

**OCTOBER 2012
PRIVATE APPLICATIONS TO AMEND
THE COMPREHENSIVE DEVELOPMENT
MASTER PLAN**

FOR MIAMI-DADE COUNTY, FLORIDA



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OCTOBER 2012
PRIVATE APPLICATIONS TO AMEND
THE COMPREHENSIVE DEVELOPMENT
MASTER PLAN

December 5, 2012

Miami-Dade County
Department of Regulatory and Economic Resources
Planning Division
111 NW First Street, 12th Floor
Miami, Florida 33128-1972
Telephone: (305) 375-2835

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TABLE OF CONTENTS

	<u>Page</u>
List of Tables -----	i
List of Figures -----	i
Background and Introduction -----	ii
Overview of the October 2012 Amendment Applications -----	1

Application

<u>No.</u>	<u>Applicant/Applicant's Representative</u>	<u>Page</u>
1	3600 NW 62 Street, Inc. and Dinah Investment, Corporation/Felix M. Lasarte, Esq.-----	5
2	AB at Hidden Lake, Ltd./Javier L. Vasquez, Esq.-----	19
3	Florida Atlantic Investments, Inc./Juan J. Mayol, Esq., and Tracy R. Slavens, Esq. -----	29

LIST OF TABLES

<u>Table</u>		<u>Page</u>
1	Tentative Schedule of Activities -----	iv
2	Declaration of Restrictions Submission Deadlines-----	vi
3	October 2012 Applications Requesting Amendments to the Comprehensive Development Master Plan -----	3

LIST OF FIGURES

<u>Figure</u>		<u>Page</u>
1	Areas Subject to October 2012 Cycle Applications to Amend the CDMP Land Use Plan Map -----	2

BACKGROUND AND INTRODUCTION

The purpose of this report is to present the applications to amend the Miami-Dade County Comprehensive Development Master Plan (CDMP), which were filed by private parties for evaluation during the October 2012 amendment review cycle. Amendments to the CDMP may be needed to correct an error, to reflect changing circumstances or conditions in the community, or to improve the ability of the CDMP to fulfill its purposes and goals. This report contains the tentative schedule of activities for this amendment review period, a table summarizing the applications, followed by a copy of each application, among other information.

Section 2-116.1 of the Miami-Dade County (County) Code establishes the exclusive procedures for the CDMP to be evaluated and amended periodically, usually semiannually. These procedures involve thorough reviews by the County, the State Land Planning Agency and other state and regional agencies (the reviewing agencies) as required by Chapter 163, Florida Statutes (F.S.). Current procedures provide for the filing of applications in the months of April and October, staff analysis of the applications and public participation in the amendment process, which generally takes eleven months to complete. CDMP components eligible for amendment during the various semiannual filing periods are summarized below*.

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

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

Each CDMP amendment application will be thoroughly evaluated by the Department of Regulatory and Economic Resources (Department) in coordination with other County departments and will be subject to further review at a series of public hearings. The final action adopting, adopting with change, or denying each or all of the applications will be made by the Miami-Dade Board of County Commissioners (Board). Further details about the hearings and the review process are discussed in the next section.

Application Review Process and Schedule of Activities

The following is a summary of the CDMP review and amendment activities and the tentative schedule as required by Section 2-116.1, Code of Miami-Dade County (See Table 1). After all privately filed applications were finalized, the Department published this Applications Report on December 5, 2012, presenting the applications.

The review process is primarily done in two phases. In the first phase, the Department will evaluate each application and submit its recommendations to the Planning Advisory Board (PAB) and the directly affected Community Councils regarding each requested change in an Initial Recommendations report due to be published on or before February 25, 2013. Each directly affected Community Council in which a proposed amendment to the Land Use Plan map is located, may at its option, hold a public hearing in March 2013 to discuss the application(s), and to formulate recommendation(s) to the PAB and the Board regarding the request(s). The PAB acting as the County's Local Planning Agency (LPA), pursuant to Part 2 of Chapter 163, Florida Statutes (F.S.), will then hold a public hearing to be scheduled in April 2013 to receive comments on the proposed amendments and consider the Department's initial recommendations, and to formulate its recommendations to the Board. The LPA's recommendations will address adoption of the requested "small-scale" amendments. There are no private standard amendment applications in this October 2012 Cycle. The Board will conduct a public hearing in or about May 2013, to consider taking final actions on the requested "small-scale" applications and to consider transmittal to the reviewing agencies of any of the applications that is not adopted as a small-scale amendment but that the Board elects to process as a standard amendment application. Adopted "small-scale" amendments will become effective 31 days after date of adoption unless there is a challenge by affected party. Transmittal of "standard" amendment applications to the reviewing agencies for review and comment does not constitute adoption of requested amendments.

The second phase of the review process begins after transmittal of the applications to the reviewing agencies, which is expected to occur in or about May 2013. The reviewing agencies are each expected to issue their comments in or about June 2013 addressing all transmitted applications. The PAB acting as the LPA would then conduct its final public hearing in July 2013, and the Board would conduct a final public hearing on the transmitted application(s) and take final action in September or October 2013.

During the review period for the reviewing agencies, the Department will also review comments received at the transmittal hearings and any additional document/materials submitted, and may issue a Final Recommendations report to reflect any new information received prior to the final public hearing. The Department may also address any issues raised by the reviewing agencies in their respective comments in the Final Recommendations report. Final action by the Board will be to adopt, adopt with change, or not adopt each or all of the transmitted applications.

Outside this regular CDMP amendment process, requests to amend the CDMP can be made only by the Board under a "Special" amendment process, or by an application for concurrent approval, or amendment of a Development of Regional Impact (DRI). Procedures for processing such "Special Amendment" or "Concurrent DRI/CDMP" amendments are established in Section 2-116.1 of the County Code.

TABLE 1
TENTATIVE SCHEDULE OF ACTIVITIES
OCTOBER 2012-2013 CDMP AMENDMENT CYCLE

Pre-application Conference	Prior to October 1, 2012
Application Filing Period	October 1 to October 31, 2012
Deadline to withdraw Application and obtain Return of Full Fee. Notify applicant of deficiencies.	November 7, 2012
Deadline for resubmittal of unclear or incomplete Applications	Seventh business day after Notice of deficiency
Applications Report published by Regulatory and Economic Resources Department (Department)	December 5, 2012
Deadline for submitting Technical Reports	December 31, 2012
Deadline for submitting Declarations of Restrictions to be considered in the Initial Recommendations Report	January 28, 2013
Initial Recommendations Report released by the Department	February 25, 2013
Community Council(s) Public Hearing(s)	Specific date(s) to be set in March 2013
Planning Advisory Board (PAB), acting as Local Planning Agency (LPA), Public Hearing to formulate Recommendations regarding Adoption of Small-Scale Amendments and Transmittal of Standard Amendment requests to State Land Planning Agency (SLPA)	April 2013** County Commission Chamber 111 NW 1 Street Miami, Florida 33128
Board of County Commissioners (Board) Hearing and Action on Adoption of Small-Scale Amendments and Transmittal of Standard Amendment requests to SLPA	May 2013** County Commission Chamber 111 NW 1 Street Miami, Florida 33128
Transmittal to SLPA and other reviewing agencies	May 2013** (Approximately 10 days after Board Transmittal Hearing)
Deadline for Filing Supplementary Reports by the Public	Forty-five (45) days after Board transmittal hearing
Receipt of Comment Letters from reviewing agencies	June 2013** (Approximately 45 days after transmittal)
Public Hearing and Final Recommendations: PAB/LPA	Specific date(s) to be set July 2013** (Within 30 days after receipt of Comment Letters from reviewing agencies)
Public Hearing and Final Action on Applications: Board	Specific date(s) to be set in September or October 2013** (No later than 60 days after receipt of Comment Letters from reviewing agencies)

Notes: ** Estimated Date

Dates are subject to change. All hearings will be noticed by newspaper advertisement.

Small-Scale Amendments

A procedure is provided for the processing of "Small-scale" amendments to the Land Use Plan map as defined in Amended Section 163.3187(2), F.S. This procedure authorizes the Board to take final action on the October 2012 cycle small-scale requests to amend the Land Use Plan map at the May 2013 transmittal public hearing. An amendment application is eligible for expedited processing as a "Small-scale" amendment under the following conditions:

1. The proposed amendment involves a land use change of 10 acres or less.
2. The cumulative annual acreage of all small-scale amendments shall not exceed 120 acres.
3. The proposed amendment does not involve a text change to the goals, policies, and objectives of the local government's comprehensive plan, but only proposes a land use change to the future land use map for a site specific small scale development activity. However, text changes that relate directly to, and are adopted simultaneously with, the small scale future land use map amendment shall be permissible under this section.

Any applicant who wants their eligible application processed under the "Small-scale" amendment procedure must explicitly make such a request in the application. Generally, "Small-scale" amendments will not be reviewed by the SLPA or issued a notice of intent, and will take effect 31 days after adoption by the Board unless a challenge is timely filed against the amendment.

The three (3) private applications filed in the October 2012 CDMP amendment cycle are eligible and have requested to be processed under the small-scale amendment procedure.

Prohibition on Argument or Representation Regarding Proposed Specific Future Uses Without Proffering a Declaration of Restrictions

According to County Ordinance 03-40 pertaining to CDMP procedures, no applicant or applicant's representative seeking a recommendation for approval or approval of an amendment to the Land Use Plan map shall be permitted to argue or represent to the Board or other recommending County board a specific future use or uses for an application site without such representation being proffered in a Declaration of Restrictions (covenant). The representation cannot include a specific use or uses or exclude a use or uses authorized by the proposed land use designation, unless the applicant has submitted a covenant committing to such representation for the subject property, which has been submitted to the Director and has received approval as to form. The covenant and associated opinion of title and joinders must be submitted to the Metropolitan Planning Section of the Department and a copy to the Office of the Assistant Director for Planning on the 12th floor. The applicant or applicant's representative should also deliver the fully executed documents with all signatures on the covenant, Opinion of Title, any and all joinders to the Metropolitan Planning Section. The Department will hold the final executed covenant until such time as the expiration of the challenge period and the adopted amendment becomes effective. The Department Administrative Staff will then contact the applicant(s) or the applicant's representative(s) for payment of the appropriate fee before recording the covenant through the Clerk of the Courts Office.

Deadlines for Submitting Declaration of Restrictions By Applicants

The Department has established deadlines for the submission of Declaration of Restrictions at different stages throughout the CDMP application review process. These deadlines allow for adequate review of proffered Declaration of Restrictions by the Department, and for consideration by the affected Community Councils, the Planning Advisory Board and the Board of County Commissioners at their respective public hearings. The table below indicates these deadlines:

TABLE 2
DECLARATION OF RESTRICTIONS SUBMISSION DEADLINES
OCTOBER 2012-2013 CDMP AMENDMENT CYCLE

Deadline for submitting Declaration of Restrictions to be considered in the Initial Recommendations Report	January 28, 2013
Deadline for submitting new or revised Declaration of Restrictions to be considered at Community Council(s) Public Hearing(s)	17 days prior to Community Council hearing
Deadline for submitting new or revised Declaration of Restrictions to be considered at Planning Advisory Board (PAB) Hearing Regarding Adoption of Small-Scale Amendments and Transmittal of Standard Amendments	17 days prior to PAB Hearing
Deadline for submitting new or revised Declaration of Restrictions to be considered at the Board of County Commissioners (Board)'s Public Hearing Regarding Adoption of Small-Scale Amendments and Transmittal of Standard Amendments	17 days prior to Board Hearing
Deadline for submitting Declaration of Restrictions to be considered in the Final Recommendations Report	4 weeks prior to PAB Final Public Hearing
Deadline for submitting Declaration of Restrictions to be considered at PAB Hearing Regarding Final Recommendations	17 days prior to hearing
Deadline for submitting Declaration of Restrictions to be considered at Board Public Hearing Regarding Adoption of Standard Amendments	17 days prior to hearing

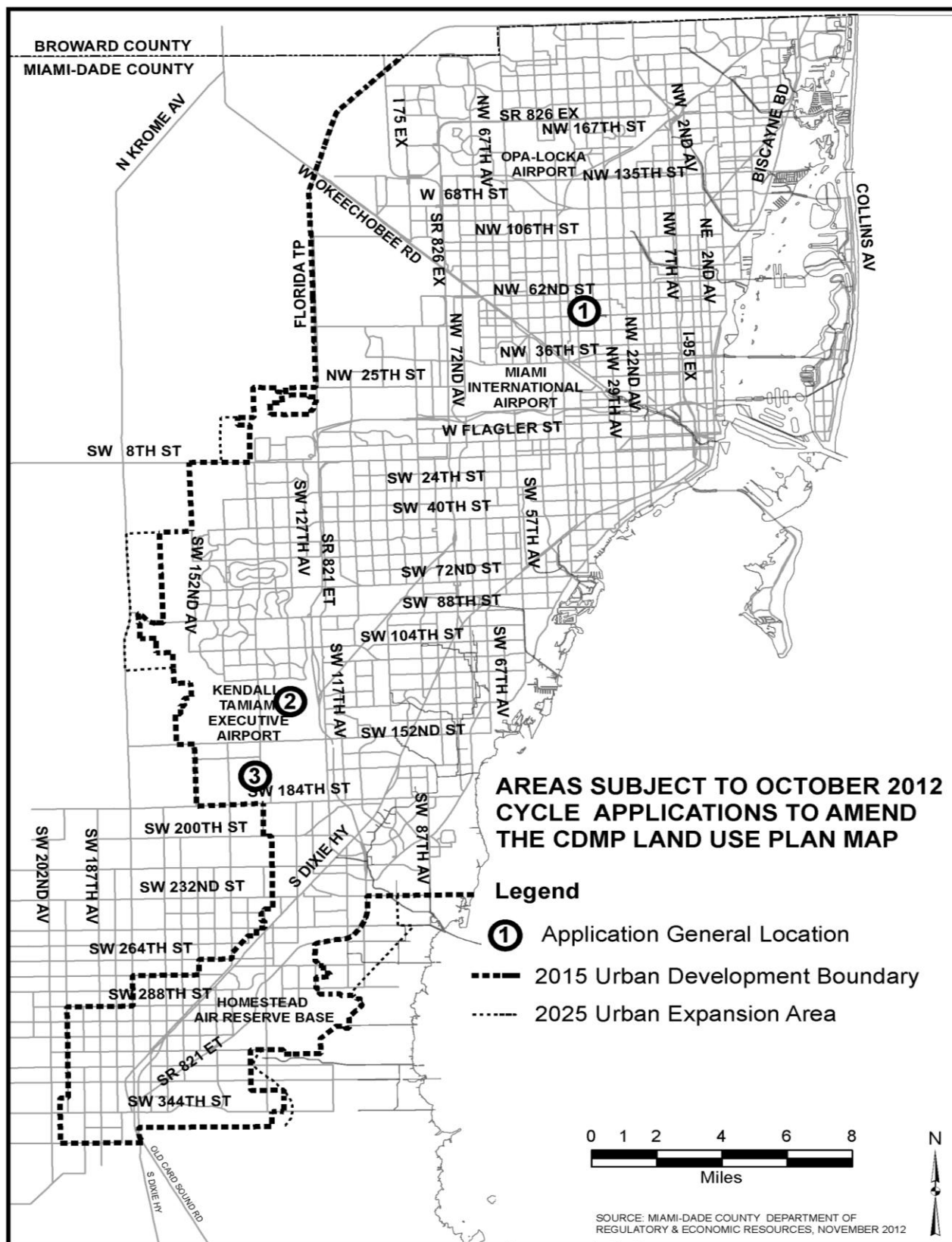
Additional Information

Anyone having questions regarding any aspect of the CDMP review and amendment process should visit or call the Metropolitan Planning Section, Planning Division of the Miami-Dade County Department of Regulatory and Economic Resources at 111 NW 1st Street, 12th Floor; Miami, Florida 33128-1972; telephone (305) 375-2835.

OVERVIEW OF THE OCTOBER 2012 AMENDMENT APPLICATIONS

A total of three (3) applications were filed, by private parties, in this October 2012 cycle of amendments to the Comprehensive Development Master Plan (CDMP). These Application Nos. 1, 2, and 3 are requests to amend the CDMP adopted 2015 and 2025 Land Use Plan map.

Application No. 1 seeks to redesignate a ±3.75-gross acre site from “Low-Medium Density Residential” (6 to 13 dwelling units per gross acre) to “Business and Office” land use category. Application No. 2 seeks to redesignate a ±8.63-gross acre site from “Industrial and Office” to “Medium Density Residential” (13 to 25 DU/AC) land use category. Application No. 3 requests seeks to redesignate a ±7.14-gross acre site from “Business and Office” and “Industrial and Office” to “Medium-High Density Residential” (25 to 60 DU/AC) land use category. These three applications have each requested to be processed as a small-scale amendment application. The three land use plan map amendment requests filed in the October 2012 CDMP amendment cycle represent a combined total of ±19.52 gross acres.



Application Number	Applicant/Representative Location Requested Amendments to the CDMP	Acres
1	<p>3600 NW 62 Street, Inc. and Dinah Investment, Corporation/Felix M. Lasarte, Esq.</p> <p>Southwest corner of the intersection of NW 29 Avenue and NW 62 Street (Martin Luther King Boulevard)</p> <p><u>Redesignate the application site on the Land Use Plan Map</u> From: Low-Medium Density Residential To: Business and Office</p> <p>Small-Scale Amendment</p>	<p>±3.75 Gross ±2.16 Net</p>
2	<p>AB at Hidden Lake, Ltd./Javier L. Vasquez, Esq.</p> <p>Northwest corner of the intersection of SW 127 Avenue and SW 132 Street</p> <p><u>Redesignate the application site on the Land Use Plan Map</u> From: Industrial and Office To: Medium Density Residential</p> <p>Small-Scale Amendment</p>	<p>±8.63 Gross ±7.72 Net</p>
3	<p>Florida Atlantic Investments, Inc./Juan J. Mayol, Esq., and Tracy R. Slavens, Esq.</p> <p>Southwest corner of the intersection of SW 137 Avenue and SW 168 Street</p> <p><u>Redesignate the application site on the Land Use Plan Map</u> From: Business and Office and Industrial and Office To: Medium Density Residential</p> <p>Small-Scale Amendment</p>	<p>±7.14 Gross ±6.54 Net</p>

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

<u>Applicants</u>	<u>Applicant's Representative</u>
3600 NW 62 Street, Inc. 2766 NW 62 Street Miami, FL 33147; and Dinah Investments, Corporation 2762 NW 62 Street Miami, FL 33147	Felix M. Lasarte, Esq. Lasarte Law Firm, LLP 3250 NE 1 st Avenue, Suite 334 Miami, Florida 33137 (305) 594-2877 (305) 594-2878 (fax)

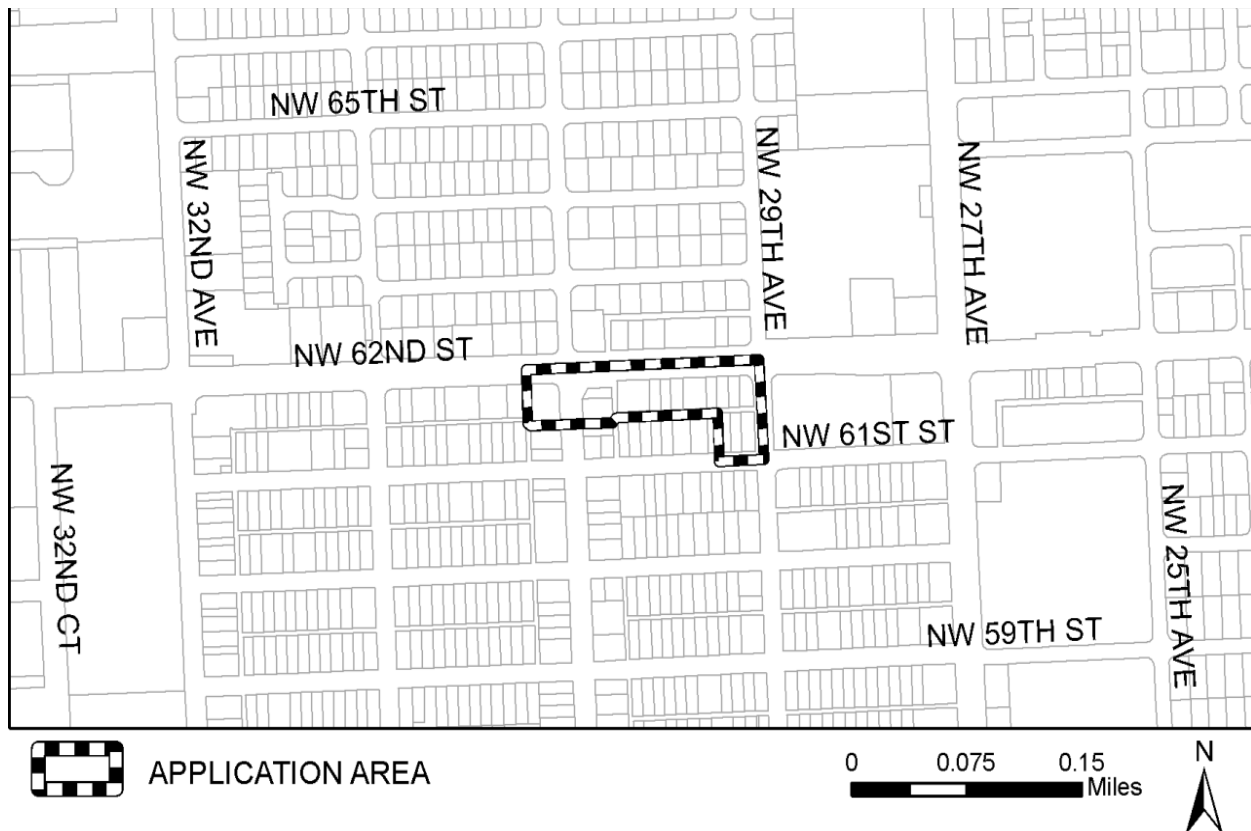
Requested Amendment to the CDMP

1. Redesignate application site on the LUP map
From: Low-Medium Density Residential (6 to 13 dwelling units per gross acre)
To: Business and Office

Location: Southwest corner of the intersection of NW 29 Avenue and NW 62 Street (Martin Luther King Boulevard)

Acreage of Application Area: ± 3.75 gross acres; ± 2.16 net acres

Acreage Owned by Applicant: 1.04 acres




Notes:


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

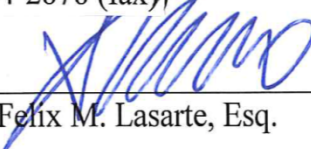
**APPLICATION FOR AN AMENDMENT TO THE
LAND USE PLAN MAP
OF THE MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

1. APPLICANTS

3000 NW 62 ST, Inc. & 
Dinah Investments, Corp.

2. APPLICANT'S REPRESENTATIVE

Felix M. Lasarte, Esq.
The Lasarte Law Firm, LLP
3250 N.E. 1st Avenue, Suite 334
Miami, Florida
(305) 594-2877
(305) 594-2878 (fax) 

By: 
Felix M. Lasarte, Esq.

10/31/12
Date

2012 OCT 31 P 3:41
PLANNING & ZONING SECT
METROPOLITAN PLANNING SECT

3. DESCRIPTION OF REQUESTED CHANGE

A. Change the Land Use Plan Map.

A change to the Land Use Element, Future Land Use Plan map is requested. The Applicant is requesting the redesignation of the subject property from "Low-Medium Density Residential" to "Business and Office."

B. Description of Subject Area.

Subject property consists of approximately 3.75 +/- gross acres of land (2.16 +/- net) located in Section 16, Township 53, Range 41, in unincorporated Miami-Dade County. This subject area is located at the intersection of Martin Luther King Blvd (NW 62nd Street) and NW 30th Avenue. The subject property encompasses the SW corner of NW 30th Avenue and NW 62nd Street, and extends east along NW 62nd Street to the west side of NW 29th Avenue, as depicted on the location map accompanying the legal description provided herein.

C. Acreage.

Subject application area: 3.75 ± gross acres (2.16 ± net acres)

A. “Low-Medium Density Residential” to “Business and Office”: 3.75 ±
gross acres

Acreage owned by applicant(s): 1.04 ± acres

D. Requested Changes.

1. It is requested that subject property be re-designated on the Future Land Use Plan map from "Low-Medium Density Residential" to "Business and Office."
2. It is requested that this application be processed as a small scale amendment under the expedited procedures.

4. REASONS FOR AMENDMENT

The Applicant is requesting a redesignation of the subject property from "Low-Medium Density Residential" to "Business and Office." The subject property consists of approximately 3.75 ± gross acres, located in Section 16 of Township 53 South, Range 41 East. The subject property commences on the SW Corner of NW 30th Avenue and NW 62nd Street, extends east along the NW 62nd Street block face to NW 29th Avenue and then continues south to NW 61st Street. The area is characterized by office, retail, institutional and other residential uses.

The proposed request to “Business and Office” would be compatible with the surrounding uses in the area and would be consistent with the current development trend for the area. Although the Property is currently designated as “Low Medium Density Residential,” it is zoned for BU-3 (Liberal Business District) uses.¹ The block face located directly across from the subject property on the north side of NW 62 Street is already designated “Business and Office.” The proposed amendment would replicate the existing zoning on the property, as well as, the existing land use designation across the roadway.

The proposed amendment would revitalize an area which is in need of redevelopment and will result in an increase in jobs for the residents of the area. The Applicant seeks to develop the block face along NW 62 Street with office uses and to provide for surface parking at the rear of the subject property to serve the abutting office uses. The Applicant will provide for a wall and adequate landscaping along the property line in order to buffer the proposed office uses from the residential duplex uses in the area.

The proposed office uses along NW 62 Street are more desirable than residential uses because the residents would be inadequately setback from roadway traffic and noise. Approval of the request would create a buffer from NW 62 Street and would serve as a transition from

¹ The existing zoning predates the adoption of the County’s Comprehensive Development Master Plan.

these existing institutional and office uses along NW 62 Street to the surrounding residential uses.

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

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

LAND USE POLICY 1C: Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

LAND USE POLICY 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.

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

5. ADDITIONAL MATERIAL SUBMITTED

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

6. COMPLETED DISCLOSURE FORMS

Attached as Exhibit "B"

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

EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 13 THRU 16 OF BLOCK 16, LOTS 1 THRU 18 AND 31 OF BLOCK 17, OF HIALEAH HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28, AT PAGE 24, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

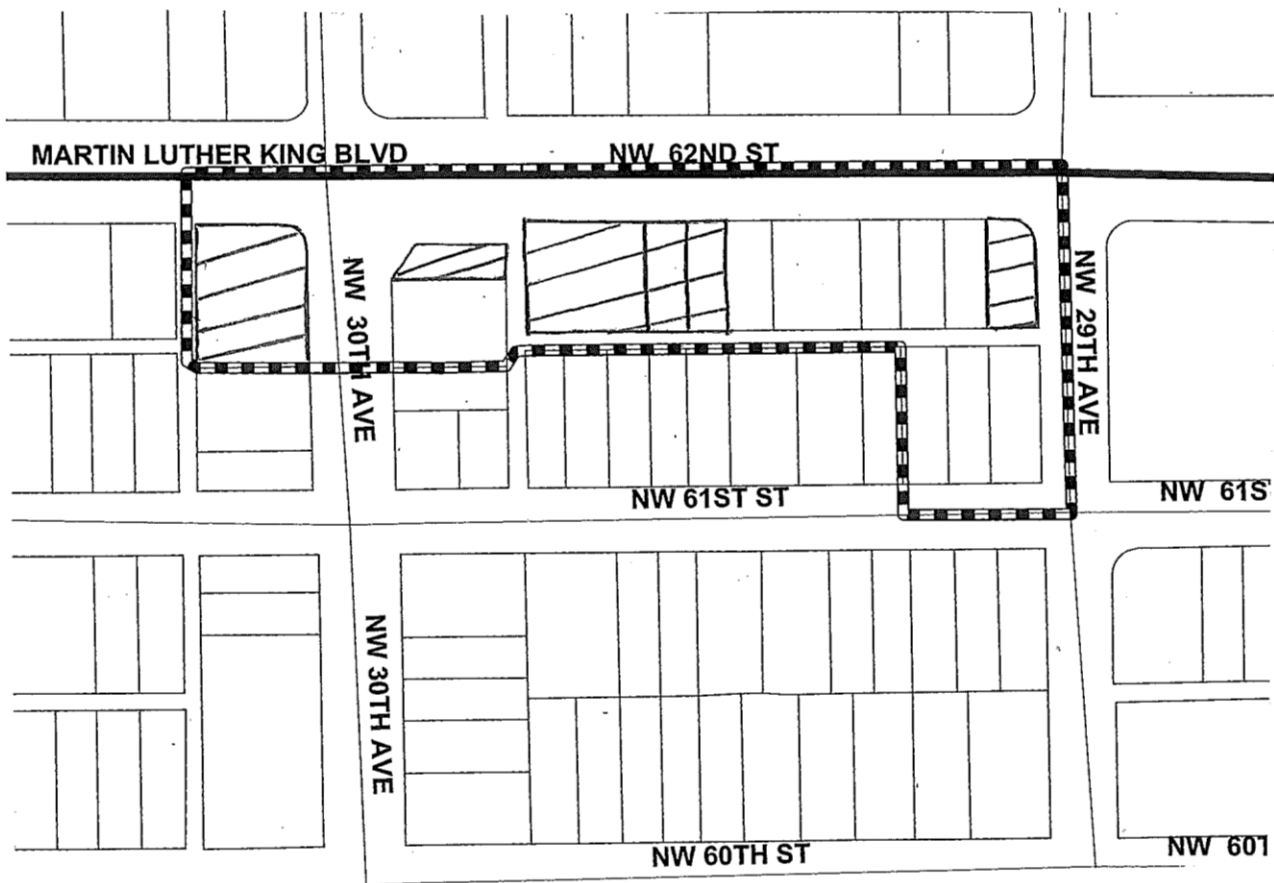
EXHIBIT "D"
LOCATION MAP FOR APPLICATION
TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

APPLICANT/REPRESENTATIVE:

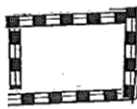
3600 NW 62 Street, Inc & Dinah Investments, Corp.
c/o Felix M. Lasarte, Esq.

DESCRIPTION OF SUBJECT AREA:

The subject property consists of approximately 3.75 ± gross acres of land located in Section 16, Township 53 South, Range 41 East, in unincorporated Miami-Dade County. The subject area commences on the SW Corner of NW 30th Avenue and NW 62nd Street, extends east along the NW 62nd Street block face to NW 29th Avenue, and then continues south to NW 61st Street.



Application Area



Area Owned by Applicant



EXHIBIT "B"

DISCLOSURE OF INTEREST

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

1. APPLICANT(S) NAME AND ADDRESS:

APPLICANT A: 3000 NW 62 Street, Inc. _____

APPLICANT B: Dinah Investments, Corp. _____

APPLICANT C: _____

APPLICANT D: _____

APPLICANT E: _____

APPLICANT F: _____

APPLICANT G: _____

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

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE
A 3000 NW 62 Street, Inc.	30-3116-009-3950/4080/4100/4130/4140	0.95 acres	
B Dinah Investments, Corp.	30-3116-009-4210/4220/4230	0.32 acres	

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

<u>APPLICANT</u>	<u>OWNER</u>	<u>LESSEE</u>	<u>CONTRACT FOR PURCHASE</u>	<u>OTHER</u>
A	X			
B	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>
N/A	

b. If the applicant is a **CORPORATION**, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: 3000 NW 62 Street, Inc & Dinah Investments, Corp.

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

c. If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust

beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME:

NAME AND ADDRESS	Percentage of Interest
N/A	

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership
N/A	

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

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF
INTEREST

Dinah Investments, Corp.

Date of Contract: 10/18/12

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

N/A

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

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

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF
INTEREST

N/A

b. If the applicant is a **CORPORATION**, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Ebony Shares, Inc.

NAME AND ADDRESS

Percentage of Stock

Joyce Lewis

50%

Letrell Lewis

50%

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

TRUST/ESTATE NAME:

NAME AND ADDRESS

Percentage of Interest

N/A

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership
N/A	

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

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

N/A

Date of Contract: _____

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

N/A

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

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

Signature of Applicants:

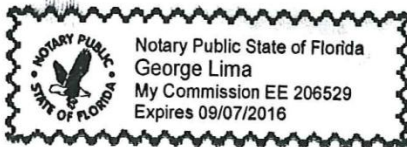
Signature: _____

(Applicant's Signature)

The foregoing instrument was acknowledged before me this 31 day of October, 2012, by Rene Gonzalez as President, on behalf of Dinah Investments Corp. They are personally known to me or produced _____ (type of identification) as identification.

NOTARY PUBLIC

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



My Commission Expires: Sept. 07, 2016

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

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

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

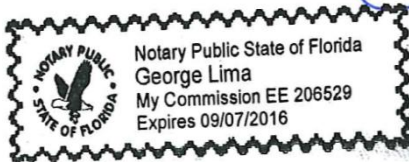
Signature of Applicants:

Signature: _____

(Applicant's Signature)

The foregoing instrument was acknowledged before me this 31 day of October, 2012, by George Lima as President, on behalf of 3000 NW 62nd Street, Inc. They are personally known to me or produced _____ (type of identification) as identification.

NOTARY PUBLIC



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

My Commission Expires:

Sept. 07, 2016

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

EXHIBIT “C”

3000 NW 62 Street, Inc

Rene Gonzalez, 2766 NW 62 Street Miami, Florida 33147	50%
---	-----

Raymond Gonzalez, 2766 NW 62 Street Miami, Florida 33147	50%
--	-----

Dinah Investments, Corp.

Rene Gonzalez, 2762 NW 62 Street Miami, Florida 33147	50%
---	-----

Raymond Gonzalez, 2762 NW 62 Street Miami, Florida 33147	50%
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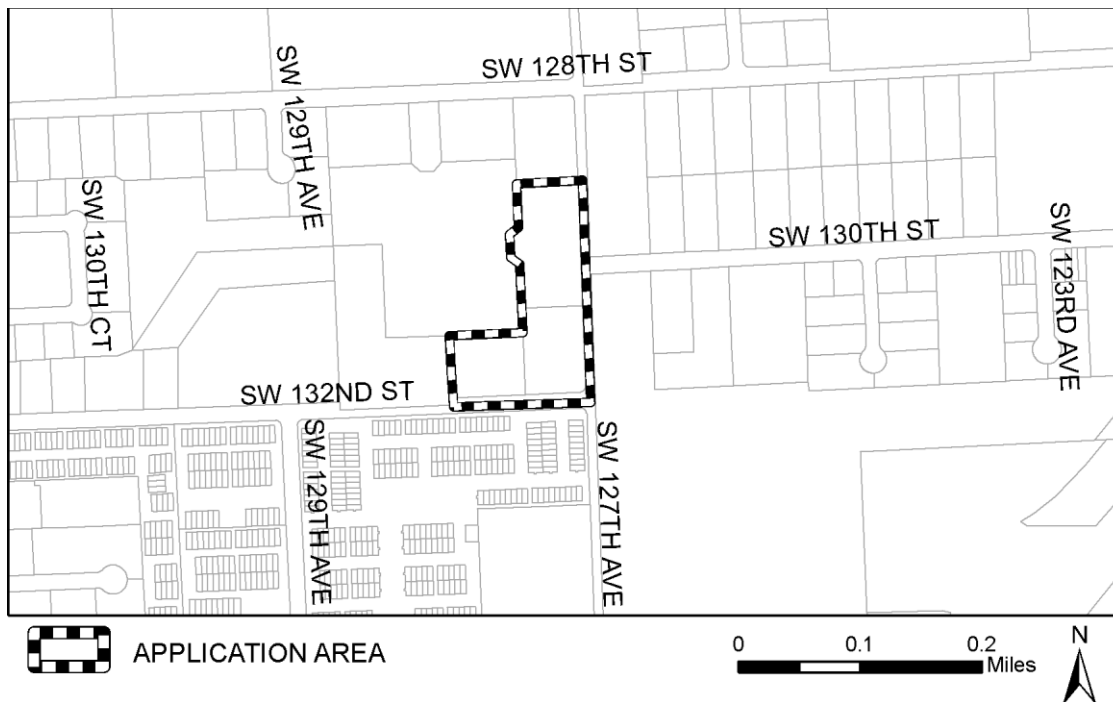
**APPLICATION NO. 2
SMALL-SCALE AMENDMENT APPLICATION**

<u>Applicant</u>	<u>Applicant's Representative</u>
AB at Hidden Lake, Ltd. 13780 SW 26 th Street, #108 Miami, Florida 33175 Telephone: (305) 485-5501	Javier L. Vasquez, Esq. Berger Singerman LLP 1450 Brickell Avenue, 19 th Floor Miami, Florida 33131 Telephone: (305) 714-4378

Requested Amendment to the CDMP

1. Redesignate application site on the LUP map
From: Industrial and Office
To: Medium Density Residential (13 to 25 dwelling units per gross acre)

Location: Northwest corner of the intersection of SW 127 Avenue and SW 132 Street
Acreage of Application Area: ± 8.63 Gross Acres; ± 7.72 Net Acres
Acreage Owned by Applicant: ± 7.72 Acres



Notes:

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

APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

1. APPLICANT

AB at Hidden Lake, Ltd.
13780 SW 26 Street
#108
Miami, Florida 33175
(305) 485-5501

2. APPLICANT'S REPRESENTATIVE

Javier L. Vazquez, Esq
Berger Singerman LLP
1450 Brickell Avenue, 19th Floor
Miami, Florida 33131
(305) 714-4378

By: 

Javier L. Vazquez

10-15-12

3. DESCRIPTION OF REQUESTED CHANGE

A. A change to the Land Use Element, Land Use Plan Map is requested.

B. Description of the Subject Property

The subject property consists of 7.72 acres located in Section 14, Township 55, Range 39. The property is more accurately described as

Lots 5, 6 and 7, Block 1, BATTAH LAKE OFFICE PARK SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 159, at Page 47, of the Public Records of Miami-Dade County, Florida

The property is located at the SW corner of SW 127th Avenue and SW 128th Street. The 7 lots surround an existing 11.95 acre lake along the SE corner of same.

C. Gross and Net Acreage
Application Area: 8.63 Gross Acres
Acreage Owned by Applicant: 7.72 Acres

D. Requested Change

1. It is requested that the application area be re-designated on the Land Use Plan Map from INDUSTRIAL AND OFFICE TO MEDIUM DENSITY RESIDENTIAL (13-25 DU/AC).

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

4. REASONS FOR AMENDMENT

The subject property is comprised of 3 lots located along the SE corner of Hidden Lake. The subject property was a portion of the property which was the subject of Resolution No. CZAB11-40-07, passed and adopted October 2, 2007, which approved a site plan showing a proposed office and warehouse development. The requested amendment to re-designate the property to Medium Residential should be approved for several reasons:

- a) The downturn in the economy has caused a significant decline in demand for office/industrial construction. However the need for residential dwellings in the proposed density range has remained strong.
- b) The proposed residential density serves as an appropriate transition density between the existing low-medium density residential development abutting the subject property to the south and the Industrial property to the north and to the east.
- c) The subject property is located along the existing FPL powerline corridor to the east and parallel to SW 127th Avenue. Said easement further buffers the subject property from industrial uses to the east.
- d) The property on the north side of SW 128th Street consists of over 130 acres of environmentally endangered parks (EEL designated land), which also buffers the proposed residential development.
- e) The proposed residential development relieves pressure to move the Urban Development Boundary given the added supply of residential product available inside the UDB

5. ADDITIONAL MATERIALS SUBMITTED

6. COMPLETED DISCLOSURE FORMS

Attachments: Two Maps
One Aerial Photo



DISCLOSURE OF INTEREST

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

1. APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: AB at Hidden Lake LTD. (LLP) 13780 SW 26 Street, #108, Miami, FL.
33175

APPLICANT B:

APPLICANT C:

APPLICANT D:

APPLICANT E:

APPLICANT F:

APPLICANT G:

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

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

[illegible]

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>
A	X		

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

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

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

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

CORPORATION NAME: _____

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

- 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 ADDRESSPERCENTAGE
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: AB at Hidden Lake, LTD (LLP)NAME AND ADDRESS OF PARTNERSPERCENTAGE
OF INTEREST

See Attached Exhibit

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

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

Applicant's Signatures and Printed Names

[Signature]
ANITA L. HARRIS

Sworn to and subscribed before me

this 23 day of OCTOBER, 20 12

Milaidy Davila

Notary Public, State of Florida at Large (SEAL)



My Commission Expires: APRIL 26, 2015

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

4618830-1

EXHIBIT
PARTNERS & PERCENTAGES OF INTEREST

1. AB at Hidden Lake, LTD. (LLLP)
 - (a) Pedro Adrian & Adria Adrian – 66.50%
 - (b) Alvaro L. Adrian & Vivian A. Adrian – 28.50%
 - (c) AB At Hidden Lake, Inc. – 5%
 - (i) Alvaro L. Adrian & Vivian A. Adrian – 100%

4618834-1

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**APPLICATION NO. 3
SMALL-SCALE AMENDMENT APPLICATION**

<u>Applicant</u>	<u>Applicant's Representative</u>
Florida Atlantic Investments, Inc. One North Clematis Street Suite 2000 West Palm Beach, Florida 33401	Juan J. Mayol, Esq. Stacy Slavens, Esq. Holland & Knight LLP 701 Brickell Avenue, Suite 3000 Miami, Florida 33131 (305) 374-8500 (305) 789-7799 (fax)

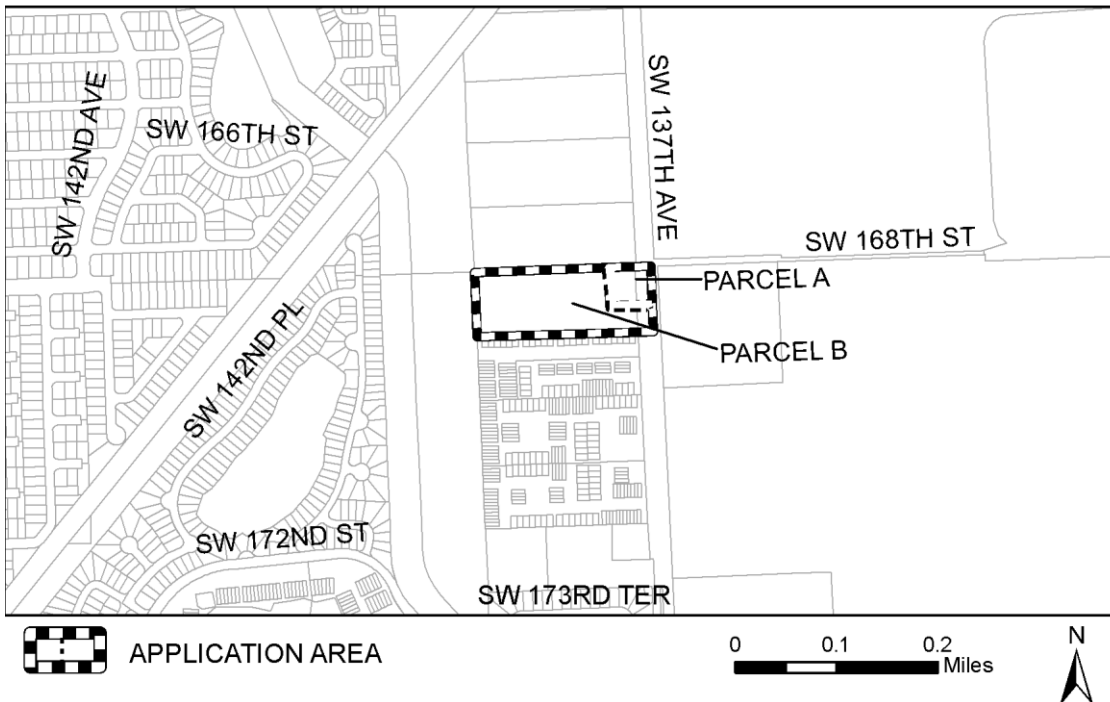
Requested Amendment to the CDMP

2. Redesignate application site on the LUP map
From: "Business and Office" (Parcel A, ± 6.14 gross acres); and "Industrial and Office" (Parcel B, ± 1.0 gross acre)
To: "Medium Density Residential" (13 to 25 dwelling units per gross acre)

Location: Southwest corner corner of the intersection of SW 137 Avenue and SW 168 Street.

Acreage of Application Area: ± 7.14 Gross Acres; ± 6.54 Net Acres

Acreage Owned by Applicant: 0 Acres



Notes:

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

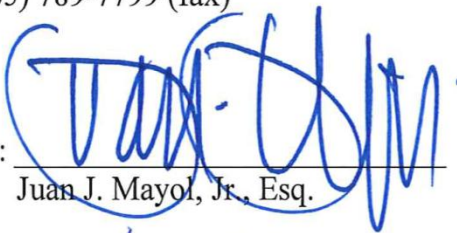
**APPLICATION FOR A SMALL-SCALE AMENDMENT TO THE
LAND USE PLAN MAP OF THE MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

1. APPLICANT

Florida Atlantic Investments, Inc.
One North Clematis Street, Suite 2000
West Palm Beach, Florida 33401

2. APPLICANT'S REPRESENTATIVES

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

By: 

Juan J. Mayol, Jr., Esq.

10.31.12

Date

By: 

Tracy R. Slavens, Esq.

10/31/12

Date

3. DESCRIPTION OF REQUESTED CHANGE

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

1. A Small-Scale Change to the Land Use Element, Land Use Plan Map.
The Applicant requests a small-scale change to the Land Use Element, Land Use Plan Map to re-designate the Property from "Business and Office" and "Industrial and Office" to "Medium Density Residential."

B. Description of the Subject Area.

The Property, which is legally described in Exhibit "A" (the "Property") consists of approximately 7.14± gross acres (6.54± net acres) of land located in Section

34, Township 55, Range 39, in unincorporated Miami-Dade County. More specifically, the Property is located on the west side of SW 137 Avenue at theoretical SW 168 Street, in unincorporated Miami-Dade County, Florida.

C. Acreage.

Subject Application Area: 7.14± gross acres (6.54± net acres)

Acreage Owned by Applicant: 0± acres

D. Requested Change.

- 1) It is requested that the Property be re-designated on the Land Use Plan map from "Business and Office" (approximately 6.14 gross acres, 5.89 net acres) and "Industrial and Office" (approximately 1 gross acre, 0.65 net acre) to "Medium Density Residential" (approximately 7.14 gross acre, 6.54 net acres).
- 2) It is requested that this application be processed as a small-scale amendment under the expedited procedures.

4. REASONS FOR AMENDMENT

The purpose of the proposed re-designation is to facilitate the future development of the Property as a multi-family residential community. The Property is located on the west side of SW 137 Avenue, a principal north-south thoroughfare, at theoretical SW 168 Street. The Property is adjacent on the south to a residential townhouse development, east of a Florida Power and Light utility easement, with residential development west of the easement and on the north. The Property is located across the street from Larry and Penny Thompson Park, a County-owned regional park.

The Property was previously the subject of Application No. 4 of the April 2000 CDMP Amendment Cycle, in which the majority of the site was re-designated to "Business and Office" and a small portion of the Property (0.65 net acre) fronting on SW 137 Avenue retained its "Industrial and Office" designation. The Property was subsequently the subject of a district boundary change to BU-2, which was approved pursuant to Resolution No. CZAB14-32-06. In the staff recommendation report for that zoning application, the district boundary change request was analyzed based on its "Business and Office" Land Use Plan Map designation and no indication was given that the "Industrial and Office" designation on the small portion of the Property was considered in the analysis. It is unclear why the small "Industrial and Office" parcel retained its original land use designation.

Despite its previous re-designation and subsequent rezoning, the Property has remained vacant. The Property is currently being used for agricultural purposes. The current land use designations are not appropriate for the Property. The re-designation of the Property to the "Medium Density Residential" land use category will enable it to be rezoned and developed with residential uses. The ability to increase the supply of residential housing stock will help to meet the existing and increasing demand for residential housing in southwest Miami-Dade County.

The character of southwest Miami-Dade County is changing. This area is becoming more developed as West Kendall becomes an urban environment with an increased population, higher density residential and new commercial development, and better access along major roadways and by public transportation. The re-designation of the Property to "Medium Density Residential" is justified to help address the growing needs of this community. The re-designation, although not similar to the designations on the abutting properties, will be compatible with the existing residential zoning of the abutting properties and the trend of development in the area and will not have a negative impact on the surrounding environment. The Property is an ideal size for the development of a multi-family residential community with space for amenities and parking for residents and their guests. The Property will have excellent access to SW 137 Avenue, which is the major north/south thoroughfare in the southwest portion of the County. Given its location, the Property also has access to infrastructure including water, sewer, solid waste, recreation, schools, and fire rescue services. The proposed amendment will serve to fill the social, economic and other requirements of the present and future generations of citizens of Miami-Dade County, Florida by adding to the housing supply and providing an alternative to single-family residences, the predominant housing type in the area, for the people of southwest Miami-Dade County.

The development trend in the area surrounding the Property and along the adjacent stretch of SW 137 Avenue is for residential development. Directly south of the Property, there are three townhome developments, which are, interestingly, designated "Industrial and Office" but zoned RU-3M (Minimum Apartment House District). Further to the south of the adjacent townhome developments is a single-family development zoned RU-1M(a) (Modified Single-Family Residential District) but which is also designated "Industrial and Office" on the Land Use Plan Map. To the north of the Property on SW 137 Avenue is a +/-12.7 acre parcel with Land Use Plan Map designations of "Office/Residential" and "Business and Office" that, in 2011, was rezoned to RU-4M (Modified Apartment House District) and approved for 296 multi-family units, which yielded a net residential density of 23.3 dwelling units per acre. Miami-Dade County Regulatory and Economic Resources Department records show that a building permit has been issued for the +/-12.7 acre parcel, indicating that the development is currently under construction. The development of residential uses on the Property will be more compatible with the character of the surrounding area, particularly along this portion of SW 137 Avenue which is increasingly being developed with residential uses, than the existing "Business and Office" and "Industrial and Office" designations.

The Property is located in the Miami-Dade County South Central Planning Analysis Tier, and more specifically in Minor Statistical Area (MSA) 6.2. MSA 6.2 is generally bounded by S.W. 88th Street (North Kendall Drive) on the north, S.R. 821 on the east, S.W. 184th Street on the south, and S.W. 197th Avenue on the west. The August 2012 Miami-Dade County projections for residential land supply and demand show a sustained Countywide demand for housing of an average of 10,500 dwelling units per year through 2030. The projections for the portion of the South Central Tier west of the Turnpike, where the Property is located, show a sustained demand for housing of an average of 1,128 dwelling units per year through 2030 with depletion of housing occurring in 2020. The population of MSA 6.2 is projected to increase 25% from 2000 to 2015, from 125,812 to 157,362 and an additional 9% to 170,123 by 2025. 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. In light of the population and the constrained land supplies, there is an urgent need to re-designate appropriate sites for residential use to augment the residential land supply in the south central region of Miami-Dade County. In fact, the 2010 U.S. Census data for the neighborhood in which the Property is located, known as Richmond West, concluded that there were only 99 dwelling units vacant and available for rent and only 109 dwelling units vacant and available for sale in the area. The proposed amendment would help to enhance the much needed housing supply essential to serve the growing population of the County.

The Property is located in an area that has the infrastructure to accommodate the proposed changes. All public services and facilities required to serve the Property are available or can be made available, including transit services. It is easily accessed from SW 137 Avenue, a major Miami-Dade County north-south corridor running as a continuous arterial serving west Miami-Dade from the terminus of SR 836 (at approximately NW 12 Street) south to SW 200 Street. SW 137 Avenue is configured as a six-lane divided roadway. Metrobus Routes 137 (West Dade Connection) and 252 (Coral Reef MAX) have stops within close proximity to the Property. Route 137 runs generally along the SW 137 Avenue corridor from Dolphin Mall south to the South Dade Government Center and stops at the intersection of SW 152 Street and SW 137 Avenue approximately every 30 minutes. Route 252 runs along the SW 152 Street corridor from SW 162 Avenue to the US-1 Busway, then north to the Dadeland South Metrorail Station, and stops at the intersection of SW 152 Street and SW 137 Avenue approximately every 20 minutes during AM and PM peak times. Based on its location and level of accessibility and infrastructure, the Property is well-suited for infill development.

The re-designation of the Property to "Medium Density Residential" would serve to delay the anticipated shortfall of residential uses and therefore help to meet the anticipated increased housing demands in the area. The proposed re-designation would be compatible with existing land uses in the area and an appropriate amendment in furtherance of the goals and objectives of the CDMP. The development of "Medium Density Residential" use on the Property would help accommodate the County's projected economic and population growth with excellent access and connections to the surrounding communities. Furthermore, 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." The development of residential uses on vacant land will serve as infill development that will accommodate the projected population growth of the West Kendall community.

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

OBJECTIVE LU-1: The location and configuration of Miami-Dade County's urban growth through the year 2025 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public

services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.

POLICY 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.

POLICY LU-1C: Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

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

OBJECTIVE LU-4: Miami-Dade County shall, by the year 2015, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.

POLICY LU-4A: When evaluating compatibility among the 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.

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.

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.

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

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

POLICY LU-8E: Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated to consider consistency with the Goals, Objectives, and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:

- i. Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;
- ii. Enhance or impede provision of services at or above adopted LOS standards;
- iii. Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and
- iv. Enhance or degrade environmental or historical resources, features or systems of County significance; and
- v. If located in a planned Urban Center, or within 1/4 mile of and existing planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the other policies under Objective LU-7, herein.

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.

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

POLICY LU-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.

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 will be supplied at a later date under separate cover as required.

6. COMPLETED DISCLOSURE FORMS

Attachments: Legal Description of Subject Property – Exhibit "A"
Location Map for Application – Exhibit "B"
Disclosure of Interest Form – Exhibit "C"
Aerial Photograph – Exhibit "D"
Section Sheet – Exhibit "E"

EXHIBIT "A"

Legal Description of Subject Property:

PARCEL A:

THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 55 SOUTH, RANGE 39 EAST, LESS THE WEST 410 FEET THEREOF, AND LESS THE NORTH 200 FEET OF THE EAST 200 FEET, LYING AND BEING IN DADE COUNTY, FLORIDA; A/K/A LOT 1, LESS THE WEST 410 FEET THEREOF, AND LESS THE NORTH 200 FEET OF THE EAST 200 FEET; IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 55 SOUTH, RANGE 39 EAST, OF TROPICO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 57, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

PARCEL B:

THE NORTH 200 FEET OF THE EAST 200 FEET OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 55 SOUTH, RANGE 39 EAST, LYING AND BEING IN DADE COUNTY, FLORIDA; A/K/A THE NORTH 200 FEET OF THE EAST 200 FEET OF LOT 1, IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 55 SOUTH, RANGE 39 EAST, OF TROPICO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 57, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

EXHIBIT "B"

LOCATION MAP FOR SMALL-SCALE APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

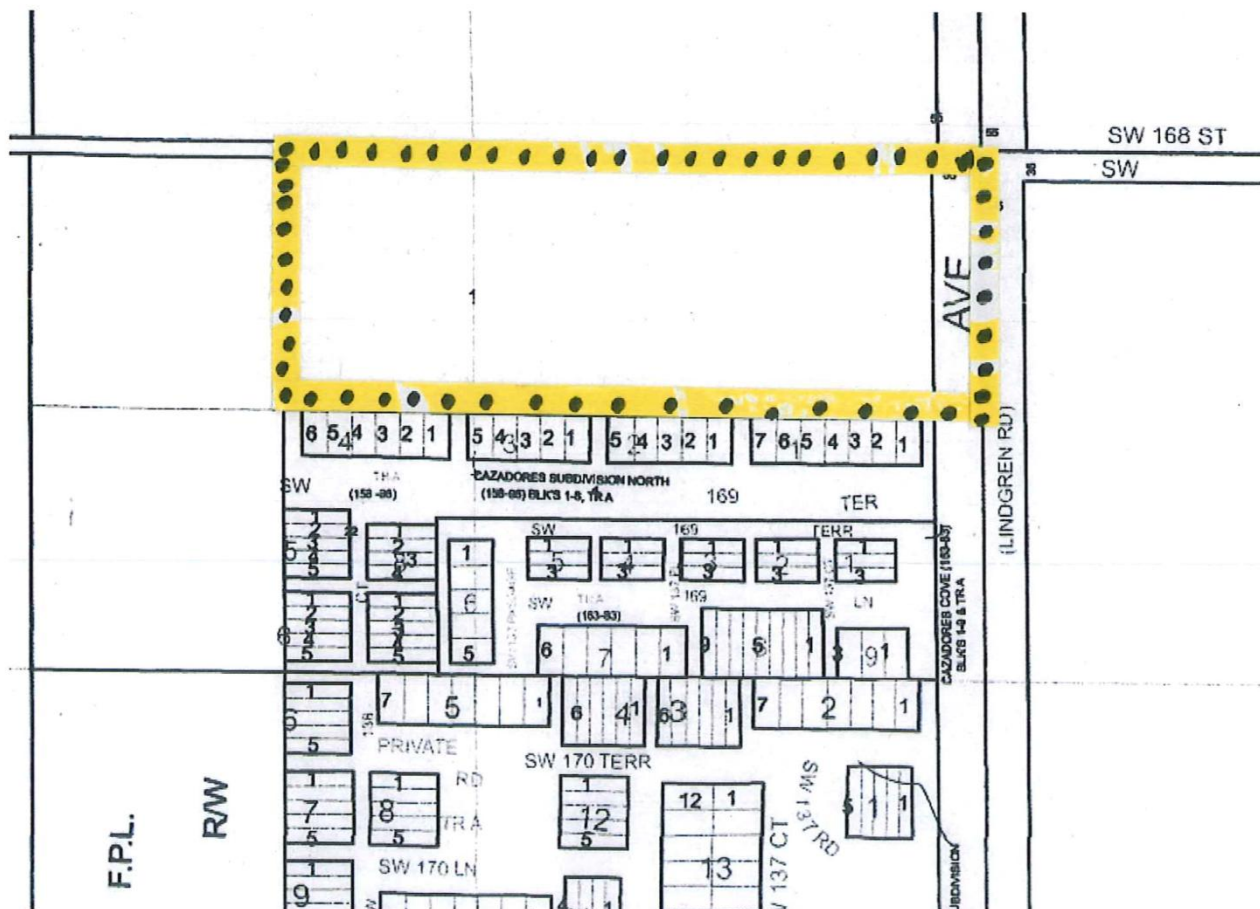
APPLICANT / REPRESENTATIVE

Florida Atlantic Investments, Inc.⁺ / Juan J. Mayol, Jr. Esq. & Tracy R. Slavens, Esq.

DESCRIPTION OF SUBJECT AREA

The Property consists of approximately ± 7.14 gross acres (± 6.54 net acres) of land located in Section 34, Township 55, Range 39, in unincorporated Miami-Dade County, Florida. The Applicant does not own the subject property. The Property, located on the west side of SW 137 Avenue at SW 168 Street, is more specifically described in Exhibit "A" to this application.

LOCATION MAP*



⁺ No portion of the subject property is owned by the Applicant.

^{*} Outlined property is the area to be re-designated "Medium Density Residential"

EXHIBIT "C"

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: Florida Atlantic Investments, Inc.

One North Clematis Street, Suite 2000

West Palm Beach, FL 33401

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

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

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
Florida Atlantic Investments, Inc.	Esridge Company N.V.	30-5934-001-0170	+/- 6.54 acres

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

APPLICANT	OWNER	CONTRACTOR FOR PURCHASE	LESSEE	OTHER (Attach Explanation)
	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.

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

%

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

CORPORATION NAME Florida Atlantic Investments, Inc., a Florida corporation

NAME, ADDRESS, AND OFFICE (if applicable)

PERCENTAGE OF STOCK

See Exhibits B-I and B-II attached hereto.

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

TRUSTEES NAME: N/A

BENEFICIARY'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

- 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: N/A

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF INTEREST

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

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

NAME AND ADDRESS

PERCENTAGE OF INTEREST

Florida Atlantic Investments, Inc.

See information provided in 2b

Date of Contract 9/17/2012

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

N/A

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

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

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

N/A

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

CORPORATION NAME: Esridge Company N.V.

NAME, ADDRESS AND OFFICE (if applicable)

PERCENTAGE OF STOCK

See Exhibit B-III attached hereto.

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

TRUSTEE'S NAME: N/A

BENEFICIARY'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

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

PARTNERSHIP NAME: N/A

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF OWNERSHIP

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

NAME, ADDRESS AND OFFICE (if applicable)

PERCENTAGE OF INTEREST

See 2b above.

Date of Contract 9/17/2012

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

CANTONVILLE INVESTMENTS

Cantonville Investments NV is a seller under the same contract in which Esridge Coompany NV is a seller, but ~~Esridge Company~~ NV is selling adjacent property not included in this application. See Exhibit IV attached hereto.

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

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

Florida Atlantic Investments, Inc.


By: 

Name: ARMANDO A. TABERNILLA

Title: VICE PRESIDENT

Sworn to and subscribed before me

this 31ST day of October, 2012



Notary Public, State of Florida at Large (SEAL)



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

Exhibit B-I
Disclosure of Interest
Florida Atlantic Investments, Inc.

<u>Stockholders of Florida Atlantic Investments, Inc.</u>	<u>Ownership Percentage</u>
Alfonso Fanjul	0.17%
Florida Crystals Corporation	26.74% (1)
Florida Pioneer Investments, Inc.	44.46% (1)
Hartselle, N.V.	5.46%
Jose F. Fanjul	0.28%
Maria Cristina de Los Reyes Fanjul	0.11%
Marnid Investments, N.V.	2.54%
Mirnad Investments, N.V.	4.71%
New Hope Sugar Company	12.88% (1)
Siliva B. Arruza Trust	2.66%
<hr/>	
(1) Entities with Direct and Indirect Ownership in Florida Crystals Corporation, Florida Pioneer Investments, Inc., and New Hope Sugar Company	
<hr/>	
Florida Pioneer Investments, Inc.	
Osceola Farms Co.	
New Hope Sugar Company	
Trucane Sugar Corporation	
Petrolera de las Antillas, S.A.	
Fundacion Casilda, Panamanian Trust	
Florida Crystals Corporation	
Fanjul Corp	
	Ultimate Ownership Percentage
<hr/>	
Individuals having Ultimate Ownership in the Foregoing Entities and Corporations	
Alexander L. Fanjul	6.10%
Alexander N. Fanjul	0.05%
Alexander N. Fanjul and Oliver R. Fanjul	0.21%
Alfonso Fanjul	8.93%
Alfonso Gustavo Fernandez	0.08%
Alfred C. Harrison, Jr	0.10%
Alis & Co.	0.80%
Alison S. Pratt	0.02%
Aljemar, Inc.	1.58%
Allegra Fullforth Toub	0.05%
Allegra I. Fanjul	0.05%
Amanda R. Hamilton	0.08%
Andres A. Fanjul	0.05%
Andres A. Fanjul, Allegra I. Fanjul, and Carissa Fanjul	0.21%
Andres B. Fanjul	6.41%
Arthur B. Choate 2001 Revocable Trust	0.24%
Arthur C. Patterson	0.02%
Atwell & Co.	0.57%
BrandyTrust Crystals, LLC	5.20%
Carissa Fanjul	0.05%
Cascade Development Corp.	0.65%
Catherine, F. Ross	0.02%
Christopher Preston Toub	0.02%
Collen & Co.	3.87%
David C. Patterson	0.04%
David Kirkland	0.16%
Dixon Boardman	1.06%
Douglas E. Allen	0.20%
Electra P. Toub	0.10%
Emilia Elaine Pfeiffer	0.04%
Emilia H. Fanjul	0.07%
Erik J. Blomqvist	0.12%
European Electrical Inversions Corporation S.A.	0.65%
Flor-Ag Corp.	6.43%
Flo-Sun Voting Trust, u/a dated 6/1/96, Brandywine Trust Company, Trustee	3.40%
Glenn Walser Parkinson	0.01%
GST Exempt Trust A under Will of James Knott, Jr.	0.09%
GST Exempt Trust B under Will of James Knott, Jr.	0.09%
Hare & Co.	0.01%
Heidi K. Carey	0.06%
Henry F. DuPont Harrison	0.10%
Isabel Grace Donaldson	0.05%

Exhibit B-I
Disclosure of Interest
Florida Atlantic Investments, Inc.

Jacob S. Elkins	0.05%
James T. Parkinson, III	0.06%
James T. Parkinson, IV	0.01%
Jeremiah Bogert, Trustee u/a dated 3/31/89, f/b/o of decedents of Arthur B. Choate	0.09%
John A. Fanjul	0.02%
Jose F. Fanjul	9.39%
Jose F. Fanjul, III and Lourdes Emilia Fanjul	0.36%
Jose F. Fanjul, III	0.04%
Jose F. Fanjul, Jr. and Emilia H. Fanjul	0.86%
Knotfloat & Co.	0.06%
Laurence H. Pratt	0.02%
Lewis Hunter Hallowell	0.05%
Lewis T. Preston, III	0.05%
Lila K. Huwiler	0.05%
Lila W. Kirkland	0.02%
Lillian Maria Fanjul de Azqueta	8.02%
Lillian Maria Fanjul de Fernandez	0.17%
Lillian Maria Fanjul de Fernandez and Maria Cristina Fanjul Ryan	0.48%
Lillian Maria Fanjul de Fernandez, Maria Cristina Fanjul Ryan and Maria Cristina Fanjul	1.89%
Linda Bartlett Miller	0.06%
Louise P. Pettit,	0.02%
Lourdes Emilia Fanjul	0.04%
Lowerline, Inc.	1.58%
Luis Alfonso Fernandez	0.08%
Maria Christine Donaldson	0.05%
Maria Cristina Fanjul Ryan	0.17%
Marta R. de Maldonado	0.41%
Mary Pease Acquino	0.01%
Michael E. Patterson	0.01%
Michelle G. Brewster	0.01%
Naulitia Limited	0.14%
Nicolas Fanjul Pfeifler	0.04%
Nicolas Fanjul Pfeifler and Emilia Elaine Pfeifler	0.17%
Non-Exempt Trust under Will of James Knott, Jr.	0.67%
Norberto Azqueta	2.20%
Norberto Azqueta, Jr., Jesus Jesse Azqueta, Alfonso Azqueta, Lillian Milagrosa Azqueta and Alexander Aleco Azqueta	1.79%
Oliver R. Fanjul	0.05%
Oscar and Lynn B. Hernandez	0.03%
Penelope P. Miller	0.06%
Phillip D. Allen	0.20%
Priscilla P. Hallowell	0.10%
Rafael J. Fanjul	0.02%
Recio Family Limited Partnership	0.36%
Richard J. Starr	0.01%
Ruth H. Grobe	0.10%
Ruton Enterprises, Inc.	1.58%
Serena Hallowell	0.05%
Susan Ellis Starr	0.01%
Trustees under Article 12 under Will of Arthur O. Choate, Jr., f/b/o Arthur B. Choate	0.16%
Trustees under Article 13 under Will of Arthur O. Choate, Jr., f/b/o Arthur B. Choate	0.24%
Trustees under Article 15 under Will of Arthur O. Choate, Jr, Trust C	0.06%
Victoria B. Donaldson	0.10%
Whitney M. Douglass	0.06%
William B. Preston	0.05%
Woolsey Corporation	4.99%
Woolvant Holdings, Inc.	0.16%

Exhibit B-II List of Principal Officers of Applicant
2012 FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# 504573

FILED
Apr 13, 2012
Secretary of State

Entity Name: FLORIDA ATLANTIC INVESTMENTS, INC.

Current Principal Place of Business:

ONE NORTH CLEMATIS ST
STE 200
WEST PALM BEACH, FL 33401

New Principal Place of Business:

Current Mailing Address:

ONE NORTH CLEMATIS ST
STE 200
WEST PALM BEACH, FL 33401

New Mailing Address:

FEI Number: 59-1679581

FEI Number Applied For ()

FEI Number Not Applicable ()

Certificate of Status Desired ()

Name and Address of Current Registered Agent:

TABERNILLA, ARMANDO
ONE NORTH CLEMATIS ST
STE 200
WEST PALM BEACH, FL 33401 US

Name and Address of New Registered Agent:

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

_____ Date

OFFICERS AND DIRECTORS:

Title: VT
Name: BLOMQUIST, ERIK J
Address: ONE NORTH CLEMATIS ST., STE 200
City-St-Zip: WEST PALM BEACH, FL 33401

Title: DVC
Name: FANJUL, JOSE
Address: ONE NORTH CLEMATIS ST STE 200
City-St-Zip: WEST PALM BEACH, FL 33401

Title: DC
Name: FANJUL, ALFONSO
Address: ONE NORTH CLEMATIS ST STE 200
City-St-Zip: WEST PALM BEACH, FL 33401

Title: DEV
Name: FERNANDEZ, LUIS J
Address: ONE NORTH CLEMATIS ST., STE 200
City-St-Zip: WEST PALM BEACH, FL 33401

Title: DP
Name: FANJUL, JR., JOSE F
Address: ONE NORTH CLEMATIS ST STE 200
City-St-Zip: WEST PALM BEACH, FL 33401

Title: V
Name: TARR, WILLIAM F ESQ
Address: ONE NORTH CLEMATIS ST STE 200
City-St-Zip: WEST PALM BEACH, FL 33401

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ARMANDO A. TABERNILLA

V

04/13/2012

Electronic Signature of Signing Officer or Director

_____ Date

PAGE 1 of 2

ATTACHMENT TO
2012 ANNUAL REPORT

DOCUMENT # 504573

I. Corporation Name

FLORIDA ATLANTIC INVESTMENTS, INC.

- CONTINUED ADDITIONS / CHANGES TO OFFICERS AND DIRECTORS

TITLE	V	<input type="checkbox"/> Change <input type="checkbox"/> Addition
NAME	Ross, Daniel D., Esq.	
STREET ADDRESS	One North Clematis St., Suite 200	
CITY-ST-ZIP	West Palm Beach, FL 33401	
TITLE	V	<input type="checkbox"/> Change <input type="checkbox"/> Addition
NAME	Hernández, Oscar R.	
STREET ADDRESS	One North Clematis St., Suite 200	
CITY-ST-ZIP	West Palm Beach, FL 33401	
TITLE	VS	<input type="checkbox"/> Change <input type="checkbox"/> Addition
NAME	Tabernilla, Armando A.	
STREET ADDRESS	One North Clematis St., Suite 200	
CITY-ST-ZIP	West Palm Beach, FL 33401	
TITLE	AS	<input type="checkbox"/> Change <input type="checkbox"/> Addition
NAME	Del Busto, Jorge	
STREET ADDRESS	One North Clematis St., Suite 200	
CITY-ST-ZIP	West Palm Beach, FL 33401	
TITLE	V/AT	<input checked="" type="checkbox"/> Change <input type="checkbox"/> Addition
NAME	Zukowski, Philip M.	
STREET ADDRESS	One North Clematis St., Suite 200	
CITY-ST-ZIP	West Palm Beach, Florida 33401	
TITLE	V	<input type="checkbox"/> Change <input type="checkbox"/> Addition
NAME	Martell, Daniel	
STREET ADDRESS	One North Clematis St., Suite 200	
CITY-ST-ZIP	West Palm Beach, Florida 33401	

JUAN PORRO - VICE PRESIDENT
ONE NORTH CLEMATIS ST., SUITE 200
WEST PALM BEACH, FL 33401

PAGE 2 of 2

Exhibit B-III

GREEN FORK CONTINENTAL S.A.

As Trustee of Arcabuco Trust

Pasea Estate, Road Town
Tortola, British Virgin Islands

Fernando J. Portuondo, Esq.
2121 Ponce De Leon Blvd.
Suite 950
Coral Gables, FL 33134

Copy by Email: PortuondoF@bellsouth.net

Date: 29 October 2012

**Sale and Purchase Agreement -
Esridge Company NV ("Esridge")**

Following to your request to provide a confirmation on the ownership of **Esridge**, we hereby confirm the following:

- 100 percent of the share capital of Esridge is held by Green Fork Continental S.A. in its capacity as Trustee of Arcabuco Trust. For your information, a copy of Shareholder's register of Esridge is hereby attached.

Arcabuco Trust is a **revocable trust**, which was settled on **28 September 2007** by **Rafael Molano Olarte, born 21 October 1923** and **Ana Luisa Camacho de Molano, born 14 November 1926** (jointly "the Settlers").

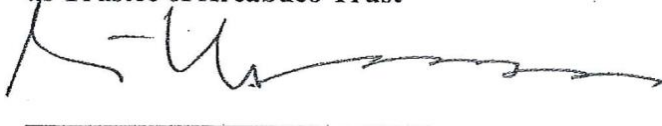
In addition, we have attached for your information the following documents on Green Fork Continental S.A.

- Register of Directors
- Passport copies of the signatories

We will advise you if there are any material changes to the above declaration.

Yours sincerely

Green Fork Continental S.A.
as Trustee of Arcabuco Trust



Page 1 of 6

NAME: ESRIDGE COMPANY N.V.

Incorporated dd: October 21, 1980
Ministerial Declaration dd: October 16, 1980, no. 5652/N.V.

AUTHORIZED CAPITAL:
Par Value
Class of Shares

Deed of Incorporation
Deed of Amendment
dd:

US\$ 30,000. =
US\$ 1. =
Bearer

SHAREHOLDERS REGISTER

Name of Shareholder	No. of Share Cert.	Number of Shares evidenced by Cert.	No. of Share(s)	Date of Acquisition	Date of transfer	Number of Shares transferred to	Payment of Shares	Total Number of Shares Issued	SIGNATURES
CURACAO CORPORATION COMPANY N.V.			3.000	Oct. 20 1980	Apr. 21 1981	BEARER		3.000	<i>R</i> CURACAO CORPORATION COMPANY N.V. Managing Director
NETHERLANDS ANTILLES CORPORATION COMPANY N.V.			3.000	Oct. 20 1980	Apr. 21 1981	BEARER		6.000	<i>R</i> CURACAO CORPORATION COMPANY N.V. Managing Director
BEARER	1	7.500		May 11 1981	Apr. 15 1986	R. MOLANO		7.500	<i>R</i> CURACAO CORPORATION COMPANY N.V. Managing Director
BEARER	2	7.500		May 11 1981	Apr. 15 1986	R. MOLANO		15.000	<i>R</i> CURACAO CORPORATION COMPANY N.V. Managing Director
BEARER	3	7.500		May 11 1981	Apr. 15 1986	R. MOLANO		22.500	<i>R</i> CURACAO CORPORATION COMPANY N.V. Managing Director
BEARER	4	7.500		May 11 1981	Apr. 15 1986	R. MOLANO		30.000	<i>R</i> CURACAO CORPORATION COMPANY N.V. Managing Director

Exhibit B-III

PAGE 2 of 6

NAME: ESRIDGE COMPANY N.V.

- 2 -

Incorporated dd:
Ministerial Declaration dd:

AUTHORIZED CAPITAL:
Par Value
Class of Shares

Deed of
Incorporation dd:
Deed of
Amendment dd:
Deed of
Amendment dd:

SHAREHOLDERS REGISTER



Name of Shareholder	No. of Share Cert.	Number of Shares evidenced by Cert.	No. of Share(s)	Date of Acquisition	Date of transfer	Number of Shares transferred to	Payment of Shares	Total Number of Shares Issued	SIGNATURES
R. MOLANO	5 thru 14 Canceled	3,000 each		Apr. 15 1986	Oct. 26 2007	Green Fork Continental S.A. as Trustee of Arcabuco Trust		30,000	 CURAÇAO CORPORATION COMPANY N.V. Managing Director
Green Fork Continental S.A. as Trustee of Arcabuco Trust	15	30,000		Oct 26 2007				30,000	 CURAÇAO CORPORATION COMPANY N.V. Managing Director

Exhibit B-III PAGE 3 of 6

**REGISTER OF DIRECTORS AND OFFICERS
FOR GREEN FORK CONTINENTAL S.A., BVI**

Date of Appointment	Name and Address	Description (Functions)	Date of Ceasing to Act	Remarks
27.09.2007	PRISCA STRAUB-HELFFENBERGER at Rebweg 11, 8532 Warth, Switzerland	Director	17.8.2011	
27.09.2007	CHRISTOPH MÜLLER at Spitznueistrasse 12, 8500 Frauenfeld, Switzerland	Director		
06.03.2008	PETER MOOSBRUGGER at Dohlenweg 7, 8500 Frauenfeld, Switzerland	Director		

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