 feet; thence N32°39'07"W for 63.63 feet; thence N55°26'40"W for 58.65 feet; thence S59°45'56"W for 43.43 feet; thence S55°22'41"W for 52.50 feet; thence S84°11'38"W for 66.39 feet; thence N23°07'12"W for 37.61 feet; thence N84°19'51"W for 58.83 feet; thence N81°01'39"W for 48.70 feet; thence S29°47'40"W for 37.43 feet; thence S49°33'37"W for 41.43 feet; thence S60°13'23"W for 36.87 feet; thence S39°29'11"W for 73.66 feet; thence N89°19'00"W for 64.06 feet; thence S66°43'40"W for 39.29 feet; thence S69°53'27"W for 49.28 feet;

Continued....

NOTE: Prepared For: RAM REALTY SERVICES

Schwelbke-Shiskin & Associates, Inc.
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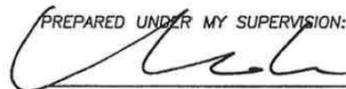
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025

TEL: BROWARD: (954) 435-7010 FAX: (954) 438-3288

(LB-87)

THIS IS NOT A "LAND SURVEY."
 ORDER NO.: 199230
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 SHEET 2 OF 3 SHEET(S)
 F.B.: N.A.

PREPARED UNDER MY SUPERVISION:


 MARK STEVEN JOHNSON SEC'Y-TREAS.
 FLORIDA PROF. LAND SURVEYOR NO. 4775

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**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
NON-COMMERCIAL PARCEL**

thence S52°07'12"W for 48.90 feet; thence S72°59'51"W for 69.90 feet; thence N20°49'07"W for 62.11 feet; thence N56°11'51"W for 60.41 feet; thence S68°29'39"W for 33.11 feet; thence N80°09'44"W for 41.92 feet; thence N22°49'01"W for 31.14 feet; thence; thence N28°14'53"E for 51.82 feet; thence N11°34'00"E for 16.40 feet; thence N07°15'29"W for 50.75 feet; thence N24°01'23"E for 39.70 feet; thence S85°32'51"W for 83.28 feet; thence S08°31'24"E for 27.58 feet; thence S01°38'06"W for 32.56 feet; thence S01°43'26"E for 44.78 feet; thence S10°56'17"W for 70.56 feet; thence S18°46'11"E for 39.40 feet; thence S89°47'41"W for 13.22 feet; thence N62°10'16"W for 25.63 feet; thence N89°53'21"W for 35.89 feet; thence N68°57'37"W for 27.39 feet; thence S88°05'14"W for 24.79 feet; thence S64°52'56"W for 2.59 feet; thence S84°42'21"W for 42.74 feet; thence S60°54'26"W for 42.77 feet; thence S86°03'08"W for 44.52 feet; thence S53°58'07"W for 46.26 feet; thence S85°18'33"W for 39.98 feet; thence N57°12'22"W for 16.93 feet; thence S48°41'09"W for 37.63 feet; thence S69°29'33"W for 78.63 feet; thence S31°52'32"W for 24.16 feet; thence N01°55'14"W for 436.30 feet; thence N88°04'30"E, along a line 255.00 feet south of and parallel with, as measured at right angles to, the North line of said Section 26, for 130.00 feet; thence N01°55'14"W for 200.00 feet to a point on the Southerly Right-of-Way line of S.W. 152nd Street (Coral Reef Drive); thence N88°04'30"E, along the said Southerly Right-of-Way line of S.W. 152nd Street (Coral Reef Drive) for 1454.94 feet; thence N87°29'25"E, along the said Southerly Right-of-Way line of S.W. 152nd Street (Coral Reef Drive) for 1461.49 feet; thence S02°06'48"E for 1380.03 feet to the POINT OF BEGINNING, lying and being in Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida.

Said Lands Containing 73.68 Acres Net, more or less.

NOTE: Prepared For: RAM REALTY SERVICES

Schwebke-Shiskin & Associates, Inc.
LAND SURVEYORS • ENGINEERS • LAND PLANNERS • SOILS

(LB-87)

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025

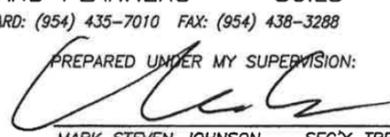
TEL: BROWARD: (954) 435-7010 FAX: (954) 438-3288

THIS IS NOT A "LAND SURVEY."

ORDER NO.: 199230

PREPARED UNDER MY SUPERVISION:

DATE: October 27, 2011



SHEET 3 OF 3 SHEET(S)

F.B.: N.A.

MARK STEVEN JOHNSON SEC'Y-TREAS.
FLORIDA PROF. LAND SURVEYOR NO. 4775

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EXHIBIT "D"
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: Ram Development Company
4801 PGA Blvd.
Palm Beach Gardens, Florida 33418

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>
		30-5926-000-0060	+/- 100.67
X	University of Miami	30-5926-000-0035	+/- 8.75
		30-5925-000-0015	+/- 23.67
		30-5925-000-0025	+/- 6.23

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>
X			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: RAM DEVELOPMENT COMPANY

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

Peter D. Cummings 100%

4801 PGA Blvd., Palm Beach Gardens, FL 33418

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

TRUSTEES NAME: _____

BENEFICIARY'S NAME AND ADDRESS PERCENTAGE OF INTEREST

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

PARTNERSHIP NAME: _____

NAME AND ADDRESS OF PARTNERS PERCENTAGE OF INTEREST

EXHIBIT D-1

Disclosure of Interest information for Ram Development Company:

Peter D. Cummings	Sole shareholder
Keith L. Cummings	President
David A. Dean	Vice President/Treasurer
Karen D. Geller	Vice President
Ivy Z. Greaner	Vice President
Michael R. Hammon	Vice President
Hugo Pacanins	Vice President
Robert M. Skinner	Vice President
James W. Stine	Vice President
Betty English	Secretary

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DR Bk 23413 Pgs 1477 - 1503 (27pgs)
RECORDED 05/26/2005 10:08:32
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument was prepared by:
Name: Clifford A. Schulman, Esq.
Address: Greenberg Traurig, P.A.
1221 Brickell Avenue
Miami, FL 33131

X/1

(Space reserved for
Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owner, holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibits "A-1" to "A-3," inclusive, attached hereto, and hereinafter called the "Property ; and

WHEREAS, the United States Government ("U.S.") is the owner of the property described in Exhibits "B-1" and "B-2", attached hereto and hereinafter called the "U.S. Property"; and

WHEREAS, the Property and the U.S. Property are the subject of Comprehensive Development Master Plan ("CDMP") Amendment Application No. 10 of the April 2004-2005 Amendment Cycle ("CDMP Application"); and

WHEREAS, the Owner has sought a Land Use Plan Map amendment to change the designation of a portion of the Property from "Institutional and Public Facility" to "Office/Residential" ("Amendment Area A-1") and from "Institutional and Public Facility" to "Low-Medium Density Residential" on a portion of the Property and all of the U.S. Property ("Amendment Area A-2"); and

WHEREAS, a sketch reflecting the configurations of Amendment Area A-1 and Amendment Area A-2 is attached hereto as Exhibit "C"; and

25-55-39



(Public Hearing)

27

(Space reserved for Clerk)

WHEREAS, Owner intends to develop the Property as a mixed-use development including diverse residential densities, limited commercial and office uses, a public school and other amenities,

NOW, THEREFORE in order to assure Miami-Dade County ("the County") that the representations made by the Owner during consideration of the CDMP Application will be abided by the Owner freely, voluntarily and without duress, makes the following Declaration of Restrictions ("Declaration") covering and running with the Property:

1. **Acquisition of U.S. Property and Conveyance of a Portion of the Property to the United States.** (a) In the event Owner acquires the U.S. Property, Owner shall develop the Property and the U.S. Property under a common site plan or under multiple site plans with an integrated road network (the Property and the U.S. Property shall jointly hereinafter be referred to as the "Combined Properties"); (b) In the event a portion or portions of the Property are conveyed to the U.S. government (the "Conveyed Parcel(s)") on or before December 31, 2006, such Conveyed Parcel(s) shall not be encumbered by this Declaration. (For purposes of this Declaration, if the Conveyed Parcel(s) is conveyed to the United States, the term "Property", upon conveyance, shall mean the Property described in Exhibit "A" attached hereto, less the Conveyed Parcel(s)). The Conveyed Parcel(s) shall be of the approximate size, configuration(s) and location(s) as the property reflected in Exhibits "D-1" to "D-4", inclusive, attached hereto. The approximate size and configuration(s) of the Conveyed

(Public Hearing)

(Space reserved for Clerk)

Parcel(s) may be adjusted if requested by the U.S. government, but the total acreage conveyed shall not exceed 13 acres and the Conveyed Parcel(s) shall be confined to the approximate location reflected in Exhibit "D".

2. Traditional Neighborhood Development.

a) Subject to obtaining development approval of one of the zoning applications described in this Paragraph, the Property shall be developed in accordance with the requirements of Paragraph 1 and with a mix of residential, commercial and office uses, as well as other amenities. Such development shall occur either pursuant to the Traditional Neighborhood Development ("TND") zoning district regulations under Article XXXIIIH, Section 33-284.46 through 33-284.54 of the Zoning Code of Miami-Dade County ("Code"), as that article may be amended from time to time or pursuant to any other zoning district permitted by subparagraph (b) below. Any TND site plan approved shall incorporate a "town center" component. The "town center" shall contain a public school site, a public library site, and retail and office uses as permitted under the TND zoning district regulations.

b) Owner shall submit and diligently pursue a bona fide application for a district boundary change of the Property to TND. Any site plan submitted as part of such application shall meet the requirements of Paragraph 1, above. In the event the application for a zoning district boundary change to TND ("First TND Request") is not approved, Owner shall submit and pursue a second bona fide application for a zoning district boundary change to TND ("Second TND Request"). The Second TND request

(Public Hearing)

(Space reserved for Clerk)

shall be materially different in design from the First TND Request and shall, to the extent practicable, address the County's concerns, if any, regarding the First TND Request. In the event that both the First TND Request and the Second TND Request are denied, Owner shall have the right apply for any zoning district boundary change or any combination of zoning district boundary changes permitted under the approved CDMP Land Use Designation(s) and the Code.

c) Any application for a TND zoning district boundary change shall include a request for a health and fitness center similar in concept to the existing UM Wellness Center and a request for a branch of UM's Institute for Retired Professionals (IRP). The size and location of the proposed health and fitness center and the IRP shall be subject to final site plan approval.

Nothing herein contained shall prevent Owner from seeking and obtaining any other approval available under the CDMP and the Code, either as a part of the First TND Request, the Second TND Request or any subsequent zoning application.

2. Limitation of Residential Units and Commercial Uses.

a) No more the 1,161 residential units shall be constructed on the Property and Owner shall not submit any site plan or seek any approval allowing more than 1,200 residential units on the Combined Properties. Further, Owner shall not submit any site plan or seek any approval allowing a density in excess of 9 residential units per gross acre on either the Property or Combined Properties. Density averaging shall be permitted for any development within the Property or Combined Properties. The

(Public Hearing)

(Space reserved for Clerk)

residential units may be a combination of single-family, townhouse, multi-family units or any other residential unit type permitted under the CDMP and applicable zoning and other land use regulations.

b) Owner shall not submit any site plan or seek any approval for either the Property or Combined Properties reflecting more than fifteen per cent (15%) of the total commercial square footage fronting on S.W. 152nd Street (Coral Reef Drive).

3. **Donation of Public School and Public Library Sites.** In the event the Application is approved designating the Property or Combined Properties to Low-Medium Density Residential and a zoning application is subsequently approved permitting a residential development consistent with the approved designation, Owner shall offer to convey:

a) to the Miami-Dade County School Board ("School Board"), for use as a public school site, a parcel of land with the Property containing not less than four (4) gross acres ("Donated School Parcel"). Prior to the issuance of the first construction permit for any residential structure on any portion of the Property or Combined Property, Owner shall offer to convey the Donated School Parcel to the School Board, at no cost to the School Board and with no encumbrances preventing its use as a public school facility. In the event not less than 1,161 residential units are approved on the Property or not less than 1200 residential units are approved on the Combined Properties, the conveyance of the Donated Parcel shall not entitle the Owner or its successors and assigns to a credit against the amount of the educational facilities

(Public Hearing)

(Space reserved for Clerk)

impact fee that may be assessed against the future development of the Property under Chapter 33K of the Miami-Dade County Code. In the event that less than 1,161 residential units are approved on the Property and less than 1200 residential units are approved on the Combined Properties, the Owner shall be entitled to credits against the amount of the educational facilities impact fees assessed against the future development of the Property or Combined Properties in accordance with the terms of a separate Declaration of Restrictions in favor of the School Board entered into between the Owner and the School Board, and

b) to the County, for use as a public library site, a parcel of land within the Property containing not less than 18,000 gross square feet of land ("Donated Library Parcel"). The Donated Library Parcel shall be offered to be conveyed to the County at no cost to the County and with no encumbrances preventing its use as a public library facility prior to the issuance of the first construction permit for any residential structure on any portion of the Property or Combined Properties.

5. **Natural Forest Community (NFC) Preservation.** In the event any portion of the Property or Combined Properties is designated a Natural Forest Community (NFC), Owner shall be responsible for and shall enter into an agreement with the Miami-Dade County Department of Environmental Resources Management ("DERM") for the perpetual maintenance, management and control of the NFC. In the event ownership of all or a portion of the NFC is transferred to the County, DERM, or any other local, state or public or governmental agency, Owner's obligation to maintain

(Public Hearing)

(Space reserved for Clerk)

the NFC may be revised in accordance with the terms of said transfer, with the prior approval of DERM.

6. **Design Guidelines.** Owner shall cause the Property or Combined Properties to be developed in a manner that assures a high quality, unified development design in accordance with coordinated and cohesive design principles that incorporate the general guidelines contained in Exhibit "E" ("Design Guidelines"), whether the Property is developed as a single parcel or multiple parcels. At the time of the initial rezoning of all or part of the Property or Combined Properties from Interim ("GU") to any other zoning district, the Owner shall proffer a site plan for that portion of the Property or Combined Properties under said application which complies with the Design Guidelines, together with a recordable declaration of restrictive covenants in legally sufficient form acceptable to the Department and the County Attorney's Office requiring that development of the Property shall be substantially in accordance with the submitted site plan. In the alternative to proffering said site plan, the Owner, at its option, at the time of the initial rezoning may instead submit to the reviewing zoning board an architectural code or equivalent design standards governing the development of the Property, in accordance with the Design Guidelines provided in Exhibit "E," together with a recordable declaration of restrictive covenants in legally sufficient form acceptable to the Department and the County Attorney's Office requiring that development of the Property shall be substantially in accordance with the proffered standards, and shall record said declaration of restrictive covenants in the public

(Public Hearing)

(Space reserved for Clerk)

records. Owner acknowledges that the County's acceptance of this Declaration shall in no way be deemed a waiver on the part of the County, its boards, or departments, to require future site plan or zoning approval for the development of the Property or Combined Properties or any portion thereof.

7. **Notice to Future Owners or Lessees.** Owner, its successors and assigns shall provide all initial future grantees or lessees of a residential unit, shopfront or workshop unit within any future TND or other development within the Property or Combined Properties a written notice, acknowledgement and waiver acknowledging that the Property or Combined Properties are located in the vicinity of Miami-Dade County MetroZoo and other future uses as reflected in the "Miami MetroZoo Master Plan and Further Development" ("MetroZoo Plan") prepared by the Portico Group for the Miami-Dade County Parks and Recreation Department, dated September 2002, as may be revised or substituted, and in the vicinity of a designated Natural Forest Community (NFC) which is subject to periodic controlled burnings to maintain the health and quality of protected pinelands. All initial contracts for sale and leases of any portion of the Property or Combined Properties shall contain the following statement:

"Grantee(s) (or Lessee (s)) hereby acknowledges and understands that the property which is the subject of this conveyance is located in the vicinity of the Miami-Dade County MetroZoo and other possible future public and recreational uses ("Public Uses"), as reflected in the "Miami MetroZoo Master Plan and Further Development"

(Public Hearing)

(Space reserved for Clerk)

("MetroZoo Plan") prepared by the Portico Group for the Miami-Dade County Parks and Recreation Department, dated September 2002. Additionally, the property which is subject to this conveyance is located in the vicinity of a designated Natural Forest Community (NFC) which is subject to periodic controlled burnings to maintain the health and quality of protected pinelands. As a result, Grantee may be affected by noise and traffic generated by said Public Uses and smoke generated by the controlled burnings. By acknowledging this notice Grantee (or Lessee), its successors and assigns, hereby acknowledges and agrees that such existing or future Public Uses or controlled burnings do not constitute and shall not be deemed a nuisance by said Grantee (or Lessee).

8. **Covenant Running with the Land.** This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and its heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owner, and its heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

(Public Hearing)

(Space reserved for Clerk)

9. **Term.** This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, Owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

10. **Modification, Amendment, Release.** This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the then owner(s) of the fee simple title to the Property, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. Any such modification or release shall be subject to the provisions governing amendments to Comprehensive Plans, as set forth in Chapter 163, Part II, Florida Statutes or successor legislation that may, from time to time, govern amendments to Comprehensive Plans (hereinafter "Chapter 163"). Such modification or release shall also be subject to the provisions governing amendments to the CDMP as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulations governing modifications to the CDMP. In the event that the Property is incorporated within a new municipality that amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Miami-Dade County Code, then modifications or releases of this Declaration shall be subject to

(Public Hearing)

(Space reserved for Clerk)

Chapter 163 and the provisions of such ordinances as may be adopted by such successor municipality for the adoption of amendments to its comprehensive plan; or, in the event that the successor municipality does not adopt such ordinances, subject to Chapter 163 and the provisions of the municipality's ordinances that apply to the adoption of district boundary changes. Should this Declaration be so modified, amended, or released, the Director of the Department of Planning and Zoning or the executive officer of a successor department, or, in the absence of such Director or executive officer, by his or her assistant in charge of the office in his/her office, shall execute a written instrument effectuating and acknowledging such modification, amendment, or release.

11. **Enforcement.** Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

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

(Public Hearing)

(Space reserved for Clerk)

13. **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

14. **Presumption of Compliance.** Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

15. **Severability.** Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion

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

(Public Hearing)

(Space reserved for Clerk)

upon written request, the Director of the Planning and Zoning Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

17. **Acceptance of Declaration.** The Owner acknowledges that acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners retains its full power and authority to deny each such application in whole or in part and decline to accept any conveyance.

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

[Execution Pages Follow]

(Public Hearing)

(Space reserved for Clerk)

ACKNOWLEDGMENT CORPORATION

Signed, witnessed, executed and acknowledged on this 6th day of May, 2005.
IN WITNESS WHEREOF, Donna E. Shalala, has caused these presents to be signed
in its name by its proper officials.

Witnesses:

Lucila F. Mascaro

Signature

Lucila F. MASCARO

Print Name

Aileen M. Ugaide

Signature

AILEEN M. UGAIDE

Print Name
*

Address:

UNIVERSITY OF MIAMI,
a Florida non-profit corporation
1507 Levante Avenue, Suite 327
Coral Gables, FL 33134

By: *Donna E. Shalala*

Donna E. Shalala
President

[*Note: All others require attachment of
original corporate resolution of authorization]

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by Donna E. Shalala, the **President** of the **UNIVERSITY OF MIAMI, a Florida non-profit corporation**, on behalf of the corporation. She is personally known to me.

Witness my signature and official seal this 6th day of May, 2005, in the County and State aforesaid.

Susan E. Meyers

Notary Public-State of FLORIDA

SUSAN MEYERS

Print Name

My Commission Expires:



Susan E. Meyers
MY COMMISSION # DD163318 EXPIRES
February 23, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

[f:\forms\1K16Z01_.DOC (5/6/05)]

SKETCH TO ACCOMPANY LEGAL DESCRIPTION Application Lands

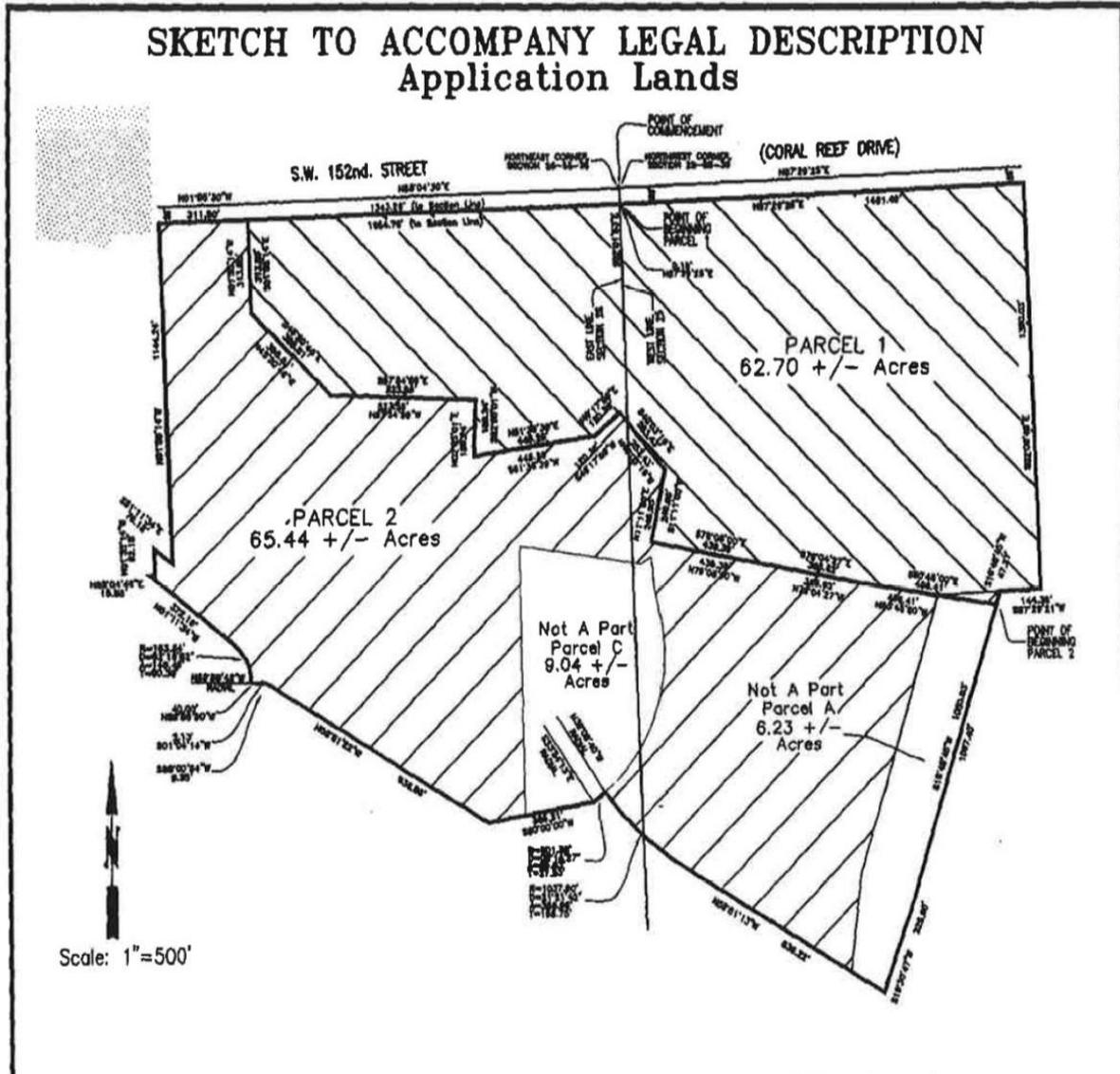


EXHIBIT A - 1

NOTE:

Bearings shown hereon relate to an assumed bearing (N87°29'25"E) along the North Line of Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida.

See Sheets 4 and 5 for Legal Description.

Prepared For: MAMCO

File: RICHMOND-MAMCO/APPLICATION LEGALS 4-21-05

SCHWEBKE-SHISKIN & ASSOCIATES, INC. (LB-87)
 LAND SURVEYORS • ENGINEERS • LAND PLANNERS • SOILS
 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 • DADE:(305)852-7010 BROWARD:(954)435-7010 FAX:(305)852-8284
 11941 S.W. 144th. STREET MIAMI, FLORIDA 33186 • TEL:(305) 233-9210 FAX:(305)251-1183

THIS IS NOT A "LAND SURVEY".

ORDER NO.: 443712

PREPARED UNDER MY SUPERVISION:

DATE: April 21, 2005

MARK STEVEN JOHNSON VICE PRES.
FLORIDA PROF. LAND SURVEYOR NO. 4775

SHEET 1 OF 7 SHEET(S)

F.B.: N.A.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION Application Lands

Application Lands

Parcel 1

Legal Description:

A portion of the West Half (1/2) of Section 25, Township 55 South, Range 39 East, and a portion of the East Half (1/2) of Section 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

Commence at the Northwest corner of said Section 25; thence run South 02 degrees 01 minutes 53 seconds East, along the West line of said Section 25, for 55.00 feet to a point on a line 55.00 feet South of and parallel with, as measured at right angles to, the North line of said Section 26 (said line also being the Southerly right-of-way line of S.W. 152nd Street), and the Point of Beginning of the following described PARCEL 1; thence run North 88 degrees 04 minutes 30 seconds East, along a line 55.00 feet South of and parallel with, as measured at right angles to, the said North line of Section 26, for 0.18 feet; thence North 87 degrees 29 minutes 25 seconds East, along a line 55.00 feet South of and parallel with, as measured at right angles to, the North line of said Section 25, for 1,461.49 feet; thence South 02 degrees 06 minutes 48 seconds East for 1380.03 feet; thence South 87 degrees 29 minutes 21 seconds West, for 144.39 feet; thence South 16 degrees 48 minutes 45 seconds West for 47.37 feet (said last mentioned two courses being coincident with the boundary of a portion of the lands described in that certain "Dade County Zoo Parcel," as described in the Corrective Quit Claim Deed, dated September 30, 1975, recorded in Official Records Book 9159, Pages 926 to 937 and filed November 20, 1975, in the Public Records of Miami-Dade County, Florida); thence North 80 degrees 45 minutes 00 seconds East for 456.41 feet; thence North 79 degrees 04 minutes 27 seconds West for 365.62 feet; thence North 79 degrees 08 minutes 00 seconds West for 439.39 feet; thence North 11 degrees 11 minutes 00 seconds East for 249.95 feet; thence North 40 degrees 03 minutes 16 seconds West for 253.43 feet; thence South 49 degrees 17 minutes 59 seconds West for 120.36 feet; thence South 81 degrees 38 minutes 39 seconds West for 445.25 feet; thence North 02 degrees 05 minutes 01 seconds East for 189.24 feet; thence North 87 degrees 54 minutes 59 seconds West for 523.55 feet; thence North 45 degrees 20 minutes 46 seconds West for 395.81 feet; thence North 01 degrees 55 minutes 14 seconds West for 313.80 feet to a point on a line 55.00 feet South of and parallel with, as measured at right angles to, the North line of said Section 26 (said line also being the Southerly right-of-way line of S.W. 152nd Street); thence North 88 degrees 04 minutes 30 seconds East, along the last described course, for 1343.26 feet to a point on the East line of said Section 26 and the Point of Beginning, lying and being in Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, containing 62.81 Acres, more or less.

NOTE:

See Sheet 1 for Sketch to Accompany Legal Description.

Prepared For: MAMCO

EXHIBIT A - 2

File: RICHMOND-MAMCO/APPLICATION LEGALS 4-21-05



SCHWEBKE-SHISKIN & ASSOCIATES, INC. (LB-87)
LAND SURVEYORS • ENGINEERS • LAND PLANNERS • SOILS

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 • DADE:(305)652-7010 BROWARD:(954)435-7010 FAX:(305)652-8284
11941 S.W. 144th. STREET MIAMI, FLORIDA 33186 • TEL:(305) 233-9210 FAX:(305)251-1183

THIS IS NOT A "LAND SURVEY".

ORDER NO.: 443712

PREPARED UNDER MY SUPERVISION:

DATE: April 21, 2005

SHEET 4 OF 7 SHEET(S)

F.B.: N.A.

MARK STEVEN JOHNSON VICE PRES.
FLORIDA PROF. LAND SURVEYOR NO. 4775

SKETCH TO ACCOMPANY LEGAL DESCRIPTION Application Lands

Application Lands

Parcel 2

Legal Description:

A portion of the West Half (1/2) of Section 25, Township 55 South, Range 39 East, and a portion of the East Half (1/2) of Section 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

Commence at the Northwest corner of said Section 25; thence run South 02 degrees 01 minutes 53 seconds East, along the West line of said Section 25, for 55.00 feet to a point on a line 55.00 feet South of and parallel with, as measured at right angles to, the North line of said Section 26 (said line also being the Southerly right-of-way line of S.W. 152nd Street); thence run North 88 degrees 04 minutes 30 East, along a line 55.00 feet South of and parallel with, as measured at right angles to, the said North line of Section 26, for 0.18 feet; thence North 87 degrees 29 minutes 25 seconds East, along a line 55.00 feet South of and parallel with, as measured at right angles to, the North line of said Section 25, for 1,461.49 feet; thence South 02 degrees 06 minutes 48 seconds East for 1380.03 feet; thence South 87 degrees 29 minutes 21 seconds West, for 144.39 feet; thence South 16 degrees 48 minutes 45 seconds West for 47.37 feet to the Point of Beginning of the following described PARCEL 2; thence continue South 16 degrees 48 minutes 45 seconds West for 1050.03 feet; thence South 19 degrees 30 minutes 47 seconds West for 326.90 feet (said last mentioned four courses being coincident with the boundary of a portion of the lands described in that certain "Dade County Zoo Parcel," as described in the Corrective Quit Claim Deed, dated September 30, 1975, recorded in Official Records Book 9159, Pages 926 to 937 and filed November 20, 1975, in the Public Records of Miami-Dade County, Florida); thence North 58 degrees 51 minutes 13 seconds West for 839.22 feet to a Point of Tangency of a circular curve concave to the Northeast; thence run Northwesterly along the arc of a circular curve to the right, having a radius of 1,037.90 feet and a central angle of 21 degrees 21 minutes 42 seconds, for an arc distance of 386.96 feet to a point on the next described curve being concave to the Northwest, said point lying South 39 degrees 08 minutes 40 West from the radius point of the next described curve (said last mentioned two courses being coincident with a line 20.00 feet North of and parallel with, as measured at right angles to, the centerline of "H" Street); thence run Southwesterly along the arc of a circular curve to the right, having a radius of 601.58 feet and 05 degrees 14 minutes 27 seconds, for an arc distance of 55.03 feet (said last mentioned course being coincident with the centerline of "B" Street); thence South 80 degrees 00 minutes 00 seconds West for 385.31 feet; thence North 58 degrees 51 minutes 22 seconds West for 1,095.51 feet; thence South 88 degrees 00 minutes 54 seconds West for 8.35 feet; thence South 01 degrees 04 minutes 14 seconds West for 2.13 feet; thence North 88 degrees 55 minutes 50 seconds West for 40.00 feet to a point on the next described circular curve being concave to the Southwest (from said point a line bears North 88 degrees 55 minutes 42 seconds West to the radius point of the next described curve); thence run Northerly and Northwesterly along the arc of a circular curve to the left, having a radius of 163.84 feet and a central angle of 52 degrees 15 minutes 52 seconds, for an arc distance of 149.45 feet to a Point of Tangency; thence North 51 degrees 11 minutes 34 seconds West for 372.16 feet; thence North 88 degrees 04 minutes 46 seconds East for 15.55 feet; thence North 01 degrees 55 minutes 14 seconds West for 92.18 feet; thence South 51 degrees 11 minutes 34 seconds East for 79.18 feet; thence North 01 degrees 55 minutes 14 seconds West for 1,144.24 feet; thence North 88 degrees 04 minutes 30 seconds East, along a line 55.00 feet South of and parallel with, as measured at right angles to, the North line of said Section 26, for 311.50 feet; thence South 01 degrees 55 minutes 14 seconds East for 313.80 feet; thence South 45 degrees 20 minutes 46 seconds East for 395.81 feet; thence South 87 degrees 54 minutes 59 seconds East for 523.55 feet; thence South 02 degrees 05 minutes 01 seconds West for 189.24 feet; thence North 81 degrees 38 minutes 39 seconds East for 445.25 feet; thence North 49 degrees 17 minutes 59 seconds East for 120.36 feet; thence South 40 degrees 03 minutes 16 seconds East for 253.43 feet; thence South 11 degrees 11 minutes 00 seconds West for 249.95 feet; thence South 79 degrees 08 minutes 00 seconds East for 439.39 feet; thence South 79 degrees 04 minutes 27 seconds East for 365.62 feet; thence South 80 degrees 45 minutes 00 seconds East for 456.41 feet to the Point of Beginning, lying and being in Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, containing 80.71 Acres, more or less.

Less the following described parcels of land (See Sheets 6 & 7 for Legal Descriptions).

NOTE:

See Sheet 1 for Sketch to Accompany Legal Description.

EXHIBIT A - 3

Prepared For: MAMCO

File: RICHMOND-MAMCO/APPLICATION LEGALS 4-21-05



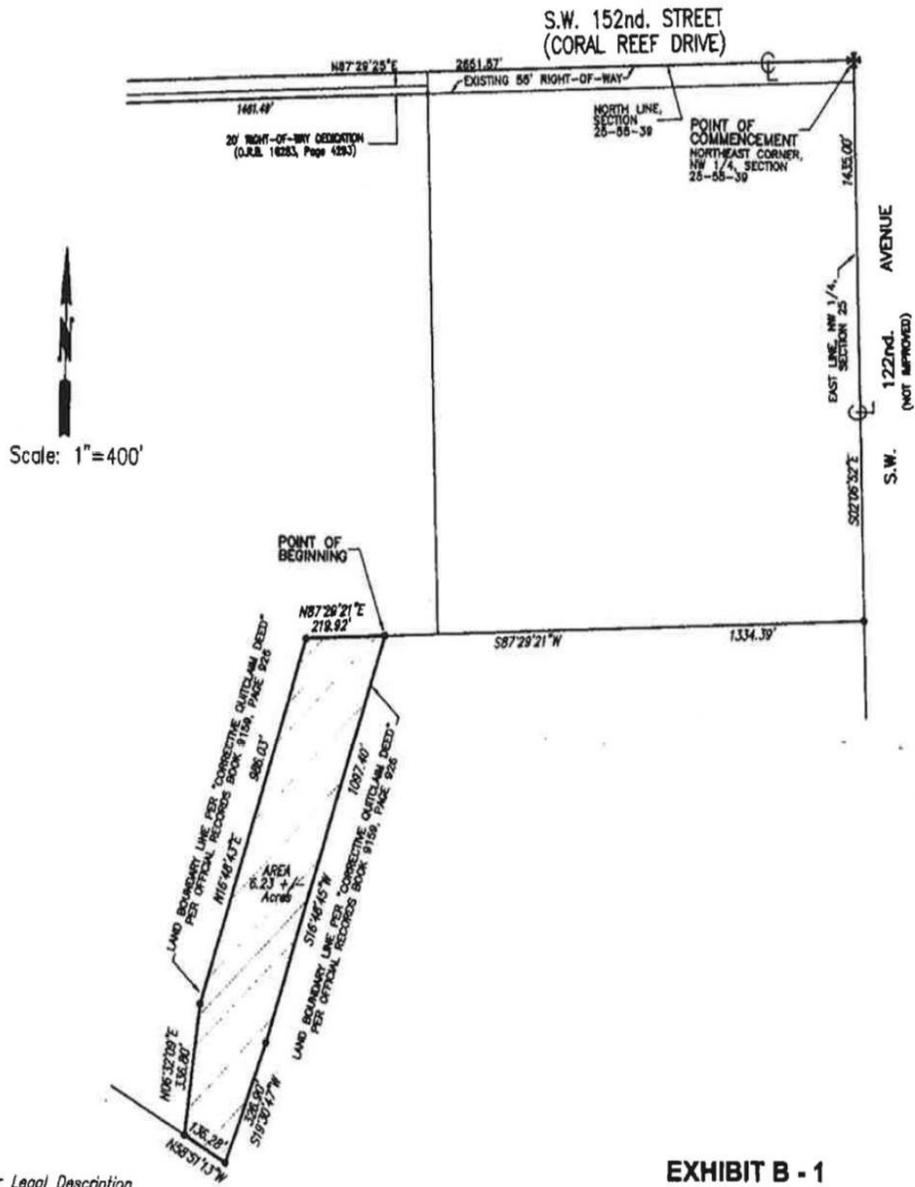
SCHWEBKE-SHISKIN & ASSOCIATES, INC. (LB-87)
LAND SURVEYORS • ENGINEERS • LAND PLANNERS • SOILS

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11941 S.W. 144th. STREET MIAMI, FLORIDA 33186 • TEL:(305) 233-9210 FAX:(305)251-1183

THIS IS NOT A "LAND SURVEY".
ORDER NO.: 443712
DATE: April 21, 2005
SHEET 5 OF 7 SHEET(S) F.B.: N.A.

PREPARED UNDER MY SUPERVISION:
MARK STEVEN JOHNSON VICE PRES.
FLORIDA PROF. LAND SURVEYOR NO. 4775

SKETCH TO ACCOMPANY LEGAL DESCRIPTION Parcel A



NOTE:
See Sheet 5 for Legal Description.
Prepared For: MAMCO

EXHIBIT B - 1

File: RICHMOND-MAMCO/APPLICATION LEGALS 4-21-05

SCHWEBKE-SHISKIN & ASSOCIATES, INC. (LB-87)
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THIS IS NOT A "LAND SURVEY".
 ORDER NO.: 443712
 DATE: April 21, 2005
 SHEET 4 OF 13 SHEET(S)
 F.B.: N.A.

PREPARED UNDER MY SUPERVISION:

 MARK STEVEN JOHNSON VICE PRES.
 FLORIDA PROF. LAND SURVEYOR NO. 4775

SKETCH TO ACCOMPANY LEGAL DESCRIPTION Parcel A

Future Developable Lands To Be Transferred

Parcel A
Legal Description:

A portion of the West 1/2 of Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

Commence at the Northeast corner of the Northwest 1/4 of said Section 25; thence run S02°06'52"E, along the East line of the Northwest 1/4 of said Section 25, for 1435.00 feet; thence run S87°29'21"W for 1334.39 feet to the Point of Beginning of the following described parcel of land; thence run S16°48'45"W for 1097.40 feet; thence run S19°30'47"W for 326.90 feet (said last mentioned 2 courses being coincident with the boundary of the lands described in that certain "Corrective Quitclaim Deed" recorded in Official Records Book 9159 at Page 926, of the Public Records of Miami-Dade County, Florida); thence run N58°51'13"W for 136.28 feet; thence run N06°32'09"E for 336.80 feet; thence N16°48'43"E for 986.03 feet; thence N87°29'21"E for 219.92 feet to the Point of Beginning (said last mentioned 3 courses being coincident with the boundary of the lands described in that certain "Corrective Quitclaim Deed" recorded in Official Records Book 9159 at Page 926, of the Public Records of Miami-Dade County, Florida).

NOTE:

See Sheet 4 for Sketch To Accompany Legal Description.

EXHIBIT B - 2

Prepared For: MAMCO

File: RICHMOND-MAMCO/APPLICATION LEGALS 4-21-05



SCHWEBKE-SHISKIN & ASSOCIATES, INC. (LB-87)
LAND SURVEYORS • ENGINEERS • LAND PLANNERS • SOILS

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11941 S.W. 144th. STREET MIAMI, FLORIDA 33186 • TEL:(305) 233-9210 FAX:(305)251-1183

THIS IS NOT A "LAND SURVEY".

ORDER NO.: 443712

PREPARED UNDER MY SUPERVISION:

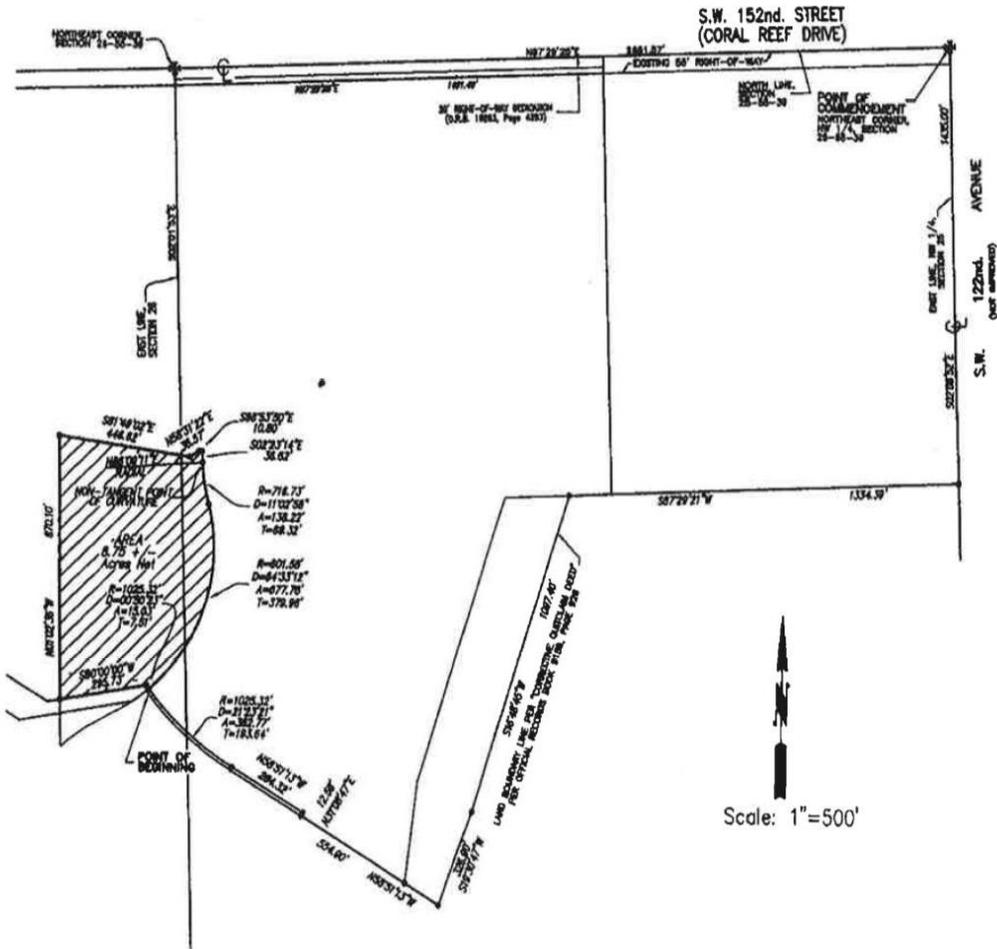
DATE: April 21, 2005

SHEET 5 OF 13 SHEET(S)

F.B.: N.A.

MARK STEVEN JOHNSON VICE PRES.
FLORIDA PROF. LAND SURVEYOR NO. 4775

SKETCH TO ACCOMPANY LEGAL DESCRIPTION Parcel C



NOTE:

See Sheet 7 for Legal Description.

Prepared For: MAMCO

EXHIBIT B - 3

File: RICHMOND-MAMCO/APPLICATION LEGALS 4-21-05



SCHWEBKE-SHISKIN & ASSOCIATES, INC. (LB-87)
 LAND SURVEYORS • ENGINEERS • LAND PLANNERS • SOILS

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 11941 S.W. 144th. STREET MIAMI, FLORIDA 33186 • TEL:(305) 233-9210 FAX:(305)251-1183

THIS IS NOT A "LAND SURVEY".
 ORDER NO.: 443712
 DATE: April 21, 2005
 SHEET 6 OF 13 SHEET(S)
 F.B.: N.A.

PREPARED UNDER MY SUPERVISION:
MARK STEVEN JOHNSON VICE PRES.
 FLORIDA PROF. LAND SURVEYOR NO. 4775

SKETCH TO ACCOMPANY LEGAL DESCRIPTION Parcel C

Future Developable Lands To Be Transferred

*Parcel C
Legal Description:*

A portion of Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of said Section 25; thence run S02°06'52"E, along the East line of the Northwest 1/4 of said Section 25, for 1435.00 feet; thence run S87°29'21"W for 1334.39 feet to the Point of Beginning of the following described parcel of land; thence run S16°48'45"W for 1097.40 feet; thence run S19°30'47"W for 326.90 feet (said last mentioned 2 courses being coincident with the boundary of the lands described in that certain "Corrective Quitclaim Deed" recorded in Official Records Book 9159 at Page 926, of the Public Records of Miami-Dade County, Florida); thence run N58°51'13"W for 554.90 feet; thence run N31°08'47"E for 12.58 feet; thence N58°51'13"W for 284.32 feet to a Point of Tangency of a circular curve concave to the Northeast; thence run Northwesterly along the arc of a circular curve to the right, having a radius of 1025.32 feet and a central angle of 21°23'21", for an arc distance of 382.77 feet to the Point of Beginning of the following described parcel of land; thence continue Northwesterly along the last described curve to the right, having a radius of 1025.32 feet and a central angle of 00°50'23", for an arc distance of 15.03 feet; thence S80°00'00"W for 295.73 feet; thence N01°02'36"W for 870.10 feet; thence S81°49'02"E for 446.62 feet; thence N58°31'22"E for 36.57 feet; thence S88°53'50"E for 10.80 feet; thence S02°23'14"E for 36.62 feet to a point on the next described circular curve concave to the East (from said point a line bears N86°09'11"E to the radius point of the next described curve); thence run Southerly along the arc of a circular curve to the left, having a radius of 716.73 feet and a central angle of 11°02'55", for an arc distance of 69.32 feet to a Point of Reverse Curvature of a circular curve concave to the West; thence run Southerly and Southwesterly along the arc of a circular curve to the right, having a radius of 601.58 feet and a central angle of 64°33'12", for an arc distance of 677.78 feet to the Point of Beginning, lying and being in Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida.

NOTE:

See Sheet 6 for Sketch To Accompany Legal Description.

Prepared For: MAMCO

EXHIBIT B - 4

File: RICHMOND-MAMCO/APPLICATION LEGALS 4-21-05



SCHWEBKE-SHISKIN & ASSOCIATES, INC. (LB-87)
LAND SURVEYORS • ENGINEERS • LAND PLANNERS • SOILS

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 • DADE:(305)652-7010 BROWARD:(954)435-7010 FAX:(305)652-8284
11941 S.W. 144th. STREET MIAMI, FLORIDA 33186 • TEL:(305) 233-9210 FAX:(305)251-1183

THIS IS NOT A "LAND SURVEY".

ORDER NO.: 443712

PREPARED UNDER MY SUPERVISION:

DATE: April 21, 2005

SHEET 7 OF 13 SHEET(S)

F.B.: N.A.

MARK STEVEN JOHNSON VICE PRES.
FLORIDA PROF. LAND SURVEYOR NO. 4775

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

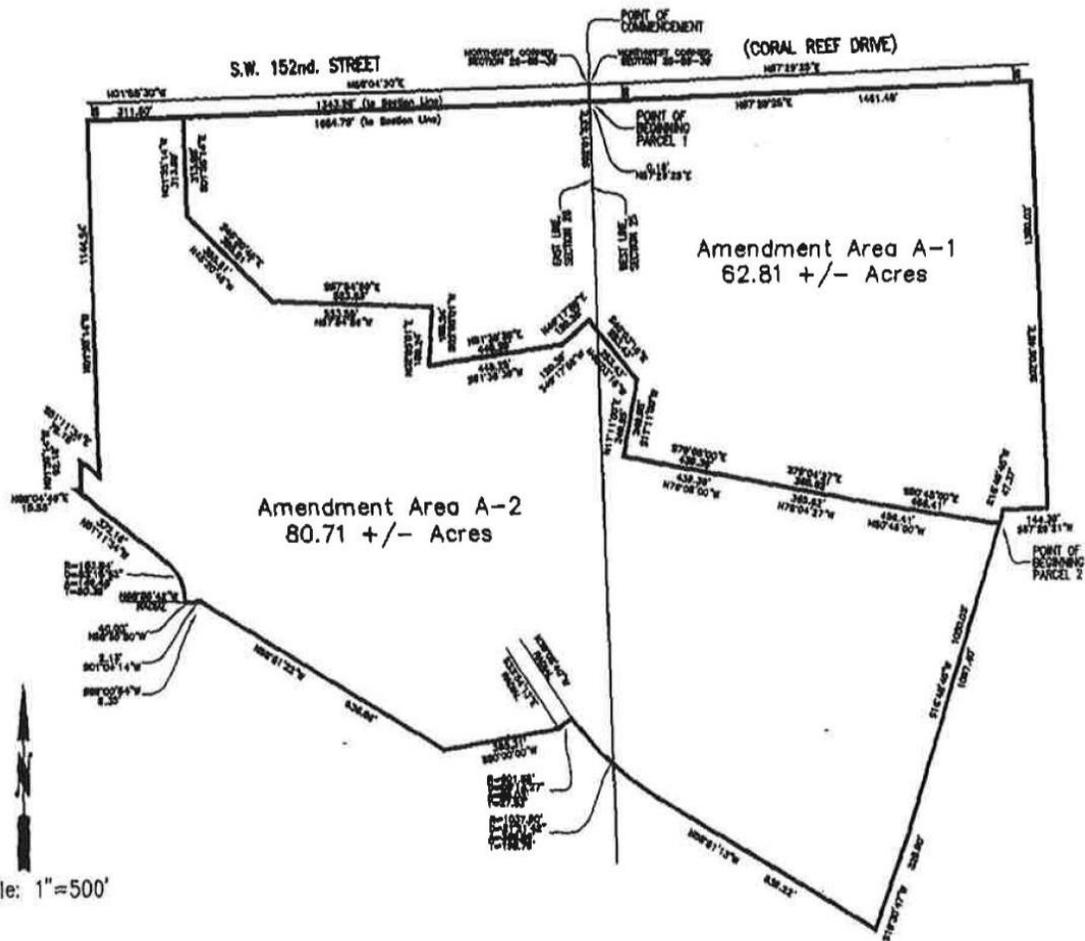


EXHIBIT C

NOTE:

Bearings shown hereon relate to an assumed bearing (N87°29'25"E) along the North Line of Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida.

See Sheets 2 and 3 for Legal Description.

Prepared For: MAMCO

File: RICHMOND-MAMCO/APPLICATION LEGALS 4-21-05



SCHWEBKE-SHISKIN & ASSOCIATES, INC. (LB-87)

LAND SURVEYORS • ENGINEERS • LAND PLANNERS • SOILS

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THIS IS NOT A "LAND SURVEY".

ORDER NO.: 443712

PREPARED UNDER MY SUPERVISION:

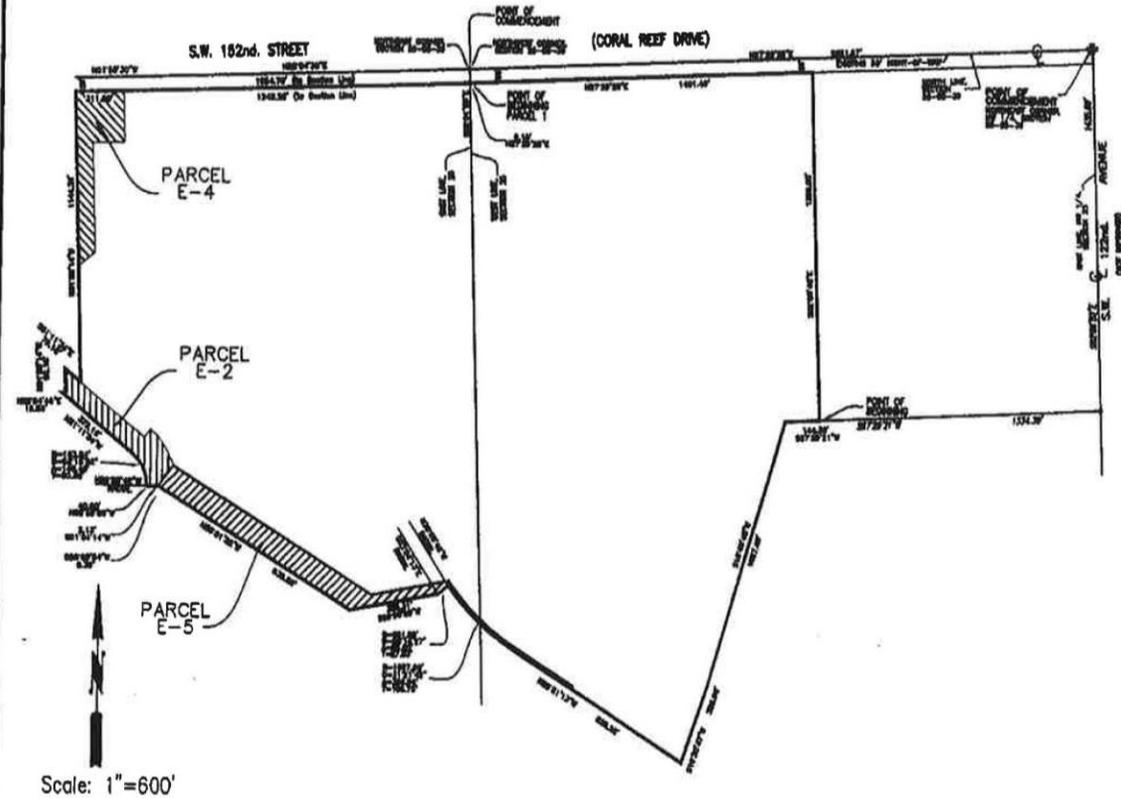
DATE: April 21, 2005

MARK STEVEN JOHNSON VICE PRES.
 FLORIDA PROF. LAND SURVEYOR NO. 4775

SHEET 1 OF 1 SHEET(S)

F.B.: N.A.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION Conveyed Parcels



Scale: 1"=600'

EXHIBIT D - 1

NOTE:
 Bearings shown hereon relate to an assumed bearing (N87°29'25"E) along the North Line of Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida.
 See Sheets x and x for Legal Description.
 Prepared For: MAMCO

File: RICHMOND-MAMCO/APPLICATION LEGALS 4-21-05

	SCHWEBKE-SHISKIN & ASSOCIATES, INC. (LB-87) LAND SURVEYORS • ENGINEERS • LAND PLANNERS • SOILS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 • DADE:(305)652-7010 BROWARD:(954)435-7010 FAX:(305)652-8284 11941 S.W. 144th. STREET MIAMI, FLORIDA 33186 • TEL:(305) 233-9210 FAX:(305)251-1183	
THIS IS <u>NOT</u> A "LAND SURVEY". SHEET <u>1</u> OF <u>1</u> SHEET(S)	ORDER NO.: <u>443712</u> DATE: <u>April 21, 2005</u> F.B.: <u>N.A.</u>
PREPARED UNDER MY SUPERVISION: _____ MARK STEVEN JOHNSON VICE PRES. FLORIDA PROF. LAND SURVEYOR NO. 4775	

SKETCH TO ACCOMPANY LEGAL DESCRIPTION Less-Out Parcel E-2

Lands To Be Transferred To Federal Government

Less-Out Parcel E-2

Legal Description:

A portion of the West 1/2 of Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

Commence at the Northeast corner of the Northwest 1/4 of said Section 25; thence run S02°06'52"E, along the East line of the Northwest 1/4 of said Section 25, for 1435.00 feet; thence run S87°29'21"W for 1334.39 feet; thence run S16°48'45"W for 1097.40 feet; thence run S19°30'47"W for 326.90 feet (said last mentioned 2 courses being coincident with the boundary of the lands described in that certain "Corrective Quitclaim Deed" recorded in Official Records Book 9159 at Page 926, of the Public Records of Miami-Dade County, Florida); thence run N58°51'13"W for 554.90 feet; thence run N31°08'47"E for 12.58 feet; thence N58°51'13"W for 284.32 feet to a Point of Tangency of a circular curve concave to the Northeast; thence run Northwesterly along the arc of a circular curve to the left, having a radius of 1025.32 feet and a central angle of 22°13'44", for an arc distance of 397.80 feet; thence S80°00'00"W for 337.22 feet; thence N58°51'16"W for 973.96 feet to the Point of Beginning of the following described parcel of land (said point being on the arc of a circular curve and lying S73°51'04" W from the radius point of the next described curve); thence run Northwesterly along the arc of a circular curve concave to the Southwest, having a radius of 283.84 feet and a central angle of 35°02'38", for an arc distance of 89.61 feet; thence S38°48'26"W for 40.00 feet; thence N51°11'33"W for 420.52 feet; thence S01°55'14"E for 92.18 feet; thence S88°04'46"W for 15.55 feet; thence S51°11'33" East for 372.16 feet to a Point of Curvature; thence run Southeasterly and Southerly along the arc of a circular curve concave to the Southwest, having a radius 163.84 feet and a central angle 52°15'52", for an arc distance of 149.45 feet; thence S88°55'42"E, radial to the last described curve, for 40.00 feet; thence N01°04'14"E for 2.13 feet; thence N88°00'54"E for 8.35 feet; thence N36°57'37"E for 100.54 feet to the Point of Beginning, lying and being in Section 26, Township 55 South, Range 39 East, Miami-Dade County, Florida.

NOTE:

See Sheet 10 for Sketch To Accompany Legal Description.

EXHIBIT D - 2

Prepared For: MAMCO

File: RICHMOND-MAMCO/APPLICATION LEGALS 4--21--05



SCHWEBKE-SHISKIN & ASSOCIATES, INC. (LB-87)

LAND SURVEYORS • ENGINEERS • LAND PLANNERS • SOILS

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 • DADE:(305)652-7010 BROWARD:(954)435-7010 FAX:(305)652-8284
11941 S.W. 144th. STREET MIAMI, FLORIDA 33186 • TEL:(305) 233-9210 FAX:(305)251-1183

THIS IS NOT A "LAND SURVEY".

ORDER NO.: 443712

PREPARED UNDER MY SUPERVISION:

DATE: April 21, 2005

SHEET 11 OF 13 SHEET(S)

F.B.: N.A.

MARK STEVEN JOHNSON VICE PRES.
FLORIDA PROF. LAND SURVEYOR NO. 4775

SKETCH TO ACCOMPANY LEGAL DESCRIPTION Less-Out Parcel E-4

Lands To Be Transferred To The Government

Less-Out Parcel E-4
Legal Description:

A portion of the West 1/2 of Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

Commence at the Northeast corner of the Northwest 1/4 of said Section 25; thence run S02°06'52"E, along the East line of the Northwest 1/4 of said Section 25, for 1435.00 feet; thence run S87°29'21"W for 1334.39 feet; thence run S16°48'45"W for 1097.40 feet; thence run S19°30'47"W for 326.90 feet (said last mentioned 2 courses being coincident with the boundary of the lands described in that certain "Corrective Quitclaim Deed" recorded in Official Records Book 9159 at Page 926, of the Public Records of Miami-Dade County, Florida); thence run N58°51'13"W for 554.90 feet; thence run N31°08'47"E for 12.58 feet; thence N58°51'13"W for 284.32 feet to a Point of Tangency of a circular curve concave to the Northeast; thence run Northwestery along the arc of a circular curve to the left, having a radius of 1025.32 feet and a central angle of 22°13'44", for an arc distance of 397.80 feet; thence S80°00'00"W for 337.22 feet; thence N58°51'16"W for 973.96 feet to a point on the next described curve concave to the southwest (said point being on the arc of a circular curve and lying S73°51'04" W from the radius point of the next described curve); thence run Northwestery along the arc of a circular curve concave to the Southwest, having a radius of 283.84 feet and a central angle of 35°02'38", for an arc distance of 89.61 feet; thence N38°48'26"E for 30.00 feet; thence N51°11'33"W for 309.24 feet; thence N01°55'14"W for 475.84 feet to the Point of Beginning of the following described parcel of land; thence continue N01°55'14"W for 436.30 feet; thence N88°04'30"E, along a line 255.00 feet South of and parallel with, as measured at right angles to, the North line of said Section 26, for 130.00 feet; thence N01°55'14"W for 200.00 feet; thence S88°04'30"W, along a line 55.00 feet South of and parallel with, as measured at right angles to, the said North line of Section 26, for 200.00 feet; thence S01°55'14"E for 688.03 feet; thence N51°36'37"E for 87.05 feet to the Point of Beginning, lying and being in Section 26, Township 55 South, Range 39 East, Miami-Dade County, Florida.

NOTE:

See Sheet 12 for Sketch To Accompany Legal Description.

Prepared For: MAMCO

EXHIBIT D - 3

File: RICHMOND-MAMCO/APPLICATION LEGALS 4-21-05



SCHWEBKE-SHISKIN & ASSOCIATES, INC. (LB-87)
LAND SURVEYORS • ENGINEERS • LAND PLANNERS • SOILS

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 • DADE:(305)652-7010 BROWARD:(954)435-7010 FAX:(305)652-8284
11941 S.W. 144th. STREET MIAMI, FLORIDA 33186 • TEL:(305) 233-9210 FAX:(305)251-1183

THIS IS <u>NOT</u> A "LAND SURVEY".	ORDER NO.: <u>443712</u>	PREPARED UNDER MY SUPERVISION:
	DATE: <u>April 21, 2005</u>	
SHEET <u>13</u> OF <u>13</u> SHEET(S)	F.B.: <u>N.A.</u>	<u>MARK STEVEN JOHNSON</u> VICE PRES. FLORIDA PROF. LAND SURVEYOR NO. 4775

SKETCH TO ACCOMPANY LEGAL DESCRIPTION Less-Out Parcel E-5

Lands To Be Transferred To The Government

Less-Out Parcel E-5

Legal Description:

A portion of the West 1/2 of Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of said Section 25; thence run S02°06'52"E, along the East line of the Northwest 1/4 of said Section 25, for 1435.00 feet; thence run S87°29'21"W for 1334.39 feet; thence run S16°48'45"W for 1097.40 feet; thence run S19°30'47"W for 326.90 feet (said last mentioned 2 courses being coincident with the boundary of the lands described in that certain "Corrective Quitclaim Deed" recorded in Official Records Book 9159 at Page 926, of the Public Records of Miami-Dade County, Florida); thence run N58°51'13"W for 554.90 feet to the Point of Beginning of the following described parcel of land; thence run N31°08'47"E for 12.58 feet; thence N58°51'13"W for 284.32 feet to a Point of Tangency of a circular curve concave to the Northeast; thence run Northwestly along the arc of a circular curve to the left, having a radius of 1025.32 feet and a central angle of 22°13'44", for an arc distance of 397.80 feet; thence S80°00'00"W for 337.22 feet; thence N58°51'16"W for 973.96 feet; thence S36°57'37"W for 100.54 feet; thence S58°51'22"E for 936.86 feet; thence N80°00'00"E for 385.31 feet to a point on the next described circular curve concave to the Northwest (from said point a line bears N33°54'13"W to the radius point of the next described curve); thence run Northeastly along the arc of a circular curve to the left, having a radius 601.58 feet and a central angle of 05°14'27", for an arc distance of 55.03 feet to a point on the next described circular curve concave to the Northeast (from said point a line bears N52°30'29"E to the radius point of the next described curve); thence run Southeastly along the arc of a circular curve to the left, having a radius of 1025.32 feet and a central angle of 22°13'44", for an arc distance of 397.80 feet to a Point of Tangency; thence S58°51'13"E for 284.32 feet to the Point of Beginning, lying and being in Section 26, Township 55 South, Range 39 East, Miami-Dade County, Florida.

NOTE:

See Sheet 8 for Sketch To Accompany Legal Description.

Prepared For: MAMCO

EXHIBIT D - 4

File: RICHMOND-MAMCO/APPLICATION LEGALS 4-21-05



SCHWEBKE-SHISKIN & ASSOCIATES, INC. (LB-87)
LAND SURVEYORS • ENGINEERS • LAND PLANNERS • SOILS

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 • DADE:(305)652-7010 BROWARD:(954)435-7010 FAX:(305)652-8284
11941 S.W. 144th. STREET MIAMI, FLORIDA 33186 • TEL:(305) 233-9210 FAX:(305)251-1183

THIS IS NOT A "LAND SURVEY".

ORDER NO.: 443712

PREPARED UNDER MY SUPERVISION:

DATE: April 21, 2005

SHEET 9 OF 13 SHEET(S)

F.B.: N.A.

MARK STEVEN JOHNSON VICE PRES.
FLORIDA PROF. LAND SURVEYOR NO. 4775

Exhibit "E"

Design Guidelines

1. The proposed buildings shall be designed using compatible and complementary architectural styles and designs.
2. Design features shall be included at appropriate locations of the buildings, in order to maintain architectural and design continuity.
3. Landscaping within the parking areas shall be of varying plant materials and heights at the time of planting.
4. Consistent sign criteria and standards shall be established at the time of initial rezoning to encourage aesthetic compatibility within the sign program.
5. Large expanses of opaque or blank building wall shall be minimized and shall have landscaped areas providing a visual barrier, to the maximum extent feasible.
6. Pedestrian crosswalks shall be clearly delineated on any proposed private roads within the Property and shall be designed with consideration to the special needs of the disabled.
7. The development pattern shall incorporate elements of the Miami-Dade County Urban Design Guidelines.

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APPENDIX C

Miami-Dade County Public Schools Analysis

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Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Alberto M. Carvalho

Miami-Dade County School Board
Perla Tabares Hantman, Chair
Dr. Lawrence S. Feldman, Vice Chair
Dr. Dorothy Bendross-Mindingall
Carlos L. Curbelo
Renier Diaz de la Portilla
Dr. Wilbert "Tee" Holloway
Dr. Martin Karp
Dr. Marta Pérez
Raquel A. Regalado

July 28, 2011

VIA ELECTRONIC MAIL

Mr. Juan J. Mayol, Jr.
Holland and Knight
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

**RE: LAND DONATION VESTED LETTER
06-129 UNIVERSITY OF MIAMI - RAM REALTY
LOCATED AT 12500 SW 152 STREET
FOLIO No. 30-5926-000-0060**

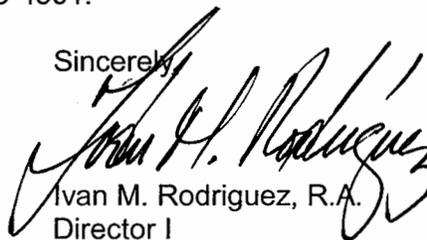
Dear Mr. Mayol:

This letter is to confirm that the above-referenced application is considered vested from the requirements of public school concurrency.

The referenced application was reviewed under the 2003 Interlocal Agreement for Public School Facility Planning and pursuant to the School Board's voluntary mitigation procedures approved at its April 13, 2005 meeting, the applicant voluntarily proffered a Declaration of Restrictions (Covenant) to the School Board providing for a 4-acre site as a donation over and above educational facilities impact fees. Enclosed is a copy of the Recorded Covenant, which was approved by the School Board at its meeting of April 13, 2005. The 4-acre site is to be conveyed to the School Board at the time of Final Plat.

Should you have additional questions or concerns regarding this application, please do not hesitate to contact me at 305-995-4501.

Sincerely,

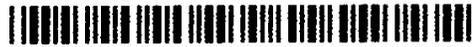


Ivan M. Rodriguez, R.A.
Director I

IMR:mo
L040
Enclosure

cc: Ms. Ana Rijo-Conde, AICP
Mr. Michael A. Levine
Ms. Vivian G. Villaamil
Miami-Dade County
School Concurrency Master File

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CFN 2007R1228441
 DR Bk 26135 Pgs 3385 - 3398 (14pgs)
 RECORDED 12/31/2007 12:44:56
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This instrument was prepared under the supervision of:

Name: Simon Ferro, Esq.
 Address: Greenberg Traurig, P.A.
 1221 Brickell Avenue
 Miami, FL 33131

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS
IN FAVOR OF THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA

WHEREAS, the undersigned Owner hold the fee simple title to that certain parcel of land located in unincorporated Miami-Dade County, Florida (the "Parent Tract Property"), which is legally described in Exhibit "A" to this Declaration; and

WHEREAS, the Property was the subject of a Comprehensive Development Master Plan ("CDMP") Amendment Application (No. 10) of the April 2004-2005 Amendment Cycle ("CDMP Application"); and

WHEREAS, the Owner sought a Land Use Plan amendment to change the designation of a portion of the Property from "Institutional and Public Facility" to "Office/Residential" ("Amendment Area A") and from "Institutional and Public Facility" to "Low-Medium Density Residential" on a portion of the Property and all of the U.S. Property ("Amendment Area B"); and

WHEREAS, the CDMP Application was modified and approved, designating the Parent Tract Property Low-Medium Density Residential, and the Owner has submitted to the Miami-Dade County Planning and Zoning Department a request to rezone and develop the Property as a Traditional Neighborhood Development ("TND"), with a mix of residential, commercial and

office uses, as well as other amenities, under Zoning Hearing Application No. 06-129 ("Application"); and

WHEREAS, the Owner voluntarily met with the School District to discuss the donation of a site to accommodate a future educational facility within the Property;

WHEREAS, the Owner desires to help meet the future public school needs generated by future development of the Property.

NOW, THEREFORE, IN ORDER TO ASSURE the School Board of Miami-Dade County, Florida (the "School Board"), that the representations made to it during the CDMP amendment process will be abided by, the Owner freely, voluntarily, and without duress make the following Declaration covering and running with the Property:

1. **Donation of Public School Site.** In the event the Application is approved, Owners shall voluntarily convey to the Miami-Dade County School Board ("School Board") for use as a public school site, a parcel of land within the Property containing not less than four (4) gross acres ("Donated School Parcel"), as more specifically described in Exhibit B, attached hereto.

A. **Conveyance of Donated Parcel.** In accordance with the Declaration of Restrictions proffered for approval of CDMP Application No. 10, permitting a residential density on the Property of not in excess of 9 residential units per gross acre, or a maximum of 1200 residential units on the Parent Tract Property, and in the event the Application is approved, permitting a residential development consistent with said density, Owners shall voluntarily convey to the

Miami-Dade County School Board ("School Board") for use as a public school site, a parcel of land within Parcel 1 as described in Exhibit "A" hereof, containing not less than four (4) gross acres ("Donated School Parcel"). The Donated School Parcel shall be conveyed to the School Board free of liens, encumbrances, and any other matter rendering title unmarketable or preventing its development and use as a public school or ancillary facility, and free of any structures, all of the foregoing at Owner's sole cost and expense. Any existing structures on the Donated School Parcel shall be demolished prior to conveyance to the School Board. Owner shall be responsible for all permitting related to the demolition, and the land shall be cleared of all debris prior to conveyance to School Board, all at Owner's sole cost and expense. All permits shall be properly closed prior to conveyance. The School Board acknowledges that the location of the Donated School Parcel depicted in Exhibit "B" is as may be proposed within the Application process and is conceptual in nature. If, as part of the Application process, there is a need to change the location of the Donated School Parcel, then, the Owner and the School Board shall collaborate to identify a new location for the Donated School Parcel acceptable to Owner and the School Board. Should an acceptable new location for the Donated School Parcel not be identified, then the Owner agrees that the Application shall be subject to compliance with School Concurrency laws, as applicable, and this covenant shall be null and void.

In the event the School Board accepts the Donated School Parcel and the District commissioned Phase II Environmental Site Assessment reveal

evidence of contamination in the soil or any and all existing structures on the Donated School Parcel, the Owner agrees that it shall remove and dispose of, prior to the conveyance of the Donated School Parcel to the School Board, at the Owner's sole cost and expense, all fill and topsoil above the bedrock contained within the Donated School Parcel. It is acknowledged and understood by the School Board and by Owner that : i) Owner shall not replace the removed fill and/or top-soil on the Donated Parcel, it being understood that the Donated Parcel shall be conveyed to the School Board at bedrock elevation, and ii) Removal and disposal of the fill and topsoil above the bedrock shall be the sole environmental remediation to be undertaken by Owner. In the event no contamination is found based on the District commissioned Phase II Environmental Site Assessment, the Owner agrees to fence the Donated School Parcel prior to the conveyance to the School Board, at the Owner's sole cost and expense. The School Board shall have the right to inspect the Donated School Parcel ninety (90) days prior to closing for compliance of provisions relative to remediation as provided for herein and to conduct other due diligence in accordance with School Board policy. If the Donated School Parcel is acceptable to the School Board, the closing of the transaction shall take place within 30 days following the recordation of the plat of the Property, at 1:00 PM, at the School Board Attorney's office.

B. Impact Fees and Costs of Conveyance. It is further acknowledged and understood by Owner and School Board that the Donated School Parcel shall be conveyed to the School Board as a partial donation and a

partial contribution in-lieu-of school impact fees authorized and approved by law ("Impact Fees"). In the event that less than 1200 residential units are approved on the Parent Tract Property, the Owner, its successors and assigns, shall be entitled to a credit in an amount equal to the difference in the number of residential units approved under the Application, or the maximum of 1200 residential units. For example, if the Owner, its successor and assigns, obtains approval for 960 units or 20% less than the 1200 unit maximum, the impact fee credit value of the school site would be 20% of the appraised value of the school site, or 80% would be a donation. The Owner, its successors and assigns, further agrees that the maximum school impact fee credit shall be a maximum of 50% of the appraised value of the school site, even if the number of approved units falls below 50% of the requested 1200 units. Conveyance shall be made by Special Warranty Deed, and Owner shall pay all documentary stamps, surtax on the deed, and other costs and expenses associated with the recording of the deed conveying the Donated School Parcel. Prior to conveyance of the Donated School Parcel Owner shall present proof of payment of prior year's real estate taxes and shall be responsible for current year's taxes through the date of conveyance. The Superintendent of Schools or his Designee shall have the authority to extend said date of conveyance, as mutually agreed between the Owner and School Board. By acceptance of this Declaration the School Board shall acknowledge that no additional monetary or land contributions shall be made by Owners or requested by the School Board as long as not more than 1200 residential unites are requested or approved on the Parent Tract Property.

C. Marketable Title. It is understood and agreed that the conveyance shall be subject to title being marketable, free and clear of all mortgages and liens, if any. Owner shall provide to the School Board a Title Insurance Commitment, at Owner's sole cost and expense, 30 days prior to conveyance of subject property and a Title Insurance Policy within 60 days after recording of the Special Warranty Deed among the Public Records of Miami-Dade County, Florida. The Title Commitment shall be marked-up at Closing, deleting all requirements under Schedule B-I and all Standard Exceptions, and subject only to the matters ("Permitted Exceptions") which do not adversely affect marketability of title to the subject property (as determined by the standards adopted by the Florida Bar) nor affect the ability of the School Board to utilize the subject property and develop it as a public school or ancillary facility. Provided, however, that Owner's TND Restrictions shall specifically exempt the School Board from any and all requirements set forth in the said Restrictions relating to, without limitation, building construction, landscaping, and design requirements. Owner shall not be obligated to request or obtain approval of variances, special exceptions or other exemptions from county, state or federal requirements relative to the School Board's development of the Donated School Parcel. Owner and the School Board agree that Owner may, at Owner's sole discretion, include the Donated Parcel as part of the Civic Use Allocation required by the TND ordinance. In the event the School Board requires height or other variances to insure the improvements to be located on the Donated School Parcel comply

with Civic Use criteria under the TND ordinance, the Owner may, at Owner's sole discretion, include requests for such variances in the Application and the School Board shall cooperate in the process. The Insurable Amount shall be amount equal to the appraised value of subject property as per the District commissioned appraisal. Owner shall provide at Closing a Title Affidavit acceptable to the Title Insurance agent in order to delete all Standard Exceptions and provide Gap Insurance, and Owner shall further comply with all requirements under Schedule B-I of the Title Insurance Commitment, at or prior to closing. In addition, Owner shall provide title insurance agent proof of payment of all Real Property Taxes due, if any, through closing and shall provide to the School Board, 10 days prior to closing, an Affidavit in compliance with S. 286.23, Florida Statutes.

2. **MISCELLANEOUS.**

A. **Covenant Running with the Land/Release.** This Declaration on the part of the Owners shall constitute a covenant running with the land and shall be recorded by the Owners, at the Owners' expense, in the public records of Miami-Dade County, Florida, and shall remain in full force and effect and be binding upon the undersigned Owners and their heirs, successors, legal representatives and assigns until such time as the same is terminated pursuant to paragraph 1(A) hereof, or is modified or released with the approval of the School Board. These restrictions, during their lifetime, shall be for the benefit of, and limitation upon, all present and future owners of the Property and for the public welfare; provided, however, except as to representations made by Owner, its successor and assigns, as listed under Paragraph 1C hereof, the

Superintendent of Schools or his/her designee shall release this Declaration by forthwith executing a written instrument in recordable form effectuating and acknowledging such release.

B. **Term.** This Declaration shall run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date that this Declaration is recorded. After which time, it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then owner(s) of the Property has been recorded agreeing to change the Declaration in whole, or in part, provided that the Declaration has first been modified or released by the School Board.

C. **Modification Amendment and Release.** This Declaration of Restrictions may be modified, amended, or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of all of the Property covered under the modification, amendment, or release, including jointers of all mortgagees, if any, provided that the modification, amendment, or release is also approved by the School Board after public hearing.

D. **Enforcement.** Enforcement shall be by action against any parties or person violating, or attempting to violate, the covenants. This enforcement provision shall be in addition to any other remedies available at law, in equity, or both.

E. **Election of Remedies.** All rights, remedies, and privileges granted herein shall be deemed to be cumulative and the exercise of anyone or

more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

F. **Severability.** Invalidation of anyone of these covenants by judgment of Court shall not affect any of the other provisions which shall remain in full force and effect.

G. **Recording.** This Declaration shall be filed of record by the Owners in the public records of Miami-Dade County, Florida, at the cost of the Owners, and shall become effective following the adoption by the Miami-Dade County Board of County Commissioners of a resolution approving the Application and the expiration of any applicable filing periods without an appeal having been filed (the "Final Approval"). Upon recordation, the Owners shall provide a court certified copy of the recorded Declaration to the School Board.

H. **Governance and Venue.** This Declaration of Restrictions and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any dispute shall be in Miami-Dade County.

I. **Attorney's Fees and Costs.** In the event of any litigation between the parties under this Declaration of Restrictions, each party shall be responsible for its own attorney's fees and court costs through all trial and appellate levels. The provisions of this subparagraph shall survive the closing.

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Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Alberto M. Carvalho

Miami-Dade County School Board
Perla Tabares Hantman, Chair
Dr. Lawrence S. Feldman, Vice Chair
Dr. Dorothy Bendross-Mindingall
Carlos L. Curbelo
Renier Diaz de la Portilla
Dr. Wilbert "Tee" Holloway
Dr. Martin Karp
Dr. Marta Pérez
Raquel A. Regalado

November 22, 2011

VIA ELECTRONIC MAIL

Mr. Mark Woerner, AICP, Chief Metropolitan Planning Section
Sustainability, Planning and Economic Enhancement Department
Miami-Dade County
111 N.W. 1 Street, 11th Floor, Suite 1110
Miami, FL 33128

RE: CDMP October 2011 Amendment Cycle – RAM Development Company

Dear Mr. Woerner:

It is our understanding that the RAM Development Company (Applicant) recently filed an application for amending the County's Comprehensive Development Master Plan (CDMP) for the October 2011 Amendment Cycle. This letter is to advise you that the School District has an interest in approximately a 4-acre portion of land within the application.

This land was previously the subject of a CDMP Amendment (Application No. 10 of the April 2004-2005 Amendment Cycle), which was adopted by the Board of County Commission (BCC). The applicant (University of Miami) proffered via a recorded Declaration of Restrictions running with the land in favor of the School Board (Covenant), an approximate 4-acre parcel strategically located within the project site. On October 17, 2011, the University of Miami presented an alternate proposed school site location (copy attached for ease of reference and labeled "School Site Parcel Map 10.14.11.pdf"), for the District's consideration as allowed under the Covenant, which has been reviewed internally and has been found to be an acceptable school site option.

We note that the plan provided by the Applicant does not specifically designate any portion of the site for a school, and as such does not accurately reflect current obligations under the Covenant. We would appreciate the County's assistance in ensuring that as it processes the subject application, it includes in its analysis the specific information provided herein and as further detailed in the attachment.

Thank you for your continued cooperation and courtesies in this matter.

Sincerely,

Ivan M. Rodriguez, R.A.
Director I

IMR:ir
L 255
Attachment

cc: Mr. Jack Osterholt
Ms. Ana Rijo-Conde

Facilities Planning, Design and Sustainability
Ana Rijo-Conde, AICP, Eco-Sustainability Officer • 1450 N.E. 2nd Ave. • Suite 525 • Miami, FL 33132
305-995-7285 • 305-995-4760 (FAX) • arijo@dadeschools.net

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SCHOOL SITE PARCEL MAP



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APPENDIX D

Applicant's Traffic Study Executive Summary

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**Coral Reef Commons – UM South Campus Property
CDMP Amendment Transportation Analysis**

Executive Summary

Overview of the Proposed Land Use Change

This proposed change to the Miami-Dade County CDMP has been submitted by Ram Development Company for 68.41 gross acres of land (64.73 net acres) which reflects a portion of the subject property formerly known as the UM South Campus, consisting of 141.57 gross acres (137.89 net acres), located in Sections 25 and 26, Township 55, Range 39, in unincorporated Miami-Dade County, bounded by SW 152 Street on the north, SW 124 Avenue on the east, US Coast Guard lands on the south and US Government lands on the west. This proposed change to the CDMP seeks to redesignate 68.41 gross acres from Low Medium Density Residential to Business and Office to enable the development of neighborhood serving retail and business uses that will be nestled within a unique site surrounded by Natural Forest Community preserves and hammocks and will share the site with uses currently permitted under the existing Low Medium Density Residential designation consisting of residential garden style apartments, a public high school and a public library. The subject property includes the following two areas outlined in **Table A** below.

Table A – Existing and Proposed Land Use Designations for the Subject Property				
Gross Acres	Net Acres	Current Land Use Designation	Proposed Land Use Designation	Proposed Mix of Land Uses
68.41	64.73	Low Medium Density Residential	Business and Office (Northern portion of Property)	Shopping Center Retail and Business Uses School, Library and Environmental Lands
73.16	73.16	Low Medium Density Residential	Low Medium Density Residential (Southern portion of Property)	Residential and Environmental Lands
141.57	137.89	Total for Subject Property		Note: Residential, School and Library already permitted under Low Medium Density Land Use

Currently Permitted and Proposed Development Program

The current land use designation for the subject property is Low Medium Density Residential which is governed by the Declaration of Restrictions approved for the property in 2005 (Official Records Book 23413, page 1477, Miami-Dade County - CFN #20050539897), which permits up to 1200 residential units, a public school, a public library, a health and fitness center and retail and office uses permitted under Miami-Dade County TND zoning regulations. The southern portion of the subject property will retain the Low Medium Density Residential land use, while the northern portion will request a change to Business and Office. The Applicant is requesting the release of the existing Declaration of Restrictions, and has proposed a new Declaration of Restrictions to accommodate up to 900 residential units, a public school, a public library and 370,000 square feet of shopping center retail and business uses. The change in the proposed development program permitted by the existing and proposed Declaration of Restrictions is outlined in **Table B** below.

Table B – Underlying Allowable and Proposed Development for the Amendment Site			
Development Program Permitted by Existing Covenant - Low Medium Density Residential	Development Program Permitted by the Proposed Covenant - Low Medium Density Residential and Business and Office	Development Program Uses Already Allowed	Development Program Uses Newly Proposed
1200 residential units 1350 student public high school 17,400 sf public library Retail, office, health- fitness as permitted by TND zoning Preservation of NFC and Hammock	900 residential units 1350 student public high school 17,400 sf public library 370,000 sf Shopping Center Retail/Business Preservation of NFC and Hammock	900 residential units 1350 student public high school 17,400 sf public library	370,000 sf of Retail and Business Uses
AM Peak Hour Net External Trips	Net External AM Trips - Entire Site = 1,068	AM Trips Uses Allowed = 867	New Retail AM Trips = 201
PM Peak Hour Net External Trips	Net External PM Trips - Entire Site = 1,660	PM Trips Uses Allowed = 723	New Retail PM Trips = 937

A summary of the trip generation results are provided in **Table B** above. The information includes the net external trips generated by the entire subject property, the net external trips generated by the proposed uses already permitted by the existing Low Medium Density Residential land use and the net external trips generated by the proposed uses made possible by the change to business and office.

CDMP Amendment Transportation Analysis

A CDMP Amendment Transportation Analysis has been prepared to examine the future transportation impacts resulting from the proposed modifications to the CDMP, examining the adequacy of the transportation infrastructure within the short term (Year 2016) and long term (Year 2025) planning horizons. The transportation analysis includes an expanded traffic concurrency analysis for an evaluation of short term (Year 2016) traffic conditions and an extensive Year 2025 roadway network analysis for an evaluation of long term traffic conditions. The study area includes the arterial and collector roadway network extending to SW 88 Street on the north, SR 821, SR 874 and US-1 on the east, SW 216 Street on the south and SW 157 Avenue on the west. The transportation analysis evaluates the adequacy of the existing, committed and planned public facilities to support the infrastructure demand for the Amendment Site.

Traffic Concurrency – Short Term Planning Horizon

Pursuant to the Miami-Dade County Concurrency Management System, all study area traffic count stations on roadways adjacent to the Amendment Site have been found to operate at acceptable levels of service during the peak hour period for the Year 2016 Short Term Planning Horizon, accounting for existing traffic, previously approved committed development traffic, plus the traffic from the entire Amendment site. Available capacity and acceptable levels of service are maintained for the adjacent count stations and the study area roadway segments, meeting the traffic concurrency standards from the Miami-Dade County CDMP.

Year 2025 Traffic Conditions – Long Term Planning Horizon

An evaluation of the Year 2025 traffic conditions has been completed to determine the adequacy of the roadway infrastructure to meet the adopted LOS standards through the Year 2025 Long Term Planning Horizon. Year 2025 traffic conditions incorporate the expanded transportation infrastructure for roads under construction, the funded transportation improvements from TIP 2012, Priority II and III planned transportation improvements from the LRTP 2035, future background traffic conditions reflecting growth in background traffic and traffic from approved committed developments, the traffic impact from the Amendment site and the improvements proposed by the Applicant to enhance the network and offset transportation impacts. A significance determination analysis has been provided to ensure that those roadways carrying significant Amendment traffic will not impact any state or regionally significant roadway found to be operating below the adopted level of service standard in the year 2025.

Significant Impact and Roadway Enhancements

The Amendment trips were found to exceed 5.0% of the adopted maximum service volume for SW 152 Street from SW 127 Avenue to SW 137 Avenue, and for the local roadway segment of SW 127 Avenue providing access to the Amendment Site. Adopted levels of service on these roadways were shown to be met with the impact of the Amendment Trips for the Year 2025 Long Term Planning Horizon, however the Applicant has proposed roadway and intersection improvements to enhance the capacity of SW 152 Street to accommodate the uses proposed by the Amendment site.

Access and Network Improvements to Support the Amendment

Access to and from the Amendment Site will be enhanced by the proposed addition of a fourth eastbound travel lane on SW 152 Street from east of the Hammock to SW 124 Avenue (a distance of approximately 1,500 feet) along with expanded lane geometry at the two proposed directional median openings to access the site and expanded lane geometry at the signalized intersection of SW 152 Street and SW 127 Avenue. Each of these improvements enhance capacity and mobility for the SW 152 Street corridor, and are consistent with the future roadway improvements for eastbound SW 152 Street planned for the Zoo Miami Entertainment Area II. The proposed roadway and intersection improvements ensure that each of the regionally significant roadways serving the Amendment site will operate within the adopted level of service standards as defined by the CDMP.

Access to Transit

The Amendment Site is located adjacent to the existing Coral Reef Max Bus Route 252 which currently provides express bus service (and service at 15 and 20 minute headways during the AM and PM peak hours) between the Dadeland South Metrorail Station, the Busway Corridor and the Amendment Site.

**Response to Comments from Miami-Dade County Public Works
Received on February 13, 2012**

Please see below comments regarding transportation analysis for Coral Reef Commons (UM South Campus Property along SW 152 Street).

- 1) On page 23 in Table 4, some discrepancies were found related to the development order's trips for stations 9854, 9816 and 9818. It is recommended that the table should be revised with the updated information.

Response: The Development Order Trips on Table 4 for Stations 9854, 9816 and 9818 were obtained from the 9/14/2011 Miami-Dade Traffic Count Stations database, which reflected the most recent database available as of the deadline for submittal of the CDMP Technical Reports. Once an updated database is available, the Applicant will modify Table 4.

- 2) On page 23 in Table 4, derivation of adjustment factor, 0.088 from the station 0267 is not clear. Supporting documents should be provided for further explanation.

Response: See attached Table 4A and the March 2010 Hourly Continuous Counts for Station 0267 which provides the supporting documentation requested. This information will be incorporated into Attachment 1 of the Transportation Analysis.

- 3) Traffic count stations 9852 and 9818 on page 27, in Figure 3D, appear at inaccurate locations. Their locations should be identified and shown on the map accordingly.

Response: Figure 3D has been slightly modified to better depict the location of the Concurrency Count Stations described in the Miami-Dade Count Stations database as outlined below:

- **Station 9852 - SW 152 St west of SW 127 Ave between SW 124 Ave and SW 137 Ave.**
- **Station 9818 - SW 137 Ave south of SW 152 St to SW 184 St.**

- 4) Upon comparison of Figure 3E (Traffic concurrency distribution) and Figure 4B (2025 project distribution), the following links showed significant difference:
 - a. SW 137 Avenue, south of SW 152 Street, 29.47% for concurrency distribution as compared to 19.08% for 2025 analysis, it is recommended that the higher percentage should be used and analysis tables should be revised accordingly.
 - b. SW 152 Street, east of SW 117 Avenue, 8.7% for concurrency distribution as compared to 4.1% for 2025 analysis, it is recommended that the higher percentage should be used and analysis tables should be revised accordingly.

Response: The 2025 Distribution is different from the Year 2016 Concurrency Distribution since each is derived using interpolation for their specific respective horizon year. In addition, the 2025 Distribution incorporates the future road connection for SW 127 Avenue to the north (from SW 120 Street to SW 144 Street) pursuant to the Priority III improvement adopted in the 2035 LRTP. This roadway connection cannot be utilized in the Year 2016 Concurrency Distribution since it is not projected to be in place until the Year 2025. Once it is in place, the addition of this corridor to the north changes the distribution and assignment for roadways located both to the east and west of the Amendment Site.

The Concurrency Distribution intentionally aggregates trip assignments at the first directly accessed (and secondary) affected count stations to ensure that traffic concurrency is met pursuant to adopted standards. The 2025 Long Term Planning Horizon analysis is not a concurrency analysis, but is instead a more realistic distribution throughout the study area which reaches into the surrounding residential communities representing the future shoppers and patrons that will likely be attracted to the subject site.

Pursuant to the discussions with Public Works and Planning Staff at the comment review meeting for this project held on 2/14/2012, this explanation on the differences in the distribution was found to be acceptable.

- 5) SW 128 Street should be included in long term analysis for Year 2025 and Tables 5E, 5F should be revised accordingly.

Response: The Applicant, Public Works and Planning Staff reviewed this comment at the meeting for this project held on 2/14/2012. After reviewing additional data and studies provided by Public Works for SW 128 Street as it relates to the future SR 874 Connector, the Applicant offers the following information. SW 128 Street, SW 132 Street and SW 136 Street were considered as alternative future connection corridors to SR 874 by MDX in their Planning, PD&E and IJR Study finalized in August of 2011. Study conclusions presented at a December 2011 Public Hearing recommended the future use of SW 128 Street as a preferred alternative for the future SR 874 Connector. When this project moves forward, SW 128 Street will be widened from its current 2 lane divided/2 lane undivided geometry, to a 4 lane divided roadway. Under the 2035 LRTP, the SR 874 Connector is still a Priority IV improvement, and therefore is not yet considered as an infrastructure project that can be relied upon for this CDMP process. Notwithstanding that fact, the Applicant has determined that the projected traffic assignment to SW 128 Street from the Amendment Site (as identified in Figure 4B) will fall below the 5% significance threshold under the existing 2 lane divided, 2 lane undivided or the future 4 lane divided roadway geometry for SW 128 Street.

- 6) It is suggested that in addition to the proposed eastbound lane shown in Figure 5F on page 62, a similar additional westbound lane should also be provided in order to handle the reversible split of the traffic during different times of the day.

Response: The Applicant cannot provide a similar westbound lane improvement to the westbound direction since they only control that portion of the right-of-way along the south side of the roadway which lies outside of the Hammock and Natural Forest Communities. The Applicant has, however, recommended the expansion of the westbound left turn lane storage on SW 152 Street at SW 127 Avenue, along with two additional (new) westbound left turn lanes with one proposed at Project Access 2 and one proposed at Project Access 3, thus creating ±700 linear feet of additional westbound pavement (carved out of the median along SW 152 Street), which is intended to accommodate project traffic. Please note that SW 152 Street was found to meet adopted LOS standards with the new traffic from the Amendment Site, and therefore these turn lane improvements were recommended to improve site access and were not recommended to address corridor level of service.

- 7) It is recommended that Option 2, shown on page 67 for the intersection of SW 127 Avenue and SW 152 Street, should be adopted. This option provides better northbound approach Level of Service, as well as offers enhanced northbound movement along SW 127 Avenue.

Response: The Applicant agrees and will be moving forward with lane geometry consistent with Option 2.

- 8) In Figure 7B on page 67, in addition to the extension of westbound left-turn lane at SW 127 Avenue, an additional westbound left-turn lane can be highly beneficial for the project. As such, two westbound left-turn lanes should be provided at the intersection of SW 127 Avenue and SW 152 Street.

Response: The Applicant does not control the right-of-way on the north side of the roadway and therefore cannot provide a second westbound left turn lane on SW 152 Street at SW 127 Avenue. As an alternative to the second westbound left turn lane, the Applicant has proposed two additional westbound left turn lanes which can be carved out of the median (one at Project Access 2 and one at Project Access 3) which were specifically recommended by Miami-Dade Public Works during a preliminary meeting held on June 28, 2011 for this particular site prior to filing the CDMP application.

**Response to Comments from Miami-Dade County Planning
As Discussed in Review Meeting on February 14, 2012**

- 1) Modify Figures 2A and 2B and Tables 3A and 3B to reflect the Alternative Corridor Connection of SW 128 Street for the SR 874 Connector.

Response: Figures 2A and 2B and Tables 3A and 3B have been updated as requested.

- 2) Clarify the lane geometry for Count Stations 2266 and 2254 as presented on Table 4.

Response: As discussed in the 2/14/2012 Comment Review Meeting, the lane geometry utilized in Table 4 for Count Stations 2266 and 2254 accurately reflects existing conditions.

- 3) Modify Figure 3D to reflect the actual locations for Count Stations 9852 and 9818.

Response: Figure 3D has been updated as requested.

- 4) Modify Figure 4B to reflect 6.33% (instead of 7.33%) for the NNW Cardinal Distribution Assignment on SW 127 Avenue north of SW 152 Street. Correct affected tables and figures (Figures 4B, 4C, 5E and 5F and Table 5A, 5G and 5H).

Response: Figures 4B, 4C, 5E and 5F have been updated as requested along with Tables 5A, 5G and 5H.

APPENDIX E

Applicant's Economic Analysis

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Miami Economic Associates, Inc.

October 17, 2011

Mr. Jack Osterholt
Interim Director
Department of Sustainability, Planning and
Economic Enhancement
Miami-Dade County
Miami, FL

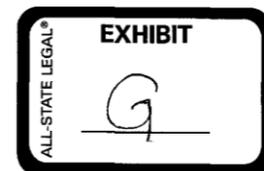
Dear Mr. Osterholt:

Miami Economic Associates, Inc. (MEAI) has reviewed the CDMP application filed on behalf RAM Development Company in the October 2011 Cycle, which seeks to amend the Miami-Dade County Comprehensive Development Master Plan (CDMP) by re-designating approximately 42 acres of the 136 acre of property located on the south side of S.W. 152nd Street at its intersection with S.W. 124th Avenue from Low-Medium Density Residential to Business and Office Use. The amendment also seeks to replace a previously accepted covenant regarding the manner in which the property would be developed with one that reflects the current plans for the site inclusive of the commercial use.

The purpose of our review was to evaluate whether adoption of the proposed amendment is justified by a need for additional land designated for Business and Office Use in the area in which the subject property is located and by other economic considerations. This letter report, which is organized as shown below, is being provided to apprise you of the findings of our review.

Section	Page
Summary of Findings	2
Needs Analysis	2
Methodology	3
Localized Sub-Area Geography	4
Land Supply in the Localized Sub-Area	6
Determination of Need	7
Other Economic Considerations	8
Closing	9

6861 S.W. 89th Terrace Miami, Florida 33156
Tel: (305) 669-0229 Fax: (866) 496-6107 Email: meaink@bellsouth.net



Mr. Jack Osterholt
Interim Director, Sustainability, Planning and
Economic Enhancement
Miami-Dade County
October 17, 2011
Page 2

Summary of Findings

As indicated above, the primary purpose of the proposed CDMP amendment is to allow for the development of a shopping center, which would be comprised of approximately 350,000 square feet of gross leasable area and anchored by "big box" retailers on 42 acres of the 136-acre property. Approximately 900 rental apartment units would be constructed on approximately 44 of the remaining 94 acres while approximately 50 acres would be maintained as preserve areas or utilized for civic uses under the auspices of the University of Miami. MEAI believes that the proposed amendment should be adopted for the following reasons:

- The market area for the proposed retail project will be comprised of MSA's 6.1, 6.2 and 7.2, all portions of which are within a 10-radius of the subject property. This area, which currently has a population nearly the size of that of the City of Miami, is underserved in terms of commercial acreage. According to data contained in the 2010 EAR, the area has 1,744.9 commercially-designated acres, which equates to 3.8 acres per 1,000 of its estimated 2020 population. In contrast, in 2020 on a countywide basis there will be 5.8 acres of commercially-designated acres per 1,000 of estimated population.
- Based on data contained in the 2010 EAR, it is anticipated that the 399.5 vacant acres of commercially-designated land in the market area defined above will not be fully depleted until 2025, or 5 years after the current 2020 planning horizon. While this might suggest the re-designation of the subject property for Business and Office Use at this time would be premature, it should be noted that both the quantity of vacant commercially-designated land currently available and the average annual absorption rate used in the depletion analysis reflect the abnormal economic environment that has existed since 2007 when the United States generally and Miami-Dade County specifically entered into the worst economic downturn since the Great Depression. As a result several projects within the area that have been long-planned have been delayed in their implementation. Real estate industry journals as well as discussions with retail developers active in the South Florida market indicate these delayed projects may soon be ready to move forward as the creditworthy retail tenants who are so key to making new retail development happen begin again to develop new outlets.
- The market area defined above is already substantially developed with the result that the subject property is one of only 3 vacant properties within it greater than 10 acres in size and appropriately located on a major roadway that are not already designated for commercial use. MEAI believes that the prudent course of action would be to re-designate the subject property for commercial use now rather than to wait and run the risk that when action would be "more timely" relative to the planning horizon there would be not property available to provide the market area with an adequate supply of commercially-designated land.

Mr. Jack Osterholt
Interim Director, Sustainability, Planning and
Economic Enhancement
Miami-Dade County
October 17, 2011
Page 3

- Development of the proposed retail center and rental apartment units will be economically and fiscally beneficial to the Miami-Dade County and its residents for the following reasons¹:
 - The \$48.6 million spent on labor during the development period would be sufficient to pay the average annual wages and salaries of approximately 780 Miami-Dade County construction workers.
 - Once completed, the proposed retail center is expected to provide jobs for approximately 700 workers on a full-time equivalent basis. These workers, many of whom may live within the market area or the Perrine and Richmond Heights areas to the east, will earn \$17.5 million annually.
 - The proposed retail center will annually generate more than \$1,558,000 in ad valorem taxes for Miami-Dade County and its Unincorporated Municipal Service area as well as nearly \$1,280,000 in ad valorem taxes for the Miami-Dade County Public School District.

Needs Analysis

The materials that follow describe the methodology employed in the needs analysis that MEAI performed and the findings of that analysis.

Methodology

MEAI's conclusion that there is a need for more land designated for Business and Office Use in the area in which the subject property is located is based on analysis using the methodology adopted by the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") to determine the adequacy of supply for non-residential land. The methodology set forth in the CDMP requires an analysis of the following:

I: Relevant Geographic Measure

CDMP Policy LU-8F states that the adequacy of neighborhood and community-oriented Business and Office Uses "shall be determined on the basis of localized Sub-Area geography such as Census Tracts, Minor Statistical Areas (MSA's) and combinations thereof." For the reasons set forth below in the section labeled "Localized Sub-Area Geography", MEAI concluded that the appropriate localized Sub-Area geography includes: (i) MSA 6.2 as the primary market and (ii) MSA's 6.1 and 7.2 as the secondary market.

¹ All monetary amounts expressed in 2011 Constant Dollars.

Mr. Jack Osterholt
Interim Director, Sustainability, Planning and
Economic Enhancement
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October 17, 2011
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II: Adequacy of Current Commercial Land Supply

As the table of Page 1.1-38 of County's 2010 Evaluation and Appraisal Report (EAR) shows, Miami-Dade County's Department of Planning and Zoning (DP&Z) initially bases its assessment of the adequacy of the current commercial land supply in a localized area on the following two factors: (i) the commercial acres per 1,000 population ratio; and (ii) the projected commercial land depletion year. It further establishes a countywide average of commercial land in 2020 equal to 5.8 acres per 1,000 population and in 2030 of 5.2 acres per 1,000 population.

As discussed in the section below labeled "Land Supply in Defined Localized Sub-Area", MEAI's analysis showed that the ratio of the current commercial land supply relative to population in the primary and secondary market areas is well-below the countywide standard. Our analysis further showed that the estimated depletion date of the current land supply in the combined primary and secondary market areas is beyond the current planning horizon. However, for reasons detailed there, MEAI believes that there are specific, abnormal factors that have caused the depletion date to attenuate and that prudence would dictate that steps be taken now to bring the supply of commercial land in the market area into closer alignment with the countywide average.

III: Other Factors

The 2010 EAR indicates that if a local area registers a commercial land/population ratio below the established countywide average, "it does not necessarily indicate an undesirable condition" and other factors should be considered, particularly the vacancy rate of the developed commercial space in the Localized Sub-Area. MEAI's survey of the retail space in the area indicated that the existing rate of occupancy approximates 90 percent, which MEAI considers to be reasonably strong given the current recessionary environment, which among other things, has reduced spending power and caused a number of retailers, including national chains into bankruptcy and/or liquidation. It is also a level of occupancy that can support the development of new space.

Localized Sub-Area Geography

As discussed in the introduction to this report, the Applicant is seeking the re-designation of a portion of subject property for Business and Office Use in order to allow for the development of a commercial project containing 350,000 square feet of retail space anchored by big box retailers. MEAI believes that primary market support would be provided by the residents of MSA 6.2, in which the subject property is located, while secondary market support would be drawn from the households living in MSA 6.1 to the north and MSA 7.2 to the south. According to the 2010 EAR, the area just described had an estimated population in 2010 exceeding 381,000 people, or less than 20,000 fewer residents than 2010 Census estimated live in the City of Miami.

Definition of primary and secondary market areas just outlined is based on the following considerations:

Mr. Jack Osterholt
Interim Director, Sustainability, Planning and
Economic Enhancement
Miami-Dade County
October 17, 2011
Page 5

- Given the size of the proposed retail project and the nature of the anchor tenants that have indicated interest in locating within it, it is reasonable to expect that it could attract customers from within a 10-mile radius. The entirety of MSA 6.2 is located within 5 miles of the subject site while all portions of MSA's 6.1 and 7.2 are within 10 miles.
- MSA's 6.1 and 6.2 are both located west of Florida's Turnpike, the only two MSA's north of S.W. 184th Street so situated. Given that there are only a limited number of roadways that allow traffic to cross from one side of the turnpike to the other and the frequent congestion that exists on those roadway, the Turnpike has historically served as both a real and psychological barrier that has caused MSA's 6.1 and 6.2 in combination to be viewed as their own distinct portion of the County. Further contributing to the cohesion of these two MSA's is the fact that they have very similar socio-economic profiles. There are also two roadways, the Turnpike and S.W. 137th Avenue that serve to tie the two MSA's together as a functional unit.
- MSA 6.1 is extremely underserved in terms of retailing, with the current supply of commercial land in the MSA equating to 2.8 acres per 1,000 of 2020 projected population and 2.5 acres per 1,000 of 2030 projected population. Only MSA 1.1 at the north end of the barrier island has a lower ratio of commercial acreage to population than MSA 6.1 among the County's 31 urbanized MSA's. It should be further noted that the remaining vacant commercial land within MSA 6.1 is extremely limited in terms of its development potential for the kind of retailing proposed at the subject site, with none of remaining sites more than 10 acres in size and only 3 parcels more than 5 acres in size.
- MSA 7.2 differs significantly from MSA's 6.1 and 6.2 in a variety of ways. Illustratively, the eastern portion of MSA 7.2 has a distinctly different socio-economic profile than those of MSA 6.1 and 6.2 in terms of ethnicity and income while the western portion of MSA 7.2, which includes the Redlands, has a rural rather than suburban pattern of development. It should also be noted that the eastern and western portions of MSA 7.2 itself differ from each other in these regards. Notwithstanding, we believe that residents of both portions of MSA 7.2 are likely to be attracted to the proposed shopping center on the subject site. In the case of those who live in the eastern portion of the MSA, the appeal will likely be to the value-oriented shopping that will offered. For those in the west, the appeal will likely to be convenience since the roadway network makes travel to subject property less time consuming than travel through the eastern portion of MSA 7.2 into MSA 7.1.
- MSA 7.2 does have a higher ratio of commercial acreage to population than MSA 6.1 discussed above, 4.8 acres per 1,000 of projected 2020 population and 3.8 acres per 1,000 of projected 2030 population. However, significant portions of the developed commercial acreage in MSA 7.2, the overwhelming preponderance of which is the eastern portion of the area, is occupied by "mom and pop" rather than chain retailers and in numerous instances, by automotive related uses such as garages, body

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shops, etc. Further, the area contains no vacant parcels on which retail development would currently be allowed that is greater than 10 acres in size and only 1 greater than 5 acres in size.

- Besides the MSA's discussed above, there are several others which either in whole or in part are located within a 10-mile radius of the subject site including MSA's 5.4, 5.5, 5.6, 5.7, 5.8, 7.1, 7.3 and 7.4. MSA's 5.4, 5.5, 5.6, 5.7 and 5.8 were not included in the Localized Sub-Area because they are located east of the Turnpike, which, as discussed above, serves as a real and psychological barrier to movement, and because they contain substantial retail opportunities within themselves. MSA 7.1 also already contains substantially amounts of retailing while the amount of retail development in MSA's 7.3 and 7.4 is increasing.

Consistent with Land Use Policy 8F, MEAI concludes that the determination of need with respect to the proposed land use amendment should be made in the context of the conditions that exist in the localized sub-area geography that defines the primary and secondary market area described above..

Land Supply in Defined Localized Sub-Area

The 2010 EAR provides that the appropriate measurements for determining the adequacy of non-residential land supplies should be based on the following:

- The ratio of commercially-designated land within the area, inclusive of developed and vacant property, to population; and
- The timeframe that will be required to fully deplete the existing supply of vacant commercially-designated land.

With respect to these measurements, MEAI's analysis found the following:

Acreage to Population Ratio

- According to the 2010 EAR, the localized Sub-Area described above, inclusive of MSA's 6.2 as well as MSA 6.1 and MSA 7.2 contains a total of 1,744.9 acres of commercially-designated acreage. Included within this quantity are 1,345.4 acres that have already been developed and 399.5 vacant acres. The area is expected to have 441,027 residents in 2020, with the result that the ratio of total commercially-designated acreage to population at that point in time will be 3.9 acres per 1,000 people, a figure considerably below the projected countywide average at that time of 5.8 acres per 1,000 people. By 2030, the population of Localized Sub-Area is expected to increase to 493,015 residents, resulting in a ratio of 3.5 acres per 1,000 people when on a countywide basis it will be 5.2 acres per 1,000 people. Accordingly, MEAI's analysis shows that the Localized Sub-Area is underserved in terms of its current supply of commercially-designated acreage.

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Depletion Year

- Based on data contained in the 2010, the 399.5 vacant acres in the Localized Sub-Area will be absorbed at a annual average rate of 29.64 acres per year. At this pace, it would take 13.5 year to fully deplete the vacant acreage, which means the depletion year would year would be 2025, or 5 years after the current planning horizon of 2020

Determination of Need

As discussed above, one of the two measurements of the adequacy of commercial supply, the acreage to population ratio, indicates that re-designation of the subject property to Business and Office Use is merited because the Localized Sub-Area in which it is located is underserved, relative to countywide supply, in terms of commercial acreage. Supporting this conclusion is the fact that a survey of the existing retail space in the area showed it to be approximately 90 percent occupied despite the current recessionary environment, which is a rate of utilization that would typically be conducive for new development to occur. However, the second measurement, depletion year, suggest that re-designation of the subject property at the present time may be premature. With respect to this latter point, MEAI believes that the following factors should be considered:

- Both the quantity of vacant commercially-designated land currently available in the Localized Sub-Area and the average annual absorption rate used in the depletion analysis reflect the abnormal economic environment that has existed since 2007 when the United States generally and Miami-Dade County specifically entered into the worst economic downturn since the Great Depression. As a result, commercial projects that have been on the drawing boards for a number of years such as Kendall Town Center and the development proposed on the so-called Brown Property have been unable to obtain commitments from creditworthy tenants without whom the financing required to proceed could not be obtained. Additionally, the developer of the Kendall Town Center project suffered its own financial meltdown because it had overleveraged its other projects. Real estate industry journals as well as discussions with retail developers active in the South Florida market indicate that the creditworthy retail tenants who are so key to making new retail development happen have re-engaged and are looking for sites for new outlets. Among the sites in Miami-Dade County that has attracted their attention, in addition to those mentioned above, is subject property.
- The Localized Sub-Area is at the current time substantially developed with the result that at the present time there are only vacant 5 properties, including the subject, within the area that are: (i) not already designated for commercial development ; (ii) 10 or more acres in size; and (iii) appropriately located on a major traffic arteries. Included among these are a tract located right on the Urban Development Boundary at the intersection of S.W. 42nd Avenue and S.W. 167th Avenue that has already

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been platted for residential use and a 51-acre industrially-designated parcel at the intersection S.W. 120th Street and S.W. 152nd Avenue where the infrastructure has already been installed for the development of a business park. Assuming that neither of these is likely to be available for commercial development, that leaves only 2 other sites besides the subject property. The first of these is a 13.7-acre industrially-designated site at the intersection of S.W. 137th Avenue and S.W. 138th Court/S.W. 143 Street while the second is a 17-acre site directly across street. The latter property is designated for industrial use on the CDMP Future Land Use Map; however, the property is consider a multi-family residential site by the County Property Appraiser and is being marketed as such.

Given there are only 3 sites, inclusive of the subject property, available to increase the commercial land supply in the Localized Sub-Area in a meaningful way, MEAI believes that it would be imprudent to delay designating more commercial land for the area until the depletion year is within the planning horizon. To do so would open the County to the risk that it may never be able to provide the Localized Sub-Area with an adequate supply of commercially-designated land because by that time all 3 sites might already be developed.

Based on the preceding, MEAI believes that the proposed amendment should be adopted.

Other Economic Considerations²

Miami-Dade County is currently recording an unemployment rate exceeding 12 percent. County government has also recently experienced great difficulty in establishing a budget for the fiscal year ending September 30, 2012 due to the reduction in its tax base that has result from the economic downturn has impacted the County's economy since 2007. Development of the subject property in the manner that the proposed CDMP amendment would allow would be highly beneficial both economically and fiscally towards addressing these issues.

- It is estimated that approximately \$48.6 million of the \$108.0 million that will be expended to construct a 350,000 square foot retail center and 900 rental apartment units on the subject property will spent on construction worker wages and salaries. According to data compiled by the Florida Agency for Workforce Innovation, that would be an amount sufficient to pay nearly 780 workers the amount earned annually by the average construction worker in Miami-Dade County.
- A 350,000 square foot retail center of the type being proposed on the subject property will employ approximately 700 workers on a full-time equivalent basis. These workers, who will likely include people who reside in the Localized Sub-Area

² All monetary figures stated below are in 2011 Constant Dollars. Analysis does not consider the anticipated civic uses.

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as well as people who reside in the Perrine and Richmond Heights area directly to the east of the subject property, will earn approximately \$17.5 million annually.

- Based on a review of comparable properties, it is estimated that proposed retail center and residential units will be placed on the County's tax rolls at a taxable value of approximately \$160.0 million and generate \$1,558,444 annually for Miami-Dade County and its Unincorporated Municipal Service Area. It will also generate \$1,280,800 in ad valorem taxes annually for the Miami-Dade County Public School District and \$80,000 for the Children's Trust.

Closing

Based on the preceding findings, MEAI concludes that CDMP Application filed by RAM Development Company for the October 2011 cycle should be approved.

Sincerely,
Miami Economic Associates, Inc.



Andrew Dolkart
President

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APPENDIX F

Fiscal Impacts

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Fiscal Impacts On Infrastructure and Services

On October 23, 2001, the Board of County Commissioners adopted Ordinance No. 01-163 requiring the review procedures for amendments to the Comprehensive Development Master Plan (CDMP) to include a written evaluation of fiscal impacts for any proposed land use change. The following is a fiscal evaluation of Application No. 3 of the October 2011 Cycle of Applications to amend the CDMP from county departments and agencies responsible for supplying and maintaining infrastructure and services relevant to the CDMP. The evaluation estimates the incremental and cumulative costs of the required infrastructure and service, and the extent to which the costs will be borne by the property owners or will require general taxpayer support and includes an estimate of that support.

The agencies use various methodologies for their calculations. The agencies rely on a variety of sources for revenue, such as, property taxes, impact fees, connection fees, user fees, gas taxes, taxing districts, general fund contribution, federal and state grants, federal funds, etc. Certain variables, such as property use, location, number of dwelling units, and type of units were considered by the service agencies in developing their cost estimates.

Solid Waste Services

Concurrency

Since the Public Works and Waste Management Department (PWWM) assesses solid waste disposal capacity on a system-wide basis, in part, on existing waste delivery commitments from both the private and public sectors, it is not possible or necessary to make determinations concerning the adequacy of solid waste disposal facilities relative to each individual application. Instead, the PWWM issues a periodic assessment of the County's status in terms of 'concurrency'; that is, the ability to maintain a minimum of five (5) years of waste disposal capacity system-wide. The County is committed to maintaining this level in compliance with Chapter 163, Part II F.S. and currently exceeds this standard as of FY 2011-2012.

Residential Collection and Disposal Service

Currently, the household waste collection fee is \$439 per residential unit, which also covers costs for waste disposal, bulky waste pick up, illegal dumping clean-up, trash and recycling center operations, curbside recycling, home chemical collection centers, and code enforcement. As of September 30, 2010, the average residential unit generated 2.16 tons of waste, which includes garbage, trash and recycled waste. As reported by the PWWM's Full Cost Disclosure Report for FY 2009-2010, the full cost per residential unit of providing waste collection service was \$429.

Waste Disposal Capacity and Service

The cost of providing disposal capacity for Waste Collection Service Area (WCSA) customers, municipalities and private haulers is paid for by system users. For FY 2011-2012, the PWWM charges at a contract disposal rate of \$62.59 per ton to PWWM Collections and to those private haulers and municipalities with long-term disposal agreements. The short-term disposal rate is \$82.52 per ton in FY 2011-2012. These rates adjust annually with the Consumer Price Index, South Region. In addition, the PWWM charges a Disposal Facility Fee to private haulers equal to 15 percent of their annual gross receipts, which is used to ensure availability of disposal capacity in the system. Landfill closure is funded by a portion of the Utility Service Fee charged to all retail customers of the County's Water and Sewer Department.

Water and Sewer

The Miami-Dade County Water and Sewer Department provides for the majority of water and sewer service throughout the county. The cost estimates provided herein are preliminary and final project costs will vary from these estimates. The final costs for the project will depend on the actual labor and materials costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. The water impact fee was calculated at a rate of \$1.39 per gallon per day (gpd), and the sewer impact fee was calculated at a rate of \$5.60 per gpd. The annual operations and maintenance cost was based on \$1.4381 per 1,000 gallons for water and \$1.7252 per 1,000 gallons for sewer.

The applicant requests a change to the CDMP Land Use Plan map to re-designate Parcel A (± 67.89 gross-acre) on the application site from "Low-Medium Density Residential Communities (6 to 13 DU/Ac)" to "Business and Office" and release the current Declarations of Restrictions governing the overall application site.

If the site is developed as described by the proffered covenant, with 370,000 sq. ft. of retail uses and 900 single family attached residences (townhouses), water connection charges/impact fees would be \$276,610 and water service line and meter connection fees would cost \$1,300. Sewer connection charges/impact fees for these land uses would be \$1,114,400 and total annual operating and maintenance costs would total \$229,766. If the site is developed without restrictions, with 1,118,795 sq. ft. of retail uses and 957 single family attached units (townhouses), water connection charges/impact fees would be \$394,954, and water service line and meter connection fees would cost \$1,300. Sewer connection charges/impact fees for these land uses would be \$1,591,181 and total annual operating and maintenance costs would total \$328,069.

There are no infrastructure installation costs since there are existing water and sewer lines inside the application site.

Flood Protection

The Permitting, Environment and Regulatory Affairs Department (PERA) is restricted to the enforcement of current stormwater management and disposal regulations. These regulations require that all new development provide full on-site retention of the stormwater runoff generated by the development. The drainage systems serving new developments are not allowed to impact existing or proposed public stormwater disposal systems, or to impact adjacent properties. The County is not responsible for providing flood protection to private properties, although it is the County's responsibility to ensure and verify that said protection has been incorporated in the plans for each proposed development. The above noted determinations are predicated upon the provisions of Chapter 46, Section 4611.1 of the South Florida Building Code; Section 24-58.3(G) of the Code of Miami-Dade County, Florida; Chapter 40E-40 Florida Administrative Code, Basis of Review South Florida Water Management District (SFWMD); and Section D4 Part 2 of the Public Works Manual of Miami-Dade County. All these legal provisions emphasize the requirement for full on-site retention of stormwater as a post development condition for all proposed commercial, industrial, and residential subdivisions.

Additionally, PERA staff notes that new development, within the urbanized area of the County, is assessed a stormwater utility fee. This fee is commensurate with the percentage of impervious area of each parcel of land, and is assessed pursuant to the requirements of Section 24-61,

Article IV, of the Code of Miami-Dade County. Finally, according to the same Code Section, the proceedings may only be utilized for the maintenance and improvement of public storm drainage systems. Based upon the above noted considerations, it is the opinion of PERA that Ordinance No. 01-163 will not change, reverse, or affect these factual requirements.

Public Schools

The subject application is considered vested from public schools concurrency requirements. This application was reviewed under the 2003 Interlocal Agreement for Public Schools Facility Planning and pursuant to the School Board's voluntary mitigation procedures approved at its April 13, 2005 meeting. The applicant voluntarily proffered a Declaration of Restrictions to the School Board providing for a 4-acre site as a donation over and above the Educational Facilities Impact Fee. The 4-acre site is to be conveyed to the School Board at the time of final plat approval.

Fire Rescue

This information was not provided

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APPENDIX G

Proffered Declaration of Restrictions

The applicant requested the release of a current Declaration of Restrictions governing the application site and to revise the Restrictions Table in the Land Use Element on page I-74.1 of the CDMP to include the new proffered Declaration of Restrictions, if accepted and adopted by the Board.

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This instrument was prepared under
the supervision of:

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

2011 DEC -9 A 11: 22

PLANNING AND ECONOMIC ENHANCEMENT
METROPOLITAN PLANNING SECT

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned (collectively, the "Owner"), holds the fee simple title to that certain parcel of land that is legally described on Exhibit "A" to this Declaration (the "Property"); and

WHEREAS, the Comprehensive Development Master Plan ("CDMP") designation for the Property is currently "Low-Medium Density Residential" use and is subject to a Declaration of Restrictions, recorded in Official Records Book 23413 at Page 1477 of the Public Records of Miami-Dade County, Florida (the "Original Declaration");

WHEREAS, an application has been filed with the Department of Sustainability, Planning, and Economic Enhancement (the "Department") to amend the Comprehensive Development Master Plan ("CDMP") of Miami-Dade County, which application, officially designated CDMP Application No. 3 (October 2011 Cycle) (the "Application") seeks to redesignate the land use designation on the a portion of the Property, more specifically described in Exhibit "B" to this Declaration, from "Low-Medium Density Residential" to "Business and Office" (the "Commercial Parcel"), to release the Original Declaration, and for the County to accept this Declaration of Restrictions.

NOW, THEREFORE, in order to assure the Miami-Dade County Board of County Commissioners (the "Board of County Commissioners") that the representations made by the Owner during consideration of the Application shall be binding commitments to be performed by the Owner, its successors and assigns, the Owner freely, voluntarily and without duress, makes the following Declaration of Restrictions covering and running with the Property:

- 1) **Recitals.** The foregoing recitals are true and correct and made a part hereof.
- 2) **Release of Declaration.** The Original Declaration is hereby released, terminated and rendered of no further force and effect.
- 3) **Permitted Uses.** The Property is intended to be developed with a mix of land uses. The square footage of the retail, commercial, office, and service uses on the Property shall be limited to 370,000 square feet. The density of residential development shall be limited to 900 residential dwelling units. In addition to the foregoing, nothing herein shall limit the ability for the development and operation of schools, libraries or other governmental, civic, or institutional uses or the conduct of special events, including but not limited to farmers' markets and holiday events/celebrations.
- 4) **Donation of Public Library Site.** In the event the Application is approved and a zoning application is subsequently approved permitting a residential development consistent with the existing Low-Medium Density Residential designation on that portion of the Property, the Owner shall offer to convey a parcel of land within the Property, containing not less than 18,000 gross square feet, to the County for use as a public library site (the "Donated Library Parcel"). The Donated Library Parcel shall be offered to be conveyed to the County at no cost to the County and with no encumbrances preventing its use as a

public library facility prior to the issuance of the first building permit for the development of the Commercial Parcel.

- 5) **Natural Forest Community ("NFC") Preservation.** Prior to approval of the final plat for any portion of the Property that abuts any area within the Property that is designated by the County as Natural Forest Community, the Owner shall enter into an agreement with the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs ("PERA"), or its successor department, for the perpetual maintenance, management, and control of the NFC. In the event ownership of all or a portion of the NFC is transferred to Miami-Dade County, PERA, or any other local, state, or governmental agency, or any entity acceptable to PERA, any obligation for the Owner to maintain the NFC may be revised in accordance with the terms of said transfer with the prior approval of DERM.
- 6) **Notice to Future Owners or Lessees.** The Owner, its successors, and assigns shall provide to all initial future grantees or lessees of any residential, retail, or office unit within the Property a written notice, acknowledgement, and waiver acknowledging that the Property is located within the vicinity of Miami-Dade County ZooMiami and other future uses as reflected within the "Miami MetroZoo Master Plan and Further Development" (the "Zoo Plan"), as prepared by Portico Group for the Miami-Dade County Parks and Recreation Department, dated September 2002, as may be revised or substituted, and in the vicinity of a designated NFC, which is subject to periodic controlled burnings to maintain the health and quality of protected pinelands. All initial

contracts for sale or lease of any portion of the Property shall contain the following statement:

"Grantee(s) (or Lessee(s)) hereby acknowledges and understands that the property which is the subject of this conveyance is located within the vicinity of the Miami-Dade County ZooMiami and other possible future public and recreational uses ("Public Uses"), as reflected in the "Miami MetroZoo Master Plan and Further Development" ("Zoo Plan"), as prepared by Portico Group for the Miami-Dade County Parks and Recreation Department, dated September 2002, as amended from time to time. Additionally, the property which is subject to this conveyance is located in the vicinity of a designated Natural Forest Community (NFC), which is subject to periodic controlled burnings to maintain the health and quality of protected pinelands. As a result, Grantee (or Lessee) may be affected by noise and traffic generated by said Public Uses and smoke generated by the controlled burnings. By acknowledging this notice, Grantee (or Lessee), its successors, and assigns hereby acknowledges and agrees that such existing or future Public Uses or controlled burnings do not constitute and shall not be deemed a nuisance by said Grantee (or Lessee)."

- 7) **County Inspection.** As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.
- 8) **Covenant Running with the Land.** This Declaration on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at the Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the Owner, and its successors and assigns until such time as the same is modified or released. These restrictions shall be for the benefit of,

and limitation upon, all present and future owners of the Property and for the benefit of Miami-Dade County and the public welfare. The Owner, and its successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or impose a limitation on the County.

- 9) **Term.** This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.
- 10) **Modification, Amendment, Release.** This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the then owner(s) of all of the property, provided that the same is also approved by the Board of County Commissioners. Any such modification, amendment or release shall be subject to the provisions governing amendments to Comprehensive Plans, as set forth in Chapter 163, Part II , Florida Statutes or successor legislation which may, from time to time, govern amendments to comprehensive plans (hereinafter "Chapter 163"). Such modification, amendment or release shall also be subject to the provisions governing amendments to comprehensive plans as set forth in Section 2-116.1 of the Code of Miami Dade County, or successor regulation governing amendments to the Miami Dade comprehensive plan. Notwithstanding anything in this paragraph, in the event that the Property is incorporated within a new municipality which

amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Code of Miami-Dade County, then modifications, amendments or releases of this Declaration shall be subject to Chapter 163 and the provisions of such ordinances as may be adopted by such successor municipality for the adoption of amendments to its comprehensive plan; or, in the event that the successor municipality does not adopt such ordinances, subject to Chapter 163 and by the provisions for the adoption of zoning district boundary changes.

- 11) **Enforcement.** Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of its attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.
- 12) **Authorization for Miami-Dade County to Withhold Permits and Inspections.** In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.
- 13) **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

- 14) **Presumption of Compliance.** Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.
- 15) **Severability.** Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions that shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.
- 16) **Recording.** This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owner following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Sustainability, Planning, and Economic Enhancement or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

- 17) **Acceptance of Declaration of Restrictions.** Approval of the Application and acceptance of the Declaration of Restrictions does not entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part.
- 18) **Owner.** The term "Owner" shall include the undersigned and its successors and assigns.

[Execution Pages Follow]

DRAFT

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this _____
day of _____, 20__.

WITNESSES:

UNIVERSITY OF MIAMI
a Florida not-for-profit corporation

Signature

BY: _____
Name, Title

Printed Name

ADDRESS: 1535 Levante Avenue, Suite 201
Coral Gables, Florida 33146

Signature

Printed Name

STATE OF _____)

) SS

COUNTY OF _____)

The foregoing instrument was acknowledged before me by _____, as _____
of University of Miami, Inc., a Florida not-for-profit corporation, for the purposes stated herein
on behalf of the corporation. He is personally known to me or has produced
_____ as identification. Witness my signature and official seal this ____
day of _____, 2011, in the County and State aforesaid.

My Commission Expires:

Notary Public - State of _____

Printed Name

The release and termination of the Declaration of Restrictions recorded in Official Records Book 23413 at Page
1477 of the Public Records of Miami-Dade County, Florida is hereby acknowledged by the Director of the
Sustainability, Planning and Economic Enhancement Department.

Director

Date

EXHIBIT "A"

Legal Description of the Property:

A portion of Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

Commence at the Northeast corner of the Northwest 1/4 of said Section 25; thence run S02°06'52"E, along the East line of the Northwest 1/4 of said Section 25, for 1435.00 feet; thence run S87°29'21"W for 1190.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue S87°29'21"W for 144.39 feet; thence S16°48'45"W for 1097.40 feet; thence run S19°30'47"W for 326.90 feet (said last mentioned 3 courses being coincident with the boundary of the lands described in that certain "Corrective Quitclaim Deed" recorded in Official Records Book 9159 at Page 926, of the Public Records of Miami-Dade County, Florida); thence run N58°51'13"W for 554.90 feet; thence run N31°08'47"E for 12.58 feet; thence N58°51'13"W for 284.32 feet to a Point of Tangency of a circular curve concave to the Northeast; thence run Northwesterly along the arc of a circular curve to the right, having a radius of 1025.32 feet and a central angle of 22°13'44", for an arc distance of 397.80 feet; thence S80°00'00"W for 337.22 feet; thence N58°51'16"W for 973.96 feet to a point on the next described curve concave to the southwest (said point being on the arc of a circular curve and lying S73°51'04"W from the radius point of the next described curve); thence run Northwesterly along the arc of a circular curve concave to the Southwest, having a radius of 283.84 feet and a central angle of 35°02'38", for an arc distance of 173.61 feet; thence S38°48'26"W for 40.00 feet; thence N51°11'33"W for 341.34 feet; thence N01°55'14"W for 456.21 feet; thence N51°36'37"E for 87.05 feet; thence N01°55'14"W for 436.30 feet; thence N88°04'30"E, along a line 255.00 feet South of and parallel with, as measured at right angles to, the North line of said Section 26, for 130.00 feet; thence N01°55'14"W for 200.00 feet; thence N88°04'30"E, along a line 55.00 feet South of and parallel with, as measured at right angles to, the said North line of Section 26, for 1454.94 feet; thence N87°29'25"E, along a line 55.00 feet South of and parallel with, as measured at right angles to, the North line of said Section 25, for 1461.49 feet; thence S02°06'48"E for 1380.03 feet to the POINT OF BEGINNING, lying and being in Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida.

Said Lands Containing 137.89 Net Acres, more or less.

Said Lands Containing 141.57 Gross Acres, more or less.

EXHIBIT "B"

Legal Description of the portion of the Property to be redesignated "Business and Office":

A portion of Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

Commence at the Northeast corner of the Northwest 1/4 of said Section 25; thence run S02°06'52"E, along the East line of the Northwest 1/4 of said Section 25, for 1435.00 feet; thence run S87°29'21"W for 1190.00 feet to the POINT OF BEGINNING of the following described "Commercial Parcel;" thence continue S87°29'21"W for 144.39 feet; thence S16°48'45"W for 87.30 feet; thence N81°03'29"W for 200.01 feet; thence S45°58'26"W for 13.77 feet; thence S71°47'35"W for 60.35 feet; thence S88°00'17"W for 46.59 feet; thence N65°57'54"W for 185.28 feet; thence S66°51'18"W for 43.00 feet; thence S81°35'41"W for 32.89 feet; thence S17°13'33"W for 114.33 feet; thence N72°42'25"W 781.22 feet; thence S80°16'28"W, along a line radial to the next described curve, for 40.00 feet to a point on the next described circular curve concave to the East; thence run Northerly along the arc of a circular curve to the right, having a radius of 710.73 and a central angle of 37°40'54", for an arc distance of 467.42 feet; thence N59°17'44"W for 40.04 feet to a Point of Tangency with a circular curve concave to the Northeast; thence run Northwesterly along the arc of a circular curve to the right, having a radius of 412.56 feet and a central angle of 51°10'13", for an arc distance of 368.46 feet; thence S80°52'51"W for 60.54 feet; thence N86°23'57"W for 57.35 feet; thence N27°44'00"W for 50.78 feet; thence N32°39'07"W for 63.63 feet; thence N55°26'40"W for 58.65 feet; thence S59°45'56"W for 43.43 feet; thence S55°22'41"W for 52.50 feet; thence S84°11'38"W for 66.39 feet; thence N23°07'12"W for 37.61 feet; thence N84°19'51"W for 58.83 feet; thence N81°01'39"W for 48.70 feet; thence S29°47'40"W for 37.43 feet; thence S49°33'37"W for 41.43 feet; thence S60°13'23"W for 36.87 feet; thence S39°29'11"W for 73.66 feet; thence N89°19'00"W for 64.06 feet; thence S66°43'40"W for 39.29 feet; thence S69°53'27"W for 49.28 feet; thence S52°07'12"W for 48.90 feet; thence S72°59'51"W for 69.90 feet; thence N20°49'07"W for 62.11 feet; thence N56°11'51"W for 60.41 feet; thence S68°29'39"W for 33.11 feet; thence N80°09'44"W for 41.92 feet; thence N22°49'00"W for 20.84 feet; thence N88°57'56"W for 53.82 feet; thence S10°56'17"W for 23.91 feet; thence S18°46'11"E for 39.40 feet; thence S89°47'41"W for 13.22 feet; thence N62°10'16"W for 25.63 feet; thence N89°53'21"W for 35.89 feet; thence N68°57'37"W for 27.39 feet; thence S88°05'14"W for 24.79 feet; thence S64°52'56"W for 2.59 feet; thence S84°42'21"W for 42.74 feet; thence S60°54'26"W for 42.77 feet; thence S86°03'08"W for 44.52 feet; thence S53°58'07"W for 46.26 feet; thence S85°18'33"W for 39.98 feet; thence N57°12'22"W for 16.93 feet; thence S48°41'09"W for 37.63 feet; thence S69°29'33"W for 78.63 feet; thence S31°52'32"W for 24.16 feet; thence N01°55'14"W for 436.30 feet; thence N88°04'30"E, along a line 255.00 feet south of and parallel with, as measured at right angles to, the North line of said Section 26, for 130.00 feet; thence N01°55'14"W for 200.00 feet to a point on the Southerly Right-of-Way line of S.W. 152nd Street (Coral Reef Drive); thence N88°04'30"E, along the said Southerly Right-of-Way line of S.W. 152nd Street (Coral Reef Drive) for 1454.94 feet; thence N87°29'25"E, along the said Southerly Right-of-Way line of S.W. 152nd Street (Coral Reef Drive) for 1461.49 feet; thence S02°06'48"E for 1380.03 feet to the POINT OF BEGINNING,

lying and being in Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida.

Said Lands Containing 64.73 Net Acres, more or less.

Said Lands Containing 68.41 Gross Acres, more or less.

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2. Release of Declaration of Restrictions Recorded in Official Records Book 23413 at Page 1477 in the Public Records of Miami-Dade County, Florida. The Applicant requests a release of that certain Declaration of Restrictions Recorded in Official Records Book 23413 at Page 1477 in the Public Records of Miami-Dade County, Florida.
3. Add Proffered Declaration of Restrictions, if accepted by the Commission, to the Land Use Element Table Titled "Restrictions Accepted by the BCC in Associate with a Land Use Plan Map Amendment."

B. Description of the Subject Area.

The subject property, which is legally described in Exhibit "A" (the "Property") consists of approximately 141.57± gross acres of land located in Sections 25 and 26, Township 55, Range 39, in unincorporated Miami-Dade County. More specifically, the subject property is located at the southwest corner of SW 152 Street and SW 124 Avenue, in unincorporated Miami-Dade County, Florida. The portion of the subject property that the Applicant seeks to re-designate from "Low-Medium Density Residential" to "Business and Office" (the "Business Parcel") is legally described in Exhibit "B."

C. Acreage.

Subject Application Area: 141.57± gross acres (137.89± net acres)
Business Parcel Area: 68.41± gross acres (64.73± net acres)
Acreage Owned by Applicant: 0± net acres

D. Requested Change.

It is requested that a portion of the subject property be re-designated on the Land Use Plan map from "Low-Medium Density Residential" to "Business and Office." In addition, the Applicant requests the release of the Declaration of Restrictions recorded in Official Records Book 23413 at Page 1477 of the Public Records of Miami-Dade County, Florida, as it applies to the entirety of the subject Property, and the acceptance of a new Declaration of Restrictions on the Property.

4. REASONS FOR AMENDMENT

The Property is ideally situated for the development and operation of a well-planned, mixed-use, commercial and residential community, which is the intent of this application. It is located at the southwest corner of the intersection formed by SW 152 Street and SW 124 Avenue, west of the main entrance to the ZooMiami complex. The Property is adjacent to (on the south side of) Coral Reef Drive (SW 152 Street), between and with easy access to two of the County's principal north-south thoroughfares: SW 137 Avenue and the Homestead Extension of Florida's Turnpike (the "HEFT"). The ZooMiami Entertainment Area, which is planned to significantly expand its

EXHIBIT "B"

Legal Description of "Business and Office" Property:

A portion of Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

Commence at the Northeast corner of the Northwest 1/4 of said Section 25; thence run S02°06'52"E, along the East line of the Northwest 1/4 of said Section 25, for 1435.00 feet; thence run S87°29'21"W for 1190.00 feet to the POINT OF BEGINNING of the following described "Commercial Parcel;" thence continue S87°29'21"W for 144.39 feet; thence S16°48'45"W for 87.30 feet; thence N81°03'29"W for 200.01 feet; thence S45°58'26"W for 13.77 feet; thence S71°47'35"W for 60.35 feet; thence S88°00'17"W for 46.59 feet; thence N65°57'54"W for 185.28 feet; thence S66°51'18"W for 43.00 feet; thence S81°35'41"W for 32.89 feet; thence S17°13'33"W for 114.33 feet; thence N72°42'25"W 781.22 feet; thence S80°16'28"W, along a line radial to the next described curve, for 40.00 feet to a point on the next described circular curve concave to the East; thence run Northerly along the arc of a circular curve to the right, having a radius of 710.73 and a central angle of 37°40'54", for an arc distance of 467.42 feet; thence N59°17'44"W for 40.04 feet to a Point of Tangency with a circular curve concave to the Northeast; thence run Northwesterly along the arc of a circular curve to the right, having a radius of 412.56 feet and a central angle of 51°10'13", for an arc distance of 368.46 feet; thence S80°52'51"W for 60.54 feet; thence N86°23'57"W for 57.35 feet; thence N27°44'00"W for 50.78 feet; thence N32°39'07"W for 63.63 feet; thence N55°26'40"W for 58.65 feet; thence S59°45'56"W for 43.43 feet; thence S55°22'41"W for 52.50 feet; thence S84°11'38"W for 66.39 feet; thence N23°07'12"W for 37.61 feet; thence N84°19'51"W for 58.83 feet; thence N81°01'39"W for 48.70 feet; thence S29°47'40"W for 37.43 feet; thence S49°33'37"W for 41.43 feet; thence S60°13'23"W for 36.87 feet; thence S39°29'11"W for 73.66 feet; thence N89°19'00"W for 64.06 feet; thence S66°43'40"W for 39.29 feet; thence S69°53'27"W for 49.28 feet; thence S52°07'12"W for 48.90 feet; thence S72°59'51"W for 69.90 feet; thence N20°49'07"W for 62.11 feet; thence N56°11'51"W for 60.41 feet; thence S68°29'39"W for 33.11 feet; thence N80°09'44"W for 41.92 feet; thence N22°49'00"W for 20.84 feet; thence N88°57'56"W for 53.82 feet; thence S10°56'17"W for 23.91 feet; thence S18°46'11"E for 39.40 feet; thence S89°47'41"W for 13.22 feet; thence N62°10'16"W for 25.63 feet; thence N89°53'21"W for 35.89 feet; thence N68°57'37"W for 27.39 feet; thence S88°05'14"W for 24.79 feet; thence S64°52'56"W for 2.59 feet; thence S84°42'21"W for 42.74 feet; thence S60°54'26"W for 42.77 feet; thence S86°03'08"W for 44.52 feet; thence S53°58'07"W for 46.26 feet; thence S85°18'33"W for 39.98 feet; thence N57°12'22"W for 16.93 feet; thence S48°41'09"W for 37.63 feet; thence S69°29'33"W for 78.63 feet; thence S31°52'32"W for 24.16 feet; thence N01°55'14"W for 436.30 feet; thence N88°04'30"E, along a line 255.00 feet south of and parallel with, as measured at right angles to, the North line of said Section 26, for 130.00 feet; thence N01°55'14"W for 200.00 feet to a point on the Southerly Right-of-Way line of S.W. 152nd Street (Coral Reef Drive); thence N88°04'30"E, along the said Southerly Right-of-Way line of S.W. 152nd Street (Coral Reef Drive) for 1454.94 feet; thence N87°29'25"E, along the said Southerly Right-of-Way line of S.W. 152nd Street (Coral Reef Drive) for 1461.49 feet; thence S02°06'48"E for 1380.03 feet to the POINT OF BEGINNING,

EXHIBIT "C"

LOCATION MAP FOR APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

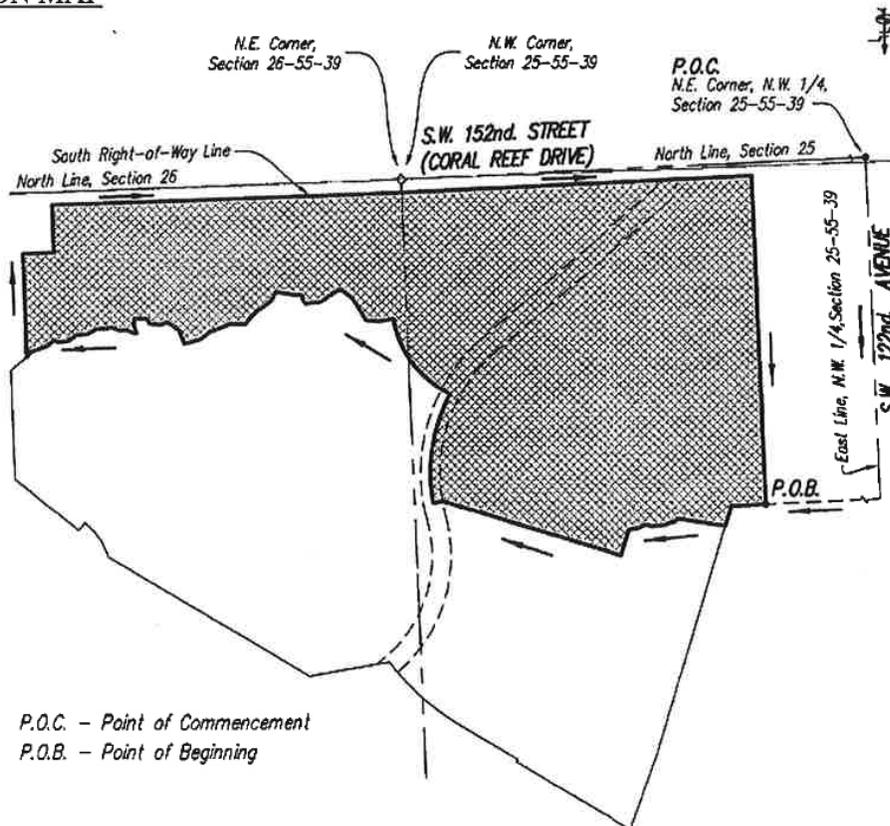
APPLICANT / REPRESENTATIVE

RAM Development Company / Juan J. Mayol, Joseph G. Goldstein & Tracy R. Slavens

DESCRIPTION OF SUBJECT AREA

The Property consists of approximately ±141.57 gross acres (±137.89 net acres) of land located in Sections 25 and 26, Township 55, Range 39, in unincorporated Miami-Dade County, Florida. The Applicant owns the entirety of the subject property. The Property, located on the southwest corner of SW 152 Street and SW 124 Avenue, is more specifically described in Exhibit "A" to this application and the portion of the Property that the Applicant seeks to redesignate to "Business and Office" is more specifically described in Exhibit "B" to this application.

LOCATION MAP



P.O.C. - Point of Commencement
P.O.B. - Point of Beginning

XXXX - Area to be designated "Business and Office"
* No portion of the subject property is owned by the Applicant.

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APPENDIX H

Photos of Application Site and Surroundings

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Application Site



Natural Forest Community Located on Western Portion of Application Site



University of Miami Research Facilities Located on Northern Portion of Application Site



Deerwood Estates Residential Community Located Immediately North of Application Site Along SW 152 Street