

SMALL SCALE AMENDMENT REQUEST
TO THE LAND USE ELEMENT/LAND USE PLAN MAP
NOVEMBER 2013-2014 AMENDMENT CYCLE
MIAMI-DADE COUNTY
APPLICATION TO AMEND THE COMPREHENSIVE
DEVELOPMENT MASTER PLAN

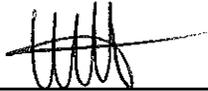
1. APPLICANT

TLG FL, LLC
444 Brickell Avenue, Suite 900
Miami, Florida 33131
(305) 814-4040

2. APPLICANTS' REPRESENTATIVE

Eric Milne
as President of TLG FL, LLC
444 Brickell Avenue, Suite 900
Miami, Florida 33131
(305) 814-4040

By: _____



(Signature of Applicant's Representative)

12/2/13

Date

3. DESCRIPTION OF REQUESTED CHANGE

- A. A Small-Scale Change to the Land Use Plan Map. Applicant requests a small-scale change to the Land Use Element, Land Use Plan map designation on the subject property from "Low Density Residential" to "Business and Office."
- B. Description of the Subject Property (the "Property").

The Property contains approximately +/-2.643 gross acres (+/-1.954 net acres) and consists of the entire southwest corner of SW 112th Avenue and SW 224th Street in the South Tier of the County (Section 18, Township 56 South, Range 40 East). The Property is currently undeveloped. The entire north boundary of the Property fronts SW 224th Street and the entire east boundary of the Property fronts SW 112th Avenue. Lying to the west and south of the Property is the Church of the Rock Jesus Christ. Immediately across from the Property on the east side of SW 112th Avenue at SW 224th Street, both the northeast *and* southeast corner have commercial land use designations. The southeast corner obtained a commercial designation in 2005 upon a successful small-scale amendment request to change the Land Use Plan map—an application entirely analogous to this Application. The Property is comprised of four parcels

identified by Folio Nos. 30-6018-000-0480, 30-6018-000-0451, 30-6018-000-0452 and 30-6018-000-0462, and is more fully described in the attached Exhibit “A.”

C. Gross and Net Acreage

Application area:	+/- 2.643 gross acres (+/-1.954 net acres)
Acreage Owned by Applicant:	0 acres

D. Proposed Development. The Applicant proposes to develop the Property with a neighborhood-serving retail and commercial development that is consistent with the current development pattern along SW 112th Avenue.

E. Requested Change

1. It is requested that the Property be re-designated on the Land Use Plan map from “Low Density Residential” to “Business and Office.”
2. It is requested that this application be processed as a Small-Scale Amendment under the expedited procedures.

4. REASONS FOR AMENDMENT

The Applicant is requesting the re-designation of the Property from “Low Density Residential” to “Business and Office” to permit the development of neighborhood-serving retail and commercial uses on the Property. The purpose of this Application is to address the need for neighborhood-serving commercial and retail uses in the area. In recent years, the area surrounding the Property has experienced significant residential housing growth in the form of large, higher-density subdivisions and communities. The development of local, neighborhood-serving commercial uses has not kept pace with this residential growth, creating a present need for local commercial use in the area around the Property. The Applicant proposes an appropriately sized commercial and retail development at the Property that will help provide for the basic good and service needs of the large and growing residential population in the area.

The Property has over 350 feet of frontage along SW 112th Avenue, a high volume, half-section line road. Although SW 117th Avenue is the area’s designated section line road, it is commonly recognized that SW 112th Avenue is in practice the area’s *effective* section line road since it provides direct connectivity to (and north-bound and south-bound access onto) both the Florida Turnpike to the south and South Dixie Highway/US 1 to the north. SW 112th Avenue acts as the area’s primary north-south commuter road and local arterial for those that live in the area and work in the Miami’s downtown and Doral business districts. Commercial and retail uses are typically appropriate along main commuter roads to allow residents and commuters places to shop and trade along existing transportation routes without introducing additional vehicle trips into areas off main commuter roads.

With the construction of several new schools complementing parks and higher density multifamily units along SW 112th Avenue, the road has emerged as the area’s main “activity corridor.” Conveniently located at a main, lighted intersection on the SW 112th

Avenue activity corridor, the Applicant's proposed development would not only help meet the area's current and increasing demand for easily accessible, neighborhood-serving commercial uses, but also diversify the uses and activities within the SW 112th Avenue "activity corridor" by setting a reasonably-sized commercial use within the corridor's zone of schools, parks and higher density residential uses.

The Property is bordered by a church to the west and south and by roadways at the north and east. The Applicant has met with the Pastor and leaders of the church lying to the west and south and the Church has expressed initial support for the Applicant's proposed project and the economic benefits a new job creator would bring to an area hard hit by the economic events of the past several years. The Property does not border any existing residential areas with dwelling units, therefore, the proposed development would not impact any contiguous residential use.

The Property is in Minor Statistical Area ("MSA") 7.1. Currently, MSA 7.1 is experiencing extremely rapid residential growth and construction. See attached Exhibit B. Many of these residential developments began during the years preceding the 2008 financial crisis and subsequent economic collapse, when the County approved a significant number of medium to higher density projects for MSA 7.1. Due to the economic collapse, many of these residential projects were put on hold and have only now been restarted. The addition of new multi-family housing units into the Application area, has intensified an already dense residential part of the County. Zoning patterns in the area are primarily aimed at maximizing the area's overall density. For example, in the newer residential areas to the south of the Property, the predominant zoning is RU-3M (Minimum Apartment House District, maximum density 12.9 dwelling units per acre), RU-TH (Townhouse District, maximum density 8.5 dwelling units per acre), and RU-1M(a) (Modified Single-Family Residential District, 5,000 square foot net lots). Current data indicates that the effect of the County's zoning designations in these areas has been a substantial increase in population in the past few years. In the 1.5 mile radius around the Property the population in 2010 was 33,707 and is forecast to increase nearly 12% to 37,538 in 2018. Source: See Exhibit C: *EASI Demographic Report*. Based on current trends, the 5 year population growth from 2014 may be even more significant.

While residential projects have restarted in the area, commercial projects have not. Consequently, the area's new supply of residential housing is currently outpacing the development of commercial uses and, in the process, leaving new area residents without ample neighborhood-serving, local retail uses. The Land Use map indicates ample area for future residential growth in MSA 7.1, but few commercial nodes within these areas to meet current and future resident needs. Applicant's proposed commercial development at the Property will fill this gap, by providing the area's new and future residents with nearby commercial uses that are easily accessible by foot, bike or local transit and, in so doing, address a deficiency in the Plan map for commercial uses within an area of strong current and projected population growth. The Application site is needed to address the area's current and future commercial needs.

The 2013 depletion date for commercial space in MSA 7.1 is 2030+, with 97.2 acres of vacant commercial land in 2013 and 305.80 acres of commercial land in use in 2013. Countywide the projected year of depletion of commercial space is also 2030+. Seven

years ago, in 2006, vacant commercial land in MSA 7.1 was 99.1 acres and commercial acres in use was 311.3 acres, indicating *negative* net actual absorption during this time period of -3.6 acres (1.9 acres of vacant commercial land absorbed, offset by a loss of commercial acres in use equal to minus 5.5 acres during the time period). Therefore, during this seven-year period MSA 7.1 actually lost commercial acreage, based on the 2006 start- and 2013 end-point data.

The annual absorption rate projected for the period 2013-2030 is 2.91 acres per year for MSA 7.1, further evidencing the current imbalance between strong residential development and limited commercial development in the area. In 2006, the average annual absorption rate was 6.51 acres and the projected year of depletion was 2021. The data indicates that the rate of commercial development in the area has indeed decreased during this time.

Also significant, in 2013 MSA 7.1's amount of commercial land per thousand persons is 5.5 acres of commercial land per thousand persons in 2020 and 4.5 acres of commercial land per thousand persons in 2030. MSA 7.1's 2020 commercial land (acres) per thousand persons is consistent with the Countywide statistic of 5.4 for 2020, but its 2030 figure of 4.5 is *below* the Countywide statistic of 4.9 acres of commercial land per thousand persons. *Source for above: Miami-Dade County, Department of Regulatory and Economic Resources, Planning Division, Research Section, July 2013 and Miami-Dade County Department of Planning & Zoning, Planning Division, July 2006.*

The Applicant believes that its proposed commercial and retail use at the Property will address this imbalance and, in so doing, meet and further the policies and objectives of:

- 1) the Land Use Element of the CDMP; and
- 2) the nearby Goulds and Princeton Community Urban Centers.

This Application address several policies and objectives within the Land Use Element of the CDMP. See below paragraph entitled "Consistency with CDMP Objectives and Policies." The Application also furthers the spirit and policy of the Goulds Community Urban Center to the north of the Property and the Princeton Community Urban Center to the southwest of the Property, both of which seek to integrate commercial areas into residential areas such that area residents (in particular those in areas with medium to higher density residential uses) have nearby places to shop and work within the residential fabric of a community.

The vast majority of the available vacant commercial land in MSA 7.1 is either north of the Property (at or beyond the Southland Mall area) or fronting South Dixie Highway/US 1. While on the surface it appears that MSA 7.1 has a healthy supply of vacant commercial land, very few of these areas provide neighborhood-serving commercial uses for the new and existing population areas surrounding the Property. The location of the Property at a heavily travelled, lighted intersection will allow residents in the population clusters to the west and south of the Property to easily walk, ride a bicycle or take the transit bus (bus stop in front of Property) to the proposed commercial uses at the Property without increasing vehicle trips and congestion on SW 112th Avenue. Applicant's proposed commercial development will additionally bring jobs to an area in need of

economic development.

It should be noted that commercial development at the Property will provide residents immediately surrounding the Property with the same type of retail and commercial uses that currently exist at the “Activity Node” at SW 232nd Street and SW 112th Avenue. While the Property is not at an “Activity Node,” the intersection of SW 112th Avenue and SW 224th Street constitutes a “small neighborhood node” that will serve the residential areas immediately surrounding the Property. The 233rd Avenue “Activity Node” is ½ mile away from the Property and suited primarily to serve the adjacent 292 acre Silver Palms planned residential community and the to-be-built residential subdivision immediately to the east of Silver Palms. The primary commercial uses at the 232nd “Activity Node” are the Promenade at Silver Palm, a large 67,217 square foot Publix anchored shopping center, which has filled existing vacancies as the economy has improved, and single-tenant bank, fast food and small-retail pads across SW 112th Avenue to the west of the Promenade. With the northwest corner of the 232nd “Activity Node” already converted to residential use, this planned Activity Node is too small to serve the areas surrounding the Property (½ mile to the north) and perhaps will be too small to adequately service the new, higher-density residential developments within Silver Palms and the surrounding new subdivisions. The Southland Mall trade area is +/- 1.1—1.5 miles away from the Property and the US 1 trade area corridor is +/- 1.1—1.5 miles away from the Property.

Notwithstanding its current residential designation and the high level of new home construction in the immediate area, the Property has remained undeveloped. The absence of residential development at the Property supports the conclusion that the Property’s residential designation is not appropriate given its location and physical attributes. The Property’s long frontage along SW 112th Avenue and overall narrow frontage road depth does not provide a suitable configuration for single-family home development at the Property, as is envisioned by the current “Low Density Residential” designation. The addition of single-family homes at the intersection of SW 112th Avenue and SW 224th would require each homeowner to drive onto the major arterial of SW 112th Avenue, since the Property is arguably not deep enough to allow for individual home driveways and a private interior access road on the Property. This would create additional entering and exiting traffic onto an already busy roadway. Higher density residential uses on the Property would add to the current imbalance between residential and commercial growth in the immediate area.

As set forth in more detail below, the Property is currently served by the Miami-Dade Transit Route 70 bus with an active bus stop directly in front of the Property. The integration of commercial uses at an active bus stop enhances the County’s goal of furthering commercial development around transit stops (see below).

On behalf of its proposed national-retail, anchor tenant at the Property, Applicant searched and conducted due diligence on multiple sites in MSA 7.1. The Property was chosen over other available sites in MSA 7.1 due to its ease of access at a busy traffic-lighted, small neighborhood node and its location in a trade area with demand for the type of everyday household items sold by Applicant’s proposed anchor tenant. The Applicant believes that its proposed uses and tenant will provide a benefit to the community.

For the foregoing reasons and those set forth below in furtherance of Comprehensive Development Master Plan (“CDMP”) policies, the Applicant believes that approval of the requested small-scale amendment would improve the Land Use Plan map by furthering sound community planning and the CDMP’s stated goal of having local communities operate as self-sufficient entities through the concentration of commercial uses at major roadway intersections on busy activity corridors within dense residential neighborhoods.

Consistency with CDMP Objectives and Policies. This application address several policies and objectives within the Land Use Element of the CDMP.

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

The Applicant proposes to develop an unused vacant property that is currently not contributing to local economy, local neighborhood or County tax base to the degree that it could if its development potential were realized. The proposed commercial development will allow for the addition of much needed local neighborhood retail and commercial uses into the area. The intersection of SW 112th Avenue and SW 224th Street, while not an “Activity Node,” constitutes a small neighborhood node at a heavy traffic intersection. The integration of neighborhood-serving commercial uses into the area’s existing and new residential development pattern furthers Objective LU-1 by concentrating and intensifying commercial development around an existing center of activity where commercial uses currently exist or have been approved.

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

The Property is located at a “small neighborhood node” that is well suited for commercial use and will complement existing and future commercial activity across the street at the northeast and southeast corners of SW 112th Avenue and SW 224th Street.

Policy LU-10--Miami-Dade County shall seek to prevent discontinuous, scattered development at the urban fringe particularly in the Agriculture Areas, through its CDMP amendment process, regulatory and capital improvements programs and intergovernmental coordination activities,

While currently zoned “Agricultural,” the Property is in an area that long ceased being used for agriculture. The Property is in a highly dense area of primarily multi-family housing and is not at an urban fringe Agriculture Area. The Property has remained underutilized and undeveloped for so long because its land use designation has not kept up with the evolution of the area surrounding the Property. Of the four corners of the SW 112th Avenue and SW 224th Street intersection, two have been designated with commercial 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.

The Property is located in front of a Miami-Dade Transit bus stop (Route 70) on a busy transit route with service on approximately 8 to 10 minute intervals throughout the day (*Source: Miami-Dade County Transit Route 70 Bus Schedule, as posted on the miamidade.gov website*). The integration of commercial uses within a higher density residential area will, the Applicant believes, encourage further use of the Route 70 bus by providing residents a place to shop for necessities at an existing bus stop and create “a pedestrian-friendly environment that promotes the use of rapid transit services.”

Policy LU-7A--Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers.

The Applicant believes that integrating commercial use at an existing transit stop, such as the bus stop in front of the Property, will, although not a transit station, “produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced...” (Policy LU-7A). Further, the Applicant believes that integrating commercial use at an existing transit bus stop will promote “transit use and decreases the dependence on automobiles...” (Policy LU-7G) in a manner that supports health, fitness and exercise by increasing the overall walkability score of the area surrounding the Property.

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.

SW 112th Avenue is a Miami-Dade Transit Route 70 bus corridor with service approximately every 8 to 10 minutes. (*Source: Miami-Dade County Transit Route 70 Bus Schedule, as posted on the miamidade.gov website*). In front of the Property is a “standard...Bus stop served by peak period headways of 20 or fewer minutes...” (Policy LU-8E).

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

The addition of commercial use at the Property will complement the spatial distribution of existing and future residential population in the area.

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;**
- iv) **Enhance or degrade environmental or historical resources, features or systems of County significance; and**
- v) **If located in a planned Urban Center, or within ¼ mile of an existing or planned transit station, exclusive busway stop, 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 pedestrian as indicated in the policies under Objective LU-7, herein [emphasis added].**

As addressed above, the Applicant’s proposed commercial use will help satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County. The commercial use proposed for the Property is compatible with existing retail development at the northeast corner of the SW 112th Avenue and SW 224th Street intersection, as well as the future commercial use planned for the southeast corner of the SW 112th Avenue and SW 224th Street intersection (in the April 2005 Application Cycle to Amend the Comprehensive Development Master Plan, Kaza 112 Property Corporation successfully obtained a Small-Scale Amendment to the Land Use Plan Map on the .91 gross acre site immediately across SW 112th Avenue to the east--this site is entirely analogous to the Property that is the subject of this Application). The location of the proposed commercial use directly behind an active bus stop on a popular bus route will enhance Miami-Dade County’s stated goal of locating community needs at transit stop

locations. To the knowledge of the Applicant, there are no historically or archeologically significant structures of record on the Property. Therefore, to the knowledge of the Applicant, this application will have no impact on the County's historical or environmental resources.

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

As noted above, the 2013 depletion date for commercial space in MSA 7.1 is 2030+, with 97.2 acres of vacant commercial land in 2013 and 305.80 acres of commercial land in use in 2013. Countywide the project year of depletion of commercial space is also 2030+. The annual absorption rate projected for the period 2013 -2030 is 2.91 acres per year. Significantly, the amount of commercial land per thousand persons, expressed in acres, is 5.5 acres of commercial land per thousand persons in 2020 and 4.5 acres of commercial land per thousand persons in 2030. MSA 7.1's 2020 commercial land (acres) per thousand persons is consistent with the Countywide statistic of 5.4 for 2020, but its 2030 figure of 4.5 is *below* the Countywide statistic of 4.9 acres of commercial land per thousand persons in 2030. *Source for above: Miami-Dade County, Department of Regulatory and Economic Resources, Planning Division, Research Section, July 2013.* The Applicant is of the opinion that as residential populations continue to increase in MSA 7.1, this existing imbalance and shortage of future commercial space relative to future residential growth (especially when compared with the same Countywide data) will only grow larger. Given the number of platted and zoned residential lots in the area that have yet-to-be built on, it is unlikely that approval of the application would result in a significantly measurable diminution of residential land supply in the MSA.

This Application is accurate and complete to the best of Applicant's knowledge and belief, and may contain the opinion of Applicant in a variety of places.

ADDITIONAL MATERIAL SUBMITTED

- 1) Exhibit A: Legal Description and Location Map
- 2) Exhibit B: Photographs
- 3) Exhibit C: Demographic Report
- 4) Aerial Photograph
- 5) Section Map

5. COMPLETE DISCLOSURE FORMS: See Attached

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

APPLICANT / REPRESENTATIVE

APPLICANT: TLG FL, LLC

REPRESENTATIVE: Eric Milne, as President of TLG FL, LLC

DESCRIPTION OF PROPERTY APPLICATION AREA

The Property contains approximately 2.643 gross acre (1.954 net acre) located at the southwest corner of SW 112th Avenue and SW 224th Street in Section 18, Township 56 South, Range 40 East and Section 18, Township 56 South, Range 38 East. The applicant is under contract to purchase the Property.

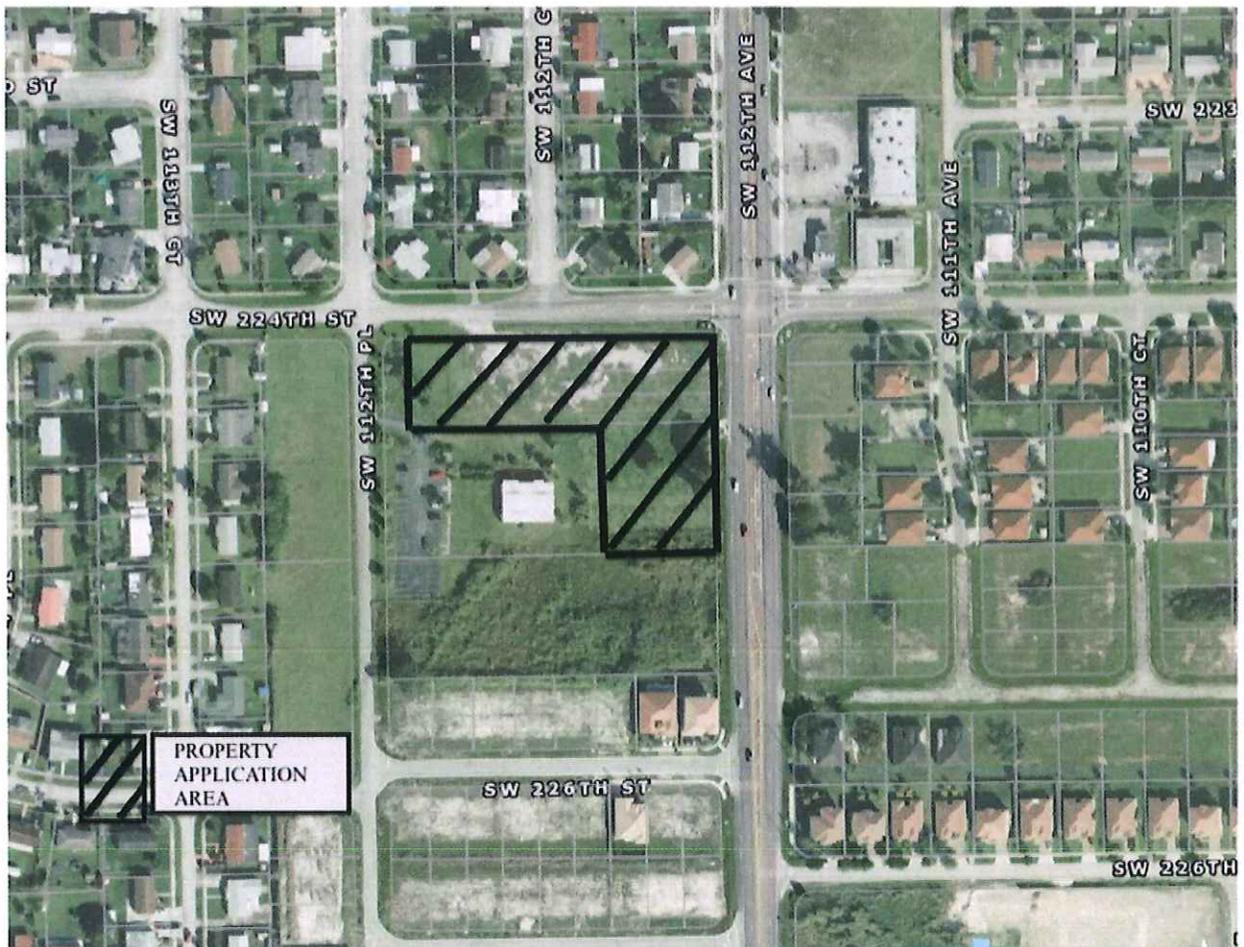


Exhibit A

The property is more accurately described on the attached legal description and location map.

Legal Description

Parcel I:

The North 160 feet of the East 458.48 feet of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4, less the North 85 feet of the East 200 feet thereof, and less the East 50 feet and North 35 feet for road purposes, in Section 18, Township 56 South, Range 40 East, all lying and being in Miami-Dade County, Florida.

Parcel II:

Beginning at the West Right-of-Way of South Allapattah Drive on the North line of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 for the Point of Beginning, thence West 150 feet, thence South 50 feet, thence East 150 feet, thence North 50 feet to the Point of Beginning, less the North 35 feet for Road Right-of-Way, Section 18, Township 56 South, Range 40 East, all lying and being in Miami-Dade County, Florida.

Parcel III:

The South 35 feet of the North 85 feet of the East 200 feet of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4, less the East 50 feet thereof, Section 18, Township 56 South, Range 40 East, all lying and being in Miami-Dade County, Florida.

Parcel IV:

The East 210 feet of the South 222 feet of the North 382 feet of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4, less the East 50 feet thereof, Section 18, Township 56 South, Range 40 East, all lying and being in Miami-Dade County, Florida.

Location Map

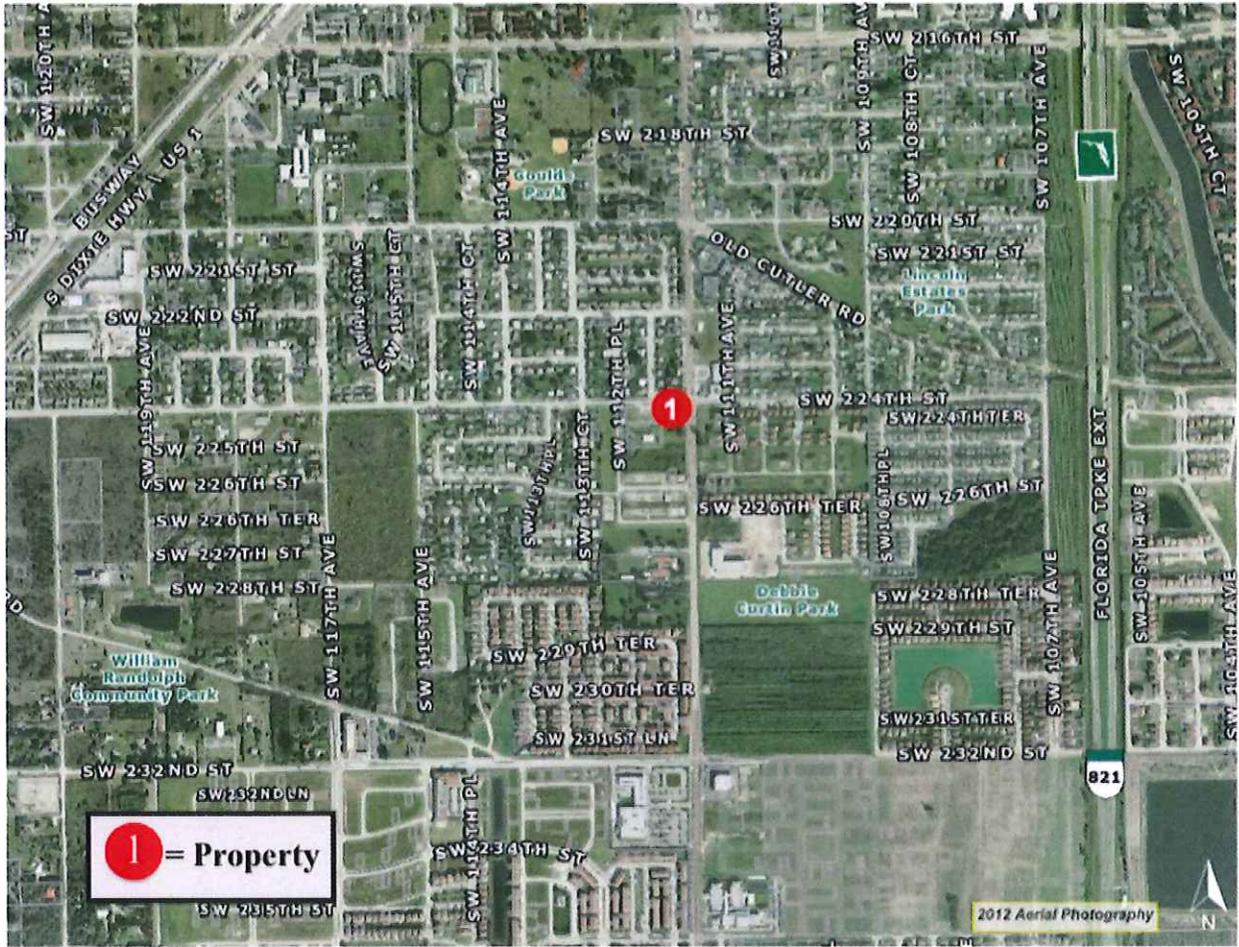


EXHIBIT B

Existing Area Multifamily



New Area Multifamily Under Construction

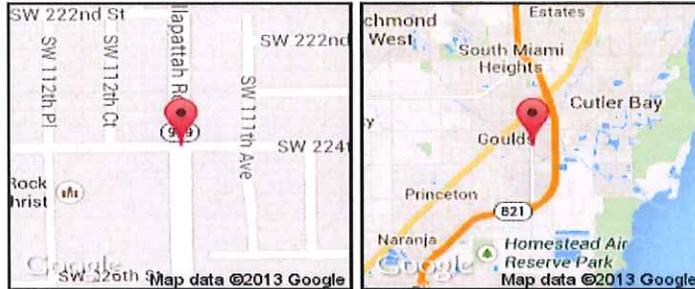


Exhibit C



**EASI Demographics on Demand
Updated Site Selection Reports & Analysis
Executive Summary**

Location: Proposed Retail Site Goulds
Address: sw 224th st and sw 112th ave miami
Latitude: 25° : 33' : 32"
Longitude: -80° : 22' : 19"



Description	1.5 Miles	3 Miles	5 Miles
POPULATION BY YEAR			
Population (4/1/1990)	15,737	59,268	131,103
Population (4/1/2000)	22,242	73,095	152,354
Population (4/1/2010)	33,707	100,345	193,155
Population (1/1/2013)	35,237	104,790	201,228
Population (1/1/2018)	37,538	111,699	214,041
Percent Growth (2013/2010)	4.54	4.43	4.18
Percent Forecast (2018/2013)	6.53	6.59	6.37
HOUSEHOLDS BY YEAR			
Households (4/1/1990)	4,804	18,761	42,307
Households (4/1/2000)	6,803	22,582	46,398
Households (4/1/2010)	10,196	30,946	58,363
Households (1/1/2013)	10,641	32,251	60,787
Households (1/1/2018)	11,491	34,827	65,642
Percent Growth (2013/2010)	4.36	4.22	4.15
Percent Forecast (2018/2013)	7.99	7.99	7.99
GENERAL POPULATION CHARACTERISTICS			
Median Age	31.3	34.1	34.7
Male	16,658	50,532	97,876
Female	18,579	54,258	103,352
Density	4,661.0	2,961.3	2,935.5
Urban	35,237	104,392	199,682
Rural	0	398	1,546
GENERAL HOUSEHOLD CHARACTERISTICS			

Households (1/1/2013)	10,641	32,251	60,787
Families	8,439	25,346	48,405
Non-Family Households	2,202	6,905	12,382
Average Size of Household	3.28	3.23	3.26
Median Age of Householder	46.5	48.3	49.0
Median Value Owner Occupied (\$)	164,092	194,494	208,125
Median Rent (\$)	809	904	922
Median Vehicles Per Household	2.0	2.2	2.2
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	11,886	35,722	67,152
Housing, Owner Occupied	5,192	19,714	39,366
Housing, Renter Occupied	5,449	12,537	21,421
Housing, Vacant	1,245	3,471	6,365
POPULATION BY RACE			
White Alone	19,483	68,582	128,783
Black Alone	13,268	28,107	56,090
Asian Alone	428	1,716	3,933
American Indian and Alaska Native Alone	91	206	468
Other Race Alone	959	3,042	6,207
Two or More Races	1,008	3,137	5,747
POPULATION BY ETHNICITY			
Hispanic	19,279	62,802	114,579
White Non-Hispanic	2,798	12,980	27,999
GENERAL INCOME CHARACTERISTICS			
Total Household Income (\$)	633,264,539	2,212,824,568	4,357,087,141
Median Household Income (\$)	42,862	54,127	57,783
Average Household Income (\$)	59,512	68,613	71,678
Per Capita Income (\$)	18,487	21,418	22,172
RETAIL SALES			
Total Retail Sales (including Food Services) (\$)	119,872	1,330,789	2,939,958
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	499,658.6	1,686,814.7	3,246,431.4
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	2,678	13,576	35,781
Establishments, Total (by Place of Work)	162	1,166	2,755
EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	143	145	145
EASI Total Crime Index (US Avg=100; A=High)	58	60	67
EASI Weather Index (US Avg=100)	192	192	192
BLOCK GROUP COUNT	22	67	122

Footnotes:

Easy Analytic Software, Inc. (EASI) is the source of all updated estimates. All other data are derived from the US Census and other official government sources. Consumer Expenditure data are derived from the Bureau of Labor Statistics.

All estimates are as of 1/1/2013 unless otherwise stated.

Easy Analytic Software, Inc.
101 Haag Avenue, Bellmawr, NJ 08031
phone: 856.931.5780
fax: 856.931.4115

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: **TLG FL, LLC 444 Brickell Avenue, Suite 900, Miami FL 33131**

APPLICANT B: _____

APPLICANT C: _____

APPLICANT D: _____

APPLICANT E: _____

APPLICANT F: _____

APPLICANT G: _____

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

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

	APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
A	TLG FL, LLC	Carrie Kettles & Gloria Kettles Thompson Et Al.	30-6018-000-0480	.052
	TLG FL, LLC	Carrie Kettles	30-6018-000-0451	.12
	TLG FL, LLC	Gloria K Thompson & Carrie Kettles & Carla K. Clayton	30-6018-000-0452	.962
	TLG FL, LLC	Carrie Kettles & Gloria Kettles Thompson Et. Al.	30-6018-000-0462	.82
TOTAL				1.954 (Net)

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

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER (Attach Explanation)
A	TLG FL, LLC		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
N/A	

b. If the applicant is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (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: The Applicant, TLG FL, LLC, is a Delaware Limited Liability Company

NAME, ADDRESS, AND OFFICE (if applicable)	PERCENTAGE OF STOCK
Eric Milne	100%

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 _____

NAME AND ADDRESS

PERCENTAGE OF INTEREST

Applicant, TLG FL, LLC, is a party to a Contract for Purchase

TLG FL, LLC, is a Delaware Limited Liability Company

444 Brickell Avenue, Miami, FL 33131. Sole Member is Eric Milne 100%

Date of Contract: 7/24/13

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

The Property is collectively owned by:

Carrie Kettles, Gloria Kettles Thompson and Carla Kettles-Clayton 100%

19254 SW 92 Road Miami FL 33157-8804

The Applicant, TLG FL, LLC does not own an interest in the Property 0%

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.]

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF OWNERSHIP

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

NAME, ADDRESS, AND OFFICE (if applicable)

PERCENTAGE OF INTEREST

The below owners of the Property are parties to a contract to purchase:

Carrie Kettles, Gloria Kettles Thompson and Carla Kettles-Clayton	100%
19254 SW 92 Road Miami FL 33157-8804	

Date of Contract: 7/24/13

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

N/A

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

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

Applicant's Signatures and Printed Names

[Handwritten Signature]

TLG FL, LLC, Eric Milne as President

Sworn to and subscribed before me

ERIC A MILNE
FDL #450-201-72-299-0 *RE*

this 2nd day of December, 2013.

[Handwritten Signature]

Notary Public, State of Florida at Large (SEAL)

Notary Public State of Florida
Adriana T. Casulo
My Commission EE 840414
Expires: 10/03/2016

My Commission Expires:

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