

**APPLICATION NO. 6  
STANDARD AMENDMENT APPLICATION**

Applicant	Applicant's Representative
The Graham Companies	Tracy R. Slavens, Esq., & Joseph G. Goldstein, Esq. Holland & Knight, LLP 701 Brickell Avenue, Suite 3000 Miami, Florida 33131 (305) 789-7642

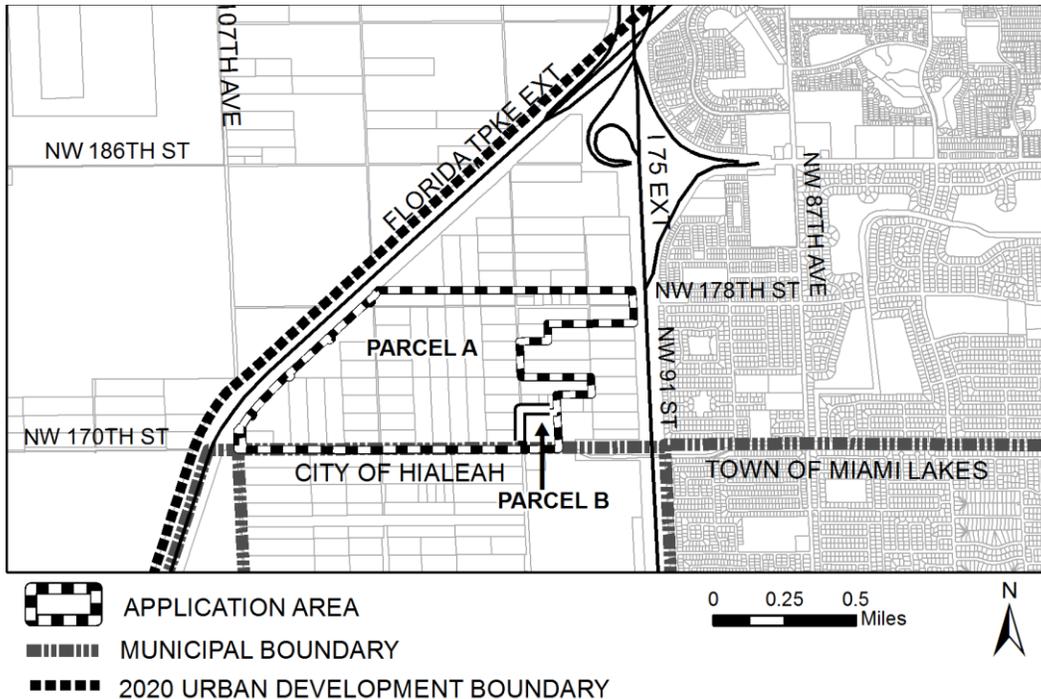
**Requested Amendment to the CDMP LUP map and text:**

1. Redesignate the application site on the Land Use Plan map:  
 From: Parcel A: "Industrial and Office" (329 acres) and  
 Parcel B: "Business and Office" (10 acres)  
 To: "Business and Office" and "Employment Center"
2. Release the Declaration of Restrictions, recorded in Official Records Book 24479 at Page 0689 of the Public Records of Miami-Dade County, Florida, as it applies to portions of land within the subject property; and
3. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board.

Location: East of the HEFT and west of I-75 between NW 170 and NW 180 Streets.

Acreage: Application Area: ±339 Gross; ±323.6 Net

Acreage Owned by Applicant: ±309 Gross



**Notes:**

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

**APPLICATION FOR AN AMENDMENT  
TO THE MIAMI-DADE COUNTY  
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

2015 NOV 30 P 4: 31  
PLANNING & ZONING  
METROPOLITAN PLANNING SECT

1. APPLICANT

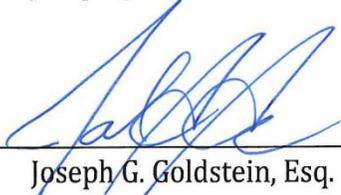
The Graham Companies  
6843 Main Street  
Miami Lakes, Florida 33014

2. APPLICANTS' REPRESENTATIVE

Tracy R. Slavens, Esq.  
Holland & Knight LLP  
701 Brickell Avenue, Suite 3300  
Miami, Florida 33131  
(305) 789-7642  
(305) 789-7799 (fax)  
tracy.slavens@hklaw.com

Joseph G. Goldstein, Esq.  
Holland & Knight LLP  
701 Brickell Avenue, Suite 3300  
Miami, Florida 33131  
(305) 789-7782  
(305) 789-7799 (fax)  
joseph.goldstein@hklaw.com

By:  11-30-15  
Tracy R. Slavens, Esq. Date

By:  11/30/15  
Joseph G. Goldstein, Esq. Date

3. DESCRIPTION OF REQUESTED CHANGE

A. Following changes to the Land Use Element are being requested.

- i. The re-designation of approximately 339± gross acres of land within the subject property from "Industrial and Office" and "Business and Office" to "Business and Office" and "Employment Center."
- ii. The release of the Declaration of Restrictions, recorded in Official Records Book 24479 at Page 0689 of the Public Records of Miami-Dade County, Florida, as it applies to portions of land within the subject property.
- iii. The acceptance of a proffered declaration of restrictions on the subject property to limit the development program as described hereinafter.

B. Description of the Subject Area.

The subject property consists of approximately 339± gross acres of land located in Sections 8 and 9, Township 52, Range 40, of unincorporated Miami-Dade County, Florida (the "Property" and also hereinafter referred to as the "Graham Application Area"). More specifically, the Property is located east of the Homestead Extension of Florida's Turnpike ("HEFT") and west of Interstate 75 ("I-75") between NW 170 Street and NW 180 Street. A sketch and legal description of the Property are provided as Exhibit A-1.

The subject property of request A.ii. consists of approximately 280± gross acres of land located north of NW 170 Street between NW 97 Avenue and the HEFT and is more specifically described on the sketch provided as Exhibit A-2 (the "Graham Triangle").

C. Acreage.

Subject application area: 339± gross acres  
Acreage owned by Applicants: 309± gross acres

D. Requested Change.

- i. It is requested that the Graham Application Area be redesignated on the Land Use Plan Map from "Industrial and Office" and "Business and Office" to "Business and Office" and "Employment Center."
- ii. It is requested that the Declaration of Restrictions, recorded in Official Records Book 24479 at Page 0689 of the Public Records of Miami-Dade County, Florida, is released as it applies to the Graham Triangle.
- iii. It is requested that the proffered declaration of restrictions limiting the development program for the Graham Application Area be accepted by Miami-Dade County.

4. REASONS FOR AMENDMENT

The Graham Application Area is a large area of vacant land located in Sections 8 and 9, Township 52, Range 40, in unincorporated Miami-Dade County. The Graham Application Area is located in the North Central Tier of the County intersecting with, near, or abutting (a) two section line roads: NW 97 Avenue and NW 170 Street; and (b) two expressways: the HEFT and I-75. The Property is located within Minor Statistical Area ("MSA") 3.1, which is largely undeveloped. The MSA encompasses a wide area of western Miami-Dade County and contains all types of land uses. The developable areas within its boundaries lie generally between the Urban Development Boundary, US-27/Okeechobee Road, NW 57 Avenue, and NW 103 Street.

## Redesignation of the Graham Application Area

The portion of the Graham Application Area located west of NW 97 Avenue is within the Graham Triangle. The Graham Triangle was part of CDMP Amendment Application No. 5 of the April 2005 Cycle (the "2005 Amendment"). The 2005 Amendment expanded the Urban Development Boundary ("UDB") to include 1,140.8± acres of land and redesignated said lands from "Open Land" to "Industrial and Office" on the CDMP Land Use Plan Map. The 2005 Amendment was intended to add new industrial lands to the Countywide inventory and address a deficiency in land supply. A portion of this land, south of the Graham Application Area and located within the City of Hialeah, is planned as an industrial and office park known as the Beacon Countyline project. The remainder of the 2005 Amendment subject property, which includes the Graham Triangle, is undeveloped. The parcel of land lying directly to the north of the Graham Application Area has been identified as the new location for the American Dream Miami entertainment retail complex ("American Dream"). The area east of I-75 is predominantly developed with single-family residential use.

The Applicant is seeking to redesignate the Graham Application Area as proposed in order to expand the uses permitted on the property. Currently, the Graham Application Area is designated "Business and Office" and, mostly, "Industrial and Office," which allows manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses. Based on the pattern of development in the surrounding areas and American Dream,<sup>1</sup> the Applicant has determined that it is appropriate to redesignate the land to a category that allows a wider range of permitted uses, better promotes infill development, and provides more of a transition between the varied character of uses in the surrounding area.

The Applicant is proposing the redesignation of the Graham Application Area to "Business and Office" and "Employment Center." This proposed redesignation maintains the ability of the Applicant to develop industrial uses while incorporating the ability to integrate other compatible uses and to encourage a balanced mix of these uses across its 339± acres. The "Business and Office" category accommodates the full range of sales and service activities, which includes retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusements and commercial recreation establishments. Residential uses, and mixing of residential use with commercial, light industrial, office and hotels are also permitted in Business and Office areas. The "Employment Center" designation encourages the integrated development of business, office, light industrial, and residential uses. The CDMP Land Use Element provides that "[e]mployment centers are intended to create a synergistic relationship between industries that rely on one another for the exchange of goods, ideas and services and allow for the efficient use of shared resources and infrastructure." See I-41. An "Employment Center" is "intended to create an environment that connects industries with

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<sup>1</sup> A companion application for an amendment to the CDMP is being filed during this cycle by the representatives of American Dream. The scope of development proposed for American Dream is the basis of the development program contemplated by this Amendment.

customers and the local workforce.” *Id.* The proposed redesignation of the Graham Application Area will encourage integrated mixed-use infill development that will be responsive to and supportive of the industrial and office uses to the south, residential uses to the east, and commercial and entertainment uses to the north.

The density and intensity of development within the Graham Application Area will be regulated by the CDMP Land Use Element “Business and Office” residential density guidelines, which, in relevant part, calculate the maximum allowable residential density that exists or which the CDMP allows across the roadway. In this case, the applicable maximum residential density is based on the existing Low-Medium Density Residential designation on the lands located on the south side of NW 170 Street abutting the southeast corner of the Graham Application Area. This yields a maximum density of 4,407 dwelling units.<sup>2</sup> The maximum non-residential intensity allowed for development within the Graham Triangle is set forth by the CDMP Land Use Element as follows:

For the area bounded by NW 154 Street on the south, NW 97 Avenue on the east, and the Homestead Extension of the Florida Turnpike (HEFT) on the northwest, the maximum allowable intensity under the CDMP shall be a FAR of 0.45, pursuant to the 2006 Settlement Agreement between the State of Florida and Miami-Dade County [Docket No. DCA 06-1-NOI-1301-(A)-(N)] pertaining to adopted April 2005 CDMP amendment Application No. 5. *See* I-24.

The maximum non-residential intensity for the remaining subject property is FAR 1.25. *See* I-24. As such, the maximum non-residential development intensity is 8,735,958 square feet.<sup>3</sup> In the event that it is determined that the adjacent Low-Medium Density Residential designation is not across the roadway, then the maximum density proposed by the Applicant would still comply with the FAR restriction. Thus, assuming an average multi-family unit size of 1,000 square feet, then 4,735 units would be permitted.<sup>4</sup> The Applicant intends to develop the Graham Application Area with 2,000 multi-family rental dwelling units, 1,000,000 square feet of commercial use, and 3,000,000 square feet of business park use.

The “Business and Office” category provides that an “Employment Center” may be approved on “Business and Office” designate properties that meet the following: 1) are located inside the UDB, 2) contain a minimum of 10 acres, and 3) have direct access to a Major Roadway, as identified on the CDMP Land Use Plan Map. The Graham Application Area meets all three of these criteria. The Graham Application Area consists of 339± acres and will have access to a number of major roadways including NW 97 Avenue and anticipated connections to I-75 and HEFT. The uses within the “Employment Center” will be developed in such a manner as to safeguard compatibility with adjacent uses. The Applicant will comply with the “Employment Center” design guidelines set forth by the CDMP Land Use Element. Light industrial uses will not detrimentally impact adjacent

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<sup>2</sup> 4,407 dwelling units = 339 acres x 13 dwelling units per acre

<sup>3</sup> 8,735,958 square feet = (279 acres x 43,560 sq. ft. x FAR 0.45) + (60 acres x 43,560 sq. ft. x FAR 1.25)

<sup>4</sup> 4,735 units = 8,735,958 square feet – 4,000,000 square feet non-residential / 1,000 square feet per unit

development and residential uses will be designed in such a way so as to promote pedestrian mobility and to protect residents from any impacts of the industrial development components in order to create an environment that is accommodating to consumers, residents and employees.

The proposed Amendment furthers Land Use Element Policy 9B, which encourages that amendments 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. The Amendment will serve to better accommodate the demand for a balanced mix of industrial, commercial, and residential lands within this portion of the County with appropriately scaled infill development. The development of the Graham Application Area, along with the adjacent American Dream parcel will bring infrastructure and services to the area. The uses proposed by the Applicant will be developed in such a way that will be wholly supportive of, complementary to, and compatible and consistent with the character of the areas surrounding the Graham Application Area. The Amendment will not have an adverse impact on environmental or historical resources, features or systems of County significance. A detailed analysis of the Amendment's anticipated impacts on infrastructure levels of service, and environmental and historical resources is provided in Exhibit F to the Application.

Based on these factors, the redesignation of the Graham Application Area from "Industrial and Office" to "Business and Office" and "Employment Center" is appropriate and should be approved.

Release of the Declaration of Restrictions, Recorded in Official Records Book 24479 at Page 0689 of the Public Records of Miami-Dade County, Florida, and Acceptance of the Proffered Declaration of Restrictions.

In 2006, the Applicant proffered that certain Declaration of Restrictions, recorded in Official Records Book 24479 at Page 0689 of the Public Records of Miami-Dade County, Florida, in connection with the approval of the redesignation of the Graham Triangle pursuant to CDMP Amendment Application No. 5 of the April 2005 Cycle from "Open Land" to "Industrial and Office." This Declaration of Restrictions prohibits residential use within the Graham Triangle Area and limits development of the land to uses generating no more than 2,582 net external P.M. peak hour trips. The proposed redesignation of the Graham Application Area to "Business and Office" and "Employment Center" and the Applicant's intent to develop a portion of the Graham Application Area with up to 2,000 multi-family rental dwelling units would require the release of this previously recorded Declaration of Restrictions.

The Applicant intends to impose new conditions on the development of the Graham Application Area in the event that the request for its redesignation to "Business and Office" and "Employment Center" is approved. As such, the Applicant is requesting a release of the

Declaration of Restrictions recorded in Official Records Book 24479 at Page 0689 of the Public Records of Miami-Dade County, Florida and acceptance of the new Declaration of Restrictions that is being proffered by the Applicant. The Declaration of Restrictions being proffered would limit the development program within the Graham Application Area to 2,000 multi-family rental dwelling units, 1,000,000 square feet of commercial use, and 3,000,000 square feet of business park use. No "for sale" residential use will be permitted under the terms of the declaration of restrictions. The proposed development program density and intensity are consistent with the FAR limitation of 0.45 and applicable residential density, as well as with requested redesignation and intent of the "Employment Center" overlay. The limitation of uses will ensure that the Graham Application Area is developed in a manner that will ensure infrastructure concurrency.

#### Consistency with CDMP Goals, Objectives, and Policies

The approval of the requested Amendment would further 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 2030 shall emphasize concentration and intensification of development around centers of activity, development of well-designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.

LAND USE POLICY 1A: High intensity, well-designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multimodal accessibility.

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

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

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

LAND USE POLICY 10: Miami-Dade County shall seek to prevent discontinuous, scattered development at the urban fringe particularly in the Agricultural Areas, through its CDMP amendment process, regulatory and capital improvements programs, and intergovernmental coordination activities.

LAND USE POLICY 1T. Miami-Dade County through its land development regulations shall encourage developments that promote and enhance bicycling and pedestrianism through the provision of bicycle and pedestrian facilities and other measures such as building design and orientation, and shall discourage walled and gated communities.

LAND USE POLICY 2A. All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE), except as otherwise provided in the "Concurrency Management Program" section of the CIE.

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

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

LAND USE POLICY 5B: All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Regulatory and Economic Resources shall be the principal administrative interpreter of the CDMP.

LAND USE OBJECTIVE 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 safe, pedestrian and bicycle friendly environment that promotes mobility for people of all ages and abilities through the use of rapid transit services.

LAND USE POLICY 7D: Redevelopment of property within one-half mile of existing or planned mass transit stations and bus routes shall not cause an increase in walking distances from nearby areas to the transit services and shall, wherever practical, be done by establishing blocks of walkable scale that form an interconnected network of streets, maximizing connectivity with existing streets and promoting a comfortable and attractive environment for pedestrians of all ages and abilities.

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

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

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

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

LAND USE POLICY 9E: Miami-Dade County shall enhance and formalize its standards for defining and ensuring compatibility among proximate uses, and requirements for buffering.

LAND USE POLICY 90: Miami-Dade County shall revise land development regulations to allow live-work units and structures in urban centers and all land use categories that permit the mixture of residential and non-residential uses. Live-work refers to one or more individuals living in the same building where they earn their livelihood usually in professional, artisanal or light industrial activities. The quiet enjoyment expectations of the residential neighbors take precedence over the work needs in a live-work unit or building.

Toward this end, the occupational use of the unit shall not include non-resident employees or walk-in trade. No outdoor activity; noise, vibration, odor, electric interference or other effect of the occupation shall be detectable outside the live-work unit. The regulations should provide for disclosure of neighboring industrial and commercial activities to prospective residential tenants and purchasers.

LAND USE POLICY 9P: Miami-Dade County shall revise land development regulations to allow work-live units in the Business and Office and Industrial and Office land use categories. The term work-live means that the needs of the work component takes precedence over the quiet expectations of residents, in that there may be noise, odors, or other impacts of the business, as well as employees, walk-in trade or sales. The predominant use of a work-live unit is industrial or commercial work activity and residential activity is secondary.

LAND USE POLICY 9T: The County shall consider provisions to allow horizontal mixed-use developments, defined as the horizontal integration of parcels with different primary uses within the same site or block, in appropriate future land use categories in the Urban Development Boundary.

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

LAND USE POLICY 10A: Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, moderate to high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation. To facilitate and promote such development Miami-Dade County shall orient its public facilities and infrastructure planning efforts to minimize and reduce deficiencies and establish the service capacities needed to support such development.

5. ADDITIONAL MATERIAL SUBMITTED

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

6. COMPLETED FORMS

- Attachments: Sketches and Legal Descriptions of Property and Parcels – Composite
- Exhibit A
- Disclosure of Interest Form – Exhibit B
- Location Map for Application – Exhibit C
- Aerial Photographs – Exhibit D
- Section Sheets – Exhibit E
- Supplemental Analysis – Exhibit F

**COMPOSITE EXHIBIT A**

Sketches and Legal Descriptions of Property and Parcels

**EXHIBIT A-1**

Graham Application Area

## LEGAL DESCRIPTION OF GRAHAM APPLICATION PROPERTY

(Sheet 1 of 4 Sheets)

A portion of Tracts 8, and 20 through 24, inclusive, of the Northeast 1/4 of Section 8, Township 52 South, Range 40 East; together with all of Tracts 1 through 24, inclusive, of the Southeast 1/4 of said Section 8, Township 52 South, Range 40 East; also together with a portion of Tracts 1, 2, 9 through 12, inclusive, Tracts 17 through 21, inclusive, and all of Tracts 3 through 8, inclusive, Tracts 22 through 24, inclusive, of the Southwest 1/4 of said Section 8, Township 52 South, Range 40 East; also together with a portion of Tract 8, of the Northwest 1/4 of said Section 8, Township 52 South, Range 40 East; also together with that portion of the 10 foot wide right-of-way lying within the limits of the herein described parcel; also together with that portion of the 60 foot wide canal right-of-way as recorded in Official Records Book 5139 at Page 103, lying within the limits of the herein described parcel; all according to the plat of "Chambers Land Company Subdivision", as recorded in Plat Book 2, at Page 68; also together with a portion of Tracts 24 and 25 of the Northwest 1/4 of said Section 9, Township 52 South, Range 40 East; also together with a portion of Tracts 33, 41 through 43, inclusive, 47, and all of Tracts 44 and 48, of the Southwest 1/4 of said Section 9, Township 52 South, Range 40 East; subject to that portion of the 15 foot wide road reservation lying within the limits of the herein described parcel; according to the plat of "Florida Fruit Lands Company's Subdivision No. 1", as recorded in Plat Book 2 at Page 17, all of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 9; thence South 89 degrees 28 minutes 37 seconds West, along the South line of the said Southwest 1/4 of said Section 9, for 1980.94 feet to the Point of Beginning of the following described parcel; thence continue South 89 degrees 28 minutes 37 seconds West, along the last described course, for 660.31 feet to the Southwest corner of said Section 9; said corner also being the Southeast corner of said Section 8; thence South 89 degrees 41 minutes 50 seconds West, along the South line of said Section 8, for 5284.61 feet to the Southwest corner of said Section 8; thence North 02 degrees 37 minutes 33 seconds West, along the West line of the said Southwest 1/4 of said Section 8, for 347.26 feet to a point on the next described circular curve; said point bears North 57 degrees 41 minutes 53 seconds West from the radius point of the following described circular curve; thence Northeasterly, along said circular curve to the right, having a radius of 4365.35 feet and a central angle of 15 degrees 09 minutes 34 seconds for an arc distance of 1154.99 feet to a Point of Tangency; thence North 47 degrees 27 minutes 37 seconds East for 2533.14 feet; said last described three courses being coincident with the Southeasterly limited access right-of-way line of State Road No. 821 (Homestead Extension of the Florida Turnpike), as shown on the State of Florida Department of Transportation Right-of-Way Map Section 87005 Contract 2313 approved September, 1970, last revised November 1, 1971 (Sheets 1 through 5); thence North 89 degrees 37 minutes 45 seconds East for 4743.49 feet; thence South 02 degrees 36 minutes 44 seconds West, along the Westerly right-of-way line of Interstate 75 (State Road 93), as shown on the State of Florida Department of Transportation Right-of-Way Map Section 87075-2402, approved July 5, 1977, last revised December 1, 1978 (Sheets 1 through 10) for 622.09 feet;

## LEGAL DESCRIPTION OF GRAHAM APPLICATION PROPERTY

(Sheet 2 of 4 Sheets)

thence South 89 degrees 33 minutes 22 seconds West, along the South line of said Tracts 33 and 48 of the said Southwest 1/4 of said Section 9 for 1620.91 feet; thence South 02 degrees 36 minutes 53 seconds East, along a line that is parallel with and 549.12 feet East of, as measured at right angles to, the West line of the said Southwest 1/4 of said Section 9, for 329.95 feet; thence South 89 degrees 32 minutes 42 seconds West, along the South line of said Tract 47 of the said Southwest 1/4 of said Section 9, for 549.51 feet; thence South 02 degrees 36 minutes 53 seconds East, along the West line of the said Southwest 1/4 of said Section 9, for 660.11 feet; thence North 89 degrees 31 minutes 20 seconds East, along the North line of said Tract 44 of the said Southwest 1/4 of said Section 9, for 1320.61 feet; thence South 02 degrees 37 minutes 01 seconds East, along the East line of said Tract 44 of the said Southwest 1/4 of said Section 9, for 329.79 feet; thence South 89 degrees 30 minutes 39 seconds West, along the South line of said Tract 44 of the said Southwest 1/4 of said Section 9, for 660.31 feet; thence South 02 degrees 36 minutes 57 seconds East, along the East line of the West 1/2 of said Tracts 43 through 41, inclusive and respectively, of the said Southwest 1/4 of said Section 9, for 989.77 feet to the Point of Beginning; all lying and being in Miami-Dade County, Florida.

### **LESS AND EXCEPTING THEREFROM:** (Well Sites and Access Road)

All of that certain parcel entitled Well Sites and Access Road as described in Exhibit "A" of the Special Warranty Deed as recorded in Official Records Book 28776 at Page 2457 of the Public Records of Miami-Dade County, Florida, being further described as follows:

A strip of land for well sites and access road purposes. In that portion of Section 8, Township 52 South, Range 40 East, Miami-Dade County, Florida, lying 60 feet East of the West line of said Section 8 and Southeasterly of the Southeasterly Right of Way line of State Road No. 821, Homestead Extension of Florida's Turnpike, more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 52 South, Range 40 East; thence North 89 degrees 41 minutes 47 seconds East, along the South line of said Section 8 for a distance of 60.05 feet; thence North 02 degrees 37 minutes 46 seconds West, for a distance of 60.06 feet to a point on the North line of 60 feet Canal right-of-way recorded in O.R.B. 5139, Page 103, also being the Point of Beginning; thence continue North 02 degrees 37 minutes 46 seconds West, along a line 60 feet East of and parallel with the West line of said Section 8, for a distance of 373.43 feet to intersect with a non tangent circular curve concave Southeasterly, also being the Southeasterly right-of-way line of State Road No. 821, Homestead Extension of Florida's Turnpike, at which point the radial bears South 56 degrees 19 minutes 50 seconds East; thence along said circular curve, having for its elements a radius of 4365.66 feet, a central angle of 13 degrees 47 minutes 07 seconds and an arc distance of 1050.37 feet to a Point of Tangency; thence North 47 degrees 27 minutes 17 seconds East, along said Southeasterly right-of-way line of the State Road No. 821 for a distance of 2481.17 feet; thence South 42 degrees 32 minutes 43 seconds East for a distance of 25.00 feet; thence South 47 degrees 27 minutes 17 seconds West, along a line 25 feet Southeasterly of and parallel with the aforesaid Southeasterly right-of-way

## LEGAL DESCRIPTION OF GRAHAM APPLICATION PROPERTY

(Sheet 3 of 4 Sheets)

line of the State Road No. 821, for a distance of 147.00 feet; thence south 42 degrees 32 minutes 43 seconds East for a distance of 50.00 feet; thence South 47 degrees 27 minutes 17 seconds West, for a distance of 50.00 feet; thence North 42 degrees 32 minutes 43 seconds West, for a distance of 50.00 feet; thence South 47 degrees 27 minutes 17 seconds West along a line 25 feet Southeasterly of and parallel with the aforesaid Southeasterly right-of-way line of the State Road No. 821, for a distance of 969.56 feet; thence South 42 degrees 32 minutes 43 seconds East, for a distance of 50.00 feet; thence South 47 degrees 27 minutes 17 seconds West, for a distance of 50.00 feet; thence North 42 degrees 32 minutes 43 seconds West for a distance of 50.00 feet; thence South 47 degrees 27 minutes 17 seconds West, along a line 25 feet Southeasterly of and parallel with the aforesaid Southeasterly right-of-way line of the State Road No. 821, for a distance of 969.56 feet; thence South 42 degrees 32 minutes 43 seconds East, for a distance of 50.00 feet; thence South 47 degrees 27 minutes 17 seconds West, for a distance of 50.00 feet; thence North 42 degrees 32 minutes 43 seconds West, for a distance of 50.00 feet; thence South 47 degrees 27 minutes 17 seconds West, along a line 25 feet Southeasterly of and parallel with the aforesaid Southeasterly right-of-way line of the State Road No. 821, for a distance of 245.05 feet to a Point of Curvature of a circular curve concave Southeasterly; thence along said circular curve 25 feet Southeasterly of and parallel with the aforesaid Southeasterly right-of-way line of the State Road No. 821, having for its elements a radius of 4340.66 feet, a central angle of 9 degrees 28 minutes 51 seconds and an arc distance of 718.25 feet; thence South 51 degrees 53 minutes 44 seconds East, for a distance of 50.00 feet; thence South 37 degrees 38 minutes 14 seconds West for a distance of 50.00 feet; thence North 51 degrees 53 minutes 44 seconds West, for a distance of 50.00 feet to a point of a non tangent circular curve concave Southeasterly and 25 feet Southeasterly of and parallel with the aforesaid Southeasterly right-of-way line of the State Road No. 821, Homestead Extension of Florida's Turnpike, at which point the radial bears South 52 degrees 41 minutes 10 seconds East; thence along said circular curve, having for its elements a radius of 4340.66 feet, a central angle of 2 degrees 27 minutes 36 seconds and an arc distance of 186.37 feet; thence South 23 degrees 22 minutes 18 seconds West, for a distance of 25.48 feet to a point of a non tangent circular curve concave Southeasterly and 30 feet Southeasterly of and parallel with aforesaid Southeasterly right-of-way line of the State Road No. 821, Homestead Extension of Florida's Turnpike, at which point the radial bears South 55 degrees 28 minutes 34 seconds East; thence along said circular curve, having for its elements a radius of 4335.66 feet, a central angle of 0 degrees 43 minutes 29 seconds and an arc distance of 54.84 feet; thence South 02 degrees 37 minutes 46 seconds East along a line 90 feet East of and parallel with the West line of Section 8, for a distance of 339.77 feet; thence North 89 degrees 41 minutes 48 seconds East, for a distance of 15.01 feet; thence South 02 degrees 37 minutes 46 seconds East, for a distance of 25.02 feet; thence South 89 degrees 41 minutes 48 seconds West, along the North line of 60 feet Canal right-of-way recorded in O.R.B. 5139, Page 103, for a distance of 45.04 feet to the Point of Beginning.

Containing 109,900 Square Feet or 2.52 Acres, more or less, by calculations.

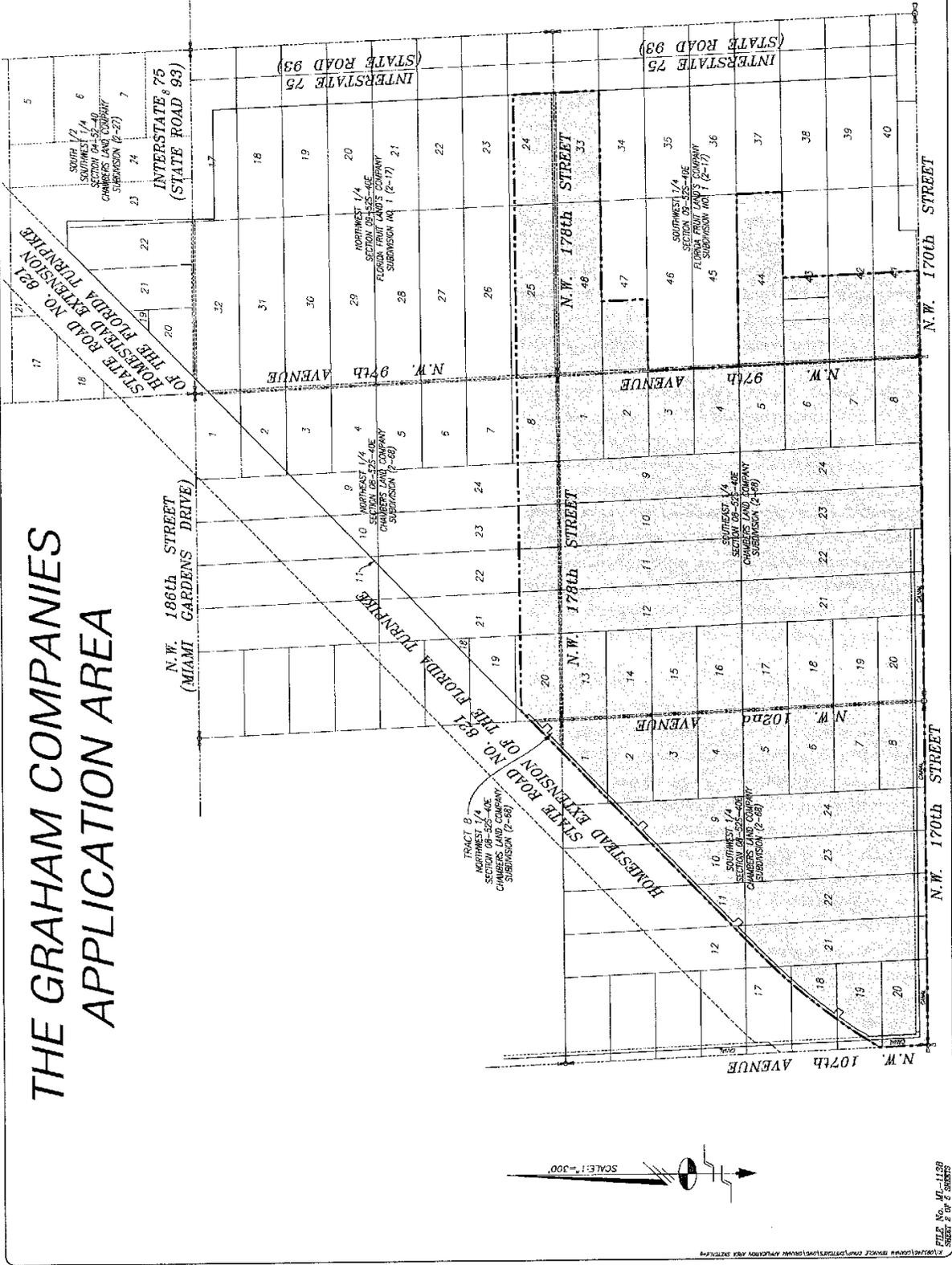
**LEGAL DESCRIPTION OF GRAHAM APPLICATION PROPERTY**  
(Sheet 4 of 4 Sheets)

**NOTE:** The “Less and Excepting Therefrom” portion of this Legal Description is a restatement of the Legal Description entitled “Well Sites and Access Road” contained in the herein referenced Official Records Book 28776 at Page 2457.

T:\kathy\legals\graham triangle-graham after trade (to client 11-20-15)

# THE GRAHAM COMPANIES APPLICATION AREA

N.W. 186th STREET  
(MIAMI GARDENS DRIVE)



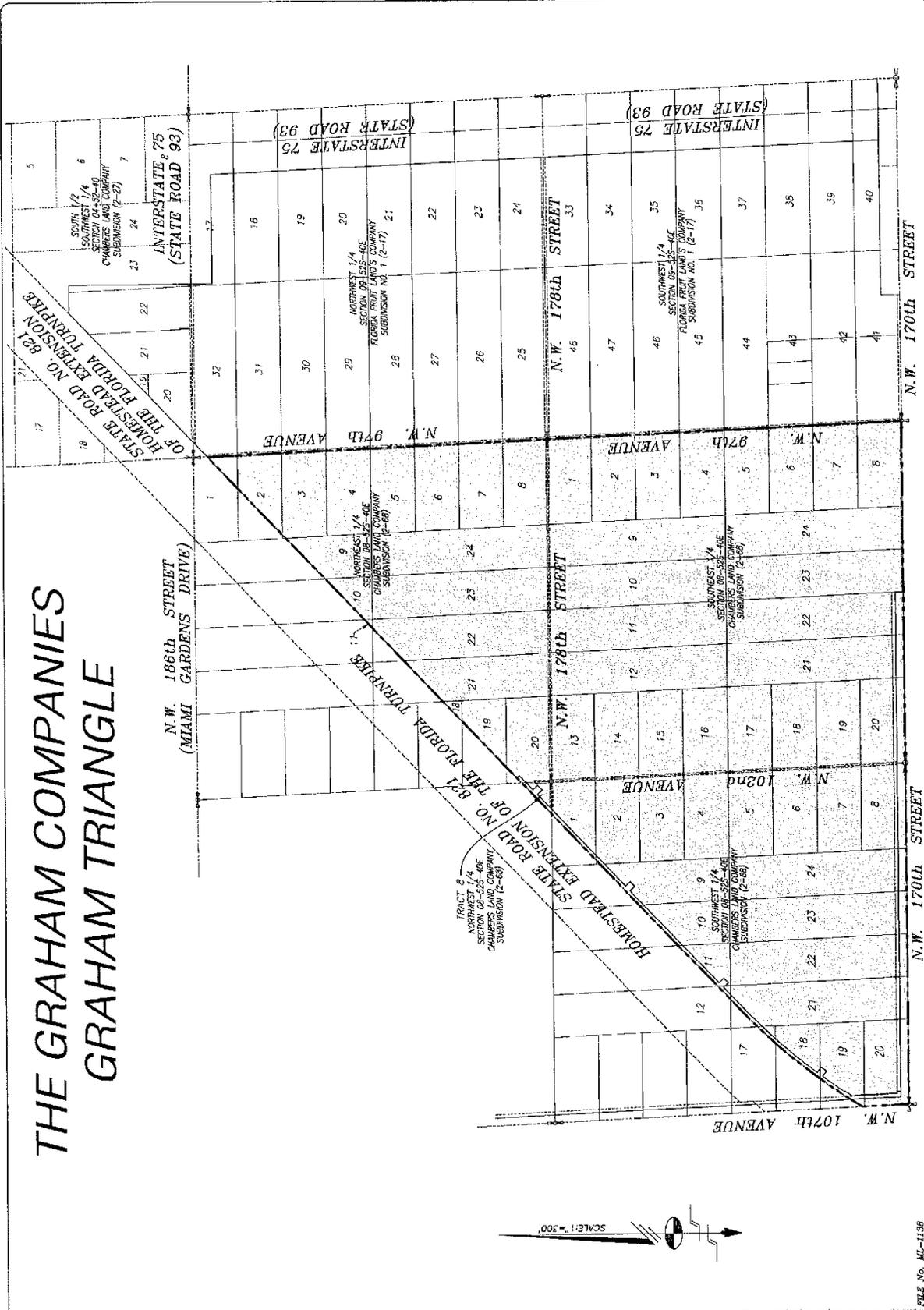
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**Exhibit A-2**

Graham Triangle

# THE GRAHAM COMPANIES GRAHAM TRIANGLE

N.W. 186th STREET  
(MIAMI GARDENS DRIVE)



FILE NO. MC-1138  
SHEET 1 OF 8 SHEETS

**Exhibit B**

**Disclosure of Interest Form**

**EXHIBIT "B"**  
**DISCLOSURE OF INTEREST**

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

**1. APPLICANT(S) NAME AND ADDRESS:**

**APPLICANT:** The Graham Companies  
6843 Main Street  
Miami Lakes, Florida 33014

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

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

<u>APPLICANT</u>	<u>OWNER OF RECORD</u>	<u>FOLIO NUMBER</u>	<u>SIZE IN ACRES</u>
<u>SEE ATTACHED EXHIBIT B-1</u>			

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

<u>APPLICANT</u>	<u>OWNER</u>	<u>LESSEE</u>	<u>CONTRACTOR FOR PURCHASE</u>	<u>OTHER (Attach Explanation)</u>
<u>X</u>	<u>X</u>			

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

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

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
<u> </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: THE GRAHAM COMPANIES

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

SEE ATTACHED EXHIBIT B-2

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

TRUSTEES NAME: \_\_\_\_\_

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

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

PARTNERSHIP NAME: \_\_\_\_\_

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

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

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

NAME AND ADDRESS

PERCENTAGE OF INTEREST

Date of Contract \_\_\_\_\_

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

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

- 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 \_\_\_\_\_

NAME, ADDRESS, AND OFFICE ( if applicable)

PERCENTAGE OF STOCK

- c. If the owner is a TRUSTEE, and list the trustee's name, the name and address of the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of

corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEE'S NAME: \_\_\_\_\_

BENEFICIARY'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

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

PARTNERSHIP NAME: \_\_\_\_\_

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

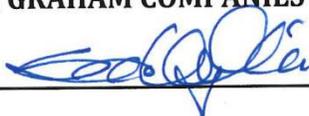
Date of Contract \_\_\_\_\_

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

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

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

THE GRAHAM COMPANIES

BY: 

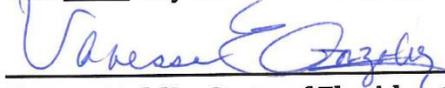
PRINT NAME: STU WOLFE

TITLE: PRESIDENT THE GRAHAM COMPANIES

Sworn to and subscribed before me

this 23<sup>rd</sup> day of November, 2015

My Commission Expires:



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 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-1**

**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.**

<b>APPLICANT</b>	<b>OWNER OF RECORD</b>	<b>FOLIO NUMBER</b>	<b>SIZE IN ACRES</b>
x	THE GRAHAM COMPANIES	30-2008-001-0680	3.519
x	THE GRAHAM COMPANIES	30-2008-001-0490	32.917
x	THE GRAHAM COMPANIES	30-2008-001-0700	9.55
x	THE GRAHAM COMPANIES	30-2008-001-0710	9.55
x	THE GRAHAM COMPANIES	30-2008-001-0720	9.55
x	THE GRAHAM COMPANIES	30-2008-001-0560	4.09
x	THE GRAHAM COMPANIES	30-2008-001-0550	5.0
x	THE GRAHAM COMPANIES	30-2008-001-0540	5.0
x	THE GRAHAM COMPANIES	30-2008-001-0530	5.0
x	THE GRAHAM COMPANIES	30-2008-001-0520	5.0
x	THE GRAHAM COMPANIES	30-2008-001-0510	5.0
x	THE GRAHAM COMPANIES	30-2008-001-0850	5.0
x	THE GRAHAM COMPANIES	30-2008-001-0860	5.0
x	THE GRAHAM COMPANIES	30-2008-001-0870	5.0
x	THE GRAHAM COMPANIES	30-2008-001-0880	5.0
x	THE GRAHAM COMPANIES	30-2008-001-0890	5.0
x	THE GRAHAM COMPANIES	30-2008-001-0900	5.0
x	THE GRAHAM COMPANIES	30-2008-001-0910	5.0
x	THE GRAHAM COMPANIES	30-2008-001-0920	4.09
x	THE GRAHAM COMPANIES	30-2008-001-0930	9.55
x	THE GRAHAM COMPANIES	30-2008-001-0840	10.0
x	THE GRAHAM COMPANIES	30-2008-001-0830	10.0
x	THE GRAHAM COMPANIES	30-2008-001-0940	9.55
x	THE GRAHAM COMPANIES & CYNTHIA G. GORDON	30-2008-001-0820	10.0
x	THE GRAHAM COMPANIES & CYNTHIA G. GORDON	30-2008-001-0950	9.55
x	THE GRAHAM COMPANIES & CYNTHIA G. GORDON	30-2008-001-0960	9.55
x	THE GRAHAM COMPANIES & CYNTHIA G. GORDON	30-2008-001-0810	10.0
x	THE GRAHAM COMPANIES & CYNTHIA G. GORDON	30-2008-001-0730	5.0
x	THE GRAHAM COMPANIES & CYNTHIA G. GORDON	30-2008-001-0740	5.0
x	THE GRAHAM COMPANIES & CYNTHIA G. GORDON	30-2008-001-0750	5.0
x	THE GRAHAM COMPANIES	30-2008-001-0760	5.0

	& CYNTHIA G. GORDON		
x	THE GRAHAM COMPANIES & CYNTHIA G. GORDON	30-2008-001-0770	5.0
x	THE GRAHAM COMPANIES & CYNTHIA G. GORDON	30-2008-001-0780	5.0
x	THE GRAHAM COMPANIES & CYNTHIA G. GORDON	30-2008-001-0790	5.0
x	THE GRAHAM COMPANIES & CYNTHIA G. GORDON	30-2008-001-0800	4.093
	GENESIS PARTNERS DEVELOPMENT ENTERPRISES, LLC	30-2009-001-0420	10.0
	GENESIS PARTNERS DEVELOPMENT ENTERPRISES, LLC	30-2009-001-043 2	2.5
	GENESIS PARTNERS DEVELOPMENT ENTERPRISES, LLC	30-2009-001-0433	1.25
	GENESIS PARTNERS DEVELOPMENT ENTERPRISES, LLC	30-2009-001-0435	1.25
x	THE GRAHAM COMPANIES	30-2009-001-0470	4.16
x	THE GRAHAM COMPANIES	30-2009-001-0480	8.7
	INTERNATIONAL ATLANTIC, LLC	PORTION OF 30-2009-001-0170	16.216
x	THE GRAHAM COMPANIES	PORTION OF 30-2009-001-0240	6.216
x	THE GRAHAM COMPANIES	PORTION OF 30-2009-001-0241	2.5
x	THE GRAHAM COMPANIES	PORTION OF 30-2009-001-0242	1.25
x	THE GRAHAM COMPANIES	PORTION OF 30-2009-001-0250	1.25
x	THE GRAHAM COMPANIES	PORTION OF 30-2009-001-0252	1.25
x	THE GRAHAM COMPANIES	PORTION OF 30-2009-001-0251	1.25
x	THE GRAHAM COMPANIES	PORTION OF 30-2009-001-0253	1.25
x	THE GRAHAM COMPANIES	PORTION OF 30-2009-001-0254	1.25
x	THE GRAHAM COMPANIES	30-2008-001-0080	5.0
	TGC SECTION 8 9 NORTH POINT LLC	PORTION OF 30-2008-001-0240	2.22
	TGC SECTION 8 9 NORTH POINT LLC	PORTION OF 30-2008-001-0230	2.22
	TGC SECTION 8 9 NORTH POINT LLC	PORTION OF 30-2008-001-0300	9.43

**EXHIBIT B-2**

**DISCLOSURE OF INTEREST FOR THE GRAHAM COMPANIES**

**THE GRAHAM COMPANIES STOCKHOLDERS  
RECORD DATE NOVEMBER 18, 2015**

	A		B		TOTAL	
	SHARES	%	SHARES	%	SHARES	%
<b>WILLIAM A GRAHAM FAMILY</b>						
CGW & EGM, Co-Teess of the PCG Rev Trust u/d/t dtd 3/25/94	-	-	89,108.3944	9.79	89,108.3944	8.5017
CGW & EGM, Co-Tees, fbo Marital Trust, dtd 3/25/94	26,026.1000	18.92	34,922.2000	3.84	60,948.3000	5.8150
CDY, tee, SG Younts Family Trust, fbo CD Younts, dtd 3/3/2010	-	-	2,047.8000	0.22	2,047.8000	0.1954
SS WYLLIE, Tee, WEG Rev Tr dated 3/25/99	-	-	-	-	-	-
CAROL G. WYLLIE	24.7600	0.02	179.5400	0.02	204.3000	0.0195
CAROL G. WYLLIE 2012 Family Trust Agreement	9,000.0000	6.54	38,810.8200	4.26	47,810.8200	4.5616
GRAHAM-WYLLIE Family Trust Agreement	-	-	9,190.7700	1.01	9,190.7700	0.8769
CYNTHIA G. GORDON	6,815.0000	4.95	24,723.1027	2.72	31,538.1027	3.0090
CGW tee, Gordon Family Irrev Trust fbo KP GORDON, dtd 12/19/12	-	-	4,595.3800	0.50	4,595.3800	0.4384
CGW, tee, Gordon Family Irrev Trust fbo LW GORDON, dtd 12/19/12	-	-	4,595.3800	0.50	4,595.3800	0.4384
ELIZABETH G MARTINEZ	-	-	70.7954	0.01	70.7954	0.0068
ELIZABETH G. MARTINEZ 2012 Family Trust Agreement	6,485.9700	4.71	44,876.9200	4.93	51,362.8900	4.9005
GRAHAM-MARTINEZ Family Trust Agreement	-	-	12,232.9500	1.34	12,232.9500	1.1671
LUIS O. MARTINEZ	-	-	81.8713	0.01	81.8713	0.0078
LUIS O. MARTINEZ Family Trust	4,341.0000	3.15	8,567.8079	0.94	12,908.8079	1.2316
MICHAEL A. MARTINEZ	-	-	1,643.3800	0.18	1,643.3800	0.1568
DANIEL L. MARTINEZ	-	-	5,199.1400	0.57	5,199.1400	0.4960
KATHRYN N. MARTINEZ	-	-	1,643.3800	0.18	1,643.3800	0.1568
ALISON J. MARTINEZ	-	-	4,971.4200	0.55	4,971.4200	0.4743
STUART S. WYLLIE	-	-	139.9363	0.02	139.9363	0.0134
STUART WYLLIE 2012 Family Trust Agreement	5,295.7600	3.85	11,778.0000	1.29	17,073.7600	1.6290
BENJAMIN C. GORDON	4,341.0000	3.15	4,802.6792	0.53	9,143.6792	0.8724
KATHLEEN P. GORDON	-	-	1,643.3800	0.18	1,643.3800	0.1568
LEE W. GORDON	-	-	1,643.3800	0.18	1,643.3800	0.1568
TRACY F. GRAHAM	-	-	1,773.0000	0.19	1,773.0000	0.1692
ANDREA L. GRAHAM	1,630.4300	1.18	13,476.3800	1.48	15,106.8100	1.4413
AG RECHICHI, tee of Trust fbo AG RECHICHI ctd u/A VIII of WEG Tst	3,407.5000	2.48	15,962.8845	1.75	19,370.3845	1.8481
RECHICHI CHILDREN'S TRUST, fbo William M. Rechichi	-	-	187.1345	0.02	187.1345	0.0179
KRISTOPHER E. GRAHAM	-	-	11,206.0000	1.23	11,206.0000	1.0691
KE GRAHAM, tee of Trust fbo KE GRAHAM ctd u/A VIII of WEG Tst '99	3,407.5000	2.48	14,600.8845	1.60	18,008.3845	1.7182
EGM, Tee, L. E. WYLLIE TR u/a/d 8/4/93	815.2200	0.59	10,542.4972	1.16	11,357.7172	1.0836
LAURA E. WYLLIE	-	-	4,986.7600	0.55	4,986.7600	0.4758
EGM, Tee, P. S. WYLLIE TR u/a/d 8/4/93	815.2200	0.59	10,723.2872	1.18	11,538.5072	1.1009
PHILIP S. WYLLIE	-	-	4,805.9700	0.53	4,805.9700	0.4585
CGW, Tee, D. L. MARTINEZ TR u/a/d 12/30/93	1,873.1600	1.36	6,296.1583	0.69	8,169.3183	0.7794
CGW, Tee, A. J. MARTINEZ TR u/a/d 12/30/93	1,873.1600	1.36	6,523.8782	0.72	8,397.0382	0.8011
CGW, Tee, M. A. MARTINEZ TR u/a/d 12/30/93	888.8350	0.50	12,230.1346	1.34	12,918.9696	1.2326
CGW, Tee, K. N. MARTINEZ TR u/a/d 12/30/93	888.8350	0.50	12,230.1346	1.34	12,918.9696	1.2326
CGG, As Custodian for K. GORDON u/Co Unif Tfirs	1,902.1700	1.38	5,414.1346	0.59	7,316.3046	0.6980
CGG, Tee, L. W. GORDON TR u/a/d 10/16/92	543.4800	0.39	9,260.1346	1.02	9,803.6146	0.9353
JOAN G. GRAHAM	220.0000	0.16	1,565.0000	0.17	1,785.0000	0.1703
	<b>80,195.1000</b>	<b>58.28</b>	<b>449,262.8000</b>	<b>49.34</b>	<b>529,447.9000</b>	<b>50.5138</b>
<b>D. ROBERT GRAHAM FAMILY</b>						
D. ROBERT GRAHAM REVOC LIV TR 9/1/2000	28,718.5000	20.87	14,319.5434	1.57	43,038.0434	4.1062
ADELE K. GRAHAM REVOC LIV TR 9/1/2000	-	-	9,400.0000	1.03	9,400.0000	0.8968
GWENDOLYN GRAHAM	950.0000	0.69	46,058.7690	5.06	47,008.7690	4.4850
GWENDOLYN GRAHAM, Tee, MARK E. LOGAN TR	-	-	955.5599	0.10	955.5599	0.0912
GWENDOLYN GRAHAM, Tee, SARAH G. LOGAN TR	-	-	955.5602	0.10	955.5602	0.0912
GWENDOLYN GRAHAM, Tee, TIMOTHY G. LOGAN TR	-	-	955.5599	0.10	955.5599	0.0912
GLYNN G. McCULLOUGH	799.0000	0.58	35,561.0965	3.91	36,360.0965	3.4691
WILLIAM B. McCULLOUGH	-	-	2,723.3580	0.30	2,723.3580	0.2598
McCULLOUGH Family Trust fbo MELISSA G. McCULLOUGH	-	-	614.6951	0.07	614.6951	0.0586
McCULLOUGH Family Trust fbo WILLIAM G. McCULLOUGH	-	-	614.6951	0.07	614.6951	0.0586
McCULLOUGH Family Trust fbo CAROLINE A. McCULLOUGH	-	-	614.6947	0.07	614.6947	0.0586
ARVA G. GIBSON	950.0000	0.69	38,846.6000	4.27	39,796.6000	3.7969
THOMAS C. GIBSON	-	-	832.0000	0.09	832.0000	0.0794
THOMAS C. GIBSON, Tee, Gift Trust KENDALL C. GIBSON	-	-	1,727.6698	0.19	1,727.6698	0.1648
THOMAS C. GIBSON, Tee, Gift Trust ANSLEY S. GIBSON	-	-	1,727.6698	0.19	1,727.6698	0.1648
THOMAS C. GIBSON, Tee, Gift Trust ADELE E. GIBSON	-	-	1,727.6698	0.19	1,727.6698	0.1648
KENDALL G. ELIAS	950.0000	0.69	46,842.6010	5.14	47,792.6010	4.5598
L. ROBERT ELIAS III	-	-	6,013.7604	0.66	6,013.7604	0.5738
L. ROBERT ELIAS III, tee, Peyton Elias Trust und Elias Children's Trust	-	-	1,040.2488	0.11	1,040.2488	0.0992
L. ROBERT ELIAS III, tee, Lewis R Elias Trust und Elias Children's Trust	-	-	1,040.2488	0.11	1,040.2488	0.0992
	<b>32,367.5000</b>	<b>23.52</b>	<b>212,572.0000</b>	<b>23.35</b>	<b>244,939.5000</b>	<b>23.3693</b>
<b>PHILIP L. GRAHAM FAMILY</b>						
DONALD E. GRAHAM	7,222.3000	5.25	75,458.3000	8.29	82,680.6000	7.8884
WILLIAM W. GRAHAM, Tee, WWG 1969 Revoc Trust	8,472.2000	6.16	86,708.3000	9.52	95,180.5000	9.0810
STEPHEN M. GRAHAM	2,222.2000	1.62	30,458.4000	3.35	32,680.6000	3.1180
	<b>17,916.7000</b>	<b>13.02</b>	<b>192,625.0000</b>	<b>21.16</b>	<b>210,541.7000</b>	<b>20.0874</b>
<b>MARY GRAHAM CROW FAMILY</b>						
PHILIP G. CROW	-	-	3,251.7000	0.36	3,251.7000	0.3102
MARY YORK BEHNCKE	-	-	2,790.0000	0.31	2,790.0000	0.2662
	-	-	<b>6,041.7000</b>	<b>0.66</b>	<b>6,041.7000</b>	<b>0.5764</b>
<b>FREDERICK S. BEEBE FAMILY</b>						
WALTER H. BEEBE	751.0000	0.55	13,999.0000	1.54	14,750.0000	1.4073
MICHAEL BEEBE	596.0000	0.43	6,170.0000	0.68	6,766.0000	0.6455
	<b>1,347.0000</b>	<b>0.98</b>	<b>20,169.0000</b>	<b>2.22</b>	<b>21,516.0000</b>	<b>2.0528</b>
<b>GERALD E. TOMS FAMILY</b>						
THOMAS N. TOMS II	1,456.0000	1.06	9,949.8000	1.09	11,405.8000	1.0882
LOUIS B. TOMS	1,419.7000	1.03	9,733.3000	1.07	11,153.0000	1.0641
ELIZABETH T BRINEGAR	1,413.0000	1.03	4,878.3000	0.54	6,291.3000	0.6002
MARGARET TOMS	1,479.0000	1.07	5,309.7000	0.58	6,788.7000	0.6477
	<b>5,767.7000</b>	<b>4.19</b>	<b>29,871.1000</b>	<b>3.28</b>	<b>35,638.8000</b>	<b>3.4002</b>
<b>TOTAL SHARES OUTSTANDING</b>	<b>137,594.0000</b>	<b>100.00</b>	<b>910,531.6000</b>	<b>100.00</b>	<b>1,048,125.6000</b>	<b>100.0000</b>
TREASURY STOCK	91,877.1000		1,154,697.3000		1,246,574.4000	
<b>TOTAL SHARES AUTHORIZED</b>	<b>229,471.1000</b>		<b>2,065,228.9000</b>		<b>2,294,700.0000</b>	

**EXHIBIT "C"**

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

APPLICANT/REPRESENTATIVE

The Graham Companies / Joseph G. Goldstein, Esq. and Tracy R. Slavens

DESCRIPTION OF SUBJECT AREA

The subject property consists of approximately 339± gross acres of land located in Sections 8 and 9, Township 52, Range 40, of unincorporated Miami-Dade County, Florida (the "Property" and also hereinafter referred to as the "Graham Application Area"). More specifically, the Property is located east of the Homestead Extension of Florida's Turnpike ("HEFT") and west of Interstate 75 ("I-75") between NW 170 Street and NW 180 Street.

LOCATION MAP



Acreage owned by Applicants: +/-309

Acreage owned by Others: +/-31

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## Question 5 – Legal Description

Attach a legal description of the development site. Include section, township and range.

### **LEGAL DESCRIPTION OF GRAHAM PROPERTY AFTER TRADE**

A portion of Tracts 8, and 20 through 24, inclusive, of the Northeast 1/4 of Section 8, Township 52 South, Range 40 East; together with all of Tracts 1 through 24, inclusive, of the Southeast 1/4 of said Section 8, Township 52 South, Range 40 East; also together with a portion of Tracts 1, 2, 9 through 12, inclusive, Tracts 17 through 21, inclusive, and all of Tracts 3 through 8, inclusive, Tracts 22 through 24, inclusive, of the Southwest 1/4 of said Section 8, Township 52 South, Range 40 East; also together with a portion of Tract 8, of the Northwest 1/4 of said Section 8, Township 52 South, Range 40 East; also together with that portion of the 10 foot wide right-of-way lying within the limits of the herein described parcel; also together with that portion of the 60 foot wide canal right-of-way as recorded in Official Records Book 5139 at Page 103, lying within the limits of the herein described parcel; all according to the plat of “Chambers Land Company Subdivision”, as recorded in Plat Book 2, at Page 68; also together with a portion of Tracts 24 and 25 of the Northwest 1/4 of said Section 9, Township 52 South, Range 40 East; also together with a portion of Tracts 33, 41 through 43, inclusive, 47, and all of Tracts 44 and 48, of the Southwest 1/4 of said Section 9, Township 52 South, Range 40 East; subject to that portion of the 15 foot wide road reservation lying within the limits of the herein described parcel; according to the plat of “Florida Fruit Lands Company’s Subdivision No. 1”, as recorded in Plat Book 2 at Page 17, all of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 9; thence South 89 degrees 28 minutes 37 seconds West, along the South line of the said Southwest 1/4 of said Section 9, for 1980.94 feet to the Point of Beginning of the following described parcel; thence continue South 89 degrees 28 minutes 37 seconds West, along the last described course, for 660.31 feet to the Southwest corner of said Section 9; said corner also being the Southeast corner of said Section 8; thence South 89 degrees 41 minutes 50 seconds West, along the South line of said Section 8, for 5284.61 feet to the Southwest corner of said Section 8; thence North 02 degrees 37 minutes 33 seconds West, along the West line of the said Southwest 1/4 of said Section 8, for 347.26 feet to a point on the next described circular curve; said point bears North 57 degrees 41 minutes 53 seconds West from the radius point of the following described circular curve; thence Northeasterly, along said circular curve to the right, having a radius of 4365.35 feet and a central angle of 15 degrees 09 minutes 34 seconds for an arc distance of 1154.99 feet to a Point of Tangency; thence North 47 degrees 27 minutes 37 seconds East for 2533.14 feet; said last described three courses being coincident with the Southeasterly limited access right-of-way line of State Road No. 821 (Homestead Extension of the Florida Turnpike), as shown on the State of Florida Department of Transportation Right-of-Way Map Section 87005 Contract 2313 approved September, 1970, last revised November 1, 1971 (Sheets 1 through 5); thence North 89 degrees 37 minutes 45 seconds East for 4743.49 feet; thence South 02 degrees 36 minutes 44 seconds West, along the Westerly right-of-way line of Interstate 75 (State Road 93), as shown on the State of Florida Department of Transportation Right-of-Way Map Section 87075-2402, approved July 5, 1977, last revised December 1, 1978 (Sheets 1 through 10) for 622.09 feet; thence South 89 degrees 33 minutes 22 seconds West, along the South line of said

Tracts 33 and 48 of the said Southwest 1/4 of said Section 9 for 1620.91 feet; thence South 02 degrees 36 minutes 53 seconds East, along a line that is parallel with and 549.12 feet East of, as measured at right angles to, the West line of the said Southwest 1/4 of said Section 9, for 329.95 feet; thence South 89 degrees 32 minutes 42 seconds West, along the South line of said Tract 47 of the said Southwest 1/4 of said Section 9, for 549.51 feet; thence South 02 degrees 36 minutes 53 seconds East, along the West line of the said Southwest 1/4 of said Section 9, for 660.11 feet; thence North 89 degrees 31 minutes 20 seconds East, along the North line of said Tract 44 of the said Southwest 1/4 of said Section 9, for 1320.61 feet; thence South 02 degrees 37 minutes 01 seconds East, along the East line of said Tract 44 of the said Southwest 1/4 of said Section 9, for 329.79 feet; thence South 89 degrees 30 minutes 39 seconds West, along the South line of said Tract 44 of the said Southwest 1/4 of said Section 9, for 660.31 feet; thence South 02 degrees 36 minutes 57 seconds East, along the East line of the West 1/2 of said Tracts 43 through 41, inclusive and respectively, of the said Southwest 1/4 of said Section 9, for 989.77 feet to the Point of Beginning; all lying and being in Miami-Dade County, Florida.

**LESS AND EXCEPTING THEREFROM: (Well Sites and Access Road)**

All of that certain parcel entitled Well Sites and Access Road as described in Exhibit "A" of the Special Warranty Deed as recorded in Official Records Book 28776 at Page 2457 of the Public Records of Miami-Dade County, Florida, being further described as follows:

A strip of land for well sites and access road purposes. In that portion of Section 8, Township 52 South, Range 40 East, Miami-Dade County, Florida, lying 60 feet East of the West line of said Section 8 and Southeasterly of the Southeasterly Right of Way line of State Road No. 821, Homestead Extension of Florida's Turnpike, more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 52 South, Range 40 East; thence North 89 degrees 41 minutes 47 seconds East, along the South line of said Section 8 for a distance of 60.05 feet; thence North 02 degrees 37 minutes 46 seconds West, for a distance of 60.06 feet to a point on the North line of 60 feet Canal right-of-way recorded in O.R.B. 5139, Page 103, also being the Point of Beginning; thence continue North 02 degrees 37 minutes 46 seconds West, along a line 60 feet East of and parallel with the West line of said Section 8, for a distance of 373.43 feet to intersect with a non tangent circular curve concave Southeasterly, also being the Southeasterly right-of-way line of State Road No. 821, Homestead Extension of Florida's Turnpike, at which point the radial bears South 56 degrees 19 minutes 50 seconds East; thence along said circular curve, having for its elements a radius of 4365.66 feet, a central angle of 13 degrees 47 minutes 07 seconds and an arc distance of 1050.37 feet to a Point of Tangency; thence North 47 degrees 27 minutes 17 seconds East, along said Southeasterly right-of-way line of the State Road No. 821 for a distance of 2481.17 feet; thence South 42 degrees 32 minutes 43 seconds East for a distance of 25.00 feet; thence South 47 degrees 27 minutes 17 seconds West, along a line 25 feet Southeasterly of and parallel with the aforesaid Southeasterly right-of-way line of the State Road No. 821, for a distance of 147.00 feet; thence south 42 degrees 32 minutes 43 seconds East for a distance of 50.00 feet; thence South 47 degrees 27 minutes 17 seconds West, for a distance of 50.00 feet; thence North 42 degrees 32 minutes 43 seconds West, for a distance of 50.00 feet; thence South 47 degrees 27 minutes 17 seconds West along a line 25 feet Southeasterly of and parallel with the aforesaid Southeasterly right-of-way line of the State Road No. 821, for a distance of 969.56 feet; thence South 42 degrees 32 minutes

43 seconds East, for a distance of 50.00 feet; thence South 47 degrees 27 minutes 17 seconds West, for a distance of 50.00 feet; thence North 42 degrees 32 minutes 43 seconds West for a distance of 50.00 feet; thence South 47 degrees 27 minutes 17 seconds West, along a line 25 feet Southeasterly of and parallel with the aforesaid Southeasterly right-of-way line of the State Road No. 821, for a distance of 969.56 feet; thence South 42 degrees 32 minutes 43 seconds East, for a distance of 50.00 feet; thence South 47 degrees 27 minutes 17 seconds West, for a distance of 50.00 feet; thence North 42 degrees 32 minutes 43 seconds West, for a distance of 50.00 feet; thence South 47 degrees 27 minutes 17 seconds West, along a line 25 feet Southeasterly of and parallel with the aforesaid Southeasterly right-of-way line of the State Road No. 821, for a distance of 245.05 feet to a Point of Curvature of a circular curve concave Southeasterly; thence along said circular curve 25 feet Southeasterly of and parallel with the aforesaid Southeasterly right-of-way line of the State Road No. 821, having for its elements a radius of 4340.66 feet, a central angle of 9 degrees 28 minutes 51 seconds and an arc distance of 718.25 feet; thence South 51 degrees 53 minutes 44 seconds East, for a distance of 50.00 feet; thence South 37 degrees 38 minutes 14 seconds West for a distance of 50.00 feet; thence North 51 degrees 53 minutes 44 seconds West, for a distance of 50.00 feet to a point of a non tangent circular curve concave Southeasterly and 25 feet Southeasterly of and parallel with the aforesaid Southeasterly right-of-way line of the State Road No. 821, Homestead Extension of Florida's Turnpike, at which point the radial bears South 52 degrees 41 minutes 10 seconds East; thence along said circular curve, having for its elements a radius of 4340.66 feet, a central angle of 2 degrees 27 minutes 36 seconds and an arc distance of 186.37 feet; thence South 23 degrees 22 minutes 18 seconds West, for a distance of 25.48 feet to a point of a non tangent circular curve concave Southeasterly and 30 feet Southeasterly of and parallel with aforesaid Southeasterly right-of-way line of the State Road No. 821, Homestead Extension of Florida's Turnpike, at which point the radial bears South 55 degrees 28 minutes 34 seconds East; thence along said circular curve, having for its elements a radius of 4335.66 feet, a central angle of 0 degrees 43 minutes 29 seconds and an arc distance of 54.84 feet; thence South 02 degrees 37 minutes 46 seconds East along a line 90 feet East of and parallel with the West line of Section 8, for a distance of 339.77 feet; thence North 89 degrees 41 minutes 48 seconds East, for a distance of 15.01 feet; thence South 02 degrees 37 minutes 46 seconds East, for a distance of 25.02 feet; thence South 89 degrees 41 minutes 48 seconds West, along the North line of 60 feet Canal right-of-way recorded in O.R.B. 5139, Page 103, for a distance of 45.04 feet to the Point of Beginning.

Containing 109,900 Square Feet or 2.52 Acres, more or less, by calculations.

**NOTE:** The "Less and Excepting Therefrom" portion of this Legal Description is a restatement of the Legal Description entitled "Well Sites and Access Road" contained in the herein referenced Official Records Book 28776 at Page 2457.

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## Question 8 – Permit Information

List all agencies (local, state and federal) from which approval and/or a permit must be obtained prior to initiation of development. Indicate the permit or approval for each agency and its status. Indicate whether the development is registered or whether registration will be required with the Division of Florida Land Sales, Condominiums and Mobile Homes under Chapter 478, Florida Statutes. Indicate whether the development will be registered with the H.U.D., Division of Interstate Land Sales Registration or with other states.

The project will obtain any and all necessary permits. Currently, the Applicant anticipates obtaining the following permits, which will be obtained prior to the initiation of the development, as required.

Agency	Permit/Approval	Status
Miami-Dade County	CDMP Amendment	Pending
	Re-zoning	Future Action
	Site Plan Approval	Future Action
	Plat Approval	Future Action
	Building Permit(s)	Future Action
	Wastewater Collection System Permit	Future Action
	Roadway Improvement Plans	Future Action
	Tree Removal Permit	If Required
	Water Distribution System Permit	Future Action
	Complex Source Permit	If Required
	Wetland Jurisdictional Determination	Future Action
	Class IV (Freshwater Wetland Dredge & Fill)	Future Action
	Surface Water Management Permit	Future Action (if not issued by SFWMD)
<b>State of Florida</b>		
South Florida Regional Planning Council	CDMP Amendment	Future Action

<b>Agency</b>	<b>Permit/Approval</b>	<b>Status</b>
South Florida Water Management District	Wetland Jurisdictional Determination	In Process
	Environmental Resource Permit (Stormwater and Water Quality Certification)	Future Action (if not issued by DERM)
	Water Use Permit	If Required
Department of Economic Opportunity	CDMP Amendment Review	In Process
Department of Environmental Protection	Wastewater Collection System Permit	Future Action
	Water Distribution System Permit	Future Action
	Air Quality	Future Action
Department of Transportation	Roadway Improvement Plans	Future Action
<b>Federal</b>		
U.S. Army Corps of Engineers	Wetland Jurisdictional Determination	Future Action
	Dredge and Fill Permit	Future Action

At this time, registration of the development as currently proposed with the Division of Florida Land Sales, Condominiums, and Mobile Homes under Chapter 498, Florida Statutes, will not be required. The development will not be registered with H.U.D. Division of Interstate Land Sales registration or with other state agencies.

## Question 9 – Maps

The following maps must be provided as a part of the ADA. The appropriate scale for each map should be determined at the pre-application conference.

**Map A.** A general location map. Indicate the location of any urban service area boundaries and regional activity centers in relation to the project site.

Please see attached **Exhibit A, General Location Map.**

**Map B.** A recent vertical aerial photo of the site showing project boundaries which reasonably reflects current conditions. Specify the date the photo was taken.

Please see attached **Exhibit B, Aerial Map.**

**Map D.** A land use map showing existing and approved uses on and abutting the site. The uses shown should include existing on-site land uses, recreational areas, utility and drainage easements, wells, right-of-way, and historic, archaeological, scientific and architecturally significant resources and lands held for conservation purposes.

Please see attached **Exhibit D, Existing Land Use Map.**

**Map E.** A soils map of the site, with an identification of the source of the information. The use of a source other than the most recently published U.S.D.A. Soil Conservation Service (SCS) soil surveys should be determined in consultation with the appropriate regional planning council and other reviewing agencies at the preapplication conference.

Please see attached **Exhibit E, Soils Map.**

**Map F.** A vegetation associations map indicating the total acreage of each association, based on the Level III vegetation types described in The Florida Land Use and Cover Classification System: A Technical Report, available from each regional planning council.

Please see attached **Exhibit F, Vegetation/FLUCCS Map.**

**Map H.** A master development plan for the site. Indicate proposed land uses and locations, development phasing, major public facilities, utilities, preservation areas, easements, right-of-way, roads, and other significant elements such as transit stops, pedestrian ways,

etc. This plan will provide the basis for discussion in Question 10-A as well as other questions in the ADA.

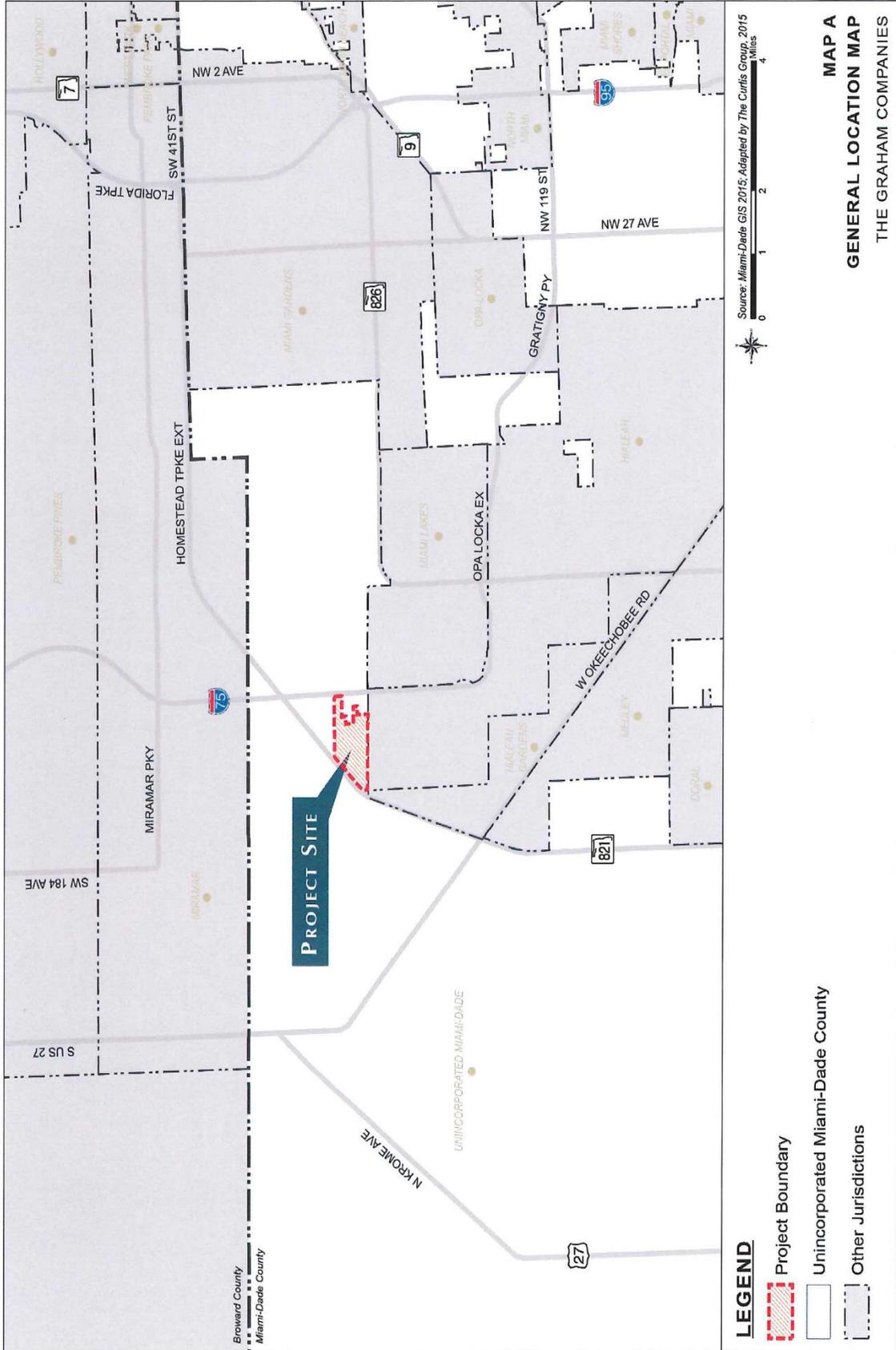
Please see attached **Exhibit H, Master Development Plan**.

**Map I.** A master drainage plan for the site. Delineate existing and proposed: drainage basins, flow direction, water retention areas, drainage structures, flow route offsite, drainage easements, waterways, and other major drainage features. (This information may be presented on two separate maps (existing and proposed), if desired.)

Please see attached **Exhibit I, Drainage Master Plan**.

**Map J.** A map of the existing highway and transportation network within the study area. The study area includes the site, and locations of all transportation facilities which are substantially impacted. This area should be finally defined on the basis of the findings of the traffic impact analysis, including determinations of where the criteria for a substantial impact are met. Map J will become the base for the maps requested in Question 21.

Please see attached **Exhibit J** included under Question 21.





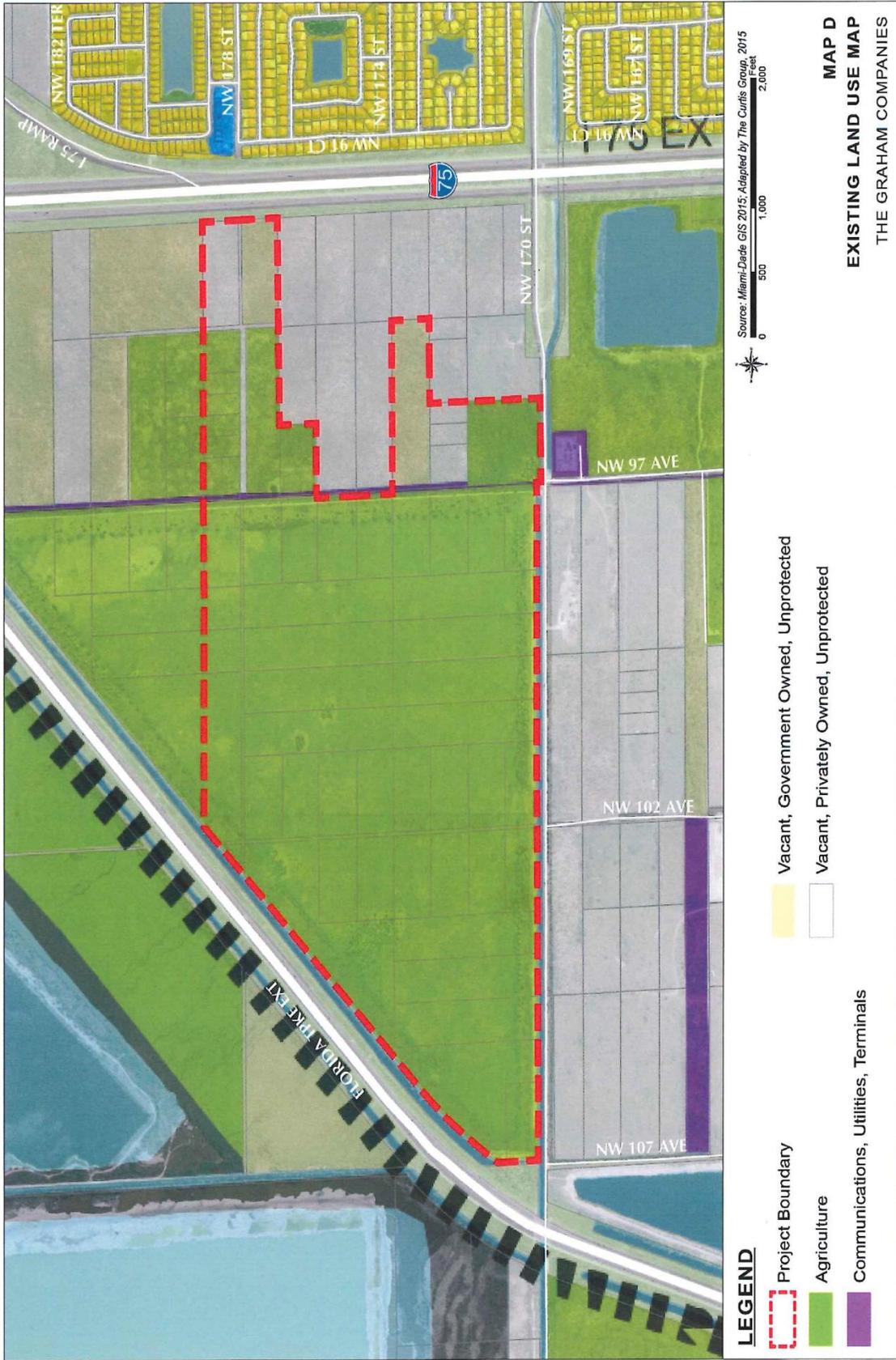
Source: Miami-Dade GIS 2015, Adapted by The Curtis Group, 2015

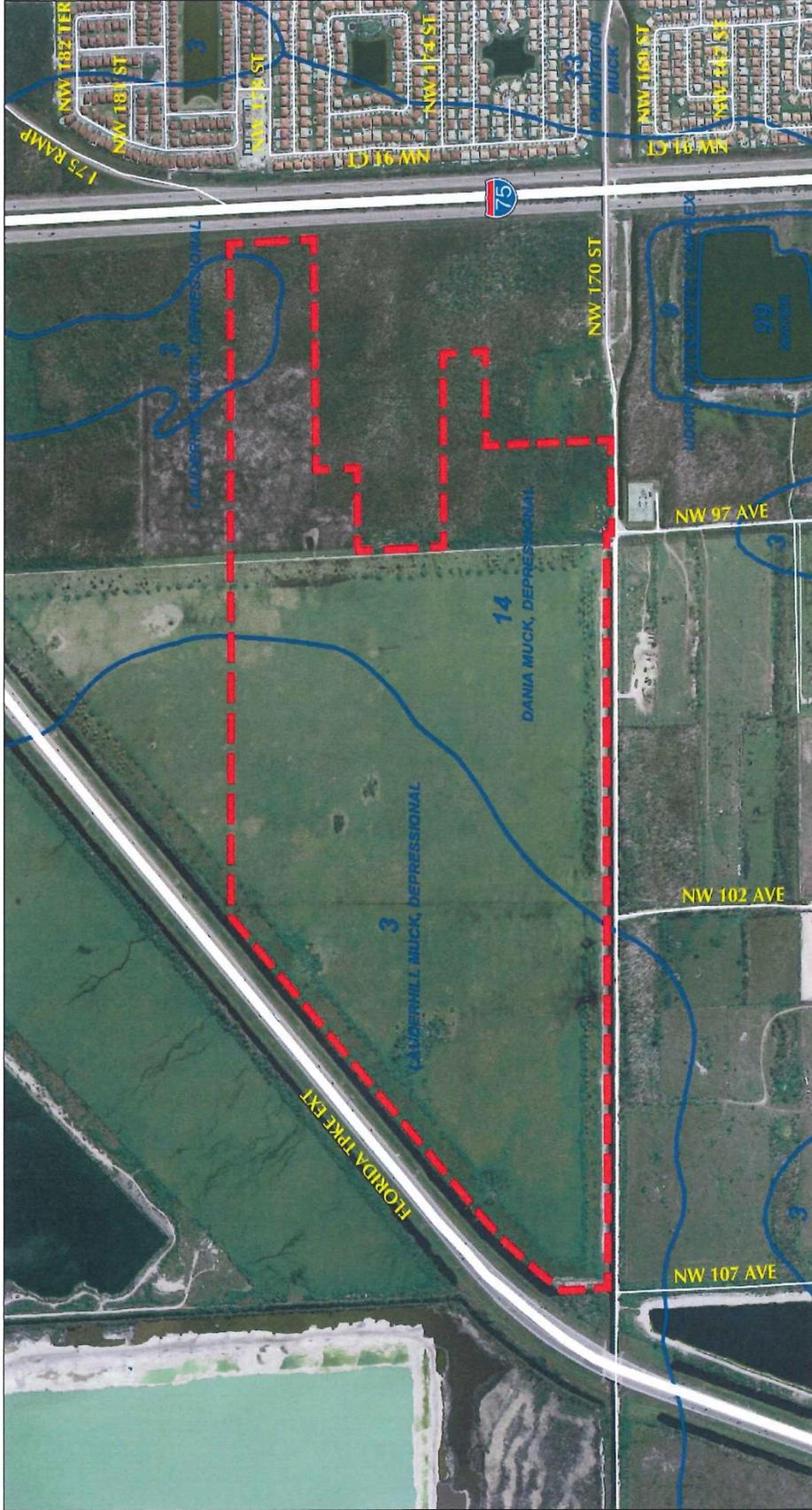


0 500 1,000 2,000  
Feet

**LEGEND**  
 Project Boundary

**MAP B**  
**AERIAL MAP**  
**THE GRAHAM COMPANIES**





**LEGEND**

- Project Boundary
- Soil Types

**MAP E**  
**SOILS MAP**

**THE GRAHAM COMPANIES**

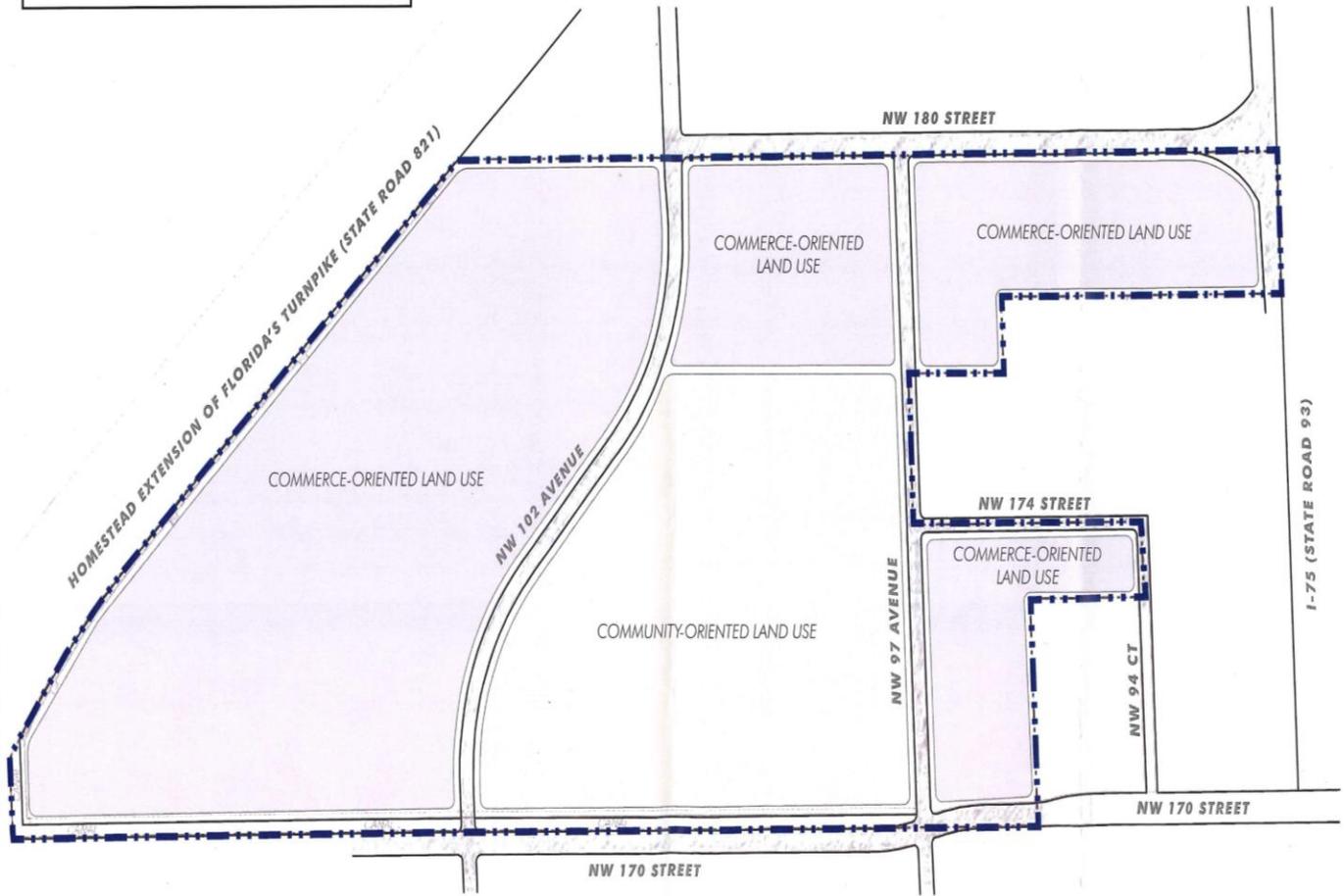
Source: Miami-Date GIS 2015; Adopted by The Curfiss Group, 2015  
 0 500 1,000 2,000 Feet



**COMPREHENSIVE PLAN LAND USES**

**BUSINESS AND OFFICE**

- EMPLOYMENT CENTER
- COMMERCE-ORIENTED LAND USE
- COMMUNITY-ORIENTED LAND USE



Source: Schwebke-Shiskin & Associates 2015, Curtis+Rogers Design Studio 2015

**LEGEND**

 Project Boundary

Note: This plan is conceptual. Final site organization will occur at the time of zoning in a manner substantially consistent with the Employment Center designation and this conceptual plan.

**MAP H  
CONCEPTUAL MASTER DEVELOPMENT PLAN**

THE GRAHAM COMPANIES



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# Question 10 – General Project Description

## PART 1 SPECIFIC PROJECT DESCRIPTION

- A. Describe and discuss in general terms all major elements of the proposed development in its completed form. Include in this discussion the proposed phases (or stages) of development (not to exceed five years), magnitude in the appropriate units from Chapter 28-24, F.A.C., where applicable, and expected beginning and completion dates for construction.**

The Graham Companies Application Area (the “Application Area”) will be designed as a 339 gross acre, vertically and horizontally integrated well-planned mixed-use employment center that will be responsive to and supportive of the industrial and office uses to the south, community to the east, and entertainment retail uses proposed to the north.

The Application Area will have access via a number of major roadways including NW 97 Avenue, NW 102 Avenue and anticipated connections to I-75 and HEFT. The uses will be developed in such a manner as to safeguard compatibility with adjacent uses. The Applicant will comply, to the extent feasible, with the design guidelines set forth in the CDMP Land Use Element and, particularly, the goals of the Employment Center overlay. The business park, commercial and residential uses will be designed in such a way so as to promote multimodal an mobility in order to create an environment that is accommodating to consumers, residents and employees.

The Application Area will be designed to create a quality of life for its visitors, tenants, residents and the residents from the surrounding area. Similar to Miami Lakes, it will create an opportunity for residents to work, shop, and play in the same area where they live without adversely impacting environmental resources and without causing an undue burden on county facilities and services.

- B. Provide a breakdown of the existing and proposed land uses on the site for each phase of development through completion of the project. The developed land uses should be those identified in Section 380.0651, F.S. and Chapter 28-24, F.A.C. Use Level III of The Florida Land Use and Cover Classification System: A Technical Report (September 1985), available from each regional planning council. Refer to Maps D (Existing Land Use) and H (Master Plan). Use the format below and treat each land use category as mutually exclusive unless otherwise agreed to at the pre-application conference.**

The Applicant intends to develop the Application Area with 2,000 multi-family rental dwelling units, 1,000,000 square feet of commercial use, and 3,000,000 square feet of business park use.

**Table 10-1A, Existing and Proposed Land Uses**, presents a breakdown for both the existing and proposed land uses on the Project site. The proposed land use acreages are estimates and will be confirmed as the project proceeds to final design.

**Table 10-1A  
Existing And Estimated Proposed Land Uses**

Land Use	Non-Residential		Residential				Total Acreage
	Units	Acres	DU	Acres	Net Density	Gross Density	
Existing Vegetation Associations							
Dog Fennel and Low Marsh Grasses (6415, FLUCCS)		230					
Brazilian Pepper (422, FLUCCS)		82					
Melaleuca (424, FLUCCS)		27					
Total Acreage		339					
Proposed Project (2016 - 2040)							
Total Residential			2,000	339	N/A	5.9 du/acre	
Retail	1,000,000 gsf	See Note					
Office / Industrial / Business Park	3,000,000 gsf	See Note					
Estimated Parks		15					
Estimated ROW dedications		50					
Estimated Water Retention		75					
<b>Total Acreage</b>							<b>339</b>

*Note: Each use is part of a vertically and horizontally integrated mixed-use employment center, so precise acreage of each use is subject to interpretation.*

**C. Briefly describe previous and existing activities on site. Identify any constraints or special planning considerations that these previous activities have with respect to the proposed development.**

The Subject-Parcel has been heavily impacted by past and present agricultural activities, as shown on **Map B - Aerial Photograph**.

**D. If the development is proposed to contain a shopping center, describe the primary and secondary trade areas which the proposed shopping center will serve.**

The development program for the Employment Center being proposed for development by The Graham Companies includes 1.0 million square feet of retail space together with a 3.0 million square foot business park and 2,000 rental apartment units. It is anticipated that approximately 125,000 square feet of the proposed retail space will be contained in a neighborhood shopping center while the remaining 875,000 square feet will be more regional in orientation. It is further anticipated that approximately 25 percent of retail space developed will be occupied by food and beverage providers.

The Applicant believes that the primary market for the proposed neighborhood retail space will be comprised of the households that occupy the 2,000 rental apartments that will be developed as part of the Employment Center project as well as the households that occupy that residential development that is on-going on the east side of NW 97th Avenue between NW 138th Street and NW 170th Street. Additional market support is likely to come from the Employment Center's on-site workforce as well as those at American Dream Miami to the north and the Beacon Countyline industrial project to the south.

The primary motivation for the development of the proposed regional retail space will be its proximity to the 6.2 million square foot American Dream Miami entertainment retail project, which is proposed for development on property immediately north of the proposed Employment Center. The location of American Dream Miami project is in part predicated on accessibility to the regional highway via interstate 75 and the Homestead Extension of Florida's Turnpike (HEFT) which abut the sites of both the proposed entertainment retail project and the proposed Employment Center. The developer of American Dream Miami expects it to attract more than 30 million visitors annually. More than half of the visitors to American Dream Miami will be tourists to South Florida from both domestic and foreign points of origin while the remainder will be people living in Miami-Dade and Broward Counties. The Applicant believes that there are retailers, including wide variety of "big boxes", who will either be unable to locate in the American Dream Miami or disinterested in doing so that will seek to locate in the proposed Employment Center to be in a position to capitalize on the traffic created by American Dream Miami.

**E. Describe, in general terms, how the demand for this project was determined.**

A market study has not been prepared for the proposed Employment Center project as a whole or for individually for the business park, retail and residential uses that it will contain. However, it should be noted that demand for developing a business park with office and industrial uses on the proposed Employment Center's site was implicitly recognized during the April 2005 CDMP amendment cycle when the Urban Development Boundary was expanded to include 280 of the site's 339 total acres. Perhaps, more importantly, the developer of the project will be The Graham Companies, an entity founded in 1927 that has established itself as one the most respected developers in Miami-Dade with a reputation for making long-term commitments to its projects. The Graham Companies are best known as the master developer of the 3,000-acre Miami Lakes project. That project, which is considered by many to be the premiere planned community in Miami-Dade County, was begun in the 1960's and continues in development today with a mixture of residential, office, retail, industrial and hospitality uses as well as a wide variety of recreational and civic facilities. Based on their long-long time involvement in the development in Miami Lakes, The Graham Companies have a deep understanding of the market forces that will impact the development of the business park, retail and residential uses proposed for development as part of the proposed Employment Center. Its executives also believe that they have an excellent site on which to undertake the development of the proposed uses including:

- Accessibility to the regional highway network via Interstate 75 and the HEFT that will facilitate companies locating in the Employment Center to attract workers from throughout Miami-Dade and Broward Counties and to serve customers throughout the two County area.
- Frontage along the HEFT for companies seeking sites with high visibility.

- Adjacency to the site of the American Dream Miami entertainment retail project which is expected to attract more than 30 million visitors a year including visitors to South Florida from both domestic and foreign points of origin and residents of Miami-Dade and Broward Counties.
- Nearby accessibility to mass transit assuming that the proposed Palmetto Express Bus Route becomes operational between the intersection of Interstate 75 and NW 186 Street and the Palmetto Metrorail Station.
- Presence in an emerging area of residential development in Miami-Dade County in which housing demand will be stoked by the development of three projects --- the proposed Employment Center itself, American Dream Miami and the Beacon Countyline industrial project --- that will provide employment for more than 30,000 workers on a full-time equivalent (FTE) basis when they have been fully developed.

#### **F. Economic Disparity**

For the purpose of estimating the costs associated with the Employment Center being proposed for development by The Graham Companies, an illustrative development program was formulated. It should, however, be remembered that the market will dictate how the project ultimately gets developed over the course of the next 15 years and what is actually built may differ from the program shown below.

- Business Park
  - 1.53 million square feet of office space
  - 200,000 square feet of flex space
  - 300,000 square feet of distribution space
  - 2 limited service hotels with 300 rooms each
  - 2 full service hotels with 500 rooms each
- Retail/Food and Beverage
  - 125,000 neighborhood shopping center
  - 875,000 square feet of regional retail
- Residential
  - 2,000 rental apartments

The Applicant estimates that the development program shown above would cost approximately \$1.24 billion to implement in terms of hard costs (materials and labor). It is further estimated that an amount approximating \$310.0 million, or 25 percent of the estimated hard costs, would be spent on soft costs including such items as architectural and engineering fees, building permit and impact fees, project overhead, promotion, leasing commissions, etc.

With respect to hard costs, the figure estimated above includes approximately \$100.0 million for site preparation inclusive of de-mucking and filling activities and wetland mitigation. The Applicant further estimates that it will cost approximately \$1.14 billion to construct the uses shown above. Included in this figure are the cost of building the structures and allowances for tenant improvements, where appropriate. It also includes the costs of the on-site infrastructure such as roads, the water and sewer

systems, drainage, landscaping, signage, etc. Not included in the Applicant's estimate is the cost of off-site infrastructure improvements that may be required to support the proposed Employment Center project, which have not been estimated at this time.

With respect to the costs of construction, **Table 10-1B, Unit Cost of Construction by Use**, shows the unit costs associated with the various uses.

<b>Table 10-1B Unit Cost of Construction By Use</b>		
<b>Use</b>	<b>Unit of Cost</b>	<b>Amount</b>
Office	SF	\$225
Flex	SF	\$100
Distribution	SF	\$80
Limited Service Hotel	Room	\$116,000
Full Service Hotel	Room	\$236,000
Retail/Restaurant	SF	\$156
Rental Apartments	Apartment	\$145,000

*Source: The Graham Companies; Miami Economic Associates, Inc.*

In terms of timing, the bulleted paragraphs below provide a set of assumptions or use in analyzing the project:

- Site preparation will commence in January 2017 in three years and be completed by the end of 2019. The level of effort on an annual basis during the three year period would be approximately equal during that period.
- Construction activity on the various structures will commence in accordance with the schedule set forth in **Table 10-1C, Date of Beginning of Construction**, with construction commencing on January 2nd of the year shown. The 50,000 square foot office building scheduled to begin construction in 2019 and all the flex and distribution space will be completed by December 31st of the year in which construction commences. All other structures will be completed by December 31st of the year after the one in which construction commences.

**Table 10-1D, Annual Construction Expenditure by Activity/Use**, estimates the amount of the construction expenditures that will occur in each year development activity occurs by activity or use. It is estimated that 15 percent of the amounts shown for site preparation will represent labor expense while 45 percent of the amounts shown for the construction of the various uses will represent labor expense.

Table 10-1C Date of Beginning of Construction*									
Year	Office (SF)	Flex (SF)	Distribution (SF)	Limited Service Hotel (Rooms)	Full Service Hotel (Rooms)	Neighborhood Retail (SF)	Regional Retail (SF)	Rental Apartments (Units)	
2017	0	0	0	0	0	0	0	0	
2018	0	0	0	0	0	0	0	250	
2019	50,000	50,000	100,000	0	0	125,000	400,000	250	
2020	250,000	0	0	300	0	0	200,000	250	
2021	0	75,000	100,000	0	500	0	150,000	0	
2022	250,000	0	0	300	0	0	25,000	250	
2023	0	75,000	100,000	0	0	0	0	250	
2024	250,000	0	0	0	0	0	25,000	250	
2025	0	0	0	0	500	0	0	0	
2026	250,000	0	0	0	0	0	25,000	250	
2027	0	0	0	0	0	0	0	250	
2028	250,000	0	0	0	0	0	25,000	0	
2029	0	0	0	0	0	0	0	0	
2030	230,000	0	0	0	0	0	25,000	0	
<b>Total</b>	<b>1,530,000</b>	<b>200,000</b>	<b>300,000</b>	<b>600</b>	<b>1,000</b>	<b>125,000</b>	<b>875,000</b>	<b>2,000</b>	

\* Construction assumed to commence on January 2 of year shown  
Source: The Graham Companies; Miami Economic Associates, Inc.

**Table 10-1D**  
**Annual Construction Expenditures By Activity/Use \*\***  
(Millions of 2015 Dollars)

Year	Site Preparation	Office (SF)	Flex (SF)	Distribution (SF)	Limited Service Hotel (Rooms)	Full Service Hotel (Rooms)	Neighborhood Retail (SF)	Regional Retail (SF)	Rental Apartments (Units)
2017	34.0	0	0	0	0	0	0	0	0
2018	33.0	0	0	0	0	0	0	0	18.2
2019	33.0	11.3	5.0	8.0	0	0	9.7	31.2	36.5
2020	0	28.1	0	0	17.4	0	9.8	46.8	36.5
2021	0	28.1	7.5	8.0	17.4	59.0	0	27.3	18.3
2022	0	28.1	0	0	17.4	59.0	0	13.7	18.2
2023	0	28.1	7.5	8.0	17.4	0	0	2.0	36.5
2024	0	28.1	0	0	0	0	0	2.0	36.5
2025	0	28.1	0	0	0	59.0	0	2.0	18.3
2026	0	28.1	0	0	0	59.0	0	2.0	18.2
2027	0	28.1	0	0	0	0	0	2.0	36.5
2028	0	28.1	0	0	0	0	0	2.0	18.3
2029	0	28.1	0	0	0	0	0	2.0	0
2030	0	25.9	0	0	0	0	0	2.0	0
2031	0	25.9	0	0	0	0	0	2.0	0
<b>Total</b>	<b>100.0</b>	<b>344.1</b>	<b>20.0</b>	<b>24.0</b>	<b>69.6</b>	<b>236.0</b>	<b>19.5</b>	<b>137.0</b>	<b>292.0</b>

\*\* Labor expense will account for 15 percent of the expenditures for site preparation and 45 percent of the construction costs of the various uses.  
Source: The Graham Companies; Miami Economic Associates, Inc.

As discussed above, impact fees and building permit fees will account for a portion of the moneys spent on soft costs. In response to Question 11, it is estimated that impact fees in the amounts shown below will potentially need to be paid. However, the actual amount paid will be dependent on the extent to which credits are applied for off-site infrastructure improvements that The Graham Companies fund directly.

- Roads: \$43.3 million
- Fire: \$2.67 million
- Police: \$2.58 million
- Parks: \$4.45 million
- Schools: \$3.06 million

It is also estimated in response to Question 11 that general building permit fees in the amount of \$745,000 will need to be paid. Additional trade-related building permit fees will also need to be paid by the roofing, plumbing, electrical, structural and mechanical contractors involved in building the project; however, the plans for the proposed project are not sufficiently detailed at this time to estimate the trade-related building permit fees with specificity.

**G. Project Cost Table**

Response not required.

**H. Inputs for Economic and Fiscal Impact Models**

Response not required.

## PART 2      CONSISTENCY WITH COMPREHENSIVE PLANS

- A. Demonstrate how the proposed project is consistent with the local comprehensive plan and land development regulations. Indicate whether the proposed project will require an amendment to the adopted local comprehensive plan, including the capital improvements element. If so, please describe the necessary changes.**

The development proposed will require a Future Land Use Map amendment to the Miami-Dade County Comprehensive Development Master Plan to change land uses. This additional material is being submitted to the County in support of the CDMP amendment application.

The proposed project supports many of the Miami-Dade CDMP Goals, Objectives and Policies. Several of these policies are shown in bold below, followed by an explanation of how the project is supportive.

**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.**

This policy encourages major centers of activity, to be sited at locations with good countywide, multi-modal accessibility. The proximity of the Subject Property to the HEFT and I-75 makes this an ideal location for a major employment center.

**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.**

CDMP Land Use Element Policy LU-1C requires the County to give priority to infill development on vacant sites in the currently urbanized areas. Approval of this application will serve to give priority to infill development on vacant sites in currently urbanized areas as the application provides for infill development and the application area is comprised of vacant parcels abutting urbanized areas.

**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.**

CDMP Land Use Element Policy LU-10 requires the County to “prevent discontinuous, scattered development at the urban fringe.” The Property is infill development with surrounding lands developed or proposed for major development. To the west are lands that either have been or are under excavation; to the east is I-75 and existing development; to the south is a planned industrial park; and, to the north is the proposed American Dream Miami development. A well-planned mixed use project would further enhance the uses to the east of the Property and throughout the County.

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

CDMP Land Use Element Policy LU-2A establishes that developments orders will only be approved for projects when the provision public services and facilities for the proposed development result in a LOS that meets or exceeds the standards identified in CIE. The proposed amendment, subject to the proffered declaration of restrictions, is expected to have no significant impact on public infrastructure. Because of the location of the residential development east of the Property, a water main and sewer force main already exist and extend east of the site. The Applicant has begun discussions with the Miami-Dade Water and Sewer Department to ensure that it will be able to connect to these lines after approval of this Application.

**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 resources degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.**

CDMP Land Use Element Policy LU-8A requires the County to strive to accommodate proximity and accessibility to employment, commercial and cultural centers, as well as create amenities. The proposed project serves as an accessible employment, immediately adjacent to an existing residential area. Furthermore, the proximity to the HEFT and I-75 makes it an ideal location for this development.

**TE-1A. As provided in this section and the Mass Transit Subelement, the County shall promote mass transit alternatives to the personal automobile, such as rapid transit (i.e. heavy rail, light rail, and bus rapid transit, premium transit (enhanced and/or express bus)), local route bus and paratransit services.**

CDMP Transportation Element Policy TE-1A requires the County to promote mass transit alternatives to personal automobiles. The proposed project will be designed to accommodate mass transit buses on-site. Furthermore, the project's residents and employment center employees provide ridership that will support the Palmetto Express Bus proposed in the CDMP Mass Transit subelement. See Figure 1 – Future Mass Transit System 2030 Metrobus Service Area and Rapid Transit Corridor, page II-39 of the Transportation Element. The Palmetto Express Bus route runs from the intersection of NW 186 Street and I-75 to the Palmetto Metrorail Station.

**TE-2G. The County shall encourage inclusion in, and review, all plans and development proposals for provisions to accommodate safe movement of bicycle and pedestrian traffic, and facilities for securing non-motorized vehicles in all new development and redevelopment and shall address this as a consideration in development and site plan review.**

CDMP Transportation Element Policy TE-2G encourages the County to accommodate the safe movement of bicycle and pedestrian traffic. The proposed project will be designed to provide safe movement of bicycle and pedestrian to and throughout the development. The project will encourage multimodal transportation alternatives to the personal automobile. Sidewalk and bike paths will be provided all through the project and bike racks will be sited at convenient and safe locations.

**TC-5D. The County shall encourage interconnectivity between neighborhoods, local services, schools, parks, employment centers, and transit stops and stations; discourage cul-de-sac and walled-in subdivision designs; and facilitate pedestrian-oriented urban design that connects neighborhoods and provides accessibility for non-drivers.**

CDMP Traffic Circulation Subelement Policy TC-5D encourages the County to promote interconnectivity between uses and accessibility for persons not traveling by automobile. As stated previously, the proposed project supports the interconnection of the proposed project to the Metrorail at the Palmetto Station by way of the proposed Palmetto Express Bus. Furthermore, the proposed project will be a dense, urban design that will promote pedestrian and bicycle activity.

**CHD-1E. Designate locations for carpooling and bus stops that encourage residents to maintain a daily level of walking as part of their commute, and are designed in a manner that reflects the character of the community or district where the stops are located.**

CDMP Community Health and Design Policy CHD-1E seeks locations and designs of carpooling and bus stops that encourage walking while being appropriately integrated into the design of the community.

**B. Describe how the proposed development will meet goals and policies contained in the appropriate Regional Comprehensive Policy Plan.**

Approval of the Project will be consistent with the following goals and policies of the Strategic Regional Policy Plan for South Florida (SRPP):

- Policy 6.9 of the SRPP (page 43) promotes the increased use of mixed densities and housing product types within residential developments to encourage the construction of a greater diversity of housing choices. The proposed 2,000 rental dwelling units that are part of the mixed-use development will provide a housing choice for working individuals and families types within a single community and will, therefore, be supportive of this policy.
- Policy 11.2 of the SRPP (page 62) encourages development of mixed land uses and activities within communities to foster more balanced and energy-efficient development pattern, which are characterized by appropriate density, diverse economic, employment, and housing opportunities, and public transportation access. The proposed project will feature a well-integrated mix of residential, retail and service, office, industrial, and public facility uses that will create a more balanced and energy-efficient development pattern in this area of Miami-Dade County.
- Policy 12.3 of the SRPP (page 66) discourages the expansion of urban services into former agricultural areas except where the expansion is necessary to accommodate projected population growth and when the proposed densities will be sufficient to support public transportation. The evidence supports a conclusion that Miami-Dade County needs land to accommodate projected residential growth. The proposed project will be of a sufficient density to support public transportation.

- Policy 12.4 of the SRPP (page 66) provides that, should land be converted from agriculture to urban uses, local governments should discourage sprawl patterns of development and require urban design and density necessary to support pedestrian-orientation, public transportation, and the efficient provision of other infrastructure. The proposed project is being designed in a manner that is sufficiently dense, with a mixing of residential, commercial, and public facility uses, to encourage pedestrian activity and the use of public transportation. Unlike a typical suburban development, the proposed project will also employ infrastructure in an efficient manner.
- Policy 20.7 of the SRPP (Page 88) encourages the use of innovative site design and transit-oriented development to facilitate pedestrian and bicycle movement and increase the use of public transportation. The proposed project is being designed in a manner to encourage residents to attend to their daily needs and activities through pedestrian, bicycle and mass transit movement as much as possible.
- Policy 20.13 of the SRPP (page 95) encourages the establishment of greenways and multi-use recreational trails. The proposed project is being designed to provide a full network of pedestrian and bicycle routes throughout the community.

**C. Describe how the proposed development will meet goals and policies contained in the State Comprehensive Plan (Chapter 187, F.S.), including, but not limited to, the goals addressing the following issues: housing, water resources, natural systems and recreational lands, land use, public facilities, transportation, and agriculture.**

Approval of the proposed project will be consistent with the following goals and policies of the State Comprehensive Plan:

- Housing Policy 4 encourages the reduction of unnecessary regulatory practices that add to the cost of housing. The approval of the project will provide additional housing opportunities for nearly 2,000 families in Miami-Dade County, therefore encouraging the reduction of the cost of existing and other new residential units.
- The Water Resources goal requires the continued availability of an adequate supply of water for all competing uses. Approval of the development will not have a measurable negative impact on the availability and quality of water resources in Miami-Dade County.
- The Natural Systems and Recreational Lands goal requires the protection of wetlands, tropical hardwood hammocks, etc. The development will not result in damage to or the destruction of any of these important natural systems. The Project will also be providing approximately 90 acres of new park and open land, including multiple waterways.
- The Land Use goal requires that developments shall be directed to areas that have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner. The proposed development is immediately adjacent to currently existing urban infrastructure. The development will not pose a risk to environmentally sensitive lands.

- The Transportation goal encourages the integration of various transportation modes. The Project has been designed to accommodate a future rail connection that could provide easy access to eastern areas of Miami-Dade County.

The Agriculture goal requires the State to maintain and encourage the continued health of the agriculture industry. The Subject Property, located immediately adjacent to existing dense urban development, is not conducive to long-term agricultural uses.

**PART 3 DEMOGRAPHIC AND EMPLOYMENT INFORMATION**

**A. Complete the following Demographic and Employment Information tables.**

**Table 10-3A, Project Population**, provides demographic information with respect to the households that will reside in the 2,000 rental apartment units at the Employment Center project that The Graham Companies are proposing to develop in northwestern Miami-Dade County.

<b>TABLE 10-3A Project Population</b>					
<b>Phase</b>	<b>Total Dwelling Units **</b>	<b>Persons Per HH ***</b>	<b>Total Persons</b>	<b>Total School Age Children ****</b>	<b>Total Elderly</b>
Total	2,000	2.71	5,420	671	N/A
<p><i>** Rental apartments units</i></p> <p><i>*** Based from the 2013 ACS 5-Year Estimate compiled by Planning Division of Miami-Dade County Department of Regulatory and Economic Resources.</i></p> <p><i>**** Estimate provided by Mr. Ivan Rodriquez of the Miami-Dade Public School District.</i></p> <p><i>***** It is anticipated that the overwhelming predominance of the residents will be in households in which one member will be employed at the Employment Center itself, American Dream Miami to the north or the Beacon Countyline industry project to the south.</i></p>					

*Source: The Graham Companies; American Community Survey 2013 Five-Year Estimates; Planning Division, Miami-Dade County Department of Regulatory and Economic Resources, Miami-Dade Public School District; Miami Economic Associates, Inc.*

With respect to the information presented above, the following points are noted:

- As shown in response to Question 24, it is expected 1,600 of the 2,000 proposed rental apartment units will be either 1-bedroom or 2-bedroom units. On that basis, it is likely that estimate of persons per household shown above is high and the on-site population when all the units are constructed will be lower.
- The Miami-Dade Public School District estimated that he 671 students would include 291 elementary, 187 middle and 193 high school students. The District also indicated that sufficient capacity currently exists at all three levels to accommodate these students.
- It is anticipated that the overwhelming preponderance of the resident will be in households in which at least one member will be employed at the proposed Employment Center itself, American Dream Miami to the north or the Beacon Countyline industrial project to the south. Given that and mix of units be number of bedrooms, it is unlikely that a significant number of elderly people will live in the proposed rental apartment units.

**Table 10-3B, Estimated Employment by Income Range**, provides information on the estimated employment at the project both during the period in which it is being developed and on a permanent basis after construction is completed. For the purpose of this table, construction employment is expressed in terms of the total number of worker-years of employment that will required to complete the proposed project during the entirety of the period from 2017 to 2031 when site preparation and construction is on-going. The estimate of permanent employment represents the number of workers that will be employed on-site annually when the project has been fully developed. However, it is likely that more people will work on-site annually than the number of FTE’s shown because part-time

workers comprise significant percentages of the people employed in the retail, food and beverage and hospitality industry sectors. The table further assumes that all the construction workers as well as all the FTE's employed on a permanent basis annually will earn wages and salaries at or above minimum wage which currently equates to \$16,744 in the State of Florida for workers who record 40 hours a week for 52 weeks a year.

Table 10-3B Estimated Employment by Income Range (2014 Dollars)							
Type of Employment	\$16,744 – \$19,999**	\$20,000 – \$24,999	\$25,000 – \$29,999	\$30,000 – 34,999	\$35,000 – \$39,999	\$40,000 or more	Total
Construction***	59	39	68	157	196	8,523	9,043
Permanent****	833	580	749	649	236	6,908	9,955
<p>** \$16,744 equates to the annual earnings of minimum wage worker in Florida who works 40 hours a week for 52 weeks.</p> <p>*** Total worker-years over the entirety of the period from 2017 to 2031 in which construction of the project occurs.</p> <p>**** Full-time equivalents on an annual basis.</p>							

Source: International Atlantic, LLC; Annual Census of Employment and Wages for Miami-Dade County, 2014; Miami Economic Associates, Inc.

The above estimate of worker-years of construction employment assumes the following:

- As discussed in the response to Question 10, Part 1F, it is estimated that \$15.0 million of the \$100.0 million spent for site preparation will be spent on wages and salaries. For the purpose of this analysis, it was assumed that the workers involved in the activity would be in NAICS Code 237 and would make an average \$57,001 annually. That figure is based on the Annual Survey of Employment and Wages compiled by the State of Florida Department of Economic Opportunity for Miami-Dade County for 2014, which is most recent such data available. The expenditure of \$15.0 million would support a total of 263 workers at their annual average rate of earnings.
- As discussed in response to Question 10, Part 1F, it is estimated that \$1.142.2 billion will be spent to construct the various uses at the proposed Employment Center in terms of hard costs. Of this amount, \$292.0 million will be spent on rental apartments and the \$850.2 million on the non-residential uses. For the purpose of this analysis, it was assumed that the workers who construct the apartments will be in NAICS Code 2361 and will make an average of \$60,311 annually while the workers who will construct the non-residential uses will be in NAICS Code 2362 and will make an average of \$62,545 annually. On this basis and assuming that labor costs represent 45 percent of total hard cost, the moneys spent to build the apartments would support 2,163 workers at their annual average rate of earnings while the moneys spent to build the non-residential uses would support 6,117 workers.

The above estimate of the number of FTE's that will be employed at the proposed Employment when development of the entirety of the project is completed is based on the following assumptions:

- The office space will be generally occupied at a ratio of 4 workers per 1,000 square feet consistent with the industry average; however, 50,000 square feet will be used as an outpatient care center and have a staff of 100 workers.
- The distribution space will be occupied at a ratio of 1.25 workers per 1,000 square feet consistent with the industry average.
- The flex space, which will basically serve as an office use, will be occupied at a ratio of 3 employees per 1,000 square feet reflecting the fact that approximately 70 percent of the total space will be used in that manner while the remainder will be used for storage.
- All of the retail and food and beverage space in both the neighborhood and regional facilities will have a ratio of 2 employees per 1,000 square feet reflecting the presence of supermarket, a major pharmacy and big box retailers in the tenant mix.
- The limited service hotels will have a ratio of 0.35 workers per room while the full service hotels will have a ratio of 0.75 workers per room consistent with industry averages.
- There will be additional workers on the site who will be involved in property management, leasing and promotion as well as maintenance, janitorial, security and parking operations. A staffing schedule for this portion of the on-site workforce has not yet been determined.

**Table 10-3C, Distribution of Employees by NAICS Code**, shows the distribution of the on-site 9,955 workers reflected in the preceding table by NAICS Code. It also shows there average wage level based in the Annual Census of Employment and Wages for Miami-Dade County for 2014. Finally, it shows the build-up of the workforce during the development period based on the construction schedule provided in response to Question 10, Part 1F. The table also takes into account assumption regarding the pace at which absorption occurs that are present in Question 11 with respect to manner in which sales tax revenues were calculated.

**Table 10-3C  
Distribution of Employees By NAICS Code**

Industry Sector	NAICS Code	Average Earnings	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Office																	
Publishing	511	\$65,454	0	0	18	8	18	8	18	8	18	9	19	9	17	8	158
Telecommunications	517	\$74,205	0	0	94	40	94	40	94	40	94	40	98	42	90	39	805
Data Processing	518	\$78,005	0	0	47	20	47	20	47	20	47	20	49	21	45	19	402
Other Information Services	519	\$83,293	0	0	18	8	18	8	18	8	18	8	19	8	17	7	155
Credit Intermediation	522	\$79,248	0	0	50	0	50	0	50	0	50	0	0	0	0	0	200
Insurance	524	\$70,398	0	0	118	50	118	50	118	50	118	50	123	51	113	47	1,006
Real Estate	531	\$50,506	0	0	117	50	117	50	117	50	117	50	122	51	114	47	1,002
Rental & Leasing Services	532	\$45,995	0	0	22	8	22	8	22	8	22	8	23	9	20	8	180
Professional & Technical Services	541	\$78,392	0	0	94	40	94	40	94	40	94	40	98	42	90	39	805
Management of Companies & Enterprises	551	\$117,922	0	0	94	40	94	40	94	40	94	40	98	42	90	39	805
Office Administrative Services	5611	\$69,559	0	0	47	20	47	20	47	20	47	20	49	21	45	19	402
Outpatient Care Centers	6214	\$50,463	0	100	0	0	0	0	0	0	0	0	0	0	0	0	100
Distribution																	
Merchant Wholesalers, Non-Durable Goods	424	\$58,852	125	0	125	0	125	0	0	0	0	0	0	0	0	0	375
Flex																	
Architecture & Engineering	5413	\$65,910	37	0	56	0	57	0	0	0	0	0	0	0	0	0	150
Scientific Research & Development Services	5417	\$69,586	38	0	56	0	56	0	0	0	0	0	0	0	0	0	150
Other Professional & Technical Services	5419	\$46,851	38	0	56	0	56	0	0	0	0	0	0	0	0	0	150

**Table 10-3C  
Distribution of Employees By NAICS Code**

Industry Sector	NAICS Code	Average Earnings	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Activities related to Real Estate	5313	\$49,596	37	0	57	0	56	0	0	0	0	0	0	0	0	0	150
Hotels																	
Traveler Accommodation	7211	\$32,775	0	0	105	375	105	0	0	375	0	0	0	0	0	0	960
Subtotal			275	100	1,174	659	1,174	284	719	659	719	285	698	296	641	272	7,955
Retail																	
Home Furnishings	4421	\$27,708	0	0	200	0	0	0	0	0	0	0	0	0	0	0	200
Electronics & Appliances	443	\$40,457	0	6	0	0	0	0	0	0	0	0	0	0	0	0	6
Building Materials & Garden Supplies	444	\$32,604	0	400	0	0	0	0	0	0	0	0	0	0	0	0	400
Grocery Stores	4451	\$21,938	0	94	0	0	0	0	0	0	0	0	0	0	0	0	94
Specialty Food	4452	\$24,025	0	8	0	0	0	0	0	0	0	0	0	0	0	0	8
Beer, Wine & Liquor	4453	\$23,222	0	8	0	0	0	0	0	0	0	0	0	0	0	0	8
Health & Personal Care	446	\$33,550	0	44	0	0	0	0	0	0	0	0	0	0	0	0	44
Clothing Stores	448	\$23,555	0	0	150	100	0	0	0	0	0	0	0	0	0	0	250
General Merchandise	452	\$22,760	0	300	0	0	0	0	0	0	0	0	0	0	0	0	300
Florist	4531	\$36,198	0	6	0	0	0	0	0	0	0	0	0	0	0	0	6
Office Supplies, Stationery & Gifts	4532	\$28,632	0	0	0	150	0	0	0	0	0	0	0	0	0	0	150
Credit Intermediation	522	\$79,248	0	16	0	0	0	0	0	0	0	0	0	0	0	0	16
Food Services & Drinking Places	722	\$21,561	0	150	50	50	50	0	50	0	50	0	50	0	50	0	500
Personal Services	812	\$23,642	0	18	0	0	0	0	0	0	0	0	0	0	0	0	18
Subtotal			0	1,050	400	300	50	0	50	0	50	0	50	0	50	0	2,000
<b>Total</b>			<b>275</b>	<b>1,150</b>	<b>1,574</b>	<b>959</b>	<b>1,224</b>	<b>284</b>	<b>769</b>	<b>659</b>	<b>769</b>	<b>285</b>	<b>748</b>	<b>296</b>	<b>691</b>	<b>272</b>	<b>9,955</b>

Source: The Graham Companies; Annual Census of Employment and Wages for Miami-Dade County, 2014; Miami Economic Associates, Inc.

**PART 4      IMPACT SUMMARY**

**A. Summarize the impacts this project will have on natural resources.**

Questions 12 through 16 address the project impacts and mitigation strategies for addressing vegetation, wildlife, wetland, natural resources, soils and floodplain considerations. Currently there are no net negative impacts anticipated.

**B. Summarize public facility capital costs associated with project impacts using the following table.**

<b>TABLE 10-4A PUBLIC FACILITIES CAPITAL COSTS</b>		
<b>Facility</b>	<b>Total Capital Costs</b>	<b>Responsible Entity</b>
Transportation (External)	Fair Share cost to be determined	State of Florida, Miami-Dade County
Wastewater	Equal to connection charges collected.	Miami-Dade Water & Sewer
Potable Water		
Recreation/Open Space	None anticipated	Miami-Dade County
Education	None anticipated	Miami-Dade County Public Schools



# Question 11 – Revenue Generation Summary

1. Project the funds anticipated to be generated by the project. This projection should include any source or use of funds which could have any reasonable connection to the proposed development

1. Make the following projections by year, including the first and last year in which any construction and/or development takes place:

(a) Yearly ad valorem tax receipts

(b) Yearly impact fees collected

(c) Yearly sales tax received by local government

(d) Yearly gasoline tax received by local government

(e) Yearly projections of any other funds by any other sources generated as a result of development of the proposed project within the region

**Table 11-1, Revenue Generation – Miami-Dade County**, estimates, to the extent possible based on the information currently available, the non-recurring and recurring revenues that The Graham Companies' proposed Employment Center project in northwestern Miami-Dade County will generate for Miami-Dade County. **Table 11-2, Revenue Generation – Other Governmental Jurisdictions**, estimates, to the extent possible based on information currently available, the non-recurring and recurring revenues that will be generated for other governmental jurisdictions in which the proposed project will be located, including the following:

- Miami-Dade County Public Schools
- Children's Trust
- South Florida Water Management District
- Everglades Project
- Okeechobee Basin
- Florida inland Navigation District
- State of Florida.

Table 11-1

Revenue Generation – Miami-Dade County

Proposed Employment Center Project (000's of 2015 Dollars)

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
<b>Non-Recurring</b>																	
<b>Impact Fees **</b>																	
Roads	0.0	1,355.9	5,466.6	7,765.2	6,176.0	3,731.2	1,835.8	3,723.7	3,599.1	3,723.7	1,355.9	2,367.9	0.0	2,201.2	0.0	0.0	43,302.1
Fire	0.0	102.9	500.1	332.2	378.0	269.1	260.8	195.7	154.1	195.7	102.9	92.8	0.0	86.2	0.0	0.0	2,670.8
Police	0.0	134.3	404.6	352.4	251.6	302.8	199.6	236.8	130.5	236.8	134.3	102.52	0.0	95.1	0.0	0.0	2,581.4
Parks	0.0	561.5	561.5	561.5	0.0	561.5	561.5	561.5	0.0	561.5	561.5	0.0	0.0	0.0	0.0	0.0	4,492.3
<b>Building Permits</b>																	
General	0.0	34.6	120.1	103.561	79.5	82.9	55.3	67.0	41.2	67.0	34.6	32.4	0.0	27.1	0.0	0.0	745.4
Trade-related	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
<b>Total Non-Recurring</b>	<b>0.0</b>	<b>2,189.3</b>	<b>7,053.0</b>	<b>9,114.9</b>	<b>6,885.1</b>	<b>4,947.7</b>	<b>2,912.9</b>	<b>4,784.8</b>	<b>3,924.9</b>	<b>4,784.8</b>	<b>2,189.3</b>	<b>2,595.6</b>	<b>0.0</b>	<b>2,409.6</b>	<b>0.0</b>	<b>0.0</b>	<b>53,791.9</b>
<b>Recurring</b>																	
<b>Ad valorem Taxes</b>																	
General Fund	0.0	0.0	0.0	219.3	748.6	1,464.1	2,025.3	2,630.2	2,793.5	3,205.9	3,672.6	4,085.0	4,248.3	4,497.4	4,497.4	4,727.9	38,815.5
Debt Service	0.0	0.0	0.0	21.1	72.2	141.1	195.2	253.6	269.3	309.0	354.0	393.8	409.5	433.5	433.5	455.8	3,741.8
Fire Fund	0.0	0.0	0.0	113.8	388.3	759.4	1,050.5	1,364.3	1,449.0	1,662.9	1,905.0	2,118.9	2,203.6	2,332.8	2,332.8	2,452.4	20,133.6
Fire Debt Service Fund	0.0	0.0	0.0	0.4	1.3	2.6	3.6	4.7	5.0	5.8	6.6	7.4	7.6	8.1	8.1	8.5	69.9
Library Fund	0.0	0.0	0.0	13.4	45.6	89.2	123.3	160.2	170.1	195.2	223.7	248.8	258.7	273.9	273.9	287.9	2,363.9
UMSA Fund	0.0	0.0	0.0	90.6	309.3	605.0	836.9	1,086.8	1,154.3	1,324.7	1,517.5	1,687.9	1,755.4	1,858.3	1,858.3	1,953.6	16,038.6
<b>Total Ad valorem Taxes</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>458.6</b>	<b>1,565.3</b>	<b>3,061.4</b>	<b>4,234.9</b>	<b>5,499.7</b>	<b>5,841.2</b>	<b>6,703.5</b>	<b>7,679.4</b>	<b>8,541.7</b>	<b>8,883.2</b>	<b>9,404.1</b>	<b>9,404.1</b>	<b>9,886.0</b>	<b>81,163.3</b>
<b>Non-Ad Valorem Revenues</b>																	
State Sales Tax	0.0	0.0	0.0	38.3	921.2	1,294.2	1,529.4	1,674.4	1,889.3	1,981.5	1,997.6	2,025.5	2,098.5	2,165.9	2,169.0	2,211.6	21,996.4
Local Option Sales Taxes	0.0	0.0	0.0	94.6	2,274.8	3,195.5	3,775.9	3,134.4	4,664.8	4,892.6	4,932.3	5,124.7	5,181.4	5,347.8	5,355.6	5,460.6	53,435.0
Hotel Occupancy Tax	0.0	0.0	0.0	0.0	0.0	682.8	2,494.6	3,313.9	3,450.3	3,484.8	5,258.7	5,357.3	5,455.8	5,455.8	5,455.8	5,455.8	45,865.5
Water & Sewer User Charges	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Stormwater Fees	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Franchise Fees/ Utility Taxes	0.0	0.0	0.0	105.3	369.8	654.7	783.8	1,004.6	1,121.7	1,299.9	1,383.4	1,460.5	1,555.5	1,731.9	1,762.5	1,832.2	15,065.8
Business Tax	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Gasoline Tax	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
<b>Total Non-Ad valorem Revenues</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>238.2</b>	<b>3,565.8</b>	<b>5,827.2</b>	<b>8,583.7</b>	<b>9,127.3</b>	<b>11,126.1</b>	<b>11,658.8</b>	<b>13,572.0</b>	<b>13,968.0</b>	<b>14,291.2</b>	<b>14,701.4</b>	<b>14,742.9</b>	<b>14,960.2</b>	<b>136,362.7</b>
<b>Total Recurring</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>696.8</b>	<b>5,131.1</b>	<b>8,888.6</b>	<b>12,818.6</b>	<b>14,627.0</b>	<b>16,967.4</b>	<b>18,362.3</b>	<b>21,251.4</b>	<b>22,509.7</b>	<b>23,174.4</b>	<b>24,105.5</b>	<b>24,147.0</b>	<b>24,846.2</b>	<b>217,526.1</b>

\* Cannot be estimated at this time based on the information currently available  
 \*\* The actual amounts paid in impact fees will be dependent on the extent to which The Graham Companies receive credits for infrastructure improvements that are directly funded.  
 Source: The Graham Companies; Miami-Dade County; Miami-Dade County Property Appraiser; Munnilytics; Miami Economic Associates, Inc.

Table 11-2  
Revenue Generation – Other Governmental Jurisdictions  
(000's of 2015 Dollars)

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
<b>Miami-Dade County Public Schools</b>																	
<b>Non-Recurring</b>																	
School Impact Fee	0.0	382.5	382.5	382.5	0.0	382.5	382.5	382.5	0.0	382.5	382.5	0.0	0.0	0.0	0.0	0.0	3,060.0
<b>Recurring</b>																	
<b>Ad Valorem</b>																	
General Fund	0.0	0.0	0.0	348.4	1,189.08	2,325.6	3,217.0	4,177.8	4,437.20	5,092.3	5,833.6	6,488.6	6,748.0	7,143.7	7,143.7	7,509.8	61,654.6
Debt Service	0.0	0.0	0.0	9.3	31.9	62.4	86.3	112.0	119.0	136.6	156.5	174.0	181.0	191.6	191.6	201.4	1,653.5
Total Ad Valorem Taxes	0.0	0.0	0.0	357.8	1,221.0	2,387.9	3,303.3	4,289.9	4,556.2	5,228.8	5,990.0	6,662.6	6,929.0	7,335.3	7,335.3	7,711.2	63,308.2
<b>Children's Trust</b>																	
Ad Valorem Taxes	0.0	0.0	0.0	23.5	80.2	156.8	216.9	281.7	299.2	343.4	393.3	437.5	455.0	481.7	481.7	506.4	4,157.1
<b>South Florida Water Management</b>																	
Ad Valorem Taxes	0.0	0.0	0.0	6.8	23.4	45.7	63.2	82.1	87.2	100.0	114.6	127.5	132.5	140.3	140.3	147.5	1,211.0
<b>Everglades Construction Project</b>																	
Ad Valorem Taxes	0.0	0.0	0.0	2.4	8.1	15.8	21.9	28.4	30.2	34.6	39.7	44.1	45.9	48.6	48.6	51.1	419.2
<b>Okeechobee Basin</b>																	
Ad Valorem Taxes	0.0	0.0	0.0	7.5	25.5	49.8	68.9	89.4	95.0	109.0	124.9	138.9	144.4	152.9	152.9	160.7	1,319.7
<b>Florida Inland Navigation District</b>																	
Ad Valorem Taxes	0.0	0.0	0.0	1.5	5.2	10.1	14.0	18.1	19.3	22.1	25.3	28.2	29.3	31.0	31.0	32.6	267.8
<b>State of Florida</b>																	
<b>Non-recurring</b>																	
Sales Tax	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
<b>Recurring</b>																	
Sales Tax	0.0	0.0	0.0	516.6	12,420.2	17,447.3	20,616.2	22,573.9	25,469.9	26,713.8	27,630.1	27,980.7	28,290.6	29,198.9	29,241.5	29,815.0	297,914.7

\* Cannot be estimated at this time based on the information currently available

Source: The Graham Companies; Miami-Dade County; Miami-Dade County Property Appraiser; MuniLytics; Miami Economic Associates, Inc.

**2. List all assumptions used to derive the above projections and estimates, show the methodologies used and describe the generally accepted accounting principles used in all assumptions, estimates and projections.**

The materials that follow provide the bases used in formulating the revenue estimates provided in **Tables 11-1** and **11-2**, preceding.

**Project Description**

For the purpose of this analysis, an illustrative development program has been formulated for the proposed Employment Center project. However, it should be remembered that the market will dictate how the project ultimately gets developed over the course of the next 15 years and what is actually built may differ from the program used in this analysis. Further, the tax rates and fee schedules used in this analysis will likely change over time while market considerations the rental rates and other revenues assumed in this analysis. Accordingly, the revenues that the various governmental jurisdictions actually collect between 2017 and 2032 may differ from those projected and the variances could be significant.

According to the illustrative development formulated for the Employment Center for the purpose of this analysis, the proposed project will be comprised of a mixture of uses as follows:

- Business Park
  - 1.53 million square feet of office space
  - 200,000 square feet of flex space
  - 300,000 square feet of distribution space
  - 2 limited service hotels with 300 rooms each
  - 2 full service hotels with 500 rooms each
- Retail/Food and Beverage
  - 125,000 neighborhood shopping center
  - 875,000 square feet of regional retail
- Residential
  - 2,000 rental apartments

**Table 11-3, Date of Beginning of Construction**, shows the construction schedule assumed in this analysis for the uses enumerated above while **Table 11-4, Year Construction Completed**, shows the anticipated date when construction would be completed. For the purpose of this analysis, it is assumed that all construction will commence on January 2 of the year shown. It was also assumed that all property would be placed on the tax rolls on January 1st of the year following the completion of construction.

**Table 11-3  
Date of Beginning of Construction\***

<b>Year</b>	<b>Office (SF)</b>	<b>Flex (SF)</b>	<b>Distribution (SF)</b>	<b>Limited Service Hotel (Rooms)</b>	<b>Full Service Hotel (Rooms)</b>	<b>Neighborhood Retail (SF)</b>	<b>Regional Retail (SF)</b>	<b>Rental Apartments (Units)</b>
2017	0	0	0	0	0	0	0	0
2018	0	0	0	0	0	0	0	250
2019	50,000	50,000	100,000	0	0	125,000	400,000	250
2020	250,000	0	0	300	0	0	200,000	250
2021	0	75,000	100,000	0	500	0	150,000	0
2022	250,000	0	0	300	0	0	25,000	250
2023	0	75,000	100,000	0	0	0	0	250
2024	250,000	0	0	0	0	0	25,000	250
2025	0	0	0	0	500	0	0	0
2026	250,000	0	0	0	0	0	25,000	250
2027	0	0	0	0	0	0	0	250
2028	250,000	0	0	0	0	0	25,000	0
2029	0	0	0	0	0	0	0	0
2030	230,000	0	0	0	0	0	25,000	0
<b>Total</b>	<b>1,530,000</b>	<b>200,000</b>	<b>300,000</b>	<b>600</b>	<b>1,000</b>	<b>125,000</b>	<b>875,000</b>	<b>2,000</b>

\* Construction assumed to commence on January 2 of year shown.  
Source: The Graham Companies; Miami Economic Associates, Inc.

**Table 11-4  
Year Construction Completed \***

Year	Office (SF)	Flex (SF)	Distribution (SF)	Limited Service Hotel (Rooms)	Full Service Hotel (Rooms)	Neighborhood Retail (SF)	Regional Retail (SF)	Rental Apartments (Units)
2017	0	0	0	0	0	0	0	0
2018	0	0	0	0	0	0	0	0
2019	0	50,000	100,000	0	0	0	0	250
2020	50,000	0	0	0	0	125,000	400,000	250
2021	250,000	75,000	100,000	300	0	0	200,000	250
2022	0	0	0	0	500	0	150,000	0
2023	250,000	75,000	100,000	300	0	0	25,000	250
2024	0	0	0	0	0	0	0	250
2025	250,000	0	0	0	0	0	25,000	250
2026	0	0	0	0	500	0	0	0
2027	250,000	0	0	0	0	0	25,000	250
2028	0	0	0	0	0	0	0	250
2029	250,000	0	0	0	0	0	25,000	0
2030	0	0	0	0	0	0	0	0
2031	230,000	0	0	0	0	0	25,000	0
<b>Total</b>	<b>1,530,000</b>	<b>200,000</b>	<b>300,000</b>	<b>600</b>	<b>1,000</b>	<b>125,000</b>	<b>875,000</b>	<b>2,000</b>

\* Assumes construction completed on December 31 of the year shown.  
Source: The Graham Companies; Miami Economic Associates, Inc.

**Table 11-5, Taxable Value by Use**, shows the taxable values assumed in this analysis for the various uses that assumed in the illustrative development plan. In estimating the taxable values shown consideration was given both to data obtained on the Miami-Dade County Property Appraiser’s website with respect to comparable properties as well as the estimated hard cost to construct each use.

Table 11-5 Taxable Value by Use	
Use	Taxable Value
<b>Business Park</b>	
Office	\$200/SF
Flex	\$90/SF
Distribution	\$75/SF
Limited Service Hotel	\$90,000/room
Full Service Hotel	\$200,000/room
<b>Retail</b>	
Neighborhood Retail	\$115/SF
Regional Retail	\$135/SF
<b>Residential</b>	
Rental Apartments	\$140,000/Unit

Source: The Graham Companies; Miami-Dade County Property Appraiser; Miami Economic Associates, Inc.

## NON-RECURRING REVENUES

During the period during which the proposed Employment Center project will be developed, a variety of fees will be paid on a one-time, or non-recurring, basis. The bases for calculating these non-recurring revenues are discussed below. All monetary amounts are in 2015 Dollars.

### Impact Fees

#### *Miami-Dade County*

Miami-Dade County levies impact fees for roads, police and fire on all the uses assumed in the illustrative development program for the proposed Employment Center project. Park impact fees are also levied on residential uses. In conducting this analysis, the impact fee schedule posted on the County's website as of December 10, 2015 and the construction schedule presented in **Table 11-3** served as the bases for the calculations made. For road impact fees, the rates applied were those shown on the fee schedule for development not located in the Urban In-fill Area. For park impact fees, the District 1 rates were applied.

#### *Miami-Dade County Public School District*

The Miami-Dade Public School District receives impact fees on all new residential units. In conducting this analysis, the impact fee schedule posted on the County's website as of December 10, 2015 and the construction schedule presented in **Table 11-3** served as the bases for the calculations made. For the purpose of this analysis, it was assumed that the proposed rental apartment units would average 1,000 square feet in terms of air conditioned space.

### Building Permit Fees

Miami-Dade County calculates general building permit fees on non-residential properties as well as multi-family residential projects based on the gross square footage within the proposed structure. For proposed rental apartment units, a building efficiency factor of 85 percent was assumed with the result that the

average unit for the purpose of calculating building permits was considered to be 1,176.5 gross square feet. The building permit fee schedule posted on the County's website as of December 10, 2015 and the construction schedule presented in **Table 11-3** served as the bases for the calculations made. The County also collects fees from the various trades involved in the construction. At this point, plans for the proposed Employment Center project are not sufficiently detailed to calculate these trade-related building permits with specificity.

#### Water and Sewer Connection Fees

The Miami-Dade County Water and Sewer Authority will charge fees to connect the proposed Employment Center project to its water and sewer systems. The amount of the fees paid will depend on engineering parameters regarding the number and size of meters that have not presently been defined. Accordingly, it is not possible to estimate the amount of the fees that will be paid at this time.

### RECURRING REVENUES

Miami-Dade County and the various governmental entities identified in **Table 11-2** will receive recurring revenues annually as a result of the development of the proposed Employment Center. The bases for the recurring revenues projected in **Tables 11.1** and **11.2** are discussed below. All monetary amounts are in 2015 Dollars.

#### Ad Valorem Taxes

Ad valorem taxes will be paid on the real property in the proposed Employment Center, inclusive of land and buildings, as well as on the personal property contained within the non-residential facilities. The figures shown in **Tables 11-1** and **11-2** include only the amounts that would be paid on real property because there is no basis for estimating within the precision the value of the taxable personal property.

As discussed previously, this analysis assumes that the uses developed in the proposed Employment Center will be placed on the tax rolls on January 1st in the year after the date on which construction is completed, as shown on **Table 11-4**. The ad valorem figures shown in **Tables 11-1** and **11-2** were calculated based on the information contained in **Table 11-5** with respect to taxable values and the millage rates shown in **Table 11-6, Applicable Millage Rates by Jurisdiction**, below.

**Table 11-6  
Applicable Millage Rates by Jurisdiction**

Jurisdiction	Millage Rate/ \$1,000 Taxable Value
Miami-Dade County	
General Fund	\$4.6669
Debt Service Fund	\$0.4500
Fire Fund	\$2.4207
Fire Debt Service Fund	\$0.0086
Library Fund	\$0.2840
UMSA Fund	\$1.9283
Miami-Dade Public School District	
Operating Fund	\$7.4130
Debt Service Fund	\$0.1990
Children's Trust	\$0.5000
South Florida Water Management District	
Everglades Construction Project	\$0.0506
Okeechobee Basin	\$0.1586
Florida Inland Navigational District	\$0.0320

**Sales Tax**

The State of Florida imposes a 6 percent sales tax on certain transactions including retail sales, food and beverage sales in eating and drinking establishments, hotel room charges and rent payments. Approximately 9 percent of the collected amounts are rebated to the counties in which the revenues are collected, with the rebated amounts further distributed divided between the County and to the municipalities within the county, which for this purpose include Unincorporated Municipal Service Area. The County's share of the rebated amount approximates 75 percent.

Miami-Dade County charges an additional one cent in local option sales taxes, the proceeds of which are split evenly between Transit and the Health Trust. For the purpose of this analysis, a number of other assumptions were made, which are as follows:

- A quarter of both the neighborhood and regional retail space will be occupied by food and beverage establishments.
- The neighborhood retail and food and beverage space will achieve average sales volumes of \$250 per square foot while the regional food and beverage space would achieve average sales volumes of \$350 per square foot. It was further assumed that 50 percent of the sales in the neighborhood retail facility and 10 percent of the sales in the regional retail facilities will be exempt from sales tax.
- All of the proposed hotels will achieve occupancy rates of 72 percent in their first year of operation, with occupancy increasing to 76 percent in the second year operations and then stabilizing at 80 percent beginning in the third year. An average daily rate of \$145 per night will be achieved in the limited service hotels while the full service hotels are expected to achieve an average daily rate of \$225 per night. Finally, the revenues collected for rental of rooms in the limited service hotels will account for 80 percent of total revenues and 65 percent of total revenues in the full service hotels.

- The proposed office space will achieve an average rental rate of \$25 per square foot while the average rental rate for the flex and distribution space will be \$12 and \$9 per square foot, respectively. The regional retail space will rent for an average of \$35 per square foot while the neighborhood retail space will rent for an average of \$25 per square foot. The regional food and beverage space will rent for an average of \$50 per square foot while the neighborhood food and beverage space will rent for an average of \$35 per square foot.
- The 50,000 square foot office building projected to be completed in 2020 will be fully occupied when it opens by a single user. The flex and distribution space as well as the regional retail and food and beverage space will also be fully occupied upon the completion of construction. The neighborhood retail space will have an average level of occupancy of 80 percent in the year it commences operating and will be fully occupied in its second year of operations. The remainder of the office space will have an average rate of occupancy in the first year of operations of 70 percent, increasing to 82.5 percent in the second year and stabilizing at 95 percent in the third year. The rental apartments will have average rate of occupancy in their first year of operations of 80 percent and will essentially be fully occupied in the second year except for short periods when turnover occurs.

It should be noted that sales tax will also be charged on at least those portions of the materials used to construct the proposed Employment Center that are purchased within the State of Florida. Miami-Dade County will collect its local option sales taxes on those portions purchased within the County. However, there is insufficient information available at this time to estimate the amounts that will be purchased in-state and/or within the County and the sales tax revenues that will be collected by either jurisdiction as a result.

#### Hotel Occupancy Taxes

Miami-Dade County levies a 6 percent occupancy tax on all room sales in hotels located within the County with exception of certain jurisdictions on the barrier island. The assumptions stated above in the discussion of sales taxes with respect to occupancy rates and average daily rates for the proposed hotels served as the basis for calculation hotel occupancy tax revenues.

#### Utility Taxes, Franchise Fees and Unified Communications Tax

Utility taxes, franchise fees and the Unified Communications Tax will be collected from the providers of water, electric, telephone and cable services to the uses proposed for development in the proposed Employment Center. The amounts that County will collect were estimated based on the factors per unit (square foot, room or apartment) shown in **Table 11-7, Revenue Factors: Utility Taxes, Franchise Fees and Unified Communication Tax**, which were compiled by Munitytics based on industry averages. The assumptions regarding occupancy rates in the preceding discussion of sales taxes were considered in estimating the revenues shown in **Table 11-1**.

<b>Table 11-7</b> <b>Revenue Factors</b> <b>Utility Taxes, Franchise Fees and Unified Communication Tax</b>					
<b>Use</b>	<b>Franchise Fees</b>	<b>Electric Utility Tax</b>	<b>Water Utility Tax</b>	<b>Communication Service Tax</b>	<b>Total</b>
Office (SF)	\$0.0972	\$0.1648	\$0.0062	\$0.0564	\$0.3246
Flex (SF)	\$0.0583	\$0.0989	\$0.0037	\$0.0338	\$0.1947
Distribution (SF)	\$0.0312	\$0.0528	\$0.0032	\$0.0501	\$0.1373
Lodging (Room)	\$40.5375	\$73.1400	\$21.87	\$11.4514	\$146.999
Retail (SF)	\$0.0839	\$0.1422	\$0.0098	\$0.0564	\$0.2923
Apartment (Unit)	\$78.97	\$143.37	\$29.99	\$156.60	\$408.93

#### Water and Sewer Charges

The Miami-Dade Water & Sewer Authority will provide water and sewer services to the proposed Employment Center. The amount that will be paid will be dependent on engineering parameters regarding the number and size of meters through which service will be provided which has not yet been defined. Accordingly, it is not possible to estimate the amount of the fees that will be paid at this time.

#### Stormwater Fees

Miami-Dade County levies stormwater fees based on the impervious area of each parcel of land. The plans for the proposed Employment Center are not sufficiently developed at this time to be able it to determine the quantity of impervious surface that will be created as a result of the development of the proposed Employment Center. Accordingly, these fees cannot be estimated at this time.

#### Business Tax

Businesses operating in the unincorporated portion of Miami-Dade County are required to obtain to pay a business tax to the County at a rate that is higher than that paid by businesses that are located in an incorporated municipality. A number of factors determine the amount paid including the category of the business activity and in some instances, the size of the firm. For professional service firms, the individual licensed professionals may need to pay business taxes in addition to those paid by their firm. Given the number of variables involved, it was not possible to estimate this source of revenue with a reasonable degree of accuracy at this time.

#### Gasoline Tax

Each gallon of gasoline sold and used by people to travel to and from the proposed Employment Center is taxed at the State level. The State levies a tax of \$0.172 per gallon. From this amount, \$0.03 is distributed to County governments and \$0.01 to municipalities. Fuel consumption can vary greatly depending on the types of vehicle and fuel prices are currently quite volatile. Therefore, no attempt has been made to project the gasoline consumption that would be attributable to the proposed project or the resultant revenues.

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**Miami Economic  
Associates, Inc.**

December 14, 2015

Mr. Jack Osterholt  
Director  
Department of Regulatory and Economic Resources  
Miami-Dade County  
Miami, Florida

**Re: Application to Amend the Miami-Dade County CDMP  
Filed by The Graham Companies  
November 2015 Cycle**

Dear Mr. Osterholt:

Miami Economic Associates, Inc. (MEAI) has analyzed the above-captioned application to amend the Miami-Dade County Comprehensive Development Master Plan (CDMP) in order to evaluate whether its request to re-designate approximately 339 gross acres of land in northwestern portion of Miami-Dade County from Industrial and Office to Business and Office and Employment Center use merits approval. The Application also requests that a prohibition on the development of residential units that currently applies to 280 of the 339 acres be removed. If the application is approved, the Applicant intends to develop a mixed-use project that would be comprised of a 3.0 million square foot business park with office, warehouse and flex space and several hotels together with 1.0 million square feet of retail space and 2,000 rental apartment units. It should be noted that while the application seeks to remove the Industrial and Office designation from the subject property, the Applicant has formulated a preliminary development program for the

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

Mr. Jack Osterholt, Director  
Department of Regulatory and Economic Resources  
Miami-Dade County  
December 14, 2015  
Page 2

business park that it intends to develop at the proposed Employment Center that would contain more than 2.0 million square feet of industrial and office uses in combination with several hotels.

The subject property is located between Intertstate 75 on the east and the Homestead Extension of Florida's Turnpike (HEFT) on the west. The southern boundary of the property is NW 170<sup>th</sup> Street while the northern boundary is NW 180<sup>th</sup> Street. Approximately 280 acres of the property are located west of NW 97<sup>th</sup> Avenue with remainder on the east side of that roadway. The portion of the property located west of NW 97<sup>th</sup> Avenue was, along with other parcels to the south of the NW 170<sup>th</sup> Street, the subject of Application No.5 of the April 2005 CDMP Amendment Cycle. With the adoption of that application, those 280 acres were included within the Urban Development Boundary; however, the development of residential units on them was prohibited by a Declaration of Restrictions that is recorded in the Public Records of Miami-Dade County. It is that restriction on residential use that te current Application seeks to remove.

The analysis contained in this report was undertaken in accordance with CDMP Land Use Policy 8E that states in part that applications requesting to amend the CDMP Land Use Map shall be evalutated to consider consistency with the Goals, Objectives and Policies of all Elements (of the CDMP) and other timely issues. It also enumerates other factors that should be considered including "the extent to which the proposal, if approved, would satisfy a deficiency in the Plan Map to accommodate projected population or economic growth of the County." In this regard, we also considered CDMP Land Use Policy LU-8F which states in part that "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 purpose of this letter report is to apprise you of the findings of our analysis.

### **Summary of Findings**

MEAI believes that the subject application should be approved based on the following findings of our analysis:

- The Applicant, The Graham Companies, was founded in 1927 and has established itself as one the most respected developers in Miami-Dade with a reputation for making long-term commitments to its projects. The Graham Companies are best known as the master developer of the 3,000-acre Miami Lakes project. That project, which MEAI considers to be the premiere planned community in Miami-Dade County, was begun in the 1960's and continues in development today with a mixture of residential, office, retail, industrial and hospitality uses as well as a wide variety of recreational and civic spaces.
- According to the CDMP, designation of a property for Business and Office use provides that an "Employment Center" designation may also be applied if the property is: 1) located within the Urban Development Boundary; 2) contains a minimum of 10

**Miami Economic Associates, Inc. 6861 S.W. 89<sup>th</sup> Terrace Miami, Florida 33156**  
**Tel: (305) 669-0229 Fax: (305) 669-8534 Email: meaink@bellsouth.net**

acres; and 3) has direct access to a Major Roadway, as identified on the CDMP Land Use Plan Map. The property that is the subject of the application filed on behalf of The Graham Companies clearly meets all three criteria since: 1) it has in its entirety been included in the UBD since the adoption of Application 5 of the April 2005 CDMP Amendemnt Cycle; 2) it is compised of 339 acres; and 3) it has access to a number of major roadways including NW 97<sup>th</sup> Avenue and anticipated connections to Interstate 75 and HEFT.

The Employment Center designation was established to foster good planning and the efficient use of infrastructure. As the CDMP states, “[e]mployment centers are intended to create a synergistic relationship between industries that rely on one other for the exchange of goods, ideas and services and allow for the efficient use of shared resources and infrastructure” and “to create an environment that connects industries with customers and the local workforce”. The development program that The Graham Companies have formulated for its 339 acres of property is fully consistent with this intent by proposing to integrate office and industrial, hospitality, residential and retail uses in a horizontal mixed-use project. Further, the proposed mixed use development will be compatible with: 1) the industrial and office use to the south of the subject property on the west side of NW 97<sup>th</sup> Avenue; 2) the residential use to the south of the east side of NW 97<sup>th</sup> Avenue as well as the residential uses east of Interstate 75; and 3) the retail and entertainment uses being proposed to the north by the Application filed by International Atlantic LLC in this same amendment cycle that would allow for the development of American Dream Miami.

- The creation of the Employment Center envisioned by The Graham Companies’ application will also be supportive of a number of other Goals, Objectives and Policies of the CDMP that are designed to promote good planning. Notable among these in MEAI’s opinion are the following:
  - Land Use Objective LU-1 which states in part that “the location and configuration of Miami-Dade County’s urban growth through the year 2030 shall emphasize concentration and intensification of activity, development of well-designed communities containing a variety of uses, housing typres and public services ...”
  - Land Use Policy LU-1A which states that “high intensity, well designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multimodal accessibility.”
  - Land Use Policy LU-1B which states that “major centers of activity, industrial complexes, regional shopping 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 of countywide mutltimodal accessibility.”

- Land Use Policy LU-1C which states in part that "Miami-Dade County shall give priority to in-fill development on vacant site in the currently urbanized areas ... where all necessary urban services and facilities are projected to have adequate capacity to accommodate additional demand."
- Land Use Policy LU-1T which seeks to promote bicycling and pedestrianism.

With respect to the Objective and Policies identified above, the following points are noted.

- In addition to access to several major roadways including NW 97 Avenue, Interstate 75 and HEFT, the area in which the Graham Companies' property is located is expected to be served by the proposed Palmetto Express Bus Route which will run from the intersection of Interstate 75 and NW 186 Street to the Palmetto Metrorail Station.
- The Graham Companies' property, which is vacant, is located between active development of residential and industrial uses to the south on the east and west sides of NW 97<sup>th</sup> Avenue, respectfully, and the proposed American Dream Miami retail and entertainment project to the north that is expected to attract more than 30.0 million visitors a year and employ more 14,500 workers on the full-time equivalent (FTE) basis.
- The mixture of uses proposed for development on The Graham Companies' property will encourage pedestrianism and with the inclusion of appropriate facilities, bicycling as well.
- MEAI recognizes that re-designation of 339 acres from Industrial and Office to Business and Office and Employment Center use will reduce the amount of vacant land designated for Industrial and Office use in Miami-Dade County overall as well as the County's Northern Planning Tier and MSA 3.1. However, even if the total 533.5 acres that comprise the The Graham Companies' property and the site of American Dream Miami are deducted from the vacant supply of land designated for industrial and Office Use during the current CDMP amendment cycle, the remaining land so-designated on a countywide basis as well as that in the County's Northern Planning Tier and in MSA 3.1 would not be depleted until after 2030, the County's current planning horizon. The paragraphs that follow discuss this point in greater detail.
  - According to data compiled by the Planning Division of the Miami-Dade County Department of Regulatory and Economic Resources in December, 2015, there are currently 3,766.8 acres of vacant land designated for Industrial and Office use in Miami-Dade County. That information further estimates that the land so-designated throughout the County is being absorbed at a rate of 158.14 acres per year, which means that the vacant acreage would not be fully depleted until approximately 2040, or ten years after the County's current planning horizon of 2030. Removal of all of the approximately 339 acres that are the subject of

the application filed by The Graham Companies from that supply would only shorten the countywide depletion period by 2.1 years, or to sometime in 2037. In fact, if the subject application and the application filed with respect to American Dream Miami site in this same cycle are both approved, MEAL estimates that sufficient supply of industrial and Office land would continue to exist countywide to last until approximately 3036, or 6 years beyond the 2030 planning horizon. It also should again be emphasized that removal of The Graham Companies' 339 from the vacant supply of land designated for Industrial and Office will not change the fact that the Companies' plans for the property still envision the development of more than 2.0 million square feet of industrial uses on it.

- The data referenced in the preceding paragraph further shows that there are a total of 1,626.7 vacant acres of land designated for Industrial and Office use in the County's Northern Planning Tier. Approximately 85 percent of them, 1,381.8 acres are in MSA 3.1, which also comprises the western sub-tier of the Northern Planning Tier. All but 5.5 of the remaining 244.9 vacant acres in the Planning Tier are located in MSA 2.4. The data compiled by the Planning Division indicates that at a total of 31.83 acres of land designated for Industrial and Office use are absorbed annually in the the Northern Planning Tier, including 16.08 acres in MSA 3.1. On this basis, the supply of vacant land designated for Industrial and Office use in the Northern Tier would not be fully depleted for more than 50 years while that in MSA 3.1 for nearly 86 acres. In both instances the depletion period would extend well beyond the County's current planning horizon in 2030. Accordingly, even if both the subject application and the one filed with respect to the America Dream Miami site are approved, resulting in the reduction of 533.5 acres from the supply of vacant land designated for Industrial and Office use, the remaining supply of land so-designated in the Northern Planning Tier and MSA 3,1 would still not be depleted until well beyond 2030.
- The Planning Division of Miami-Dade County's Department of Regulatory and Economic Resources estimates that:
  - The County has a sufficient future residential capacity to accommodate 15 years of population growth, consistent with the mandate of the CDMP; and
  - That the existing supply of vacant land designated for commercial development on a countywide basis as well as in the County's Northern Planning Tier and MSA's 3.1 will not be fully depleted until after 2030, the County's current planning horizon. It will also not be fully depleted in MSA 3.2 until after 2030.

Accordingly, MEAL recognizes the there are not deficiencies on the Plan Map with respect to either residential or commercial land that re-designation of The Graham Companies' 339 acres of property to Business and Office and Employment use would satisfy. However, based on our review of the vacant residential and commercial

parcels in the unincorporated portion of the County, we believe that the proposed re-designation of the property represents one of the best --- if not the best --- opportunities to create a mixed-use project of the type envisioned when the Employment Center designation was established with a wide range of non-residential uses all integrated with each other as well as with residential units. Accordingly, approval of the subject application would be an affirmation of the CDMP's intent to foster good planning.

- Economic Policy ECO-7A states in part that "Miami-Dade County's strategy for meeting countywide employment needs for the next several years should emphasize its strengths in international commerce, the visitors industry and aviation-related activities, and endeavor to expand in the areas of biomedical, film and entertainment, financial services, information technology and telecommunications..." MEAI believes the office and industrial space developed on the subject acreage will potentially be very attractive to companies in the sectors targeted for expansion because many of the companies in those sectors seek to locate in buildings that provide them with high degrees of exposure. The subject property with its frontage of the HEFT is one of the few properties remaining in Miami-Dade County on which such exposure to a major roadway can be achieved. MEAI has learned through the course of a number of engagements in which it has conducted interviews with realtors and economic development officials that such companies are also increasingly looking to locate in mixed-use projects that include retail and food and beverage uses, hotels and residential units rather than traditional office and industrial parks which they perceive to be sterile environments.

An engagement we performed with respect to the Arvida Park of Commerce (APOC) in Boca Raton was particularly illustrative of this point. For many years, APOC was considered one of the premiere office and industrial parks in South Florida, if not the nation, and the individual properties within it uniformly enjoyed high levels of occupancy. In recent years, however, vacancy rates have soared. While partially a function of economic conditions, the property owners within APOC have also found that their efforts to attract new tenants have been stymied by the fact that prospective tenants dislike the fact there are few places within APOC to shop and eat and there is no housing for their employees within the area. Confronted with this situation, the owners of properties within APOC, with MEAI's assistance, proposed to the City that the zoning code for APOC be amended to allow shops and restaurants as well as residential uses to be retrofit into the APOC zoning district. To date, this effort has been rebuffed and despite the fact the economy is recovering, high vacancy rates persist. The development program being proposed by The Graham Companies for its 339 acres of property is designed to address the problems that APOC is experiencing. It also reflects lessons learned at their Miami Lakes project where the office and industrial space is integrated into planned community that also includes retail, hospitality and residential uses.

- MEAI estimates that the Employment Center project that The Graham Companies envision developing would be highly beneficial to the economy of Miami-Dade County. Appendix A contains an expert from supplemental materials that were submitted with

the subject application. As evidenced, it is estimated that 9,955 people will be employed at the proposed Employment Center project on a full-time equivalent basis when development of the entirety of the project has been completed. Of that number, more than 94 percent are expected to earn more \$40,000 a year because a high proportion of the nearly 6,700 workers who will occupy the proposed office and flex space will make more than \$60,000 a year. The retail jobs will be lower paying; however, the Appendix shows that allowing retail uses to be included in the project will accelerate the pace at which its positive impact on the economy will be felt. As shown in Table 10.3.3, 1,800 of the 5,128 jobs created between 2020 and 2024, or more than a third, will be retail jobs. The rapid pace at which the proposed retail space will be developed reflects the fact that it will be located to capitalize on the traffic generated by the proposed American Dream Miami retail and entertainment project on the property immediately to the north of the proposed Employment Center.

- In addition to positively impacting the economy of Miami-Dade County, the development of American Dream Mall will be highly beneficial to the County fiscally on a non-recurring basis during the development period and on an annual recurring basis once development is completed and the project commences operations. Appendix B also contains an excerpt from supplemental materials submitted with the subject application. Tables 11.1 and 11.2 show the following:<sup>1</sup>
  - During the period in which the proposed Employment Center is being developed, impact fees and building permit fees exceeding \$54.0 million will potentially need to be paid, including road impact fees of more than \$43.2 million.<sup>2</sup>
  - During the period the project is being developed, it will generate more than \$81.1 million in ad valorem taxes for the various funds of Miami-Dade County including \$38.8 million for its General Fund, \$20.1 million for its Fire Fund and \$16.0 million for its UMSA Fund. In 2032, which is the first year that all elements are expected to be on the tax roll, the ad valorem taxes collected by Miami-Dade County for its various funds will approximate \$9.9 million. Of that number, \$4.7 million will be credited to the General Fund, \$2.45 million to the Fire Fund and nearly \$2.0 million to the UMSA Fund.
  - The County will also collect significant amounts of non-ad valorem revenues including, most notably, local option sales taxes and hotel occupancy taxes. In 2032 and thereafter, these two revenues sources will account for nearly \$11.0 million in annual revenues.
  - The Miami-Dade Public School District will also be a major beneficiary of the proposed Employment Center project, collecting more than \$7.5 million in ad valorem taxes for its Operating Fund in 2032 and annually each year thereafter.

<sup>1</sup> All monetary amounts in 2015 Dollars.

<sup>2</sup> The actual amount of the impact fees will be partially dependent on the extent to which The Graham Companies receive credits for directly funding off-site improvements.

Mr. Jack Osterholt, Director  
Department of Regulatory and Economic Resources  
Miami-Dade County  
December 14, 2015  
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**Closing**

MEAI believes that the application filed on by the Graham Companies should be approved. Doing so will affirm the County's commitment to good planning while being highly beneficial to it both economically and fiscally.

Sincerely,  
Miami Economic Associates, Inc.



Andrew Dolkart  
President

**Miami Economic Associates, Inc. 6861 S.W. 89<sup>th</sup> Terrace Miami, Florida 33156**  
**Tel: (305) 669-0229 Fax: (305) 669-8534 Email: meaink@bellsouth.net**

## Question 12

### Vegetation & Wildlife

- A. Identify the dominant species and other unusual or unique features of the plant communities on Map F. Identify and describe the amount of all plant communities that will be preserved in a natural state following development as shown on Map H.**

Using the Florida Land Use and Cover Classification System (FLUCCS) to describe the cover types, the Project Site predominately consists of dog fennel and low marsh grasses - FLUCCS Code #6415. It also consists of significant areas of invasive exotic plant species including Brazilian pepper (#422) and melaleuca (#424) identified by the Florida Exotic Pest Plan Council (FEPPC) as Category I plants. In EPPC's 2015 List of Invasive Plant Species these are defined as "Invasive exotics that are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives. This definition does not rely on the economic severity or geographic range of the problem, but on the documented ecological damage caused."

Because there are wetlands on the site which may be subject to multiple regulatory agency jurisdictions, a final on-site mitigation/preservation plan has not yet been reviewed and approved. Presently there are no high quality wetlands or undisturbed natural habitats on the site which would necessitate preservation. The extent of wetlands has not been determined by Federal or State agencies, but due to the type of vegetation coverage and the extent of hydric soils, it is anticipated that a large portion of the site will contain both Chapter 62-340 FAC and Section 404 CWA jurisdictional wetlands.

- B. Discuss the survey methods were used to determine the absence or presence of state or federally listed wildlife and plants. (Sampling methodology should be agreed to by the regional planning council and other reviewing agencies at pre-application conference stage.) State actual sampling times and dates, and discuss any factors that may have influenced the results of the sampling effort. Show on Map G the location of all transects, trap grids, or other sampling stations used to determine the on-site status of state or federally listed wildlife and plant resources.**

Due to the large area of relatively consistent flat topography, review of recent aerial photography and appropriate literature combined with an on-site inspection on November 17, 2015 was conducted to determine the presence or absence of listed species.

Species observed included eastern meadowlark, white ibis, mockingbird, northern shrike, blue jay, American kestrel, cattle egret, palm warblers and marsh hawk. Listed species potentially occupying the property given the large amount of wetland habitat in this location within the region include:

Mammals – Florida bonneted bat

Birds – Little blue heron, white ibis, snowy egret, limpkin, tricolored heron, snail kite, wood stork

Reptiles – American alligator, American crocodile

- C. List all state or federally listed wildlife and plant resources that were observed on the site and show location on Map G. Given the plant communities on-site, list any additional state or federally listed wildlife and plant resources expected to occur on the site and show the location of suitable habitat on Map G. Additionally, address any unique wildlife and plant resources, such as colonial bird nesting sites and migrating bird concentration areas. For species that are either observed or expected to utilize the site, discuss the known or expected location and population size on-site, existence (and extent, if known) of adjacent, contiguous habitat off-site, and any special habitat requirements of the species.**

The only listed species observed on the site was the white ibis (*Eudocimus albus*). It has a state designation as a species of special concern (SSC). Since the site is predominately in pasture or contains dense stands of invasive exotic vegetation, no habitat is available for colonial bird nesting. While there are some planted cypress trees in rows along two (2) roadways and canal easements, the invasive exotics that encroach upon these, negate any significant habitat. Additionally, while the site is within the buffer areas of three (3) wood stork nesting colonies (which have a 30 km diameter buffer zone), no significant foraging or nesting areas are present. Any wood stork related issues that may arise will be addressed during the Federal regulatory wetlands review during the permitting phase.

In addition, while the Florida bonneted bat (*Eumops floridanus*) has been identified in south Florida in association with roof tiles, it is an extremely rare species with only one (1) known colony statewide until 2006 when acoustic surveys detected Florida bonneted bats in Babcock Webb Wildlife Management Area in Charlotte County. Through the introduction of bat roosts by FWC, by May of 2014, 55 bats in six (6) roosts were noted in emergence counts. It is unlikely that the site contains Florida bonneted bats due to the rarity, the lack of large open water bodies on the site and the lack of structures and buildings on the site. However, any issues related to Florida bonneted bats will be addressed through the Federal permitting phase of the subject property.

- D. Indicate what impact development of the site will pose to affected state or federally listed wildlife and plant resources.**

Nearly the entire site is comprised of wetland plant indicators and as such a review of listed species will be conducted by appropriate regulatory agencies during the permitting phase of the project. As such either on-site, off-site or a combination of wetland mitigation scenarios will address and fully compensate for any impacts to species that may identified during that process.

- E. Discuss what measures are proposed to be taken to mitigate impacts to state and federally listed wildlife and plant resources. If protection is proposed to occur on-site,**

**describe what legal instrument will be used to protect the site, and what management actions will be taken to maintain habitat value. If protection is proposed to occur off-site, identify the proposed amount and type of lands to be mitigated as well as whether mitigation would be through a regional mitigation land bank, by acquisition of lands that adjoin existing public holdings, or by other means.**

During the permitting phase of the project, the wetlands extent and quality will be determined and appropriate actions will be taken to avoid and minimize impacts together with preparing a plan for mitigation of unavoidable wetlands impacts. It is anticipated that a combination of both on-site and off-site mitigation will be performed and that a regional wetlands mitigation bank will be used to offset impacts. Any on-site mitigation that is conducted will be protected via a conservation easement and an appropriate mitigation monitoring and maintenance plan which will be developed to insure the long-term sustainability and viability of any mitigation area.



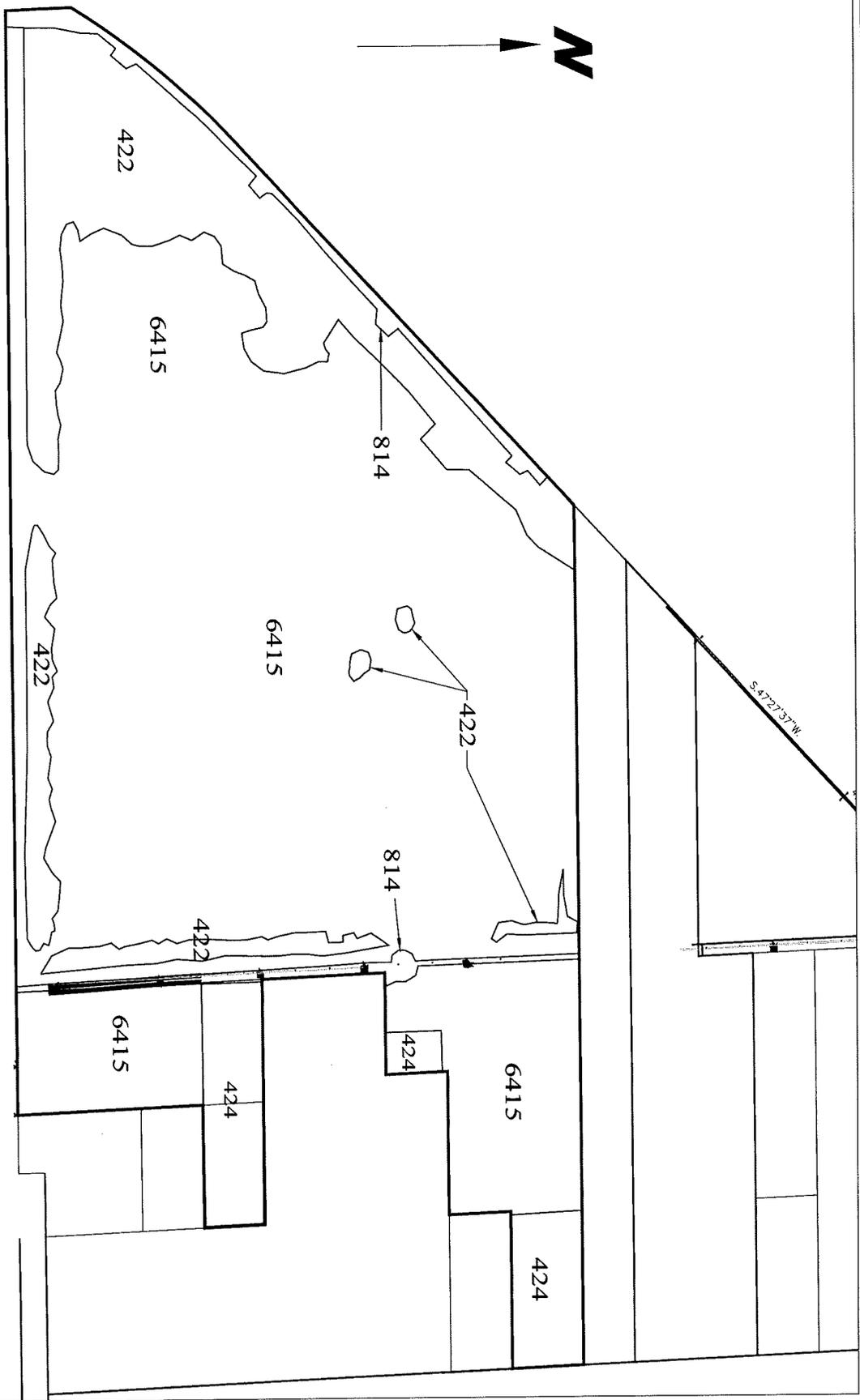
**FLUCCS CODE LEGEND**  
 422 - Brazilian pepper  
 424 - Melaleuca  
 814 - Roads & Highways  
 6415 - Dog Fennel & Low Marsh Grasses

Imagery Date: 12/15/2014 25°56'02.06"

**M. J. NICHOLS & ASSOCIATES, LLC**  
 14657 93rd St. N.  
 WEST PALM BEACH, FL 33412  
 TEL.: (561) 753-0554  
 FAX: (561) 753-0389

DATE:	11/15
SCALE:	NTS
DESIGN BY:	MJN
DRAWN BY:	MJN
CHECKED BY:	MJN
APPROVED BY:	MJN
DESCRIPTION:	BY: DATE:

**GRAHAM PROPERTY**  
**MIAMI-DADE COUNTY FLORIDA**  
**FLORIDA LAND USE COVER & FORMS**  
**CLASSIFICATION SYSTEM MAP**  
**MJN PROJ. No.: 15-104**  
**SHEET No.: 1 OF 1**



**FLUCCS CODE LEGEND**  
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DATE:	05
DESCRIPTION:	

**GRAHAM PROPERTY**  
**MIAMI-DADE COUNTY** **FLORIDA**  
**FLORIDA LAND USE COVER & FORMS**  
**CLASSIFICATION SYSTEM MAP**  
**MJN PROJ. No.: 15-104** **SHEET No.: 1 OF 1**

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# Question 13

## Wetlands

**A. If there are wetlands on the site, discuss and specify the following:**

- 1. Acreage and percentage of property which is currently wetlands. These wetlands should be shown on Map F, Vegetation Associations, and identified by individual reference numbers. (These numbers should be utilized in responding to the other sub-questions.)**

The subject property contains wetlands, although any jurisdictional boundaries by appropriate regulatory agencies have not been determined. The extent has not been officially determined, but given the extent of hydric soils on the site, all but the roads in the center and in the western boundary contain wetland indicators. In addition, the National Wetland Inventory map of the project vicinity is shown in **Map 13-1**.

- 2. Historic hydroperiods and seasonal water elevations of on-site wetlands.**

This portion of Miami-Dade County according to a 1943 Vegetation Map of Southern Florida by John H. Davis Jr. indicates the project area as sawgrass marshes. This vegetation community in this location would have consisted of wet season water levels of one (1) to two (2) feet above the substrate. Post-drainage conditions have resulted in the ability of much of the site to be in unimproved pasture. Current average water tables in October are approximately 3.8 NGVD while average land elevations on the site are 3.5 NGVD. Wet season water table elevations are approximately 4.0 NGVD.

- 3. Acreage and location of wetlands which are to be preserved in their natural or existing state, including proposed hydro periods, seasonal water elevations and methods for preservation.**

Jurisdictional wetlands boundaries as well as functional values will be determined during the permitting phase of the project. Currently, due to the extent of drainage and other impacts including coverage by invasive exotic vegetation, there are no high quality wetlands on the property. Therefore, no wetland areas are proposed to be preserved at this time. On-site wetlands mitigation and preservation locations and extent will be determined during the permitting phase of the project.

- 4. Acreage and location of wetlands which are to be enhanced in their natural or existing state, including proposed hydro periods, seasonal water elevations and methods of enhancement.**

The acreage and location of wetlands which are to be enhanced in their natural or existing state will be determined during the permitting phase of the project.

**5. Actions taken to minimize or mitigate impacts on wetland areas, including maintaining the hydro period and providing buffers.**

The proposed actions taken to minimize impacts on wetland areas will be determined after the extent and functional values have been determined during the permitting phase of the project. Any on-site wetlands that may be mitigated may be mitigated on or off site or a combination. At that point, any required changes to hydro periods and ground elevations including the creation of buffers will be proposed.

**6. Acreage and location of wetlands which will be disturbed or altered, including a discussion of the specific alterations and disturbances.**

The acreage and location of wetlands which will be disturbed or altered will be determined during the permitting phase of the project.

**7. Precautions to be taken during construction to protect wetland areas.**

Standard erosion and turbidity controls will be installed prior to and during construction to comply with NPDES guidelines.

**8. If available, provide jurisdictional determinations.**

Jurisdictional wetland determination letters will be obtained during the permitting phase of the project.

**B. Provide any proposed plans (conceptual or specific) for created or enhanced wetland areas, including littoral lake slopes, buffers, vegetative species to be planted, etc.**

Proposed plans including both conceptual and specific wetland enhancement or restoration plans will be developed during the permitting phase of the project.



**M. J. NICHOLS  
& ASSOCIATES, LLC**

14657 93rd St. N.  
WEST PALM BEACH, FL 33412  
TEL.: (561) 753-0554  
FAX: (561) 753-0389

DATE:	11/15
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DESCRIPTION:	BY: DATE:

<b>GRAHAM PROPERTY</b>	
<b>MIAMI-DADE COUNTY</b>	<b>FLORIDA</b>
<b>NATIONAL WETLANDS INVENTORY MAP</b>	
<b>MJN PROJ. No.: 15-104</b>	<b>SHEET No.: 1 OF 1</b>

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## Question 14 – Water

- A. Describe the existing hydrologic conditions (both ground and surface water) on and abutting the site, including identification and discussion of any potential aquifer recharge areas. Please identify and describe any Outstanding Florida Waters, Wild and Scenic Rivers, Florida Aquatic Preserves or Florida Class I or II Waters that occur within, abutting or downstream of the site.**

The site is primarily pasture lands for cattle with some portions of the site east of proposed NW 97 Avenue covered by a dense mallacusa forest (invasives). The topography of the property averages at an elevation of 3.5 feet NGVD. The site is bounded by I-75 to the East, the Florida Turnpike to the West and a Canal Maintenance Road to the South (NW 170th Street Canal).

Periodic flooding of the site occurs during the wet season. Groundwater conditions range from 3.8 feet NGVD, (average October high) to 1.0 feet NGVD (average yearly lows). Due to the low elevation of the site, most of the rain that falls on this site recharges the Biscayne Aquifer. During very severe events, some of the water may overflow into the existing canal (NW 170 Street, Golden Glades Canal).

No surface waters presently exist on the site. The nearest open bodies of water are the NW 170 Street Canal, Turnpike drainage ditches, and lakes west of the Turnpike which are a result of ongoing rock mining operations.

The recharge of the aquifer in, and adjacent to, the subject property will occur during the wet season by rainfall events percolating through the existing surficial soils. In addition, the adjacent canals and borrow pits to the west of the subject property will also recharge the aquifer during the dry months of the year. The groundwater movement of the Biscayne Aquifer, through the underlying limestone formations and the canal systems in a southerly and southeasterly direction, and from the SFWMD conservation areas and the Biscayne Aquifer in Monroe and Broward Counties acts as a recharge mechanism during the dry months of the year.

There are no outstanding Florida Waters wild and scenic rivers, Florida Aquatic preserves or Class I and II Water Bodies within, abutting or downstream of the subject property.

- B. Describe, in terms of appropriate water quality parameters, the existing ground and surface water quality conditions on and abutting the site. (The appropriate parameters and methodology should be agreed to by the regional planning council and other reviewing agencies at the pre-application conference stage.)**

There are no Miami-Dade County or SFWMD active water monitoring stations adjacent or near this site. The Historical uses of this property, such as natural wetlands, cow pasture and mallaluca forested areas in our opinion do not degrade or impact groundwater or surface water on or near the site.

C. Describe the measures which will be used to mitigate (or avoid where possible) potential adverse effects upon ground and surface water quality, including any resources identified in Sub question A.

The site will be designed and constructed in accordance with the SFWMD C-9 criteria and Miami-Dade County RER/DERM Environmental Permit requirements.

The site will have a series of on-site lakes interconnected by culverts. The Graham Application Area drainage system will incorporate water quality components, such as French Drains and/or detention swales to insure that the water runoff is treated before entering the on-site lakes. The proposed lakes will recharge the existing Biscayne Aquifer.

During construction, special precautions will be taken to insure that untreated stormwater runoff will not enter the NW 170 Canal, the Turnpike drainage ditch or swale, or the newly excavated lakes. See aerial below. Berming, silt fences and other water quality schemes will be incorporated during construction.



# Question 15 – Soils

- A. 1. Provide a description of each of the soils indicated on Map E utilizing the following format:  
**Map E, Soil Map**, shows the location of the soil group. **Table 15-1, Soil Group Description and Interpretation** summarizes the characteristics of the soils found at the project site.

Table 15-1 Soil Group Description and Interpretation					
SOIL NAME AND MAP SYMBOL	BRIEF SOIL DESCRIPTION	SEASONAL HIGH WATER TABLE DEPTH DURATION	PERMEABILITY RATE (in/hour)	DEGREE AND KIND OF LIMITATION FOR PROPOSED USES	DEGREE AND KIND OF LIMITATION FOR POND EMBANKMENTS
Lauderhill muck, depressional (3)	Moderately deep, nearly level, very poorly drained organic soils underlain by hard porous oolitic limestone at a depth of approx. 30 inches	The soil is ponded for 9 to 12 months in most years. When water is not ponded, the water table is at a depth less than 10 inches.	6.0 to 20	Severe: subsides, ponding, low strength	Severe: excess humus, ponding
Dania muck, depressional (14)	Shallow, nearly level, very poorly Drained organic soil underlain by soft porous limestone at a depth of approx. 15 inches.	The soil is ponded most of the year. When water is not ponded, the water table is at a depth less than 10 inches.	6.0 to 20	Severe: ponding, low strength, depth to rock	Severe: excess humus, ponding

2. Describe the potential for subsidence and any unique geologic features (such as sand dunes, bluffs, sinkholes, springs, steepheads, etc) on the site. Discuss what aspects of the site plan will be used to compensate for or take advantage of these features.

No unique geologic features are found on the subject property.

- B. Where a soil presents a limitation to the type of use proposed in the development, state how the limitation will be overcome. Specify construction methods that would be used for building, road and parking lot foundations, and for lake or canal bank stabilization as relevant.

The site will be developed by utilizing the soils as excavated from the proposed lakes. The excavation of the on-site lakes will yield a sand and limerock fill material suitable for the construction of the subgrade of the roadways and building pads. The lake slopes will be stabilized by sodding the area from the water's edge to the top of slope. A berm (12" high) will be built at the top of slope to prevent direct overland runoff.

- C. What steps will be taken during site preparation and construction to prevent or control wind and water soil erosion? Include a description of proposed plans for clearing and grading as related to erosion control.

Silt fences, berms and turbidity barriers will be used during the construction of the site.

- D. To what degree and in what location(s) will the development site be altered by fill material? If known, specify the source location and composition of the fill. Also identify the disposal location for any overburden or spoil.

The fill material for this site will be primarily obtained by excavations of on-site lakes. If the on-site lakes cannot produce the site's fill requirements, nearby off-site commercial quarries will provide the required fill. The existing organic soil over burden will be utilized on-site.

## Question 16 – Floodplains

**A. Identify any pre-and post-development flood prone areas.**

The property is located in flood zone AE (EI. 7) which is a flood zone subject to 100-year flood event.

**B. Is any development proposed within a 100-year flood prone area as identified by the Federal Emergency Management Agency? If so, indicate the appropriate Flood Insurance Rate Map zone designations and their locations, etc.)**

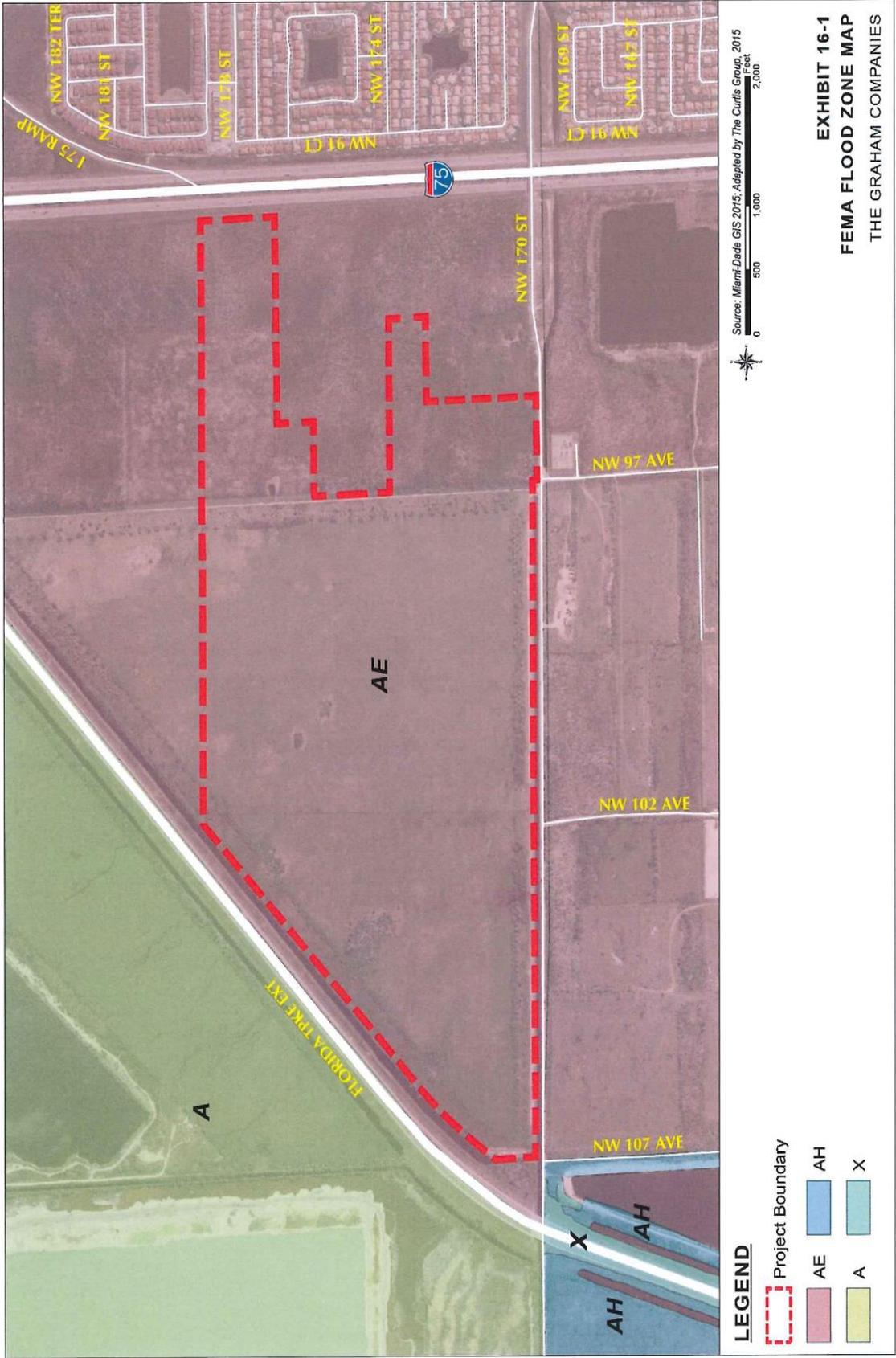
The entire property is located in flood zone AE, EI. 7.0 as shown in Exhibit 16-1, FEMA Flood Zone Map.

**C. If any structures, roadways or utilities are proposed within the post-development 100-year flood prone area, identify their location and indicate what measures will be taken to mitigate the potential flood hazard and to maintain the 100-year floodplain storage volume.**

The roadways and building finish floor will be designed to an elevation determined by South Florida Water Management District (SFWMD) Western C-9 Basin Criteria, and Dade Counties Flood Criteria Map. The proposed on-site lakes, which are part of the overall stormwater management system, will provide the required storage volume to meet the above mentioned criteria.

**D. Discuss any potential increases in the off-site flooding due to the development of this project.**

The SFWMD Western C-9 criteria requires that the proposed development provide a compensating flood encroachment volume. The proposed development will provide the required encroachment storage volume, in order to insure that there is no negative impact to the Western C-9 Basin. Any discharge from this site to the adjacent NW 170 Canal will meet the allowable discharge criteria establishes by the SFWMD.



# Question 17 – Water Supply

- A. 1. Provide a projection of the average daily potable and non-potable water demands at the end of each phase of development. If significant seasonal demand variations will occur, discuss anticipated peaks and duration. Use the format below:

Table 17-1 Potable Water Demand					
Land Use	Unit	Quantity	Water Use (GPD/Unit) <sup>1</sup>	Est. Potable Water Average Daily Demand (MGD*)	Est. Potable Water Maximum Daily Demand (MGD) <sup>2</sup>
<b>Proposed Land Use</b>					
1. Retail	Sq. ft.	750,000	10 GDP/100 sq.ft.	0.075	0.169
2. Office/Business	Sq. ft.	3,000,000	5 GDP/100 sq.ft.	0.150	0.338
3. Restaurant	Sq. ft.	250,000	100 GDP/100 sq.ft.	0.250	0.563
4. Apartment Units	Each	2,000	150/apartment	0.300	0.675
<b>Sub-total</b>				<b>0.775</b>	<b>1.744</b>
<b>Approved Land Use</b>					
<b>Graham East of NW 97 Avenue</b>					
1. Warehouse	Sq. ft.	1,310,938	1 GDP/100 sq.ft.	0.013	0.029
<b>Graham West of NW 97 Avenue</b>					
1. Office	Sq. ft.	242,700	5 GDP/100 sq.ft.	0.012	0.027
2. Business Park/ Showroom	Sq. ft.	404,500	5 GDP/100 sq.ft.	0.020	0.045
3. Warehouse	Sq. ft.	2,588,800	1 GDP/100 sq.ft.	0.026	0.059
<b>Sub-total</b>				<b>0.071</b>	<b>0.160</b>
<b>Total Net Change</b>				<b>0.704</b>	<b>1.584</b>

(\*) MGD= Millions of Gallons per Day

Notes:

1. Water Demand Rates are based upon the Miami-Dade County Schedule of Daily Gallonage for Various Occupancy.

2. Maximum Daily Demand is 225% of the A.D.D. and the Peak Hour Demand is 450% of A.D.D. per Miami-Dade County Public Works Manual Part II, section D8.03b

### Non-Potable Water Demand

The non-potable water demand will be generated by the irrigation needs of the site. Estimating 20% of landscape area, which equates to approximately 68 acres and the requirements of 40,000 gallons, per acre, per week, we anticipate a daily demand of 0.389 MGD.

**2. Describe how this demand information was generated, including the identification of the consumption rates assumed in the analysis.**

The rates for Average Daily Demand were obtained from the Miami-Dade County Schedule of Daily Gallonage for Various Occupancy. In addition, per the Miami-Dade County Public Works Manual Part II, Section D8.03b, the Maximum Daily Demand was calculated as 225% of the Average Daily Demand (A.D.D.) and the Peak Hour Demand was calculated as 450% of A.D.D.

**B. Provide a breakdown of sources of water supply, both potable and non-potable, by development phase through project completion. Use the format below.**

The potable water supply will be supplied by Miami-Dade Water and Sewer Department (WASD). A Letter of Availability (LOA) has been requested from the Department. Non-potable water used for irrigation will be obtained from the proposed lakes or shallow wells that will be permitted through the South Florida Water Management District (SFWMD) and Miami-Dade County Department of Regulatory and Economic Resources (RER), Division of Environmental Resources Management (DERM).

**C. If water wells exist on-site, locate them on Map H and specify those that will continue to be used. Also located on Map H are all proposed on-site wells. (For residential developments, if individual wells for each lot are proposed, simply indicate the number of units to be served, general locations, and any plans for eventual phase-out.) Indicate the diameter, depth, and pumping rates (average and maximum) for each of the existing wells and project this information for the proposed wells (for lots served by individual wells, this information may be grouped for projection purposes). Also provide a breakdown of the wells with regard to potable and non-potable sources.**

There are no existing potable water wells on the subject property. There are four (4) potable water wells which service the City of Hialeah Reverse Osmosis Water Treatment Plant, on the adjacent property, abutting the Florida Turnpike. See the location on page 14-3 in the response to Question 14 – Water.

No potable water wells are proposed on the subject property. Potable water is expected to be provided by WASD. The four wells that serve the City of Hialeah Reverse Osmosis Water Treatment Plant have been drilled to the depth to obtain potable water from the Floridan Aquifer System. The top of the Floridan Aquifer System is about 950 to 1,000 feet below sea level. Overlying the Floridan Aquifer System is the Hawthorn Formation, which acts as a confining unit between this aquifer and the shallower gray limestone aquifer. At the top of the gray limestone aquifer, there is a semi-confining unit which separates the top of the gray limestone aquifer from the bottom of the surficial Biscayne Aquifer. Due to the depth of the Floridan Aquifer and the various confining units, the development of this site will not have an adverse effect on operation and/or quality of the potable waters being pumped from these

adjacent wells.

- D. If on-site water wells are used, will this result in interference with other water wells or result in adverse impacts to underlying or overlying aquifers? Document the assumptions underlying this response.**

No on-site potable wells are proposed on the Graham Application Area. Non-potable water used for irrigation will be obtained from the proposed on-site lakes and/or shallow wells that will be permitted through SFWMD and Miami-Dade County DERM.

- E. Who will operate and maintain the internal water supply system after completion of the development?**

The internal water distribution system will be built by the developer and transferred to WASD for operation and maintenance.

- F. 1. If an off-site water supply is planned, attach a letter from the agency or firm providing service outlining:**

- (a) the projected excess capacities of the water supply facilities to which connection will be made at present and for each phase through completion of the project,**
- (b) any other commitments that have been made for this excess capacity,**
- (c) a statement of the agency or firm's ability to provide services at all times during and after development. (This agency must be supplied with the water demand and supply tables in paragraphs A and B above).**

A Letter of Availability (LOA) has been requested from WASD. Prior to the design and permitting of the potable water system, a Water and Sewer Agreement with WASD will be entered into by the Developer, defining the required improvements.

- 2. If service cannot be provided at all times during and after development, identify the required capital improvements, timing, cost, and proposed responsible entity for each phase in which service is unavailable.**

The developer will be responsible for the improvements required to service the proposed development. It is anticipated that potable water main extensions will be required to serve the Project. The exact off-site improvement requirements will be outlined in the WASD Agreement.

**G. Please describe any water conservation methods or devices incorporated into the plan of development. What percentage of reduction is anticipated over conventional plans?**

The proposed development will incorporate water conservation measures listed in Section 604.4 of the Florida Building Code. In addition, during periods of water shortage, the Project will adhere to the requirement guidelines of Chapter 24, Section 12.1(8) of the Miami-Dade Code and Chapter 40E-21 of the Florida Administrative Code.

The Project's landscape areas will also control the amount of irrigation water, by incorporating components of xeriscape landscaping principals. In addition, rain sensors will be incorporated in the irrigation systems to reduce the volume of irrigation water used during the wet season.

**H. Indicate whether proposed water service will be provided within an established service area boundary.**

The Project is within the WASD service area. A LOA that has been requested from WASD will state their commitment to provide this service.

# Question 18 – Wastewater Management

- A. Provide, in the table given below, the projected wastewater generation at the end of each phase of development and proposed wastewater treatment. Identify the assumptions used to project this demand.

The table below shows the wastewater generation for the proposed uses:

<b>Table 18-1 Wastewater Flows</b>					
Land Use	Unit	Quantity	Sewage Loading (GDP/Unit) <sup>1</sup>	Total Est. Sewage Flows (MGD)	Peak Hourly Sewage Flows (MGH) <sup>2</sup>
<b>Proposed Land Use</b>					
1. Retail	Sq. ft.	750,000	10 GDP/100 sq.ft.	0.075	0.01
2. Office/Business	Sq. ft.	3,000,000	5 GDP/100 sq.ft.	0.150	0.02
3. Restaurant	Sq. ft.	250,000	100 GDP/100 sq.ft.	0.250	0.03
4. Apartment Units	Each	2,000	150/apartment	0.300	0.04
<b>Sub-total</b>				<b>0.775</b>	<b>0.097</b>
<b>Approved Land Use</b>					
<b>Graham East of NW 97 Avenue</b>					
1. Warehouse	Sq. ft.	1,310,938	1 GDP/100 sq.ft.	0.013	0.02
<b>Graham West of NW 97 Avenue</b>					
1. Office	Sq. ft.	242,700	5 GDP/100 sq.ft.	0.012	0.00
2. Business Park/ Showroom	Sq. ft.	404,500	5 GDP/100 sq.ft.	0.020	0.01
3. Warehouse	Sq. ft.	2,588,800	1 GDP/100 sq.ft.	0.026	0.03
<b>Sub-total</b>				<b>0.071</b>	<b>0.057</b>
<b>Total Net Change</b>				<b>0.704</b>	<b>0.040</b>

Notes:

1. Sewage Loading Rates are based upon the Miami-Dade County Schedule of Daily Gallonage for Various Occupancy.
2. A conservative Peak Hourly Flow factor of 3 was used based on the "Ten States Standards"

- B. If applicable, generally describe the volumes, characteristics and pre-treatment techniques of any industrial or other effluents prior to discharge from proposed industrial-related use(s).

No uses requiring pretreatment are anticipated.

- C. **1. If off-site treatment is planned, identify the treatment facility and attach a letter from the agency or firm providing the treatment outlining present and projected excess capacity of the treatment and transmission facilities through buildout, any other commitments that have been made for this excess and a statement of ability to provide service at all times during or after development.**

Offsite wastewater treatment will be provided by Miami-Dade Water and Sewer Department (WASD). A Letter of Availability has been requested from the Department.

- 2. If service cannot be provided, identify the required capital improvements, cost, timing, and proposed responsible entity necessary to provide service at all times during and after development.**

The capital improvements requirement for the off-site and on-site wastewater facilities will be the responsibility of the developer. These improvements will be phased to accommodate the construction sequence. These improvement requirements will be initially outlined in the Letter of Availability that has been requested from WASD. Said improvements will be further refined in the final Water and Sewer agreement with WASD.

- D. **If septic tanks will be used on site, indicate the number of units to be served, general locations and any plans for eventual phase-out.**

No septic tanks are proposed for this Project.

- E. **Indicate whether proposed wastewater service will be provided within an established service area boundary.**

The Project is within the boundaries of the service area of WASD.

## Question 19 – Stormwater Management

- A. Describe the existing drainage patterns on-site as shown on Map I, including any potential flooding and erosion problems.**

The predevelopment condition of the lands that compose the Graham Application Area is mostly low lying pasture lands with a topography that averages 3.5 feet NGVD. The site is bounded by the Florida Turnpike to the west, I-75 to the east and a canal maintenance road (NW 170 Street) to the south. All of these roadways are higher than the average site grade of 3.5 feet NGVD. The combination of the flat low topography and the higher perimeter grades create a site that is prone to flooding during rainy season. The flooding retreats through percolation in the surficial soils and some overland flow to the NW 170 Street Canal.

- B. Describe the drainage system shown on Map I, including any wetlands to be used as part of the system, and discuss the design criteria (including stage-storage/stage discharge assumption) to be used for the various elements. Provide typical cross-sections (showing dimensions, slopes and control elevations) for any proposed lakes or swales. Identify the control elevation for all drainage structures. Include information as to what design storm will be used for what portions of the system.**

The Project's stormwater management system will be designed and constructed in accordance with the Western C-9 criteria as established by the Water Management plan for the Western C-9 Basin, adopted by the South Florida Water Management District.

The study primarily revolves around the portion of criteria dealing with flood plain encroachment. The implementation of this portion of the criteria, states that "the volume encroachment by development between average existing ground surface and elevation 7.0 feet MSL shall not exceed 2.0 feet times the total area of the property". This encroachment rule, together with the consideration of other design parameter, such as roads and parking areas will be designed to the elevation shown in **Exhibit 19-1, Miami-Dade County Flood Criteria Map (Elevation 7.0 feet NGVD)**. **Exhibit 19-2, Miami-Dade County Average October Groundwater Level** generates the required stormwater management areas for the development. The required stormwater management areas will be in the form of on-site lakes and/or dry retention areas. If this development cannot provide the on-site stormwater management requirements, off-site compensating storage will be considered.

The stormwater management system will also be designed to accommodate 3-day – 25 year (**Exhibit 19-3, SFWMD 3-Day Rainfall: 25 Year Return Period**) and a 3-day – 100 year (**Exhibit 19-4, SFWMD 3-Day Rainfall: 100 Year Return Period**) storm events. The rainfall volumes associated with these storm events are 13 inches and 16 inches, respectively. The flood elevations resulting from these two rainfall events will dictate the perimeter grades for the site and affect the minimum finish floor elevation. The minimum finish elevation will also be

dictated by Miami-Dade County Zoning Code and FEMA 100 year Flood Zone designation (AE, 7.0 Feet NGVD) or the C-9 Basin's 100 year flood elevation of 7.3 NGVD. The highest of these elevations will establish the minimum finish floor elevation for this Project.

In regards to the wetland mitigation, requirements may be met partially on-site in combination with a contribution to an approved mitigation bank. The areas indicated in **Map H, Master Development Plan** as lakes are expected to be partially constructed as wetland areas with their associated buffers.

- C. From Map I, indicate the total number of acres in each drainage area and specify the acreage of any portions of drainage areas outside the site boundaries. Complete the following table for on-site drainage areas.**

The site will be designed to retain the runoff from a 25 year – 3 day rainfall storm event. The stored volume from this storm event will be discharged at the rate established by the SFWMD for the Western C-9 Basin. This particular discharge rate will be as determined by the SFWMD using a pre- and post-analysis, or as determined by the capacity of the NW 170 Street Canal. The receiving water body for this capacity will be the NW 170 Street Canal. This canal flows east under I-75 to the Western C-9 Canal. The final assessment of the required on-site stormwater management (acreage), will be determined at the time of the preparation of the SFWMD Environmental Resource Permit.

- D. Specify and compare the volume and quality of run-off from the site in its existing condition to the anticipated run-off at the end of each phase of development. (The parameters to be used to define “quality” and methodology should be agreed to by the regional planning council and other reviewing agencies at the pre-application conference state). Identify any changes in timing or pattern of water flows between pre- and post-development conditions. Indicate major points of discharge and ultimate receiving water body(ies). Indicate what provisions will be incorporated in the design of the drainage system including a summary description of any Best Management Practices to be utilized, to minimize any increase in run-off from the site and to minimize any degradation of water quality in the ultimate receiving body over that occurring in its pre-development state.**

Water quality is anticipated to be addressed by treating a minimum of one inch of runoff through a French Drain System. Prior to discharging into the on-site lakes, any additional water quality requirement, will be via wet detention in the on-site lakes. The incorporation of these two water quality features will provide the water quality requirements established by the SFWMD.

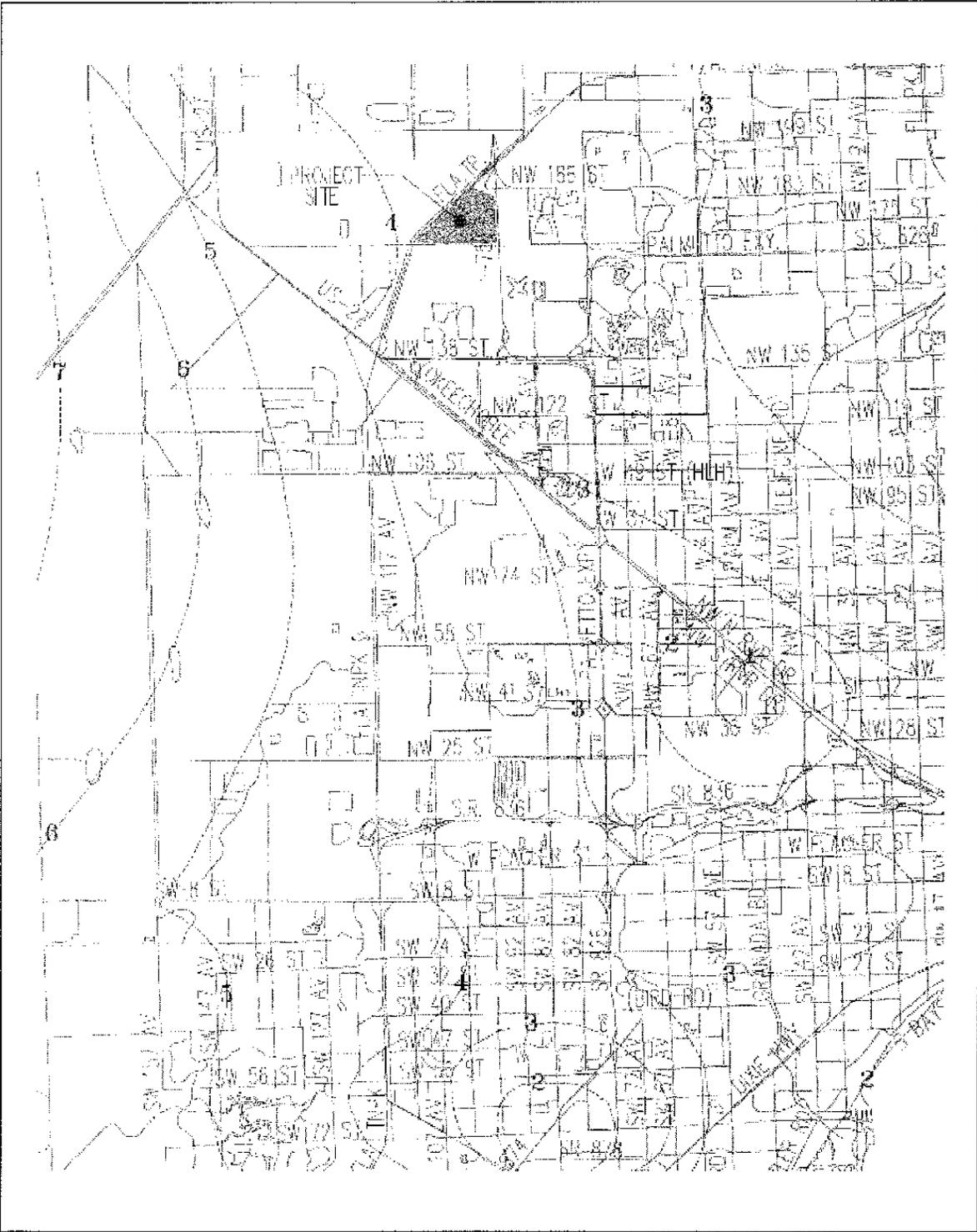
The required water quantity storage volumes, as generated by the 25-year and 100-year – 3 day storm events, will be stored in the lakes and parking areas. This storage volume will be discharged to the NW 170 Street Canal, through a control structure, at a rate determined by a pre- and post-runoff analysis or the capacity of the NW 170 Street Canal to accept such discharge. Approval from the SFWMD and Miami-Dade County Water Control will be required.

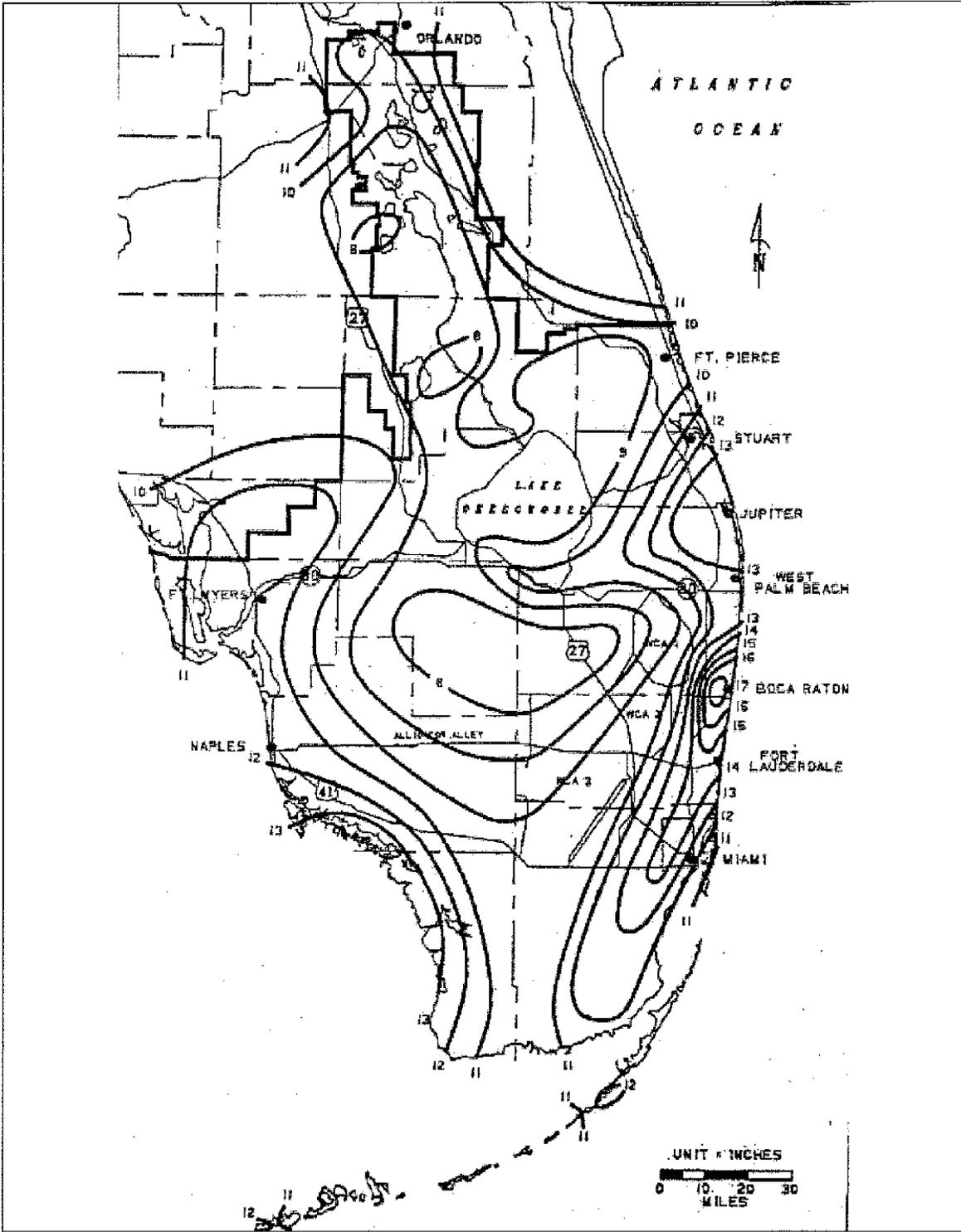
**E. Who will operate and maintain the drainage system after completion of the development?**

All drainage systems within the public right-of-ways will be owned and maintained by the Miami-Dade County Public Works Department. Homeowners or property owner association(s) are expected to own and maintain the drainage system located within private roads, and the privately owned lakes and outfall structures which are part of the overall stormwater management system.

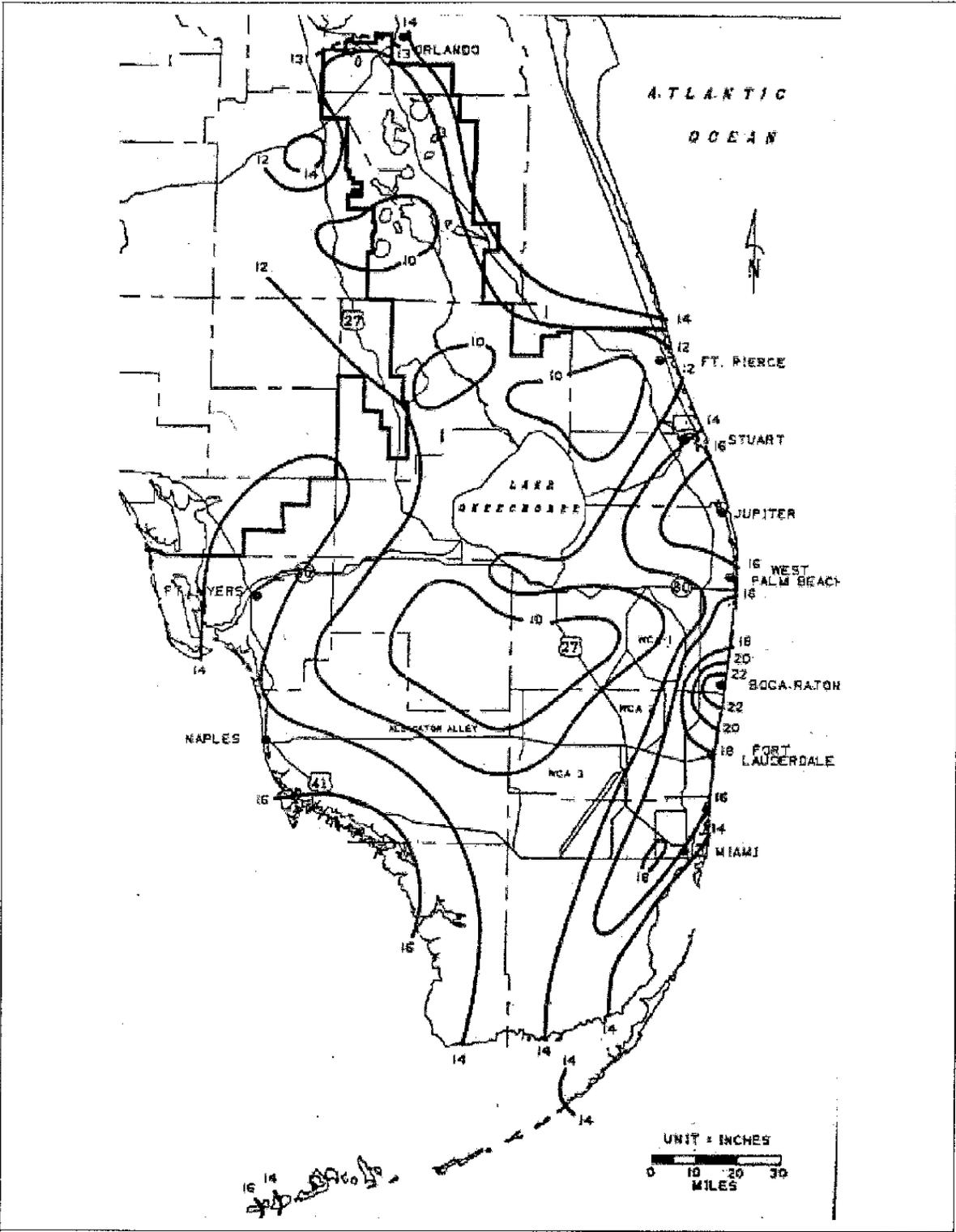
The lake portion of the water management system will be maintained by the owner, with a Miami-Dade County Dormant Taxing District to guarantee maintenance in case the owner/developer fails in their maintenance duties. The drainage system for all public roadways will be maintained by the Miami-Dade County Public Works Department.







**EXHIBIT 19-3**  
**SFWMD 3-DAY RAINFALL: 25 YEAR RETURN PERIOD**



**EXHIBIT 19-4**  
**SFWMD 3-DAY RAINFALL: 100 YEAR RETURN PERIOD**

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## Question 20 – Solid Waste / Hazardous Waste / Medical Waste

- A. Provide a projection of the average daily volumes of solid waste generated at the completion of each phase of development. Use the format below and identify the assumptions used in the projection.

Table 20-1, Projected Solid Waste Generation, details the solid waste generation rates for the proposed development program.

Table 20-1 Projected Solid Waste Generation*			
Land Use	Development Program	Generation Rate (lbs/unit/day)	Estimated Demand
Business Park	3,000,000 sq. ft.	0.6 lb/100 sq. ft./day	18,000 lb/day
Commercial	1,000,000 sq. ft.	13 lb/1,000 sq. ft./day	13,000 lb/day
Residential	2,000 dwelling units	4.0 lb/unit/day	8,000 units lb/day
<b>Total</b>			<b>39,000 lb/day</b>

\*Generation Rates pursuant to 2013 California Department of Resources Recycling and Recovery (CalRecycle).

- B. 1. Please specify the extent to which this project will contain laboratories, storage facilities, and warehouse space where hazardous materials may be generated or utilized. What types of hazardous waste or toxic materials are likely to be generated? Will a hazardous materials management plan be prepared covering all uses of hazardous materials on-site? If so, please discuss contents and enforcement provisions.

Solid waste generated by development will be consistent with the waste generated by the land uses in the development program. The industrial uses expected to occur within the Employment Center (analyzed under the Business Park use), if any, are offices, light warehousing, telecommunications, and computing activities that are clean and are not expected to use or generate hazardous material. Given the extent of the development program, a small amount of hazardous waste may be generated by development.

There are presently no planned laboratories, storage facilities, or warehouse space that will contain hazardous materials as defined by Rule 73C-40.044(2f) of the Florida Administrative Code (FAC). Nonetheless, any of said uses would be subject to the Miami-Dade County Code, which requires operating permits for all generators or users of hazardous materials. Section 24.35.1 of the County Code lists those businesses typically required to obtain a

permit by the Miami-Dade County Department of Environmental Resources Management (DERM). In order to be permitted, businesses must comply with all local, state, and federal regulations regarding the handling, management, and disposal of hazardous materials.

**2. Please discuss what measures will be taken to separate hazardous waste from the solid waste stream. What plans and facilities will be developed for hazardous or toxic waste handling, generation, and emergencies?**

All businesses using or generating hazardous materials are required to be permitted by the Miami-Dade County Department of Regulatory and Economic Resources (RER). In order to be permitted, businesses must comply with all local, state, and federal regulations regarding the handling, management, and disposal of hazardous materials, including the proper procedures for separating hazardous waste from the solid waste stream.

As noted in B.1. above, there are presently no planned laboratories, storage facilities, or warehouse space that will contain hazardous materials as defined by Rule 73C-40.044(2f), FAC. If, in the future, hazardous waste or toxic materials were generated or handled within a facility, said waste and materials would be separated from the solid waste stream pursuant to FAC and RER regulations. The Pollution Control Division of RER is responsible for enforcing federal, state, and local regulations regarding the handling, management, and disposal of hazardous materials. Miami-Dade and Florida regulations comply with Title 40, Parts 260-265, of the Code of Federal Regulations (CFR), which stipulates the requirements for hazardous waste management. The Community Emergency Management Plan for Miami-Dade County is the official emergency response plan for dealing with hazardous waste emergencies. The Miami-Dade County Office of Emergency Management and the Disaster Division of the Miami-Dade County Fire Rescue Department are the coordinators of this trans-agency plan.

**3. Please identify off-site disposal plans for hazardous waste generated by this development and provide assurance of proper disposal by a qualified contractor.**

In order to receive an operating permit from RER to generate or use hazardous materials, individual businesses must identify their licensed disposal contractor. Additionally, each business would be required to prepare and seek approval from reviewing agencies of a Hazardous Material Management Plan (HMMP) pursuant to Rule 73C-40.044(2), FAC.

**4. What local and state regulations, permits and plans will regulate the generation and handling of hazardous waste at this development?**

Presently, hazardous materials and waste usage and handling are regulated by the following codes and ordinances:

- Rule 73C-40.044, FAC
- Chapter 62-730, FAC (Environmental Protection: Hazardous Waste);
- Title 40, Parts 260-265, CFR (Protection of Environment: Hazardous Waste); and
- Chapter 24 of the Miami-Dade County Code (Environmental Protection).

**C. For all waste disposal planned (on or off site), attach a copy of the letter from the developer describing the types and volumes of waste and waste disposal areas requested, and attach a letter from the agencies or firms providing services outlining:**

- 1. the projected excess capacity of the facilities serving the development at present and for each phase through completion of the project,**
- 2. any other commitments that have been made for this excess capacity,**
- 3. a statement of the agency's or firm's ability to provide service at all times during and after development (the agency or firm must be supplied with the solid waste generation table in (A) above).**

Solid waste disposal for the Project will be provided or managed by the Miami-Dade County Solid Waste Department. **Exhibit 20-1, Letter to Miami-Dade County Solid Waste Department,** addresses the County's ability and commitment to provide waste disposal services for this project.

**EXHIBIT 20-1**  
**LETTER TO MIAMI-DADE COUNTY SOLID WASTE DEPARTMENT**

*QUESTION 21 -  
TRANSPORTATION*

PAGE II-20 TRANSPORTATION ELEMENT  
STATUS OF  
TRANSPORTATION IMPROVEMENTS FOR  
2005 AMENDMENT NO. 5

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**Page II-20 – Transportation Element  
Status of the Transportation Improvements for 2005 - Amendment No. 5**

The Metropolitan Planning Organization (MPO), which coordinates all transportation planning for Miami-Dade County, is responsible for periodically updating the MPO's Long Range Transportation Plan. It is anticipated that the future traffic circulation network included in the Transportation Element will be adjusted during future plan amendment cycles to reflect the findings of that planning activity, in keeping with the goals, objectives and policies of the CDMP.

With regard to the following transportation improvements necessary to serve Application No. 5 in the April 2005-2006 CDMP Cycle, in no event shall a Building Permit for development within that area be issued until the MPO Miami-Dade Long Range Transportation Plan has been amended to reflect the following changes in priority of the construction phasing of the roadway network:

- I-75 between Miami-Dade/Broward County Line and SR 826/Palmetto Expressway: from 8 lanes to 10 lanes, advance to Priority 3 (2021-2025);

**Response: This improvement has advanced beyond the required threshold to Priority 1 in the 2040 LRTP (see pages 6-9 and 6-10) and is under construction as Express Lanes (Managed Lanes) pursuant to TIP 2016 Project Numbers 4217072 and 4217078 expanding I-75 from 8LD to 10LD from the Dade/Broward County Line to SR 826/Palmetto Expressway.**

- SR 826/Palmetto Expressway between NW 103 Street and NW 154 Street: from 8 lanes to 10 lanes, advance to Priority 3 (2021-2025);

**Response: This improvement has advanced beyond the required threshold to Priority 1 in the 2040 LRTP (see pages 6-9, 6-10 and 6-12) and is under construction as Express Lanes (Managed Lanes) pursuant to TIP 2016 Project Number 4326871 expanding I-75 from 8LD to 10LD from NW 154 Street to NW 103 Street.**

- SR 826/Palmetto Expressway from NW 154 Street to I-95: from 6 lanes to 8 lanes, advance to Priority 3 (2021-2025);

**Response: This improvement has been advanced as required to Priority 3 in the 2040 LRTP (see pages 6-23 and 6-24).**

- HEFT from SR 836 to Okeechobee Road: 8 lanes + auxiliary lanes, advance to Priority 3 (2021 to 2025),

**Response: This improvement has advanced beyond the required threshold to Priority 1 in the 2040 LRTP (see pages 6-9 and 6-12) and is under construction as Express Lanes (Managed Lanes) pursuant to TIP 2016 Project Number 4355421 and 4355431 expanding HEFT from 6LD to 10LD from SR-836 Street to NW 106 Street and from NW 106 Street to I-75.**

**Page II-20 – Transportation Element**  
**Status of the Transportation Improvements for 2005 - Amendment No. 5**

- HEFT from Okeechobee Road to I-75: 8 lanes + auxiliary lanes, advance to Priority 3 (2021 to 2025), and

**Response: This improvement has advanced beyond the required threshold to Priority 1 in the 2040 LRTP (see pages 6-9 and 6-12) and is under construction as Express Lanes (Managed Lanes) pursuant to TIP 2016 Project Number 4355421 and 4355431 expanding HEFT from 6LD to 10LD from SR-836 Street to NW 106 Street and from NW 106 Street to I-75.**

- HEFT from I-75 to Turnpike Mainline: from 4 lanes to 6 lanes, advance to Priority 3 (2021 to 2025).

**Response: The widening of the HEFT to 8 lanes from I-75 to SW 157 Avenue and from SW 157 Avenue to the Turnpike Mainline is currently included in Priority 4 of the 2040 LRTP (see pages 6-29 and 6-30).**

The proposed transportation network is expected to evolve incrementally over the next twenty years. The first five-year components are based on the current adopted Transportation Improvement Program. Improvements that are the County's responsibility are listed in the Capital Improvements Element. The remainder of improvements is projected for construction between 2017 and 2035; the phasing of all improvement projects is listed in the adopted MPO's Long Range Transportation Plan.

Roadway alignments shown in the traffic circulation map series are general indicators of facility location. Specific alignments will be determined through detailed transportation planning, development review processes, subdivision platting, and highway design and engineering studies.

II-20

## Question 22 – Air Impacts

- A. Document the steps which will be taken to contain fugitive dust during site preparation and construction of the project. If site preparation includes demolition activities, provide a copy of any notice of demolition sent to the Florida Department of Environmental Regulation (FDER) as required by the National Emission Standards for Asbestos, 40 CFR Part 61, Subpart M.**

Fugitive dust from site preparation and from wind erosion will cause minor short-term air quality impacts during the construction period. To reduce any adverse effects, cleared and disturbed areas will be periodically sprayed with water where appropriate after clearing. After completion of construction, all project areas will be grassed, mulched, or paved depending on land use, thus containing fugitive dust. The site is currently vacant and thus there are no structures on site that will require demolition.

- B. Specify structural or operational measures that will be implemented by the development to minimize air quality impacts (e.g., road widening and other traffic flow improvements on existing roadways, etc.). Any roadway improvements identified here should be consistent with those utilized in Question 21, Transportation.**

The Amendment Site is fortunate to be surrounded by regional roadway network improvements that are programmed and/or planned in TIP 2016 and LRTP 2040 to add regional roadway network capacity to Florida's Turnpike, Interstate-75 and SR-826. To compliment the regional network improvements, the development will provide additional roadway and interchange improvements to improve access to the site and to address network capacity on adjacent local roadways to accommodate project impacts. A preliminary listing of the roadway and interchange improvements which are currently under review to provide access to the amendment site are outlined below. The final determination of required roadway and interchange improvements will be made during the agency review and approval process for the CDMP Amendment Transportation Analysis.

#### Site Access Improvements:

- New Turnpike Interchange at HEFT and NW 170 Street
- Construction of NW 170 Street between HEFT and NW 97 Avenue
- Construction of NW 178 Street between NW 102 Avenue and I-75
- Construction of NW 97 Avenue from NW 154 Street to NW 178 Street
- Construction of NW 102 Avenue from NW 170 Street or NW 178 Street to NW 186 Street
- Modified and Expanded Interchange at I-75 and NW 186 Street / Miami Gardens Drive

- C. Complete Table 22-1 for all substantially impacted intersections within the study area, as defined in Map J, and all parking facilities associated with the project. Using the guidance supplied or approved by the Florida Department of Environmental Regulation, determine if detailed air quality modeling for carbon monoxide (CO) is to be completed for any of the facilities listed in the table.**

Detailed information on impacted intersections and surface and structured parking areas will be provided during the zoning and/or site plan approval and permitting process (if requested and/or required by reviewing agencies). After the CDMP Amendment Transportation Analysis has been reviewed and determined to be sufficient, the Applicant will meet with DERM and FDEP to identify applicable guidelines and to identify those study intersections and parking facilities which are anticipated to be substantially impacted by project traffic. As part of the DRI process, FDEP guidelines require that the following be considered for air quality modeling:

- LOS E and F intersections impacted by 5% or more of project traffic;
- Surface parking areas accommodating 1500 vehicle trips per hour; or
- Parking garages accommodating 750 vehicle trips per hour.

**D. If detailed modeling is required, estimate the worst case one-hour and eight-hour CO concentrations expected for each phase through buildout for comparison with the state and federal ambient air quality standards. Utilize methodology supplied or approved by the Florida Department of Environmental Regulation for making such estimates. Submit all air quality modeling input and output data along with associated calculations to support the modeling and explain any deviations from guidance. Provide drawings of site geometry and coordinate information for each area modeled. Show the location of the sources and receptor sites. Modeling assumptions should consider federal, state, and local government programmed link and intersection improvements with respect to project phasing. Any roadway improvements utilized in the model should be consistent with those used in Question 21, Transportation. Provide verification of any assumptions in the modeling which consider such programmed improvements. It is recommended that air quality analyses be completed concurrently and in conjunction with the traffic analyses for the project.**

If applicable, this information will be provided after the CDMP Amendment Transportation Analysis has been reviewed and determined to be sufficient, and the Applicant has met with DERM and FDEP to determine which intersections and parking facilities need to be modeled and have established parameters for the carbon monoxide analysis.

**E. If initial detailed modeling shows projected exceedance(s) of ambient air quality standards, identify appropriate mitigation measures and provide assurances that appropriate mitigating measures will be employed so as to maintain compliance with air quality standards. Submit further modeling demonstrating the adequacy of such measures.**

This information will be provided after the CDMP Amendment Transportation Analysis has been reviewed and determined to be sufficient, and the modeling (if applicable) has been completed.

## Question 23 – Hurricane Preparedness

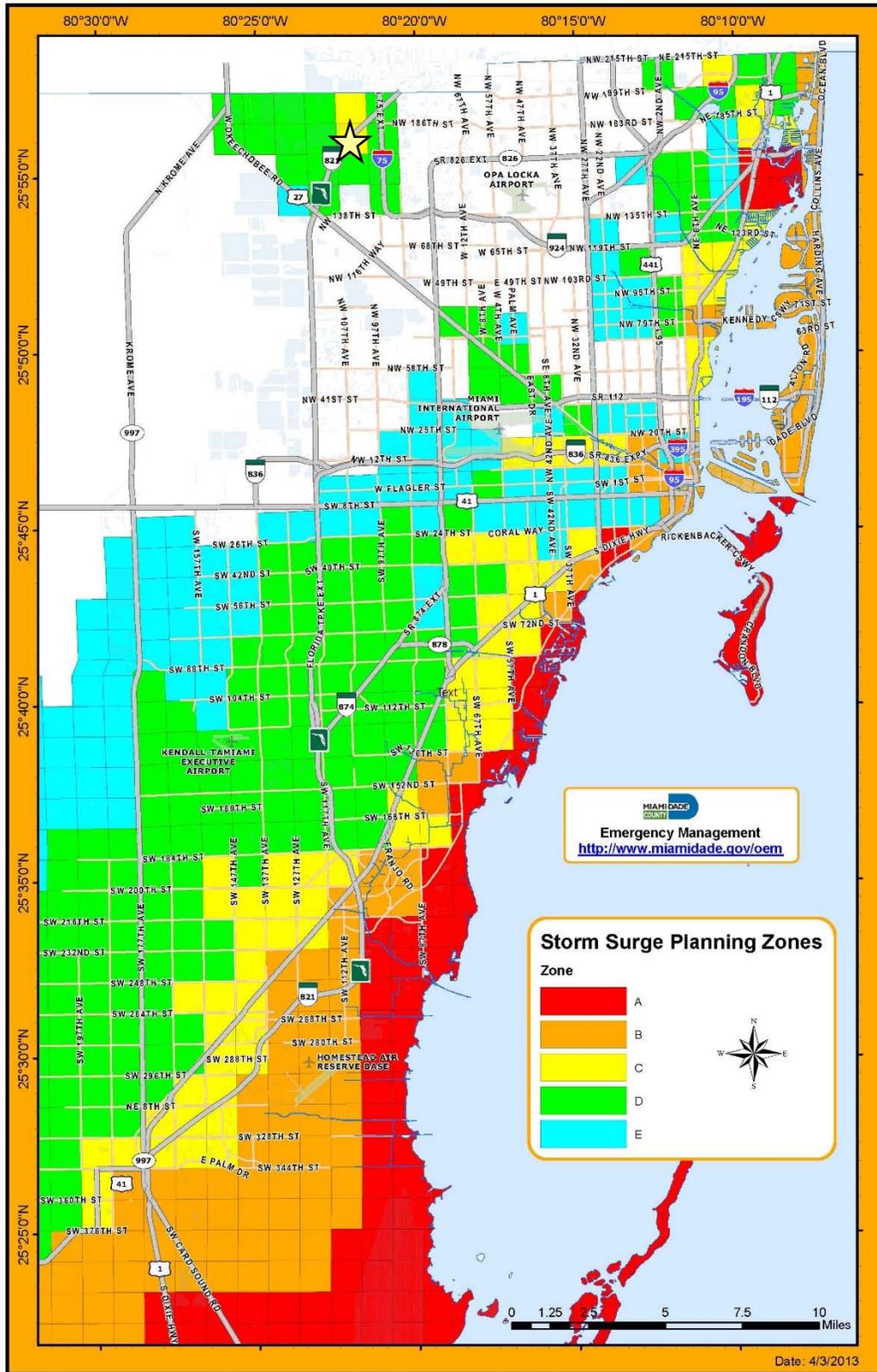
- A. 1. Identify any residential development proposed within the hurricane vulnerability zone delineated in the applicable regional hurricane evacuation study, regional public hurricane shelter study or adopted county peacetime emergency plan. If so, delineate the proposed development's location on the appropriate county and/or regional hurricane evacuation map and respond to questions B.(1) and B.(2) below. Proposed mobile home and park trailer developments should answer question B.(1), regardless of location, or answer questions B.(1) and B.(2) below, if proposed within the hurricane vulnerability zone or the high hazard hurricane evacuation area.**

In April of 2013, the Miami-Dade County Department of Emergency Management updated their Hurricane Evacuation Map which provides Hurricane Storm Surge Planning Zones across Miami-Dade County (categorized as **Planning Zones A through E**) which are depicted on attached **Exhibit 23-1A**. The Hurricane Storm Surge Planning Zones are used to identify the risk of storm surge throughout the entire county, and are based upon an updated generation of the SLOSH Model. As a storm is approaching, Miami-Dade County Emergency Management will identify which areas should evacuate for that particular storm.

A description of the Storm Surge Planning Zones are outlined below.

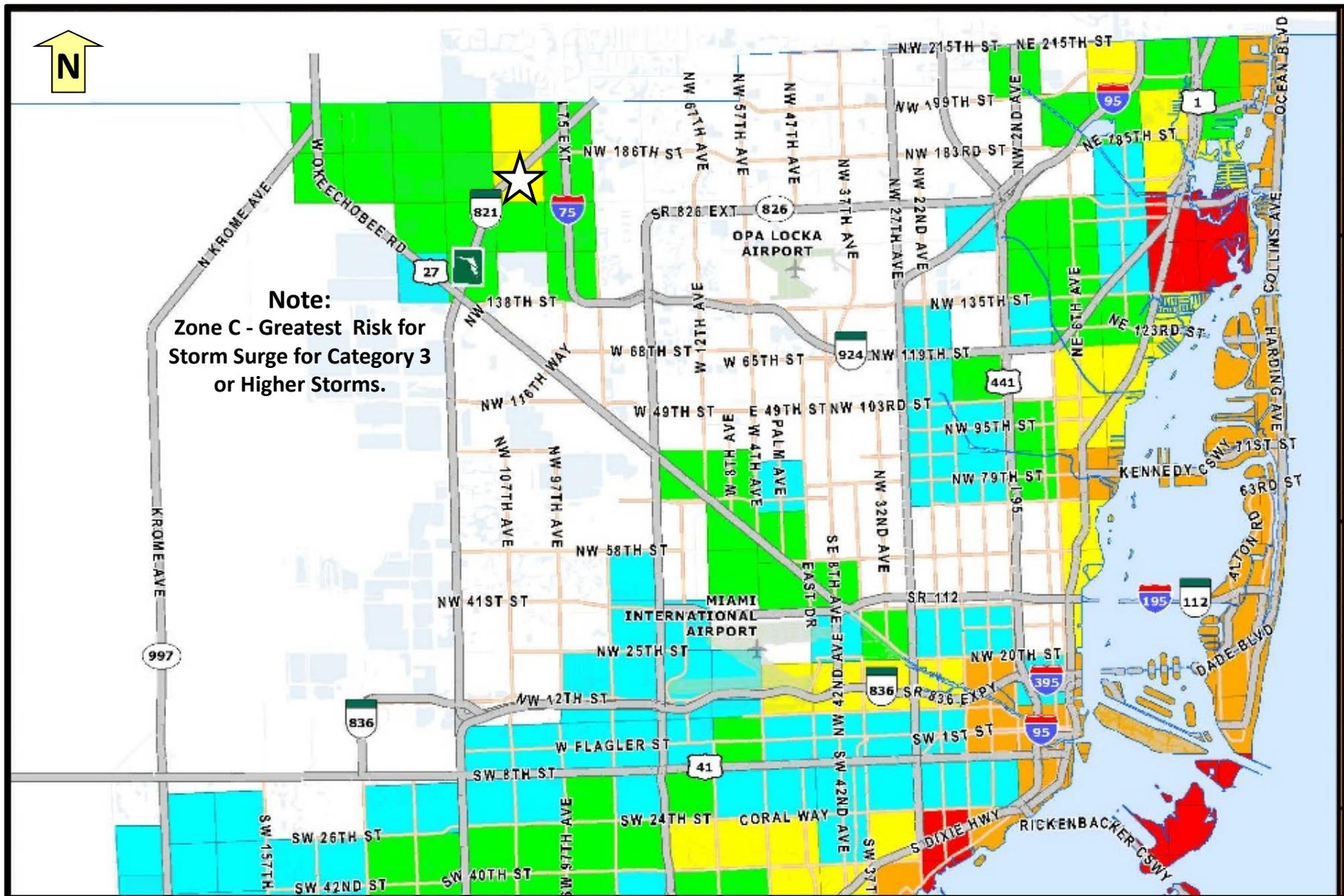
- **Zone A** is at greatest risk for storm surge for Category 1 and higher storms.
- **Zone B** is at greatest risk for storm surge for Category 2 and higher storms.
- **Zone C** is at greatest risk for storm surge for Category 3 and higher storms.
- **Zone D** is at greatest risk for storm surge for Category 4 and higher storms.
- **Zone E** is at greatest risk for storm surge from Category 5 storms.

**Exhibit 23-1B** has been prepared to illustrate the Hurricane Storm Surge Planning Zones for the northern portion of the County which includes the CDMP Amendment Site for **The Graham Companies**. The Amendment project area lies generally east of the HEFT, west of I-75, north of NW 170 Street and south of NW 186 Street. This exhibit identifies that the CDMP Amendment Site is located within Storm Surge Planning **Zone C** which is at risk for storm surge under Category 3 storms or higher. The CDMP Amendment property is currently unimproved and has not yet been developed or graded to meet current flood elevation standards. When improvements are provided on-site and the property has addressed all flood elevation standards, the site should be able to qualify for Storm Surge Planning **Zone D** consistent with adjacent properties.



The Graham Companies – Amendment Site Location  
 Zone C

Exhibit 23-1A  
 Miami-Dade County Storm Surge Planning Zones  
 The Graham Companies



**★ The Graham Companies – Amendment Site Location – Zone C**

Note – Northern View of the Miami-Dade Emergency Management Storm Surge Planning Zones Map – Dated 4-3-2013

Exhibit 23-1B  
Miami-Dade County Storm Surge Planning Zones  
The Graham Companies

Source: Cathy Sweetapple & Associates

- A. 2. Identify any hotel/motel or recreational vehicle/travel trailer development proposed within the high hazard hurricane evacuation area delineated in the applicable regional hurricane evacuation study, regional public hurricane shelter study, or adopted county peacetime emergency plan. If present, delineate the proposed development's location on the appropriate county or regional hurricane evacuation map and answer questions B.(1) and B.(2) below.**

The CDMP Amendment for the Graham Companies may include up to 1600 future hotel rooms as part of the retail or business park uses to complement the adjacent neighboring development. None of these uses would be located in a “high hazard hurricane evacuation area”.

- A. 3. Identify whether the proposed development is location in a designated special hurricane preparedness district.**

The CDMP Amendment for the Graham Companies is not located in a designated special hurricane preparedness district.

- B. 1. For each phase of the development, determine the development's public hurricane shelter space requirements based on the behavioral assumptions identified in the applicable regional study or county plan. Identify the existing public hurricane shelter space capacity during the one hundred year or category three hurricane event within the county where the development is being proposed and indicate whether the county has a deficit or surplus of public hurricane shelter space during the one hundred year or category three hurricane event.**

Based upon the information provided in the **2014 Statewide Emergency Shelter Plan** dated January 31, 2014, the hurricane evacuation center capacity for Miami-Dade County consists of **76,470** public shelter spaces with a demand for **61,894** shelter spaces and a surplus of **14,576** Shelter Spaces as outlined in **Table B.1.** below. The Shelter Capacity includes accommodations for Standard Shelter Space and Special Needs Shelter Space also outlined in **Table B.1.** below.

**Table B.1.**

<b>Shelter Space</b>	<b>Capacity</b>	<b>Demand</b>	<b>Surplus</b>
Standard Shelter Space	<b>73,162</b>	<b>59,177</b>	<b>13,985</b>
Special Needs Shelter Space	<b>3,308</b>	<b>2,717</b>	<b>591</b>
<b>Total</b>	<b>76,470</b>	<b>61,894</b>	<b>14,576</b>
<b>CDMP Amendment Demand</b>		<b>1,981</b>	<b>-1981</b>
<b>Total with Amendment</b>		<b>63,875</b>	<b>12,595 – Updated Surplus</b>

The Applicant has estimated the public shelter demand for **2,000 dwelling units and 1600 hotel rooms** as presented in **Tables 23-1 and 23-2.** The analysis demonstrates a potential demand for **1981 shelter spaces** (as outlined in **Table 23-2**) when 80% of the proposed dwelling units and 70% of the proposed hotel rooms seek shelter in Miami-Dade County for a Category 3 or higher storm. The Applicant has utilized the data and analysis provided in the *Florida Statewide Regional Evacuation Studies Program* which includes the participation rates for Category 3 Storms, the persons per dwelling unit, the percent of evacuees to local public shelters, the persons per hotel room, the updated seasonal occupancy of hotel rooms during hurricane season and the updated persons per hotel room to develop the estimated shelter demand. Given the peak demand results from **Table 23-2** that forecasts a demand for **1981** shelter spaces from the proposed 2000 dwelling units and the potential for 1600 hotel rooms for the Graham Amendment Site, Miami-Dade County will still have a **12,595** public shelter space surplus under Evacuation Level C.

**TABLE 23-1**

**The Graham Companies - CDMP Amendment  
HURRICANE EVACUATION TRAFFIC ANALYSIS - 2000 DU for Category 3 Analysis**

Evacuation Vehicles Generated by Project								
Dwelling Units	<b>2000</b>	residential du's						
Hotel Units	<b>1600</b>	hotel rooms						
Evacuation Participation Rate for Category 3	<b>60%</b>	of units		<i>Source: Table IIIB-1, Volume 1-11 South Florida, Appendix IIIB - Miami-Dade County Planning Assumptions</i>				
Out of County Evacuation Rates	50%	of units		<i>Source: Table IIIB-2, Volume 1-11 South Florida, Appendix IIIB - Miami-Dade County Planning Assumptions</i>				
Vehicles per Dwelling Unit	1.65	vehicles per permanent unit		<i>Source: Table MDTAZ, Volume 1-11 South Florida</i>				
Vehicles per Hotel Unit	1.05	vehicles per occupied seasonal unit		<i>Source: Table MDTAZ, Volume 1-11 South Florida</i>				
Evacuation Vehicle Usage Rate	70%	of permanent unit vehicles		<i>Source: Table IIIB-3, Volume 1-11 South Florida, Appendix IIIB - Miami-Dade County Planning Assumptions</i>				
	100%	of seasonal unit vehicles						
Seasonal Unit Occupancy Levels	75%	occupancy during Hurricane Season		<i>Source: Table MDTAZ, Volume 1-11 South Florida</i>				
Evacuation Vehicles Generated by Project		<b>Category 3</b>						
		<b>2646</b>	Evac Vehicles	[DU*60%*1.65 veh/du*70% veh usage] + [Rooms*1.05 veh/rm*100% veh usage*75% seasonal occupancy]				
Public Shelter Demand Generated by Project								
People per Unit	2.86	people per permanent unit		<i>Source: Table MDTAZ, Volume 1-11 South Florida</i>				
	1.46	people per occupied seasonal unit		<i>Source: Table MDTAZ, Volume 1-11 South Florida</i>				
Percent of Evacuees to Local Public Shelter	5%	of permanent resident evacuees		<i>Source: Table IIIB-4, Volume 1-11 South Florida, Appendix IIIB - Miami-Dade County Planning Assumptions</i>				
Percent of Evacuees to Friend/Relative Refuge	65%	to local homes of friends/relatives		<i>Source: Table IIIB-5, Volume 1-11 South Florida, Appendix IIIB - Miami-Dade County Planning Assumptions</i>				
Percent of Evacuees to Hotel-Motels	20%	to hotel-motels		<i>Source: Table IIIB-6, Volume 1-11 South Florida, Appendix IIIB - Miami-Dade County Planning Assumptions</i>				
Public Shelter Demand Generated by Project		<b>Category 3</b>						
		<b>1924</b>	Shelter Demand	[DU*60%*2.86 per/du*5% to shelter] + [Rooms*75% season occupancy*1.46 per/rm]				
Evacuation Vehicles as Percent of LOS E Directional Service Volume under Category 3								
Designated Evacuation Routes								
	<b>10L FWY HEFT SO Site</b>	<b>10L FWY HEFT NO Site</b>	<b>10L FWY I-75 NO HEFT</b>	<b>10L FWY I-75 SO HEFT</b>	<b>8L FWY Palmetto NO Gratigny</b>	<b>10L FWY Palmetto SO Gratigny</b>	<b>6L FWY Gratigny</b>	
Percent of Evacuation Traffic Using Adjacent Evacuation Road Network	<b>15.00%</b>	<b>25.00%</b>	<b>25.00%</b>	<b>15.00%</b>	<b>5.00%</b>	<b>5.00%</b>	<b>5.00%</b>	<b>0.00%</b>
Evacuation Vehicles by Route	397 vehicles	662 vehicles	662 vehicles	397 vehicles	132 vehicles	132 vehicles	132 vehicles	0 vehicles
Highest Hourly Contribution of Evacuation Traffic as a % of Total Evacuation Traffic Based on Medium Behavioral Response Curve	<b>30.00%</b>	<b>30.00%</b>	<b>30.00%</b>	<b>30.00%</b>	<b>30.00%</b>	<b>30.00%</b>	<b>30.00%</b>	<b>0.00%</b>
Highest Hourly Contribution of Evacuation Traffic by Route from Project	119 vehicles	198 vehicles	198 vehicles	119 vehicles	40 vehicles	40 vehicles	40 vehicles	0 vehicles
<b>Maximum Directional LOS E Service Volume per Evacuation Route</b>	<b>10,360</b> veh per hour	<b>10,360</b> veh per hour	<b>10,360</b> veh per hour	<b>10,360</b> veh per hour	<b>8,220</b> veh per hour	<b>10,360</b> veh per hour	<b>6,080</b> veh per hour	1860 veh per hour
<b>Maximum Hourly Evacuation Vehicles as a % of LOS E Hourly Directional Service Volume</b>	<b>1.15%</b>	<b>1.92%</b>	<b>1.92%</b>	<b>1.15%</b>	<b>0.48%</b>	<b>0.38%</b>	<b>0.65%</b>	<b>0.00%</b>

**TABLE 23-2**

**The Graham Companies - CDMP Amendment**

**HURRICANE EVACUATION TRAFFIC ANALYSIS - 2000 DU for Category 3 Analysis**

Evacuation Vehicles Generated by Project								
Dwelling Units	<b>2000</b>	residential du's						
Hotel Units	<b>1600</b>	hotel rooms						
Evacuation Participation Rate for Category 3	<b>80%</b>	of units		<i>Source : Table IIIB-1, Volume 1-11 South Florida, Appendix IIIB - Miami-Dade County Planning Assumptions</i>				
Out of County Evacuation Rates	50%	of units		<i>Source : Table IIIB-2, Volume 1-11 South Florida, Appendix IIIB - Miami-Dade County Planning Assumptions</i>				
Vehicles per Dwelling Unit	1.65	vehicles per permanent unit		<i>Source : Table MDTAZ, Volume 1-11 South Florida</i>				
Vehicles per Hotel Unit	1.05	vehicles per occupied seasonal unit		<i>Source : Table MDTAZ, Volume 1-11 South Florida</i>				
Evacuation Vehicle Usage Rate	70%	of permanent unit vehicles		<i>Source : Table IIIB-3, Volume 1-11 South Florida, Appendix IIIB - Miami-Dade County Planning Assumptions</i>				
	100%	of seasonal unit vehicles						
Seasonal Unit Occupancy Levels	75%	occupancy during Hurricane Season		<i>Source : Table MDTAZ, Volume 1-11 South Florida</i>				
Evacuation Vehicles Generated by Project		<b>Category 3</b>						
		<b>3108</b>	Evac Vehicles	[DU*80%*1.65 veh/du*70% veh usage] + [Rooms*1.05 veh/rm*100% veh usage*75% seasonal occupancy]				
Public Shelter Demand Generated by Project								
People per Unit	2.86	people per permanent unit		<i>Source : Table MDTAZ, Volume 1-11 South Florida</i>				
	1.46	people per occupied seasonal unit		<i>Source : Table MDTAZ, Volume 1-11 South Florida</i>				
Percent of Evacuees to Local Public Shelter	5%	of permanent resident evacuees		<i>Source : Table IIIB-4, Volume 1-11 South Florida, Appendix IIIB - Miami-Dade County Planning Assumptions</i>				
Percent of Evacuees to Friend/Relative Refuge	65%	to local homes of friends/relatives		<i>Source : Table IIIB-5, Volume 1-11 South Florida, Appendix IIIB - Miami-Dade County Planning Assumptions</i>				
Percent of Evacuees to Hotel-Motels	20%	to hotel-motels		<i>Source : Table IIIB-6, Volume 1-11 South Florida, Appendix IIIB - Miami-Dade County Planning Assumptions</i>				
Public Shelter Demand Generated by Project		<b>Category 3</b>						
		<b>1981</b>	Shelter Demand	[DU*80%*2.86 per/du*5% to shelter] + [Rooms*75% season occupancy*1.46 per/rm]				
Evacuation Vehicles as Percent of LOS E Directional Service Volume under Category 3								
Designated Evacuation Routes								
	<b>10L FWY HEFT SO Site</b>	<b>10L FWY HEFT NO Site</b>	<b>10L FWY I-75 NO HEFT</b>	<b>10L FWY I-75 SO HEFT</b>	<b>8L FWY Palmetto NO Gratigny</b>	<b>10L FWY Palmetto SO Gratigny</b>	<b>6L FWY Gratigny</b>	
Percent of Evacuation Traffic Using Adjacent Evacuation Road Network	<b>15.00%</b>	<b>25.00%</b>	<b>25.00%</b>	<b>15.00%</b>	<b>5.00%</b>	<b>5.00%</b>	<b>5.00%</b>	<b>0.00%</b>
Evacuation Vehicles by Route	466 vehicles	777 vehicles	777 vehicles	466 vehicles	155 vehicles	155 vehicles	155 vehicles	0 vehicles
Highest Hourly Contribution of Evacuation Traffic as a % of Total Evacuation Traffic Based on Medium Behavioral Response Curve	<b>30.00%</b>	<b>30.00%</b>	<b>30.00%</b>	<b>30.00%</b>	<b>30.00%</b>	<b>30.00%</b>	<b>30.00%</b>	<b>0.00%</b>
Highest Hourly Contribution of Evacuation Traffic by Route from Project	140 vehicles	233 vehicles	233 vehicles	140 vehicles	47 vehicles	47 vehicles	47 vehicles	0 vehicles
<b>Maximum Directional LOS E Service Volume per Evacuation Route</b>	<b>10,360</b> veh per hour	<b>10,360</b> veh per hour	<b>10,360</b> veh per hour	<b>10,360</b> veh per hour	<b>8,220</b> veh per hour	<b>10,360</b> veh per hour	<b>6,080</b> veh per hour	1860 veh per hour
<b>Maximum Hourly Evacuation Vehicles as a % of LOS E Hourly Directional Service Volume</b>	<b>1.35%</b>	<b>2.25%</b>	<b>2.25%</b>	<b>1.35%</b>	<b>0.57%</b>	<b>0.45%</b>	<b>0.77%</b>	<b>0.00%</b>

- B. 2. For each phase of the development, determine the number of evacuating vehicles the development would generate during a hurricane evacuation event based on the transportation and behavioral assumptions identified in the applicable regional study or county plan. Identify the nearest designated hurricane evacuation route and determine what percentage of level of service E hourly directional and maximum service volume the project will utilize.**

**Figure 7** from the Transportation Element of the Miami-Dade County CDMP identifies the designated hurricane evacuation routes for the entire County as depicted on **Exhibit 23-2A**. **Exhibit 23-2B** has been prepared to illustrate the hurricane evacuation routes for the northern portion of the County which are located adjacent to the CDMP Amendment Site for **The Graham Companies**. The hurricane evacuation routes adjacent to and serving the Amendment Site include the HEFT, I-75, SR-826, Okeechobee Road and SR-924/Gratigny Parkway.

**Tables 23-1** and **23-2** have been prepared to calculate the estimated traffic impact from the residential and hotel traffic (generated by the Amendment Site) that are likely to participate in some form of hurricane evacuation activity based upon the following two scenarios:

**Scenario 1** – the evacuation of **60%** of the residential units and **100%** of the hotel trips; and

**Scenario 2** – the evacuation of **80%** of the residential units and **100%** of the hotel trips based upon the Miami-Dade County evacuation rates for a Category 3 storm under a Category 3 Evacuation Zone (pursuant to *Table IIIB-1, Volume 1-11 from the Statewide Regional Evacuation Studies Program*).

**100%** of the occupied hotel rooms were assumed to evacuate under both scenarios. Projected traffic distribution percentages to the designated hurricane evacuation routes are provided on the attached **Exhibit 23-3**. The percentage of project traffic estimated to use these designated evacuation routes at project buildout is provided in **Table 23-1** and **Table 23-2**. Also provided are the calculations of the evacuation project traffic as a percent of the **Level of Service E** hourly directional maximum service volumes, which are illustrated on **Exhibit 23-4**.

Using the socioeconomic and behavioral assumptions from the Statewide Regional Evacuation Study Program, the proposed CDMP Amendment under Scenario 1 will add an estimated **2646** evacuating vehicles to the adjacent roadway network under Evacuation Level C.

Using the socioeconomic and behavioral assumptions from the Statewide Regional Evacuation Study Program, the proposed CDMP Amendment under Scenario 2 will add an estimated **3108** evacuating vehicles to the adjacent roadway network under Evacuation Level C.

The Applicant has utilized the updated participation rates for Category 3 Storms, the updated vehicles per dwelling unit, the updated vehicle usage rate for dwelling units during hurricanes, the updated vehicles per hotel room and the updated seasonal occupancy of hotel rooms during hurricane season to develop the estimate of evacuation vehicles. To calculate the development's maximum **hourly** contribution to the evacuation network, the Applicant has used 30% as the highest hourly percentage of evacuees loading the roadway network based upon the behavioral assumptions from the prior hurricane study for Miami-Dade County.

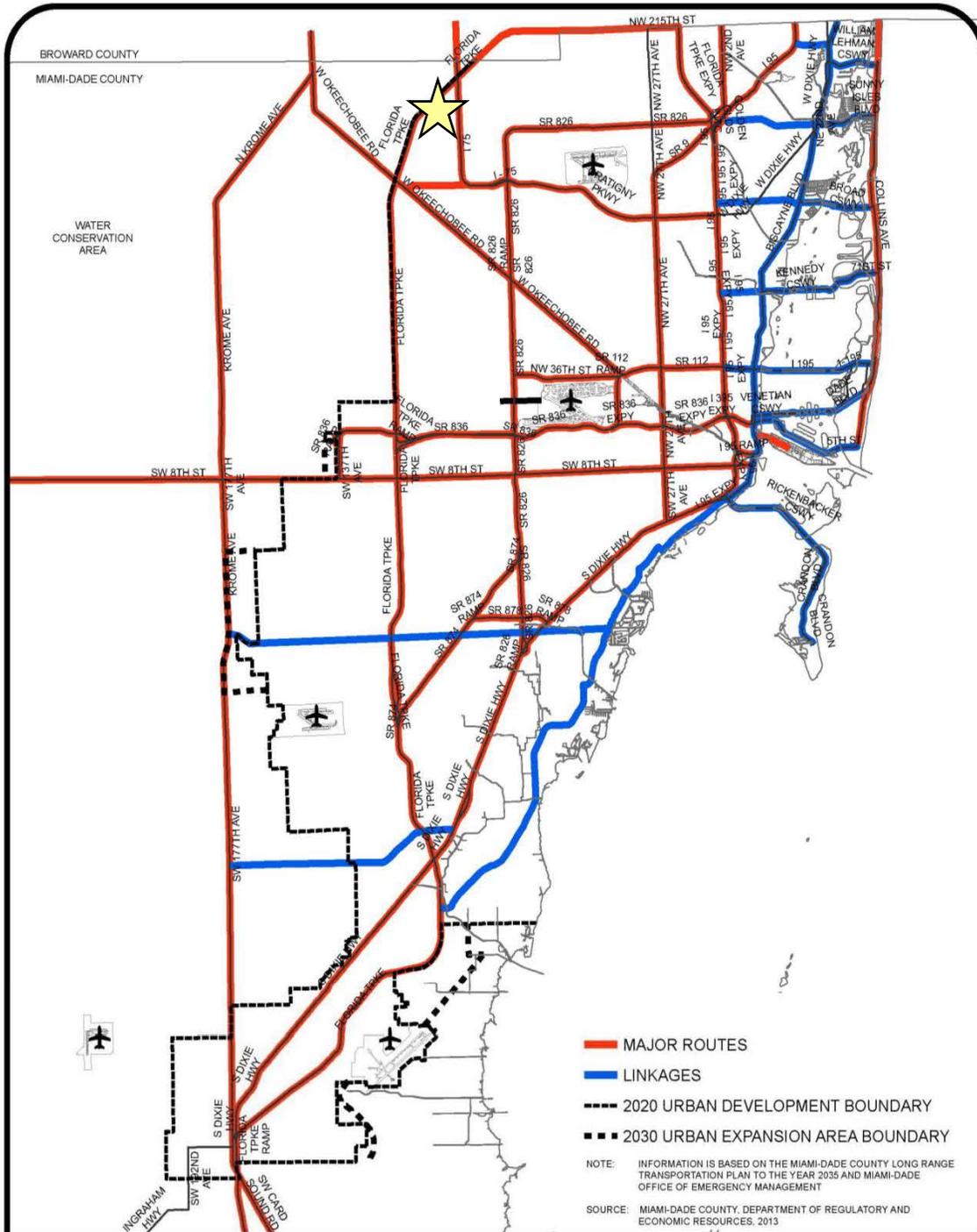
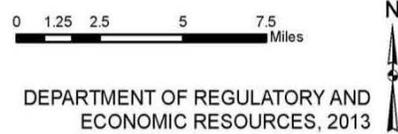


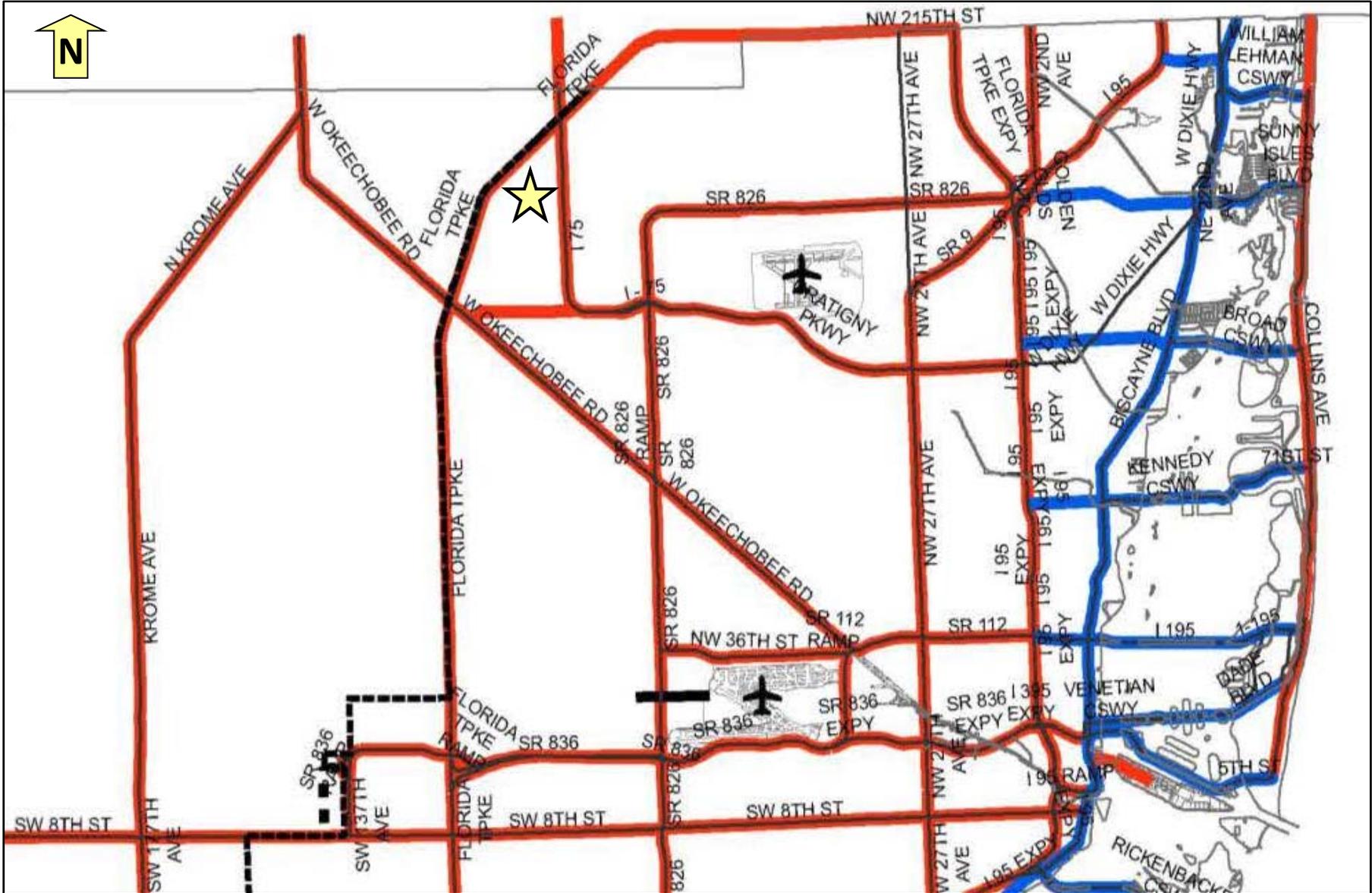
Figure 7  
**DESIGNATED EVACUATION ROUTES 2030**



 The Graham Companies  
 Amendment Site Location

II-28

Exhibit 23-2A  
 Designated Evacuation Routes  
 The Graham Companies

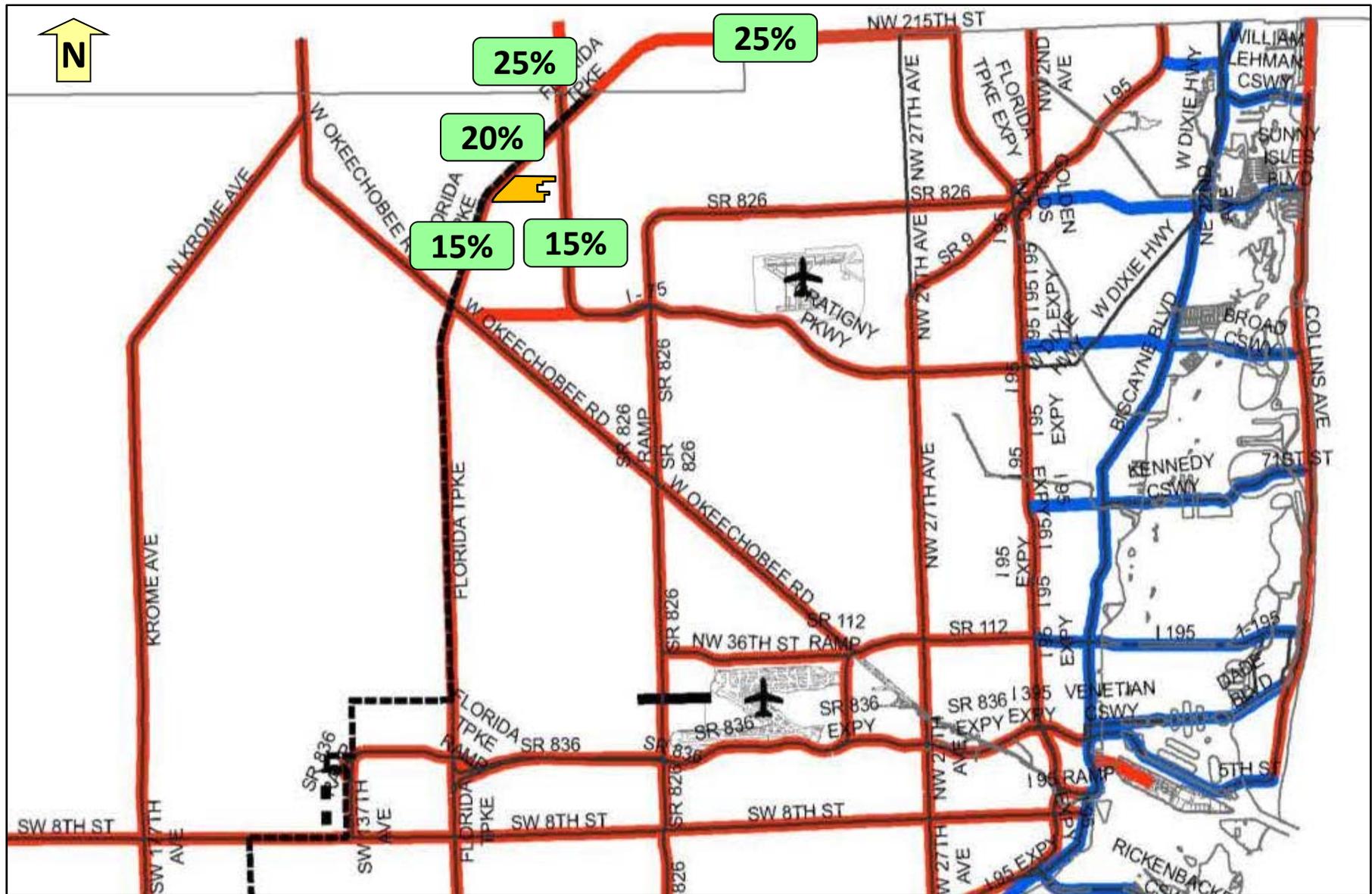


### The Graham Companies – Amendment Site Location

Note – Northern View of the Designated Evacuation Routes from the Transportation Element of the CDMP

Exhibit 23-2B  
 Designated Evacuation Routes  
 The Graham Companies

Source: Cathy Sweetapple & Associates



25%

25%

20%

15%

15%

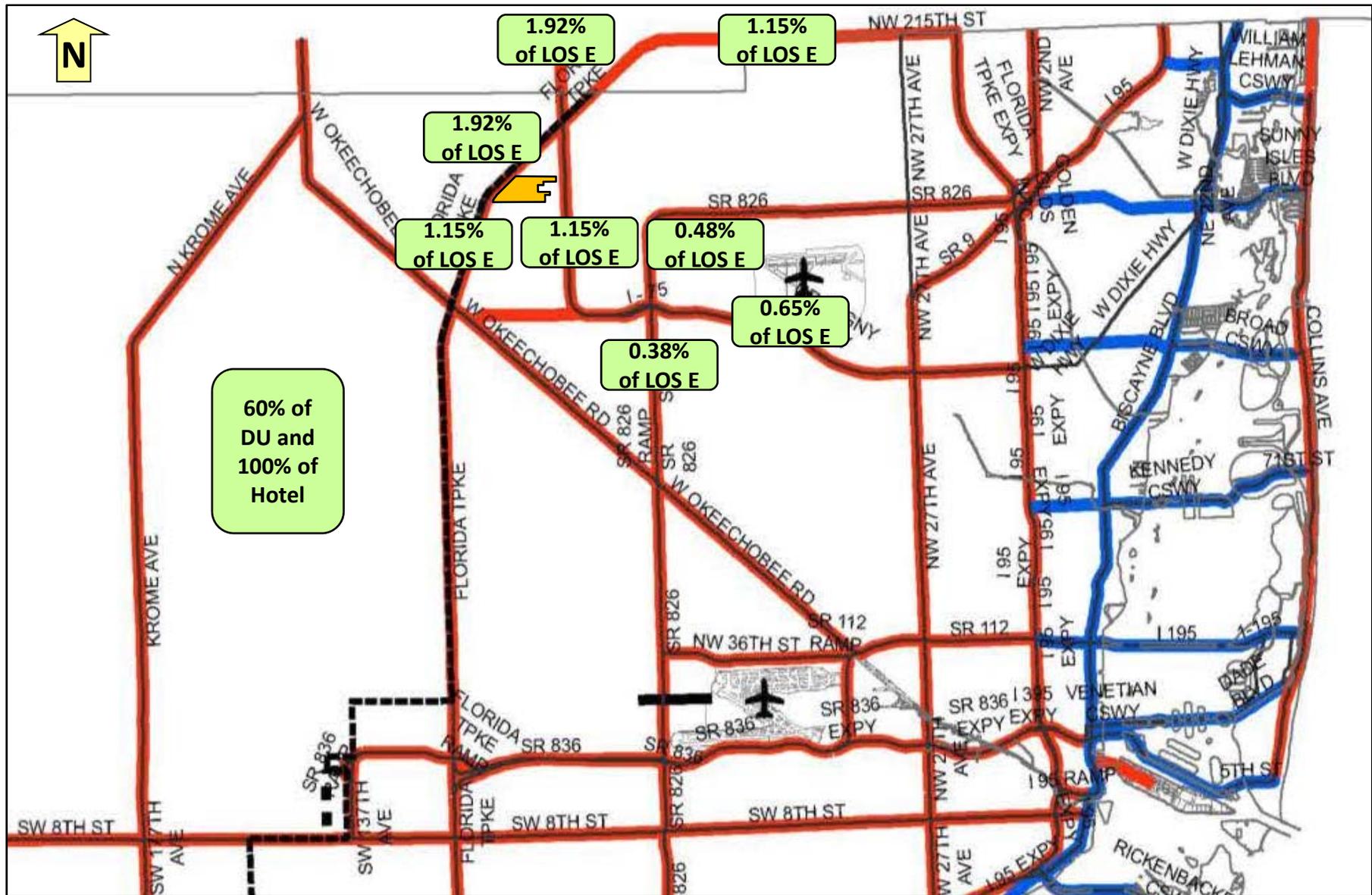


The Graham Companies – Amendment Site Location

Exhibit 23-3  
Hurricane Evacuation Distribution for Project Traffic  
The Graham Companies

XX.X%

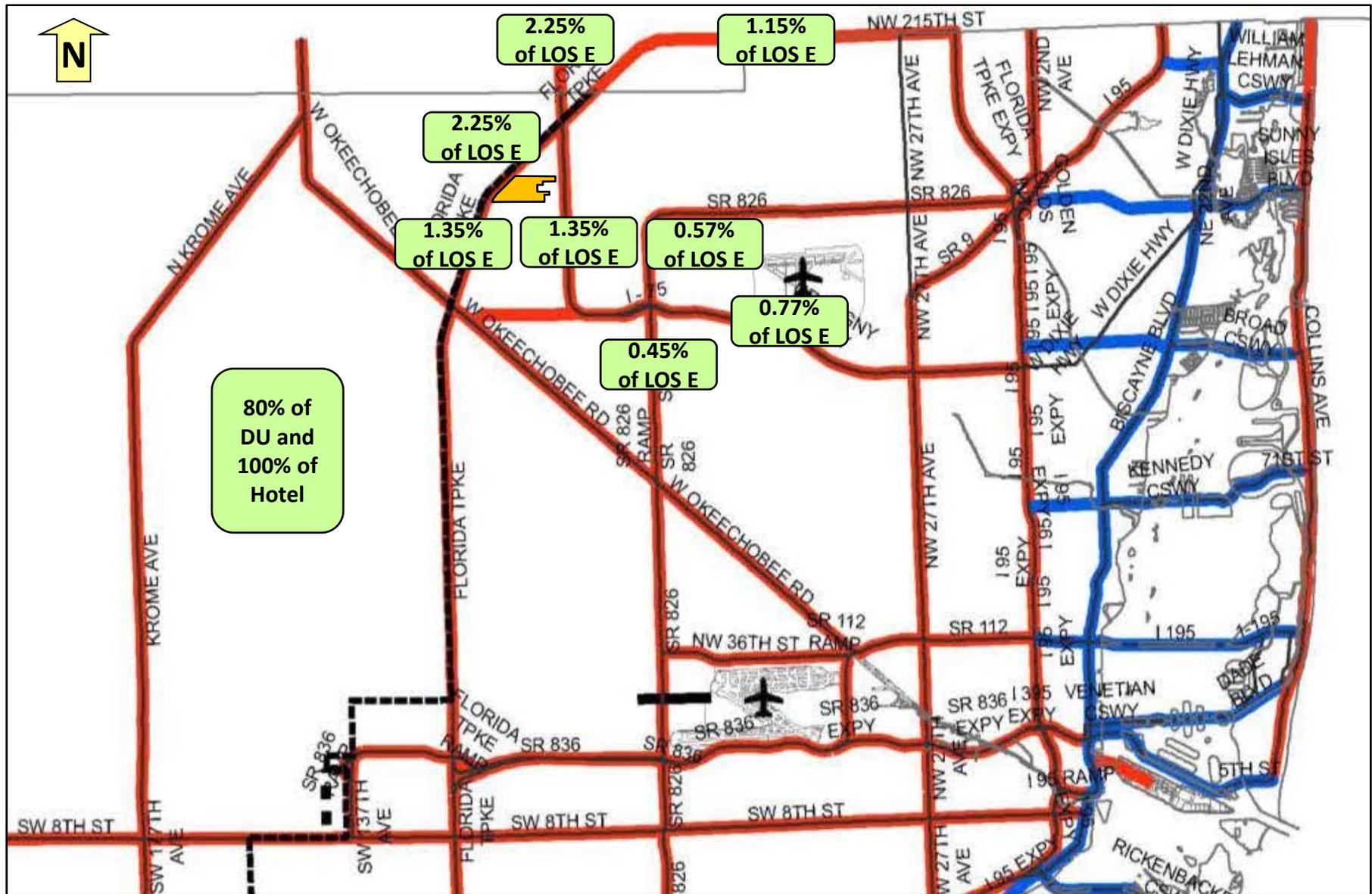
Graham Companies Hurricane Evacuation Distribution for Year 2040



The Graham Companies – Amendment Site Location

XX.X%

Graham Companies Hurricane Evacuation Distribution for Year 2040



The Graham Companies – Amendment Site Location

XX.X%

Graham Companies Hurricane Evacuation Distribution for Year 2040

Exhibit 23-5  
Hurricane Evacuation Distribution for Project Traffic  
The Graham Companies

Those roadways designated as official evacuation routes (pursuant to Figure 7 of the Transportation Element in the adopted CDMP) were analyzed to determine if the proposed development's evacuation traffic would utilize **25 percent or more** of the evacuation route's LOS E hourly directional maximum service volume (MSV). If the evacuation traffic were to exceed 25% or more of the LOS E directional MSV, it would be found to have a material adverse effect on the local area's evacuation network. **Tables 23-1 and 23-2** provide the calculations to show the maximum hourly evacuation vehicles as a % of the LOS E hourly directional service volume. The evacuation traffic from the CDMP Amendment was found **not to exceed 25 percent or more** of the evacuation route's LOS E hourly directional maximum service volume. See attached **Figures 23-4 and 23-5** to illustrate the CDMP Amendment evacuation traffic as a percent of the LOS E directional maximum service volume.

- Evacuation vehicles assigned to HEFT south of NW 170 Street = 1.35% of the LOS E MSV;
- Evacuation vehicles assigned to HEFT north of NW 170 Street = 2.25% of the LOS E MSV;
- Evacuation vehicles assigned to HEFT east of I-75 = 1.15% of the LOS E MSV;
- Evacuation vehicles assigned to I-75 north of HEFT = 2.25% of the LOS E MSV;
- Evacuation vehicles assigned to I-75 south of HEFT = 1.35% of the LOS E MSV;

The evacuation traffic assignments from the DRI are not anticipated to impact clearance times for Miami-Dade County road segments in the north and northeast part of the county. These segments will meet the overall evacuation clearance times on which the county bases its evacuation decision making. The proposed CDMP Amendment will have little to no impact on the bottlenecks in the other parts of the county.

**C. Identify and describe any action(s) or provisions that will be undertaken to mitigate impacts on hurricane preparedness.**

Based on the analyses performed in **Tables 23-1 and 23-2** – the CDMP Amendment Evacuation Traffic will not utilize 25 percent or more of the evacuation route's LOS E hourly directional maximum service volume and therefore no additional mitigation is required.

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## *Question 25 – Police and Fire Protection*

- A. If police/fire services, facilities or sites will be dedicated or otherwise provided on-site, describe them, specify any conditions of dedication and locate on Map H.**

The police facilities located in the area surrounding the Graham Application Area are:

- Miami-Dade Police Department (MDPD) Northwest District Station – 5975 Miami Lakes Drive, Miami Lakes, FL 33014

The fire facilities located in the area surrounding the Graham Application Area are:

- Miami-Dade Fire Rescue (MDFR) Palm Springs North Station 44 – 7700 NW 186 Street, Miami, FL 33015
- MDFR Miami Lakes West Station 64 – 8205 Commerce Way, Miami, FL
- MDFR Miami Lakes Station 1 – 16699 NW 67 Avenue, Miami Lakes, FL 33014

- B. Provide correspondence from the appropriate providers acknowledging notice of the proposed development and phasing, and indicating whether present facilities and manpower are capable of serving the project or specifying the additional manpower/equipment necessary to serve the development. If the provider is from another jurisdiction, the letter should also identify any non facility related problems in providing said service.**

**Exhibit 25-1, Letters to Miami-Dade Police Department and Miami-Dade Fire Rescue Department**, address the respective agencies' abilities and commitments to provide police and fire rescue services for the Project.

**Exhibit 25-1**  
**LETTERS TO MIAMI-DADE POLICE DEPARTMENT AND MIAMI-DADE**  
**FIRE RESCUE DEPARTMENT**

## Slavens, Tracy R (MIA - X27642)

---

**From:** Hedrick, Keith P. <kphedrick@mdpd.com>  
**Sent:** Wednesday, November 18, 2015 8:47 AM  
**To:** Slavens, Tracy R (MIA - X27642)  
**Cc:** Lauton, Suzanne C.; Rock, Darin  
**Subject:** RE: Graham Properties CDMP Amendment Application Analysis

Ms. Slavens,

We received your request for evaluation on the impact of police services for the Graham Properties and American Dream Mall (ADM) projects yesterday. As we discussed, these projects are very large in scale and require careful planning and analysis from all involved. The MDPD will evaluate the impact on police service to the community, and provide a response. However, at this time, we are unable to provide specific information regarding the impact on police services. We look forward to working with the Applicant and the ADM in the future development of this area.

We look forward to meeting with you and the applicant in the near future to discuss these matters.

- The location of our existing stations/substations near the projects is the **Northwest District located at 5975 Miami Lakes Drive East.**

Please contact me if I can be of any further assistance,  
Keith

Sergeant Keith Hedrick  
Miami-Dade Police Department  
Office of the Deputy Director  
Strategic Planning and Development Section  
305-471-3130

**From:** Tracy.Slavens@hkklaw.com [mailto:Tracy.Slavens@hkklaw.com]  
**Sent:** Tuesday, November 17, 2015 11:18 AM  
**To:** Hedrick, Keith P. <kphedrick@mdpd.com>  
**Subject:** Graham Properties CDMP Amendment Application Analysis

Good morning Sgt. Hedrick,

As a follow up to my request for analysis of police and emergency services in connection with the forthcoming application to amend the Comprehensive Development Master Plan ("CDMP") on behalf of Graham Properties, I would like to clarify what the Applicant is requesting at this time. As noted, Graham Properties is applying for the approval of an amendment to the CDMP for +/-339 acres located generally east of the Homestead Extension of Florida's Turnpike and north of NW 170 Street in un-incorporated Miami-Dade County for the development of 2,000 multi-family dwelling units (rental only), 1,000,000 square feet of commercial use, and 3,000,000 square feet of business park use. This property is south of the land that will be developed by American Dream Mall (ADM). The ADM will be a separate but concurrently filed application.

The Applicant is seeking to provide Miami-Dade County Planning with an initial analysis of the impacts of its project. We understand that this is a very early point in the process to make this request but it is our intent start working with MDPD

up front to ensure that services can be provided to the future residents of and workers within the project and as it ties in with ADM. As such, we would appreciate it if you could please provide us with the following:

Location of existing stations/substations.

- Anticipated estimated manpower needed to provide services to 2,000 multi-family dwelling units (rental only), 1,000,000 square feet of commercial use, and 3,000,000 square feet of business park use (please acknowledge that this is only an estimate).
- Whether it may be necessary to establish a police substation within or near the subject property and/or ADM.
- An indication of MDPD's availability to work with the Applicant and the ADM to ensure that sufficient services and infrastructure will be provided for the future development.

Thank you again for calling and for your assistance with this request.

Best,  
Tracy

**Tracy Slavens | Holland & Knight**  
Partner  
Holland & Knight LLP  
701 Brickell Avenue, Suite 3300 | Miami, FL 33131  
Phone 305.789.7642 | Fax 305.789.7799  
tracy.slavens@hklaw.com | www.hklaw.com

[Go to address book](#) | [View professional biography](#)

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Miami-Dade Fire Rescue Department  
Office of the Fire Chief  
9300 N.W. 41st Street  
Doral, Florida 33178-2414  
T 786-331-5000 F 786-331-5101

miamidade.gov

December 14, 2015

Tracy R. Slavens  
Holland & Knight, LLP  
701 Brickell Avenue  
Suite 3300  
Miami, FL 33131

**Re: Graham Properties CDMP Amendment Application – November 2015 Cycle  
Request for Confirmation of Availability of Fire Rescue Service**

Dear Ms. Slavens:

According to your letter dated November 16, 2015, Graham Properties (the "Applicant") is applying for the approval of an amendment to the Comprehensive Development Master Plan (CDMP) for +/-339 acres of land located east of the Homestead Extension of Florida's Turnpike and north of NW 170 Street in unincorporated Miami-Dade County (the "Property").

The Applicant is seeking to redesignate the Property from "Industrial and Office" to "Business Office" with an "Employment Center" overlay. Additionally, the Applicant intends to proffer a declaration of restrictions in connection with the application that will limit development to 2,000 multi-family dwelling units, 1,000,000 square feet of commercial use, and 3,000,000 square feet of business park use.

The letter states that the development of the Property is intended to both complement and support the nearby proposed American Dream along with Beacon Countyline projects. American Dream is large scale mall and theme park proposed on 225 acres of land near the southwest corner of Interstate 75 and the Homestead Extension of Florida's Turnpike in Miami-Dade County.

The proposed development by Graham Properties combined with the proposed American Dream and other adjoining developments will have a significant and detrimental impact to existing fire rescue service. MDFR recognizes that American Dream will have over 3 million square feet of retail, about 2 million square feet of entertainment and 2,000 hotel rooms.

As requested, MDFR evaluated your request seeking confirmation of availability of fire rescue service and its ability to provide the proposed project with adequate fire and emergency service.

Based on the development program, this project is expected to generate approximately **1,500** fire and rescue calls annually. The estimated number of alarms will **severely** impact existing fire and rescue service.

According to data retrieved during calendar year 2014, the average travel time to the vicinity of the proposed development was **12.48 minutes**. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to the vicinity of the proposed development does not comply with the performance objective of national industry.

According to the development information, the number of alarms forecasted for this project, along with the congested roadways within the area, will generate a severe impact on existing fire rescue service. Presently, there are no planned service expansions in the area of the Property. Under provisions of Chapter 33J of the Code of Miami-Dade County, all developments are deemed to create an impact and therefore create a demand for increased fire and rescue service capacity. As such, the cost of new facilities should be borne by new users to the extent new uses require new facilities.

To offset the cost, any application for development activity within Miami-Dade County Fire Rescue service area will be subjected to the imposition of a fire impact fee. As part of the project's proportionate share of impact fees, MDRR will require the dedication of a 2-acre parcel of land for the construction of a fire rescue station to serve the Property. All claims for contributions in-lieu of fee must be submitted to and approved by the Fire Chief prior to the issuance of any building permit intending to utilize the contribution in-lieu of impact fees.

Please contact Mr. Carlos Heredia, Planning Section Supervisor, at 786-331-4544, to discuss the location and configuration of a future Miami-Dade Fire Rescue Station within the Property.

Sincerely,



Dave Downey  
Fire Chief

/ch

## *Question 26 – Recreation and Open Space*

- A. Describe the recreational facilities and open space (including acreage) which will be provided on-site. Locate on Map H. Identify which of these areas or facilities will be open to the general public.**

Consistent with the Employment Center overlay, the Applicant proposes a minimum of 10 percent of each land use be devoted to public open spaces such as squares, parks, open spaces and trails. These open spaces will be directly accessible by a pedestrian-friendly street.

- B. Will the development remove from public access lands or waters previously used by residents of the region for hunting, fishing, boating or other recreation uses? Specify.**

No, the Project will not remove from public access lands or waters previously used by residents of the region for hunting, fishing, boating or other recreation uses.

- C. Will parks and open space be dedicated to the city or county? If not, who will maintain the facilities?**

The Applicant is planning for the establishment of numerous public and community-based open spaces and recreational areas. Any privately owned parks or open space will be maintained by a property owner's association or a similar entity.

- D. Please describe how the proposed recreation and open space plan is consistent with local and regional policies.**

The CDMP Parks, Recreation and Open Space Element Policy 2A requires a Level of Service (LOS) standard of 2.75 acres of local recreation open space per 1,000 residents. The Project seeks to develop up to 2,000 multi-family rental housing units. Based on the 2013 ASC 5-Year Estimates the average number of people per household in MSA 3.1 is 2.71 people per household. The Project needs to provide approximately 15 acres of recreation open space to be consistent with the adopted Level of Service Standard. However, as noted above, consistent with the Employment Center overlay the Project will exceed the LOS standard and will provide a minimum of 10 percent of each land use to be devoted to public open spaces such as squares, parks, open spaces and trails.

- E. Does the project have the potential for impacting a recreation trail designated pursuant to Chapter 260, F.S., and Chapter 16D-7, F.A.C.? If so, describe the potential impact.**

No, the Project does not have the potential for impacting a recreation trail designated pursuant to Chapter 260, F.S., and Chapter 16D-7, F.A.C.

## Question 27 – Education

- A. If the development contains residential units, estimate the number of school age children expected to reside in the development. Use class breakdowns appropriate to the area in which the development is located (specify on chart below).**

Based on a concurrency analysis prepared by the Miami-Dade County Public Schools (MDCPS) on November 16, 2015, which is attached as **Exhibit 27-1, Letter from Miami Dade County Public Schools**, the 2,000 multi-family residential units proposed by the Applicant are estimated to generate a total of 671 school age children; 291 elementary school, 187 middle school, and 193 senior high school students. The class breakdown of this distribution is provided in Table 27-1 below:

<b>TABLE 27-1 Number of School Age Children</b>			
2,000 multi-family units	Elementary	Middle	Senior High
<b>TOTAL NUMBER OF STUDENTS: 671</b>	291	187	193

There are 11 schools that would currently serve the proposed development, based on attendance boundaries. These include the following schools:

- Spanish Lake Elementary
- Bob Graham Education Center
- Palm Springs North Elementary
- Joella C. Good Elementary
- Hialeah Gardens Elementary
- Lawton Chiles Middle
- Barbara Goleman Senior

The current enrollment capacity for each of these schools is provided in **Exhibit 27-1, Letter from Miami Dade County Public Schools**. The capacity analysis prepared by MDCPS indicated a sufficient supply of available student stations to accommodate the new student demand at all grade levels. This capacity analysis is considered a snapshot in time and may change as enrollment fluctuates.

<sup>1</sup> Includes an impact reduction of 22.36% in student station for charter and magnet school (schools of choice) attendance per MDCPS.

**B. Will school facilities or sites be dedicated or otherwise provided on the site?**

The Applicant does not intend to dedicate a school site within the Property. However, MDCPS will receive impact fees from the Project in the estimated amount of \$3,060,000.00, as detailed in **Table 27-2, Estimated School Impact Fees** below. It is the desire of both the Applicant and MDCPS to utilize the impact fees collected in connection with the proposed development to improve the public school facilities in the surrounding area.

<b>Units</b>	<b>Average Square Footage</b>	<b>Fees Generated</b>
2,000 multi-family units	1,000	\$3,060,000.00
<b>Total Impact Fees</b>		<b>\$3,060,000.00</b>

*Note: Based on current MDCPS school impact fee formula (2015) of # units x (square footage x \$0.918 + \$612.00).*

**C. Attach a letter from the appropriate school board, acknowledging receipt of the estimated school age population information in (A) above, and providing a statement of what capital improvement adjustments would be necessary to accommodate these students.**

**Exhibit 27-1, Letter from Miami Dade County Public Schools**, provides the student station capacity analysis by school facility and grade level.

**Exhibit 27-1**  
**LETTER FROM MIAMI DADE COUNTY PUBLIC SCHOOLS**

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Superintendent of Schools  
Alberto M. Carvalho

Miami-Dade County School Board  
Perla Tabares Hantman, Chair  
Dr. Lawrence S. Feldman, Vice Chair  
Dr. Dorothy Bendross-Mindingall  
Susie V. Castillo  
Dr. Wilbert "Tee" Holloway  
Dr. Martin Karp  
Lubby Navarro  
Dr. Marta Pérez  
Raquel A. Regalado

November 16, 2015

**VIA ELECTRONIC MAIL**

Ms. Tracy Slavens, Esquire  
Holland & Knight  
701 Brickell Avenue, Suite 3000  
Miami, Florida 33131  
[tracy.slavens@hklaw.com](mailto:tracy.slavens@hklaw.com)

**RE: PUBLIC SCHOOL CONCURRENCY - INFORMATIONAL LETTER  
THE GRAHAM COMPANIES., C/O TRACY SLAVENS  
LOCATED NORTH OF NW 170 STREET AND THEORETICAL NW 107 AVENUE  
IA3015111201384 – FOLIO Nos.: 3020080010490, 3020090010240**

Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreements for Public School Facility Planning in Miami-Dade County, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (Schools Planning Level Review) for informational purposes only.

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed development would yield a maximum residential density of 2,000 multifamily units, which generate 671 students; 291 elementary, 187 middle and 193 senior high students. At this time, all school levels have sufficient capacity available to serve the application. A final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent. As such, this analysis does not constitute a Public School Concurrency approval.

Sincerely,

Ivan M. Rodriguez, R.A.  
Director

IMR:ir

L-257

Enclosure

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

Planning, Design & Sustainability

Ms. Ana Rijo-Conde, Deputy Chief Facilities & Eco-Sustainability Officer • 1450 N.E. 2nd Ave. • Suite 525 • Miami, FL 33132  
305-995-7285 • 305-995-4760 (FAX) • [arijo@dadeschools.net](mailto:arijo@dadeschools.net)



### Miami-Dade County Public Schools

#### Concurrency Management System Preliminary Concurrency Analysis

MDCPS Application Number: IA3015111201384 Local Government (LG): Miami-Dade  
 Date Application Received: 11/12/2015 11:13:01 AM LG Application Number: Informational Letter  
 Type of Application: Information Application Sub Type: Public  
 Applicant's Name: The Graham Companies, c/o Tracy Slavens, Holland  
 Address/Location: 701 Brickell Avenue, Suite 3300, Miami, FL 33131  
 Master Folio Number: 3020080010490  
 Additional Folio Number(s): 3020090010240,

PROPOSED # OF UNITS 2000  
 SINGLE-FAMILY DETACHED UNITS: 0  
 SINGLE-FAMILY ATTACHED UNITS: 0  
 MULTIFAMILY UNITS: 2000

#### CONCURRENCY SERVICE AREA SCHOOLS

School ID	School Name	Current	Proposed	Impact	Capacity	Notes
2191	SPANISH LAKE ELEMENTARY	-31	291	0	NO	Current CSA
2191	SPANISH LAKE ELEMENTARY	0	291	0	NO	Current CSA Five Year Plan
6161	LAWTON CHILES MIDDLE	325	187	187	YES	Current CSA
7751	BARBARA GOLEMAN SENIOR	1039	193	193	YES	Current CSA

#### ADJACENT SERVICE AREA SCHOOLS

School ID	School Name	Current	Proposed	Impact	Capacity	Notes
91	BOB GRAHAM EDUCATION CENTER (ELEM COMP)	7	291	7	NO	Adjacent CSA
4281	PALM SPRINGS NORTH ELEMENTARY	-4	284	0	NO	Adjacent CSA
2181	JOELLA C GOOD ELEMENTARY	-19	284	0	NO	Adjacent CSA
2111	HIALEAH GARDENS ELEMENTARY	-22	284	0	NO	Adjacent CSA
91	BOB GRAHAM EDUCATION CENTER (ELEM COMP)	341	284	284	YES	Adjacent CSA Five Year Plan

\*An Impact reduction of 22.36% included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7634 / 305-995-4760 fax / concurrency@dadeschools.net

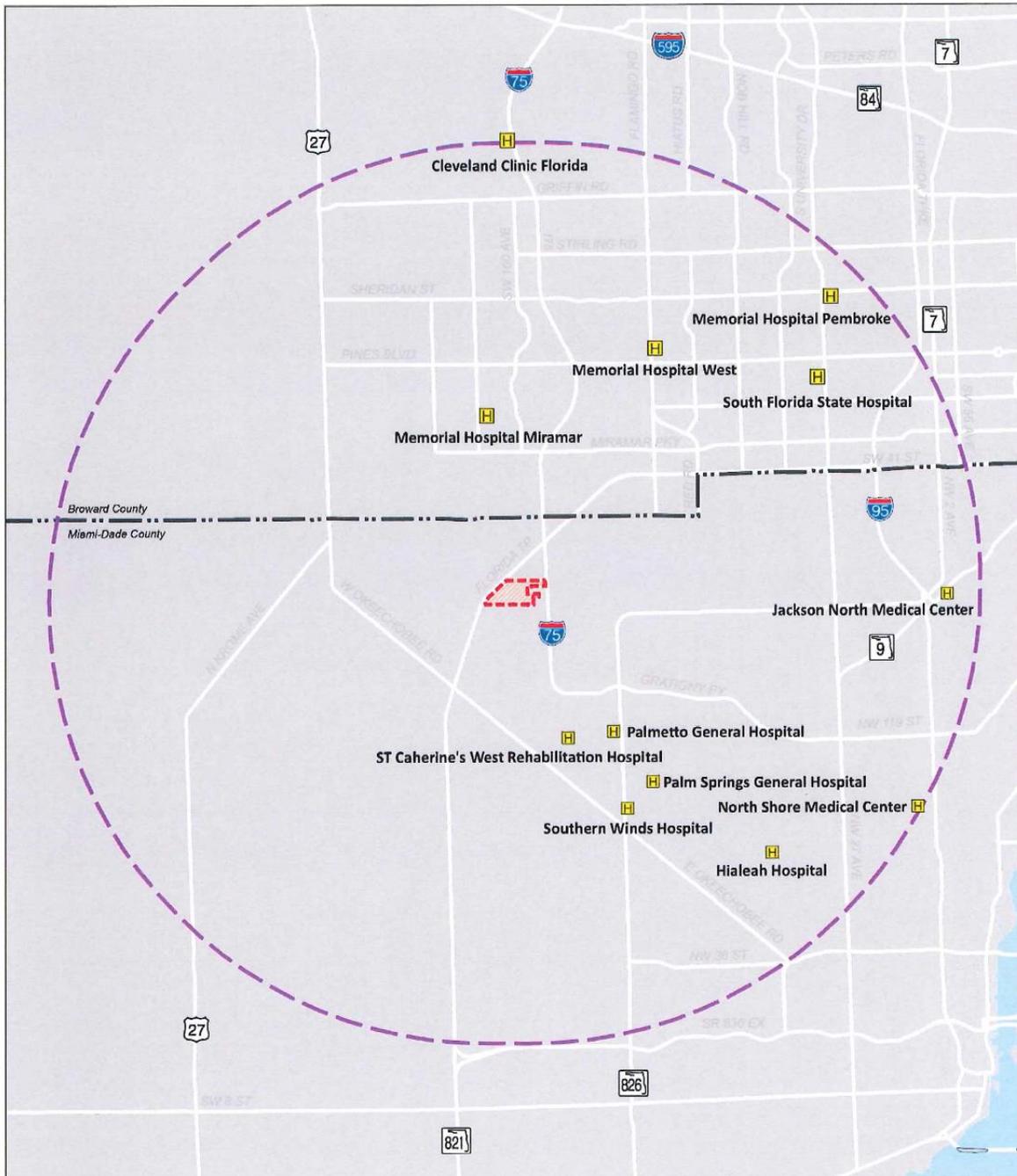
## Question 28 – Health Care

- A. Describe the health care services and facilities that will be required to meet the health needs generated by this project. Please provide a letter from the various providers acknowledging notice of the proposed development and ability to serve the project.

Twelve hospitals or admitting medical facilities are located within a 10-mile radius of the Project. **Table 28-1**, Hospitals/Medical Facilities within a 10-mile Radius, provides a list of these facilities. **Exhibit 28-1**, Hospitals/Medical Facilities within a 10-mile Radius, depicts these locations.

<b>Table 28-1 Hospital/Medical Facilities within a 10-Mile Radius</b>	
<b>Name</b>	<b>Address</b>
Jackson North Medical Center	160 NW 170 St, North Miami Beach, FL 33169
St. Catherine’s West Rehabilitation Hospital	1050 NE 125 St, North Miami, FL 33161
Palmetto General Hospital	2001 W 68 St, Hialeah, FL 33016
Palm Springs General Hospital	1475 W 49 Pl, Hialeah, FL 33012
North Shore Medical Center	1100 NW 95 St, Miami, FL 33150
Southern Winds Hospital	4225 W 20 Ave, Hialeah, FL 33012
Hialeah Hospital	651 E 25 St, Hialeah, FL 33013
Memorial Hospital Miramar	1901 SW 172 Avenue, Miramar, FL 33029
South Florida State Hospital	800 E Cypress Dr, Pembroke Pines, FL 33025
Memorial Hospital West	703 N Flamingo Rd, Pembroke Pines, FL 33028
Memorial Hospital Pembroke	7800 Sheridan St, Pembroke Pines, FL 33024
Cleveland Clinic Hospital	3100 Cleveland Clinic Blvd, Weston, FL 33331

Emergency medical services are provided by the Miami-Dade Fire Rescue Department. **Exhibit 28-1, Letter to Miami-Dade Fire Rescue Department**, address the agency’s abilities and commitments to provide fire rescue services for the Project.



**LEGEND**

-  Project Boundary
-  10-Mile Radius
-  Hospitals

Source: Miami-Dade GIS 2015. Adapted by The Curtis Group, 2015  
 0 1.5 3 6 Miles

**EXHIBIT 28-1**  
**HOSPITALS/MEDICAL FACILITIES WITHIN A 10-MILE RADIUS**  
 THE GRAHAM COMPANIES

**Exhibit 28-2**  
**LETTER TO MIAMI-DADE FIRE RESCUE DEPARTMENT**

# Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799  
Holland & Knight LLP | www.hklaw.com

Tracy R. Slavens, Esq.  
305 798 7642  
tracy.slavens@hklaw.com

November 30, 2015

**VIA EMAIL AND U.S. MAIL**

Susan Heyer  
Associate Administrator  
Jackson North Medical Center  
160 N.W. 170th Street  
North Miami Beach, FL 33169

**RE: Graham Properties CDMP Amendment Application – November 2015 Cycle  
Request for Confirmation of Availability of Health Care Services**

Dear Ms. Heyer:

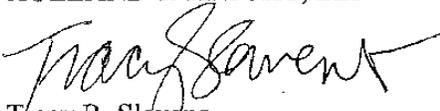
In connection with an application to amend the Miami-Dade County Comprehensive Development Master Plan (“CDMP”) on behalf of Graham Properties, we have been asked by the County’s Planning Staff to obtain information from health care service providers regarding their ability to provide our project with health care services.

Graham Properties is applying for the approval of an amendment to the CDMP for +/-339 acres located generally east of the Homestead Extension of Florida’s Turnpike and north of NW 170 Street in un-incorporated Miami-Dade County. A sketch of the application subject property is enclosed for your reference. The application is seeking to redesignate the subject property from “Industrial and Office” to “Business and Office” with an “Employment Center” overlay. The applicant will be proffering a declaration of restrictions in connection with the application that will limit its development to 2,000 multi-family dwelling units (rental only), 1,000,000 square feet of commercial use, and 3,000,000 square feet of business park use. The development of the subject property is intended to both complement and support the nearby proposed American Dream and Beacon Countyline projects.

Please indicate in your response whether or not your present facilities and staffing are capable of serving the Project or specify the additional staffing/equipment necessary to do so. If you have any questions or concerns, please do not hesitate to contact my office. Thank you in advance for your assistance with this matter.

Regards,

HOLLAND & KNIGHT, LLP

  
Tracy R. Slavens

Enclosure  
#37913137\_v1

# Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799  
Holland & Knight LLP | www.hklaw.com

Tracy R. Slavens, Esq.  
305 798 7642  
tracy.slavens@hklaw.com

November 30, 2015

**VIA EMAIL AND U.S. MAIL**

Joseph M. Catania  
President and Chief Executive Officer  
St. Catherine's West Rehabilitation  
1050 NE 125 St  
North Miami, FL 33161

**RE: Graham Properties CDMP Amendment Application – November 2015 Cycle  
Request for Confirmation of Availability of Health Care Services**

Dear Mr. Catania:

In connection with an application to amend the Miami-Dade County Comprehensive Development Master Plan ("CDMP") on behalf of Graham Properties, we have been asked by the County's Planning Staff to obtain information from health care service providers regarding their ability to provide our project with health care services.

Graham Properties is applying for the approval of an amendment to the CDMP for +/-339 acres located generally east of the Homestead Extension of Florida's Turnpike and north of NW 170 Street in un-incorporated Miami-Dade County. A sketch of the application subject property is enclosed for your reference. The application is seeking to redesignate the subject property from "Industrial and Office" to "Business and Office" with an "Employment Center" overlay. The applicant will be proffering a declaration of restrictions in connection with the application that will limit its development to 2,000 multi-family dwelling units (rental only), 1,000,000 square feet of commercial use, and 3,000,000 square feet of business park use. The development of the subject property is intended to both complement and support the nearby proposed American Dream and Beacon Countyline projects.

Please indicate in your response whether or not your present facilities and staffing are capable of serving the Project or specify the additional staffing/equipment necessary to do so. If you have any questions or concerns, please do not hesitate to contact my office. Thank you in advance for your assistance with this matter.

Regards,

HOLLAND & KNIGHT, LLP

  
Tracy R. Slavens

Enclosure  
#37913254\_v1

# Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799  
Holland & Knight LLP | www.hklaw.com

Tracy R. Slavens, Esq.  
305 798 7642  
tracy.slavens@hklaw.com

November 30, 2015

**VIA EMAIL AND U.S. MAIL**

Ana Mederos, MBA  
Chief Executive Officer  
Palmetto General Hospital  
2001 W 68 St.,  
Hialeah, Florida 33016

**RE: Graham Properties CDMP Amendment Application – November 2015 Cycle  
Request for Confirmation of Availability of Health Care Services**

Dear Ms. Mederos:

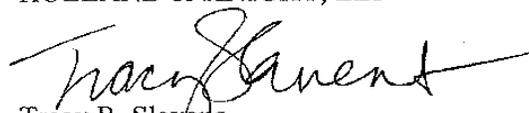
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Graham Properties is applying for the approval of an amendment to the CDMP for +/-339 acres located generally east of the Homestead Extension of Florida’s Turnpike and north of NW 170 Street in un-incorporated Miami-Dade County. A sketch of the application subject property is enclosed for your reference. The application is seeking to redesignate the subject property from “Industrial and Office” to “Business and Office” with an “Employment Center” overlay. The applicant will be proffering a declaration of restrictions in connection with the application that will limit its development to 2,000 multi-family dwelling units (rental only), 1,000,000 square feet of commercial use, and 3,000,000 square feet of business park use. The development of the subject property is intended to both complement and support the nearby proposed American Dream and Beacon Countyline projects.

Please indicate in your response whether or not your present facilities and staffing are capable of serving the Project or specify the additional staffing/equipment necessary to do so. If you have any questions or concerns, please do not hesitate to contact my office. Thank you in advance for your assistance with this matter.

Regards,

HOLLAND & KNIGHT, LLP

  
Tracy R. Slavens

Enclosure  
#37913362\_v1

# Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799  
Holland & Knight LLP | www.hklaw.com

Tracy R. Slavens, Esq.  
305 798 7642  
tracy.slavens@hklaw.com

November 30, 2015

**VIA EMAIL AND U.S. MAIL**

Ms. Vilma Gleiberman  
Chief Executive Officer  
Palm Springs General Hospital  
1475 W 49 Pl.  
Hialeah, FL 33012

**RE: Graham Properties CDMP Amendment Application – November 2015 Cycle  
Request for Confirmation of Availability of Health Care Services**

Dear Ms. Gleiberman:

In connection with an application to amend the Miami-Dade County Comprehensive Development Master Plan (“CDMP”) on behalf of Graham Properties, we have been asked by the County’s Planning Staff to obtain information from health care service providers regarding their ability to provide our project with health care services.

Graham Properties is applying for the approval of an amendment to the CDMP for +/-339 acres located generally east of the Homestead Extension of Florida’s Turnpike and north of NW 170 Street in un-incorporated Miami-Dade County. A sketch of the application subject property is enclosed for your reference. The application is seeking to redesignate the subject property from “Industrial and Office” to “Business and Office” with an “Employment Center” overlay. The applicant will be proffering a declaration of restrictions in connection with the application that will limit its development to 2,000 multi-family dwelling units (rental only), 1,000,000 square feet of commercial use, and 3,000,000 square feet of business park use. The development of the subject property is intended to both complement and support the nearby proposed American Dream and Beacon Countyline projects.

Please indicate in your response whether or not your present facilities and staffing are capable of serving the Project or specify the additional staffing/equipment necessary to do so. If you have any questions or concerns, please do not hesitate to contact my office. Thank you in advance for your assistance with this matter.

Regards,

HOLLAND & KNIGHT, LLP

  
Tracy R. Slavens

Enclosure  
#37913757\_v1

# Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799  
Holland & Knight LLP | www.hklaw.com

Tracy R. Slavens, Esq.  
305 798 7642  
tracy.slavens@hklaw.com

November 30, 2015

**VIA EMAIL AND U.S. MAIL**

Mr. Manny Linares  
Chief Executive Officer  
North Shore Medical Center  
1100 NW 95 St,  
Miami, FL 33150

**RE: Graham Properties CDMP Amendment Application – November 2015 Cycle  
Request for Confirmation of Availability of Health Care Services**

Dear Mr. Linares:

In connection with an application to amend the Miami-Dade County Comprehensive Development Master Plan (“CDMP”) on behalf of Graham Properties, we have been asked by the County’s Planning Staff to obtain information from health care service providers regarding their ability to provide our project with health care services.

Graham Properties is applying for the approval of an amendment to the CDMP for +/-339 acres located generally east of the Homestead Extension of Florida’s Turnpike and north of NW 170 Street in un-incorporated Miami-Dade County. A sketch of the application subject property is enclosed for your reference. The application is seeking to redesignate the subject property from “Industrial and Office” to “Business and Office” with an “Employment Center” overlay. The applicant will be proffering a declaration of restrictions in connection with the application that will limit its development to 2,000 multi-family dwelling units (rental only), 1,000,000 square feet of commercial use, and 3,000,000 square feet of business park use. The development of the subject property is intended to both complement and support the nearby proposed American Dream and Beacon Countyline projects.

Please indicate in your response whether or not your present facilities and staffing are capable of serving the Project or specify the additional staffing/equipment necessary to do so. If you have any questions or concerns, please do not hesitate to contact my office. Thank you in advance for your assistance with this matter.

Regards,

HOLLAND & KNIGHT, LLP



Tracy R. Slavens

Enclosure  
#37913936\_v1

# Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799  
Holland & Knight LLP | www.hklaw.com

Tracy R. Slavens, Esq.  
305 798 7642  
tracy.slavens@hklaw.com

November 30, 2015

**VIA EMAIL AND U.S. MAIL**

Ms. Gilda Baldwin  
Chief Executive Officer  
Southern Winds Hospital  
4225 W 20<sup>th</sup> Avenue  
Hialeah, FL 33012

**RE: Graham Properties CDMP Amendment Application – November 2015 Cycle  
Request for Confirmation of Availability of Health Care Services**

Dear Ms. Baldwin:

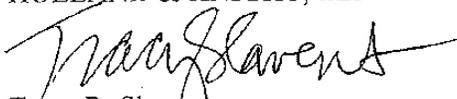
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Regards,

HOLLAND & KNIGHT, LLP



Tracy R. Slavens

Enclosure  
#37914152\_v1

# Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799  
Holland & Knight LLP | www.hklaw.com

Tracy R. Slavens, Esq.  
305 798 7642  
tracy.slavens@hklaw.com

November 30, 2015

**VIA EMAIL AND U.S. MAIL**

Mr. Ben A. Rodriguez  
Chief Executive Officer  
Hialeah Hospital  
651 E 25 St,  
Hialeah, FL 33013

**RE: Graham Properties CDMP Amendment Application – November 2015 Cycle  
Request for Confirmation of Availability of Health Care Services**

Dear Mr. Rodriguez:

In connection with an application to amend the Miami-Dade County Comprehensive Development Master Plan (“CDMP”) on behalf of Graham Properties, we have been asked by the County’s Planning Staff to obtain information from health care service providers regarding their ability to provide our project with health care services.

Graham Properties is applying for the approval of an amendment to the CDMP for +/-339 acres located generally east of the Homestead Extension of Florida’s Turnpike and north of NW 170 Street in un-incorporated Miami-Dade County. A sketch of the application subject property is enclosed for your reference. The application is seeking to redesignate the subject property from “Industrial and Office” to “Business and Office” with an “Employment Center” overlay. The applicant will be proffering a declaration of restrictions in connection with the application that will limit its development to 2,000 multi-family dwelling units (rental only), 1,000,000 square feet of commercial use, and 3,000,000 square feet of business park use. The development of the subject property is intended to both complement and support the nearby proposed American Dream and Beacon Countyline projects.

Please indicate in your response whether or not your present facilities and staffing are capable of serving the Project or specify the additional staffing/equipment necessary to do so. If you have any questions or concerns, please do not hesitate to contact my office. Thank you in advance for your assistance with this matter.

Regards,

HOLLAND & KNIGHT, LLP

  
Tracy R. Slavens

Enclosure  
#37914229\_v1

# Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799  
Holland & Knight LLP | www.hklaw.com

Tracy R. Slavens, Esq.  
305 798 7642  
tracy.slavens@hklaw.com

November 30, 2015

**VIA EMAIL AND U.S. MAIL**

Ms. Leah A. Carpenter  
Administrator and Chief Executive Officer  
Memorial Hospital Miramar  
1901 SW 172 Avenue,  
Miramar, FL 33029

**RE: Graham Properties CDMP Amendment Application – November 2015 Cycle  
Request for Confirmation of Availability of Health Care Services**

Dear Ms. Carpenter:

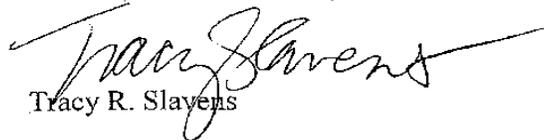
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Please indicate in your response whether or not your present facilities and staffing are capable of serving the Project or specify the additional staffing/equipment necessary to do so. If you have any questions or concerns, please do not hesitate to contact my office. Thank you in advance for your assistance with this matter.

Regards,

HOLLAND & KNIGHT, LLP

  
Tracy R. Slavens

Enclosure  
#37914363\_v1

# Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799  
Holland & Knight LLP | www.hklaw.com

Tracy R. Slavens, Esq.  
305 798 7642  
tracy.slavens@hklaw.com

November 30, 2015

**VIA EMAIL AND U.S. MAIL**

Ms. Lee D. Packer  
Hospital Administrator  
South Florida State Hospital  
800 E Cypress Dr,  
Pembroke Pines, FL 33025

**RE: Graham Properties CDMP Amendment Application – November 2015 Cycle  
Request for Confirmation of Availability of Health Care Services**

Dear Ms. Packer:

In connection with an application to amend the Miami-Dade County Comprehensive Development Master Plan (“CDMP”) on behalf of Graham Properties, we have been asked by the County’s Planning Staff to obtain information from health care service providers regarding their ability to provide our project with health care services.

Graham Properties is applying for the approval of an amendment to the CDMP for +/-339 acres located generally east of the Homestead Extension of Florida’s Turnpike and north of NW 170 Street in un-incorporated Miami-Dade County. A sketch of the application subject property is enclosed for your reference. The application is seeking to redesignate the subject property from “Industrial and Office” to “Business and Office” with an “Employment Center” overlay. The applicant will be proffering a declaration of restrictions in connection with the application that will limit its development to 2,000 multi-family dwelling units (rental only), 1,000,000 square feet of commercial use, and 3,000,000 square feet of business park use. The development of the subject property is intended to both complement and support the nearby proposed American Dream and Beacon Countyline projects.

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Regards,

HOLLAND & KNIGHT, LLP

  
Tracy R. Slavens

Enclosure  
#37914693\_v1

# Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799  
Holland & Knight LLP | www.hklaw.com

Tracy R. Slavens, Esq.  
305 798 7642  
tracy.slavens@hklaw.com

November 30, 2015

**VIA EMAIL AND U.S. MAIL**

Mr. C. Kennon Hetlage, FACHE  
Memorial Hospital West  
Administrator and Chief Executive Officer  
703 N Flamingo Rd,  
Pembroke Pines, FL 33028

**RE: Graham Properties CDMP Amendment Application – November 2015 Cycle  
Request for Confirmation of Availability of Health Care Services**

Dear Mr. Hetlage:

In connection with an application to amend the Miami-Dade County Comprehensive Development Master Plan (“CDMP”) on behalf of Graham Properties, we have been asked by the County’s Planning Staff to obtain information from health care service providers regarding their ability to provide our project with health care services.

Graham Properties is applying for the approval of an amendment to the CDMP for +/-339 acres located generally east of the Homestead Extension of Florida’s Turnpike and north of NW 170 Street in un-incorporated Miami-Dade County. A sketch of the application subject property is enclosed for your reference. The application is seeking to redesignate the subject property from “Industrial and Office” to “Business and Office” with an “Employment Center” overlay. The applicant will be proffering a declaration of restrictions in connection with the application that will limit its development to 2,000 multi-family dwelling units (rental only), 1,000,000 square feet of commercial use, and 3,000,000 square feet of business park use. The development of the subject property is intended to both complement and support the nearby proposed American Dream and Beacon Countyline projects.

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Regards,

HOLLAND & KNIGHT, LLP

  
Tracy R. Slavens

Enclosure  
#37914898\_v1

# Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799  
Holland & Knight LLP | www.hklaw.com

Tracy R. Slavens, Esq.  
305 798 7642  
tracy.slavens@hklaw.com

November 30, 2015

**VIA EMAIL AND U.S. MAIL**

Mark E. Doyle, MBA  
Administrator and Chief Executive Officer  
Memorial Hospital Pembroke  
7800 Sheridan St,  
Pembroke Pines, FL 33024

**RE: Graham Properties CDMP Amendment Application – November 2015 Cycle  
Request for Confirmation of Availability of Health Care Services**

Dear Mr. Doyle:

In connection with an application to amend the Miami-Dade County Comprehensive Development Master Plan (“CDMP”) on behalf of Graham Properties, we have been asked by the County’s Planning Staff to obtain information from health care service providers regarding their ability to provide our project with health care services.

Graham Properties is applying for the approval of an amendment to the CDMP for +/-339 acres located generally east of the Homestead Extension of Florida’s Turnpike and north of NW 170 Street in un-incorporated Miami-Dade County. A sketch of the application subject property is enclosed for your reference. The application is seeking to redesignate the subject property from “Industrial and Office” to “Business and Office” with an “Employment Center” overlay. The applicant will be proffering a declaration of restrictions in connection with the application that will limit its development to 2,000 multi-family dwelling units (rental only), 1,000,000 square feet of commercial use, and 3,000,000 square feet of business park use. The development of the subject property is intended to both complement and support the nearby proposed American Dream and Beacon Countyline projects.

Please indicate in your response whether or not your present facilities and staffing are capable of serving the Project or specify the additional staffing/equipment necessary to do so. If you have any questions or concerns, please do not hesitate to contact my office. Thank you in advance for your assistance with this matter.

Regards,

HOLLAND & KNIGHT, LLP

  
Tracy R. Slavens

Enclosure  
#37915134\_v1

# Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799  
Holland & Knight LLP | www.hklaw.com

Tracy R. Slavens, Esq.  
305 798 7642  
tracy.slavens@hklaw.com

November 30, 2015

**VIA EMAIL AND U.S. MAIL**

Dr. Wael Barsoum, MD  
Chief Executive Officer  
Cleveland Clinic Hospital  
3100 Weston Rd,  
Weston, FL 33331

**RE: Graham Properties CDMP Amendment Application – November 2015 Cycle  
Request for Confirmation of Availability of Health Care Services**

Dear Dr. Barsoum:

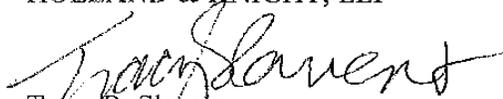
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Graham Properties is applying for the approval of an amendment to the CDMP for +/-339 acres located generally east of the Homestead Extension of Florida’s Turnpike and north of NW 170 Street in un-incorporated Miami-Dade County. A sketch of the application subject property is enclosed for your reference. The application is seeking to redesignate the subject property from “Industrial and Office” to “Business and Office” with an “Employment Center” overlay. The applicant will be proffering a declaration of restrictions in connection with the application that will limit its development to 2,000 multi-family dwelling units (rental only), 1,000,000 square feet of commercial use, and 3,000,000 square feet of business park use. The development of the subject property is intended to both complement and support the nearby proposed American Dream and Beacon Countyline projects.

Please indicate in your response whether or not your present facilities and staffing are capable of serving the Project or specify the additional staffing/equipment necessary to do so. If you have any questions or concerns, please do not hesitate to contact my office. Thank you in advance for your assistance with this matter.

Regards,

HOLLAND & KNIGHT, LLP

  
Tracy R. Slavens

Enclosure  
#37915957\_v1



December 7, 2015

Tracy Slavens, Esq.  
Holland & Knight, LLP  
701 Brickell Avenue  
Suite 3300  
Miami, Florida 33131

RE: Graham Properties CDMP Amendment Application - November 2015 Cycle  
Request for Confirmation of Availability of Health Care Services

Dear Ms. Slavens:

I am in receipt of your letter dated November 30, 2015 regarding the Graham Properties CDMP Amendment Application. Southern Winds Hospital is capable of serving the Project by providing inpatient psychiatric services with no additional staffing or equipment based on occupancy rates.

If you should have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gilda Baldwin".

Gilda Baldwin, DHSc, MMS  
Chief Executive Officer

## Question 29 – Energy

- A. Provide a projection of the average daily energy demands at the end of each development phase for each of the following: electrical power, gas, oil, coal, etc. For electrical power, also provide the peak hour demand at the end of each phase.**

Projected average daily electrical demands are summarized in **Table 29-1, Projected Electrical Energy Demand**. Based upon the Maximum Impact Development Scenario (MIDS), the project will have a cumulative total daily demand of 483,050 KWH and a cumulative total Peak Hour Demand of 29,734 KWH.

<b>Table 29-1 Projected Electrical Energy Demand</b>			
<b>Land Use</b>	<b>Total</b>	<b>Cumulative Total Daily Energy Demand (KWH)</b>	<b>Cumulative Total Peak Hour Demand (KWH)</b>
Residential	2,000 du	92,000	7,607
Retail	750,000 sf	40,500	3,375
Office/Business	3,000,000 sf	221,400	17,310
Restaurant	250,000 sf	129,150	1,442
<b>Total</b>		<b>483,050</b>	<b>29,734</b>

- B. If there is to be an on-site electrical generating facility (post-construction) describe its proposed capacity and use.**

No on-site electrical generation is planned for this site.

- C. If energy (electrical power, natural gas, etc.) is to be obtained from an off-site source, attach a letter from the firm or agencies providing service outlining:**

- a. **The projected excess capacities of the facilities and transmission line to which connection will be made at present and for each phase through completion of the project,**
- b. **Any other commitments that have been made for this excess capacity,**
- c. **A statement of the supplier's ability to provide service at all times during and after development. (The supplier must be provided with demand information in (A) above.)**

See letter from FPL stating their commitment to provide service to the site (**Exhibit 29-1, FPL Commitment Letter**).

**D. Describe any energy conservation methods or devices incorporated into the plan of development. What considerations relative to energy conservation will be incorporated into the site planning, landscape, and building design, and equipment and lighting selection for this project?**

The site will incorporate energy conservation measures. All building construction will incorporate those requirements stated in the South Florida Building Code and the Florida Energy Efficient Building Code. Consideration of high efficient temperature control equipment, landscaping and efficient site lighting will all be part of the project planning process.

**Exhibit 29-1**  
**FPL COMMITMENT LETTER**



November 10, 2015

John Tello  
Assistant Vice-President  
Schwebke-Shiskin & Associates, Inc.  
3240 Corporate Way  
Miramar, FL 33025

Re: Graham Property  
Located V/O NW 97<sup>th</sup> AVE & 170<sup>th</sup> ST  
In Hialeah, Dade County

Dear John Tello:

Thank you for contacting FPL early in your planning process. At the present time FPL has sufficient capacity to provide electric service to your property. We have facilities available in the area that would need to be extended into the property currently available at this location.

Please advise me early in the planning process once the final plans have been approved. This information will help us to provide you with the best service in accordance with applicable rates, rules and regulations. You may also respond to us through [www.fpl.com](http://www.fpl.com). Please contact me if you have any questions.

Sincerely,

FPL representative

## *Question 30 – Historical and Archaeological Sites*

- A. 1. Describe any known historical or archaeological sites on the development site. Provide a letter from the Department of State, Division of Historical Resources (DHR) which includes a list of known sites within the development site, the likelihood of historical or archaeological sites occurring within the development site, whether a site survey is needed, and whether any known sites are significant.**

To our knowledge there are no Historical and/or Archaeological sites on this development site. See letter from the Archeological Data Analyst, Florida Master Site File (**Exhibit 30-1, Letter from Florida Master Site File**).

- 2. If DHR recommends that a site survey be done, the results of such a survey, conducted for the development site by an acceptable professional, should be provided.**

If DHR recommends that a site survey be done, the developer will retain a qualified professional to refer a Phase I Reconnaissance cultural Resource Assessment.

- B. If significant historical or archaeological sites exist on-site, indicate what measures would be taken to protect them, or to minimize or mitigate impacts to them. Where appropriate, describe the measures for providing public access to the sites.**

If significant Historical or Archeological sites exist on site, the qualified Professional that performs the Phase I, Reconnaissance Report will prepare a plan acceptable to DHR, for the protection, impact minimization or mitigation of those impacted sites.

**Exhibit 30-1**  
**Letter from Florida Master Site File**



This record search is for informational purposes only and does **NOT** project review. This search only identifies resources recorded at the Florida Master Site File and does **NOT** provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

November 12, 2015

John Tello  
Assistant Vice-President  
Schwebke-Shiskin & Associates, Inc.  
3240 Corporate Way  
Miramar, Florida 33025  
Phone: (305) 652-7010  
Email: johntello@shiskin.com



In response to your inquiry of November 12, 2015, the Florida Master Site File lists no previously recorded archaeological sites, one resource group and no standing structures found in the following parcels of Miami Dade County:

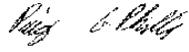
**The portions of T52S R40E Sections 07, 08, and 09, shown within the outlined area on the corresponding map.**

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,



Paige Phillips  
Archaeological Data Analyst  
Florida Master Site File  
Paige.Phillips@dos.myflorida.com

500 South Bronough Street • Tallahassee, FL 32399-0250 • [www.flheritage.com/preservation/sitefile](http://www.flheritage.com/preservation/sitefile)  
850.245.6440 ph | 850.245.6439 fax | [SiteFile@dos.state.fl.us](mailto:SiteFile@dos.state.fl.us)