

**OCTOBER 2005
PRIVATE APPLICATIONS
TO AMEND THE
COMPREHENSIVE DEVELOPMENT
MASTER PLAN**

FOR MIAMI-DADE COUNTY, FLORIDA



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OCTOBER 2005
PRIVATE APPLICATIONS TO AMEND
THE COMPREHENSIVE DEVELOPMENT
MASTER PLAN

December 5, 2005

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

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2	SFBC International, Inc. / Jeffrey Bercow, Esq. and Graham Penn, Esq. ---	
3	110 Biscayne Realty, LLC c/o Rudd and Rudd, LLC/ Maria A. Gralia, Esq. -----	
4	Biscayne Shores Star, LLC, a Florida limited liability corporation/ Simon Ferro, Esq. -----	
5	Poinciana Partners, LLLP/ Augusto E. Maxwell, Esq. and Joel E. Maxwell, Esq. -----	
6	3380 NW 79 th Street, LLC/ Jeffrey Bercow, Esq. and Michael J. Marrero, Esq. -----	
7	Wal-Mart Stores East, L.P./ Joel E. Maxwell, Esq. and Augusto E. Maxwell, Esq. -----	
8	Tamiami Automotive Group, Inc. and Century Homebuilders of South Florida, LLC/Gilberto Pastoriza, Esq. -----	
9	Linda Rozynes/ Benjamin G. Blanco -----	
10	Keys Investment, LTD/ Andy Zitman -----	
11	Sunset Place, LLC/ Jeffrey Bercow, Esq. and Melissa Tapanes Llahues, Esq. -----	
12	West Perrine Community Development Corporation, a Florida not-for-profit corporation / Gilberto Pastoriza, Esq.-----	
13	Archimedean Properties, LLC/Juan J. Mayol, Esq. and Richard A. Perez, Esq. -----	
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BACKGROUND AND INTRODUCTION

The purpose of this report is to present the applications to amend Miami-Dade County's Comprehensive Development Plan (CDMP) which were filed for evaluation during the October 2005 amendment review cycle. Amendments to the Plan may be needed to correct an error, to reflect changing circumstances or conditions in the community, or to improve the ability of the Plan to fulfill its purposes and goals. This report contains the tentative schedule of activities for this amendment review period along with a list and table summarizing all of the applications, followed by a complete copy of each application. The next report will be the October 2005 Initial Recommendations report to be published on February 25, 2006.

Section 2-116.1 of the Miami-Dade County Code establishes the exclusive procedures for the CDMP to be reevaluated and amended periodically, usually semiannually. These procedures involve thorough County and State review as required by Chapter 163, Florida Statutes, and Chapters 9J-5 and 9J-11, Florida Administrative Code. Current procedures provide for the filing of applications in April and October, with the amendment process generally taking eleven months to complete. The April 2007 filing period is the next cycle that is in the odd numbered year, when the Miami-Dade County Department of Planning and Zoning changes to the Land Use Plan map outside the Urban Development Boundary (UDB) may be considered. Plan components eligible for amendment application during the various semiannual filing periods are summarized below. *

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

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

The Plan review and amendment process provides for the filing of amendment applications, staff analysis of the applications, and public participation in the process. Each application will be thoroughly evaluated by the Department of Planning and Zoning will be subject to review at a series of public hearings. The final action adopting, adopting with a change, or denying each of the applications will be made by the Board of County Commissioners. Further details about the hearings and the review process are discussed in the next section.

Application Review Process and Schedule of Activities

Following is a summary of the Plan review and amendment activities and tentative schedule as required by Section 2-116.1, Code of Miami-Dade County (See Table 1). After all privately filed applications were finalized, the Department of Planning and Zoning published this Applications Report on December 5, 2005 listing all applications filed.

The Department of Planning and Zoning (DPZ) will submit its initial recommendations to the Planning Advisory Board (PAB) regarding each requested change, no later than February 25, 2006. Community Councils, which have been elected into districts throughout unincorporated Miami-Dade County, at their option may make recommendations to the PAB and Board of County Commissioners on local planning matters, including proposals to amend the CDMP. Each Community Council, in which a proposed amendment to the Land Use Plan map is located, will have the opportunity to hold a public hearing in March 2006 to discuss the application(s) and to formulate recommendation(s) regarding the request(s). The PAB, acting as Miami-Dade County's Local Planning Agency (LPA) pursuant to Chapter 163, Part 2, Florida Statutes, will hold a public hearing scheduled for April, 2006, to receive comments on the proposed amendments and on the initial staff recommendations, and to formulate its recommendations to the Board of County Commissioners regarding adoption of requested "small-scale" amendments and regarding transmittal to the Florida Department of Community Affairs (DCA) for review and comment of all requested standard amendments for initial review and comments by State agencies. The Board of County Commissioners is scheduled to hold a public hearing in May 2006, to consider taking final action on requested "small-scale" amendments, and to consider transmittal of the requested standard amendments to DCA, as well as any of the requested "small-scale" amendments that the commission elects to process through the regular procedure. Adopted small-scale amendments will become effective 31 days after adoption unless there is a citizen challenge.

Transmittal of "standard" (non-small-scale) amendment proposals to DCA for review and comment does not constitute adoption of requested amendments. A second phase of the review addressing the standard applications begins after transmittal of the applications to the DCA and associated State agencies. Also, the board of County Commissioners may opt to neither adopt or deny a requested small-scale amendment at its first public hearing but may, instead, decide to transmit to DCA for State-agency review and comment as a "standard" amendment request.

With transmittal to DCA expected to occur on or around May 2006, DCA will return comments or an Objections, Recommendations and Comments (ORC) report in early August 2006 addressing all transmitted applications. The PAB acting as the Local Planning Agency would then conduct its final public hearing during September 2006, and the Board of County Commissioners would conduct a public hearing and take final action in October 2006. During the DCA review period, the Department of Planning and Zoning will also review comments received at the transmittal hearings and any additional submitted material and may issue a Revised Recommendations report reflecting any new information prior to the final public hearings. Final action by the Board of County Commissioners will be to adopt, adopt with change, or not adopt each of the transmitted applications.

Outside this regular CDMP amendment process, requests to amend the CDMP can be made only by the County Commission under a "Special" amendment process, or by an applicant for approval or amendment of a Development of Regional Impact (DRI), or for a closed or realigned military base. Procedures for processing such "Special" or DRI- or military base-related amendments are established in Section 2-116.1 of the Miami-Dade County Code.

Small-Scale Amendments

A procedure is provided for the expedited processing of "Small-Scale" amendments as defined in Section 163.3187(1)(c), F.S. This procedure authorizes the Board of County Commissioners to take final action on small-scale requests to amend the Land Use Plan Map (version dated October 2001) at the transmittal public hearing. During the October 2005 filing period, seven amendment applications were eligible for expedited processing as "small-scale" amendment under the following conditions:

1. The proposed amendment involves a land use change of 10 acres or less.
2. The cumulative annual acreage of all small-scale amendments shall not exceed 120 acres, and not more than 60 acres of the total can be located outside of areas designated in the CDMP as urban infill or urban redevelopment transportation concurrency exception areas, or in the Dadeland Chapter 380 Regional Activity Center.
3. Outside of the foregoing infill and redevelopment areas and Regional Activity Center, amendments involving residential land uses are limited to maximum density of 10 dwelling units per acre, but amendments inside these designated areas are eligible to request and density.
4. The proposed amendment does not involve the same property granted an amendment in the prior 12 months; and
5. The proposed amendment does not involve the same owner's property within 200 feet of property granted a change within the prior 12 months.
6. The proposal cannot involve any text changes to the Plan's goals, objectives, and policies.

Applicants who want their eligible applications processed under the expedited "small-scale" amendment procedure must explicitly make such a request in the application. Generally, small-scale amendments will not be reviewed by the Florida Department of Community Affairs (DCA) or issued a notice of intent, and they will take effect 31 days after adoption by the Commission unless a challenge is filed.

At its initial public hearing to address the October 2005 cycle applications, the Commission could elect to adopt, adopt with change, or not adopt small-scale amendments. If it does not adopt a small-scale amendment, the Commission may elect to transmit it to DCA for review along with the standard amendment requests and take final action at its second public hearing, which will occur after State-agency review. Of course, failure to adopt as a small-scale amendment or to transmit effectively denies approval of the application.

Additional Information

Anyone having questions regarding any aspect of the CDMP review and amendment process should visit or call the Metropolitan Planning Section of the Miami-Dade County Department of Planning and Zoning at 111 NW 1st Street, Suite 1210; Miami, Florida 33128-1972; telephone (305) 375-2835.

Prohibition on Argument or Representation Regarding Proposed Specific Future Uses Without Proffering a Restrictive Covenant

According to Ordinance 03-40 pertaining to CDMP procedures, no applicant or applicant's representative seeking a recommendation for approval or approval of an amendment to the land use plan map shall be permitted to argue or represent to the Board of County Commissioners or other recommending County board a specific future use or uses for an application site without proffering a restrictive covenant. The representation cannot include a specific use or uses or exclude a use or uses authorized by the proposed land use designation, unless the applicant has submitted a restrictive covenant committing to such representation which has been submitted to the Director and has received approval as to form.

Deadlines for Submitting Covenants to be Considered

Deadlines exist for providing covenants to be considered in the Department's written recommendations and at public hearings. The deadline for covenants to be submitted to staff is January 28, 2006. If the Community Council, the Planning Advisory Board or the Board of County Commissioners is to consider a covenant in its decision-making, the deadline for submittal is 17 days prior to the hearing. If the Department is to consider the covenant in its written recommendation on an application in the Revised Recommendations Report, it must be received at least four weeks prior to the final hearing of the Planning Advisory Board.

TABLE 1
SCHEDULE OF ACTIVITIES
OCTOBER 2005 CDMP AMENDMENT CYCLE

Application Filing Period	October 1 through October 31, 2005
Deadline to Withdraw Application and Obtain Return of Full Fee	November 7, 2005
Deadline for Resubmittal of Unclear or Incomplete Applications	Seventh business day after notice of deficiency: November 12, 2005
Applications Report Published by Department of Planning and Zoning	December 5, 2005
Initial Recommendations Report Released by Department of Planning and Zoning	February 25, 2006
Community Council(s) Public Hearing(s)	March 2006; Specific date(s) TBA
Planning Advisory Board (PAB) acting as Local Planning Agency (LPA) Hearing to Formulate Recommendations Regarding Adoption of Small-Scale Amendments and Transmittal of Standard Amendment Requests to Florida Department of Community Affairs (DCA)	April 24, 2006 County Commission Chamber 111 NW 1st Street
Board of County Commissioners Hearing and Action on Adoption of Small-Scale Amendments and Transmittal of Standard Amendment Requests to DCA	May 22, 2006* County Commission Chamber 111 NW 1 Street
Transmittal to DCA for Comment	June 1, 2006**
Deadline for Filing Supplementary Reports by the Public	Forty-five (45) days after Commission transmittal hearing
Receipt of DCA Comments	August 2006** (Approximately 75 days after transmittal)
Public Hearing and Final Recommendations: Planning Advisory Board (Local Planning Agency)	September 11, 2006** (within 30 days after DCA comments received)
Public Hearing and Final Action on Applications: Board of County Commissioners	October 16, 2006** (No later than 60 days after receipt of DCA comments)

* Date is currently scheduled but subject to change. All hearings will be noticed by newspaper advertisement.
** Estimated Date.

TABLE 2
SCHEDULE OF COVENANT DEADLINES
OCTOBER 2005-2006 CDMP AMENDMENT CYCLE

Deadline for submitting covenants to be considered in the Initial Recommendations Report	January 27, 2006
Deadline for submitting covenants to be considered at Community Council(s) Public Hearing(s)	Seventeen days prior to Community Council hearing
Deadline for submitting covenants to be considered at Planning Advisory Board (PAB) Hearing Regarding Adoption of Small-Scale Amendments and Transmittal of Standard Amendments	April 6, 2006
Deadline for submitting covenants to be considered at Board of County Commissioners (BCC) Hearing Regarding Adoption of Small-Scale Amendments and Transmittal of Standard Amendments	May 5, 2006
Deadline for submitting covenants to be considered in the Revised Recommendations Report	Four weeks prior to PAB Public Hearing Regarding Final Recommendations
Deadline for submitting covenants to be considered at PAB Hearing Regarding Final Recommendations	Seventeen days prior to hearing
Deadline for submitting covenants to be considered at BCC Hearing Regarding Adoption of Standard Amendments	Seventeen days prior to hearing

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APPLICATION NO. 1
SMALL-SCALE AMENDMENT APPLICATION

Applicant

Biscayne Greenacres, LLC
Biscayne Goldacres, LLC
4815 Avenue N
Brooklyn, New York 11234

Applicant's Representative

Ben Fernandez, Esq.
Melissa Tapanes Llahues, Esq.
Bercow and Radell P. A.
200 South Biscayne Boulevard, Suite 850
Miami, Florida 33131
(305) 374-5300

Requested Amendment to the Land Use Plan Map

Tract A

From: Business and Office

To: Business and Office

Tract B

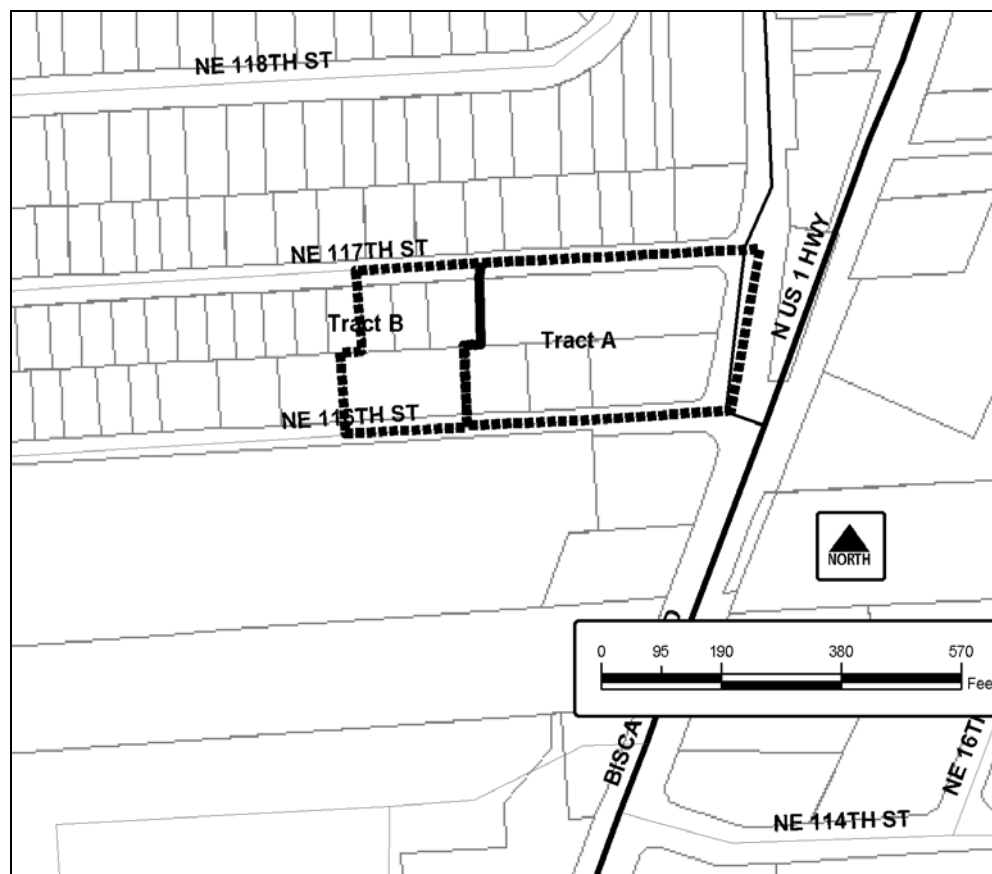
From: Low-Medium Density Residential (5 to 13 DU/Ac)

To: Medium Density Residential (13 to 25 DU/Ac)

Location: NE 116 to 117 Street and lying west of NE 16th Street

Acreage: Application area: 3.58 Gross Acres; 2.66 Net Acres

Acreage Owned by Applicant: 2.21 Acres



Note: This summary page is not part of the actual application, which follows.

①

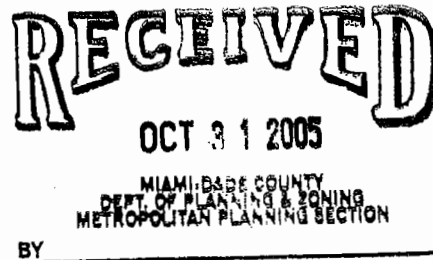
**SMALL-SCALE AMENDMENT REQUEST
TO THE
LAND USE ELEMENT/LAND USE PLAN MAP
OCTOBER 2005-2006 AMENDMENT CYCLE
MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

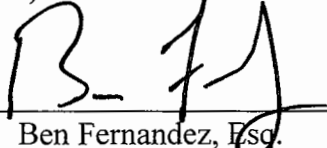
1. APPLICANT

Biscayne Greenacres, LLC
Biscayne Goldacres, LLC
4815 Avenue N
Brooklyn, NY 11234

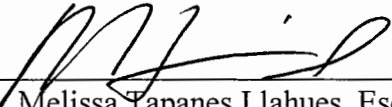
2. APPLICANT'S REPRESENTATIVES

Ben Fernandez, Esq.
Melissa Tapanes Llahues, Esq.
Bercow & Radell, P.A.
200 South Biscayne Boulevard
Suite 850
Miami, Florida 33131
(305) 374-5300



By: 
Ben Fernandez, Esq.

Date: October 31, 2005

By: 
Melissa Tapanes Llahues, Esq.

Date: October 31, 2005

3. DESCRIPTION OF REQUESTED CHANGES

A small-scale amendment to the Comprehensive Development Master Plan Land Use Plan Map is requested.

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

B. Description of Application Area

The Application Area is approximately 2.66 acres consisting of eight parcels of land located at the northwest corner of Biscayne Boulevard and Northeast 116th Street, abutting Northeast 16th Avenue to the northeast, within the County's Urban Infill and Transportation Exemption Areas of Miami-Dade County. The Miami-Dade County Comprehensive Development Master Plan ("CDMP") designates the properties identified

by Miami-Dade County Folio Nos. 30-2232-014-0510, 30-2232-014-0520, 30-2232-014-0270, and 30-2232-014-0530, totaling 1.75 acres, as "Business and Office" (hereinafter referred to as "Tract A"). The CDMP designates the properties identified by Miami-Dade County Folio Nos. 30-2232-014-0290, 30-2232-014-0310, 30-2232-014-0320, and 30-2232-014-0500, totaling .91 acres, as "Low Medium Density Residential" (hereinafter referred to as "Tract B").

C. Acreage

Application Area:	Tract A:	1.75 acres
	Tract B:	0.91 acres
	Total:	2.66 acres
Acreage owned by Applicant:		2.21 acres

D. Requested Changes

1. The applicant respectfully requests that the 1.75-acre Tract A be redesignated on the Land Use Plan Map from Business and Office to Business and Office. The applicant respectfully requests the .91-acre Tract B to be redesignated on the Land Use Plan Map from Low-Medium Density Residential to Medium Density Residential.
2. The applicant requests that this application be processed as a "Small-Scale" amendment and that the application be expedited pursuant to the procedure for small-scale amendments.

4. REASONS FOR AMENDMENT

The Application Area consists of eight parcels of land totaling 2.66 acres located on the west side of Biscayne Boulevard at the approximate intersection of Biscayne Boulevard and N.E. 116th Street. It appears that the Miami-Dade County Comprehensive Development Master Plan ("CDMP") designates the parcels identified by Miami-Dade County Folio Nos. 30-2232-014-0510, 30-2232-014-0520, 30-2232-014-0270, and 30-2232-014-0530 as "Business and Office" (hereinafter referred to as "Tract A"). In an abundance of caution and to preserve the integrity of the Application Area, the applicant is requesting the redesignation of the Tract A from "Business and Office" to "Business and Office." The CDMP designates the parcels to the west identified by Miami-Dade County Folio Nos. 30-2232-014-0290, 30-2232-014-0310, 30-2232-014-0320, and 30-2232-014-0500 as "Low Medium Density Residential" (hereinafter referred to as "Tract B"). Currently, the Application Area is zoned BU-1A, RU-2, and RU-3B. The Applicant is requesting the redesignation of the Tract A to Business and Office, and seeking to redesignate the Tract B to Medium Density Residential.

Generally speaking, with the exception of the multi-family residential developments on the east side of Biscayne Boulevard and some commercial development in the general area, the surrounding neighborhood is in a state of disrepair. The blighted condition of this small area of unincorporated Miami-Dade County straddling Biscayne Boulevard has worsened

with the passing of each decade. The number of undesirable uses in the area has proliferated during the long economic downturn that this neighborhood has experienced. While it seems that the southern end of Biscayne Boulevard in the City of Miami and the northern end of Biscayne Boulevard in the City of Aventura are enjoying economic growth, this stretch of Biscayne Boulevard has not participated in the revitalization of this historic roadway. The Applicant, however, envisions a renaissance for this area of Biscayne Boulevard as well.

The approval of the application could provide a turning point for this neighborhood. The Application Area is clearly within the County's Urban Infill Area, and the application is a classic example of an urban infill project. The Applicant is proposing a vertically mixed use development contain commercial and residential components. The approval of the Applicant's redesignation requests will permit a greater residential density within the Application Area that will both make the project economically feasible and provide a significant customer base for the commercial uses within the project and the surrounding area.

The property is located within the eastern part of the North Central Miami-Dade planning analysis tier. Table 2-5 of the Initial Recommendations with regard to the April 2005 applications to amend the CDMP states that the capacity, or supply, of multi-family and single family housing types is expected to be exhausted in the year 2021. While the residential supply in the North Central Miami-Dade planning analysis tier will not be exhausted in the near future, it is always good planning to increase the number of residential units in the Urban Infill Area, particularly east of I-95 where new development can take advantage of existing infrastructure.

Table A-4 of the April 2005 Initial Recommendations report depicts the projected absorption of Commercial Land in Miami-Dade County from 2004-2025. The Application Area is located within Minor Statistical Area 4.1. With regard to MSA 4.1, Table A-4 states that there are only 47 vacant acres that are commercially designated or zoned within the entirety of MSA 4.1. In addition, Table A-4 shows that in 2015 the ratio of commercial acreage per 1,000 population will be 4.9 in MSA 4.1 which is below the Countywide average of 6.2 for the same year. Accordingly, it would be appropriate to add commercial acreage in MSA 4.1 to narrow the gap between the Countywide ratio and the MSA 4.1 ratio. In addition, the small amount of vacant commercial acreage in this area of Biscayne Boulevard may hamper an economic revitalization of the neighborhood. As a result, the County should begin to add to the inventory of commercial acreage within MSA 4.1 to provide a solid foundation for growth within the neighborhood.

A redevelopment of the Property would be consistent with the policy set forth in the Land Use Element regarding redevelopment of vacant or substandard properties in currently urbanized areas. Specifically, Policy 1C within the Land Use Element states that the County shall give priority to infill development on vacant sites and redevelopment of substandard properties in currently urbanized areas. Tract A is vacant, and as such, should be given priority as an infill site. Similarly, Tract B, when considered in relation to its prime location abutting Tract A, is developed at a density which is substandard as it does not provide an adequate transition between the Business and Office uses along Biscayne Boulevard to the east and the existing residential neighborhoods to the west. Finally, as the Application Area

is located within a heavily urbanized area within northeastern Miami-Dade County, the application furthers Policy 1C.

The approval of the application would also be consistent with Policy 8G of the Land Use Element which requires that the Urban Development Boundary (UDB) contain developable land having capacity to sustain projected Countywide residential demand for a period of 15 years beyond the date of adoption of the most recent Evaluation and Appraisal Report (EAR). On a Countywide basis, Table 2-3 set forth in the April 2005 Initial Recommendations shows that the depletion year for both types of housing is 2018. Based upon an anticipated depletion year of 2018 and the mandatory UDB residential capacity set forth in Policy 8G, it is clear that now is the most appropriate time to add residential capacity within Miami-Dade County.

The application is also consistent with Objective One of the Land Use Element which states that the "location and configuration of Miami-Dade County's urban growth through the year 2015 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl." Here, the approval of the application will transform a vacant and underutilized property. In addition, the development and redevelopment of Application Area, will constitute a contiguous urban expansion since it is wholly within the Urban Infill Area.

Policy 9D of the Land Use Element states that 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. The Applicant is proposing a vertically mixed use development that will blend together a variety of commercial uses with a multifamily residential use. Accordingly, the Applicant's project will be consistent with Policy 9D and will provide much-needed commercial uses for area residents. The application is consistent with Policy 10A which states that "Miami-Dade County shall facilitate continuous urban development, infill, redevelopment of substandard or underdeveloped urban areas, high intensity activity centers, mass transit supportive development, and mixed use projects to support energy conservation." The application falls under several of the foregoing described categories. A vertically mixed use project can certainly promote energy conservation by reducing the number of automobile trips that would otherwise be generated by a strictly residential project. Since the Applicant's proposed mixed use project will contain a variety of commercial uses, this will reduce the number of automobile trips residents within the project, and surrounding neighborhood, would otherwise have to take to fulfill basic retail needs.

Finally, it is also significant to note that approval of this application would be consistent with Objective 3 of the CDMP's Recreation and Open Space Element, which requires improved access to parks and recreational facilities. The location of the property immediately north of the Biscayne Shores and Gardens Park will ensure access to an increased number of Miami-Dade County residents.

The Applicant intends to explore solutions to mitigate the impacts on infrastructure, park, and school facilities.

5. ADDITIONAL MATERIAL SUBMITTED

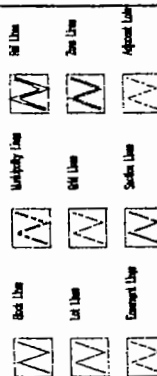
- 1) Section Map with Application Area Indicated
- 2) 8 1/2 X 11 sheet showing Application Area Location
- 3) Aerial Photograph with Application Area Indicated

The Applicant reserves the right to supplement the application with additional documentation within the time permitted by the Code of Miami-Dade County.

6. COMPLETE DISCLOSURE FORMS: See attached.



REVISIONS

[illegible]

Subj. = 100

NOTE: The portion of this map which lies within the limits of a Municipality is indicated by a dotted line and may be purchased or ordered separately.

NOTICE

[illegible]

**Pages Of Disclosure Form Not Applicable To This Application Are
Intentionally Omitted From This Printing.**

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.

APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: Biscayne Greenacres, LLC
4815 Avenue N
Brooklyn, NY 11234

APPLICANT B: Biscayne Goldacres, LLC
4815 Avenue N
Brooklyn, NY 11234

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>ACRES IN SIZE (net)</u>
A	Biscayne Greenacres LLC	30-2232-014-0530	0.43
A	Biscayne Greenacres LLC	30-2232-014-0270	0.86
A	Biscayne Greenacres LLC	30-2232-014-0520	0.23
A	Biscayne Greenacres LLC	30-2232-014-0510	0.23
	Michael & Patricia Roes, Joint Trustees	30-2232-014-0290	0.23
B	Biscayne Goldacres LLC	30-2232-014-0500	0.46
	Marcel & Annie Pierre Louis	30-2232-014-0310	0.11
	Myron Novak	30-2232-014-0320	0.11
			2.66 (Total)

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>
A.	X			
B.	X			

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

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

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

N/A

- b. If the applicant is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (5), 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: Biscayne Greenacres LLC

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

<u>Abe Podolsky, 4815 Avenue N, Brooklyn, NY 11234</u>	<u>25%</u>
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<u>David Podolsky, 4815 Avenue N, Brooklyn, NY 11234</u>	<u>25%</u>
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<u>Scott Podolsky, 4815 Avenue N, Brooklyn, NY 11234</u>	<u>25%</u>
--	------------

<u>Alex Forkosh, 4815 Avenue N, Brooklyn, NY 11234</u>	<u>25%</u>
--	------------

CORPORATION NAME: Biscayne Goldacres LLC

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

<u>Abe Podolsky, 4815 Avenue N, Brooklyn, NY 11234</u>	<u>25%</u>
--	------------

<u>David Podolsky, 4815 Avenue N, Brooklyn, NY 11234</u>	<u>25%</u>
--	------------

<u>Scott Podolsky, 4815 Avenue N, Brooklyn, NY 11234</u>	<u>25%</u>
--	------------

<u>Alex Forkosh, 4815 Avenue N, Brooklyn, NY 11234</u>	<u>25%</u>
--	------------

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

TRUSTEES

NAME: N/A

PERCENTAGE OF

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

Applicant's Signatures and Printed Names

Alex Forbosh

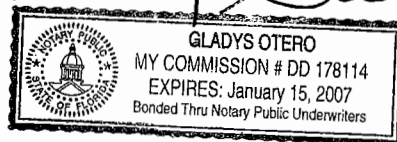
Abraham Podolsky

David Podolsky

Scott Podolsky

Sworn to and subscribed before me
this 19 day of October, 2005.

Notary Public, State of Florida at Large (SEAL)
My Commission Expires:



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

FLM C:INSTRUCTIONS REPORTOct2001.docRevised 8116101

APPLICATION NO. 2
SMALL-SCALE AMENDMENT APPLICATION

Applicant

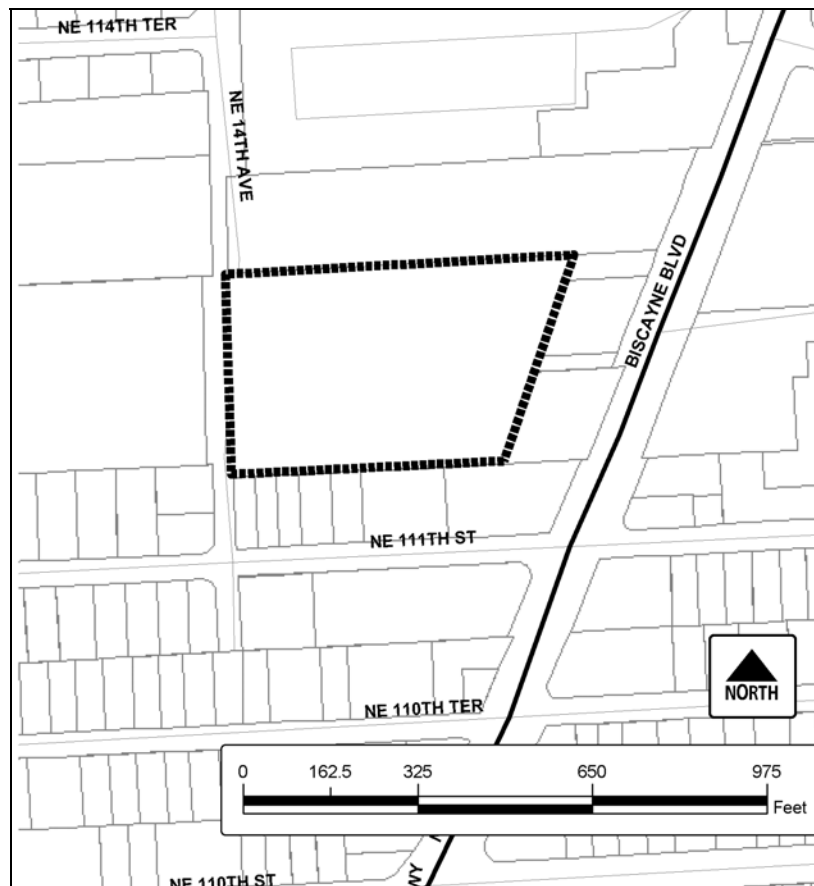
SFBC International, Inc.
11190 Biscayne Boulevard
Miami, Florida 33181

Applicant's Representative

Jeffrey Bercow, Esq.
Graham Penn, Esq.
Bercow and Radell, P.A.
200 South Biscayne Boulevard, Suite 850
Miami, Florida 33131
(305) 374-5300

Requested Amendment to the Land Use Plan Map

From: Low-Medium Density Residential (5 to 13 DU/Ac)
To: Office/Residential
Location: NE 14 Avenue to Biscayne Boulevard north of NE 111 Street
Acreage: Application area: 4.89 Acres
Acreage Owned by Applicant: 2.21 Acres



Note: This summary page is not part of the actual application, which follows.

**SMALL SCALE AMENDMENT REQUEST
TO THE
LAND USE ELEMENT/LAND USE PLAN MAP
OCTOBER 2005-2006 AMENDMENT CYCLE
MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

1. APPLICANT

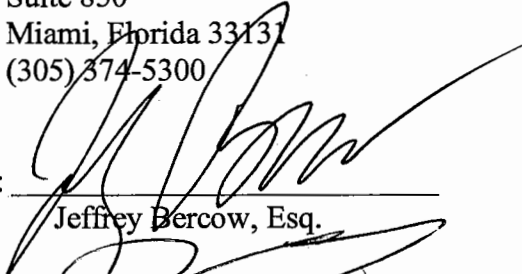
SFBC International, Inc.
11190 Biscayne Boulevard
Miami, Florida 33181

RECEIVED
OCT 31 2005

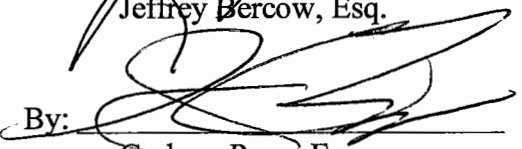
2. APPLICANT'S REPRESENTATIVES

Jeffrey Bercow, Esq.
Graham Penn, Esq.
Bercow & Radell, P.A.
200 South Biscayne Boulevard
Suite 850
Miami, Florida 33131
(305) 374-5300

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
METROPOLITAN PLANNING SECTION
BY _____

By: 
Jeffrey Bercow, Esq.

Date: October 31, 2005

By: 
Graham Penn, Esq.

Date: October 31, 2005

3. DESCRIPTION OF REQUESTED CHANGES

A small scale amendment to the Comprehensive Development Master Plan (CDMP) Land Use Plan Map (LUP) is requested.

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

Current Land Use Designation: Low-Medium Density Residential
Proposed Land Use Designation: Office/Residential

B. Description of Application Area

The Application Area consists of approximately 4.89 gross acres located in Section 32, Township 52, Range 42 in unincorporated Miami-Dade County, comprising parts of the following folios: 30-2232-000-0080, 30-2232-000-0160, 30-2232-008-0030, and 30-2232-008-0010. (The property identified by the four foregoing folio numbers will be referred to as the "SFBC Property.") The Application Area constitutes that portion of the SFBC Property that is currently designated for Low-Medium Density Residential development. See Attached Sketch.

C. Acreage

Application Area: approximately 4.89 acres.

Acreage owned by Applicant: The Applicant owns, through wholly owned affiliated limited liability companies, the northern 2.64 acres. The Applicant owns the tenant's interest under a long-term lease of 99 years in the southern 2.25 acres.

D. Requested Changes

1. The Applicant respectfully requests that the Application Area be redesignated on the Land Use Plan Map from Low-Medium Density Residential to Office/Residential.
2. It is requested that this application be processed as a small-scale amendment under the expedited procedures.

4. REASONS FOR AMENDMENT

The Property. The Application Area is a trapezoidal-shaped parcel located at the northeast corner of N.E. 111th Street and N.E. 14th Avenue. The Application Area lies between N.E. 14th Avenue and Biscayne Boulevard, and although it does not extend all the way to Biscayne Boulevard, the only means of ingress and egress to the Application Area is from Biscayne Boulevard. The Application Area includes only the portion of the SFBC Property currently designated Low-Medium Residential on the LUP map, not the portion of the SFBC Property designated Business and Office abutting Biscayne Boulevard. Therefore, the Application Area extends from N.E. 14th Avenue to the west edge of the Business and Office designation. The depth of the Business and Office designation extends 211 feet west from the centerline of Biscayne Boulevard, based on an interpretation letter dated July 18, 2005, in which the Miami-Dade Department of Planning and Zoning confirmed the depth of the designation for the north half of the Application Area. While it appears that the depth of the Business and Office designation is the same for the south half of the Application Area, the Applicant intends to submit a request for a Director's interpretation confirming the exact depth of the Business and Office designation for the southern portion of the SFBC Property. If necessary, upon receipt of the Director's interpretation, the Applicant will clarify the portion of this application regarding

the total acreage of the Application Area. The SFBC Property has two zoning districts, RU-4A in the west and the BU-1A in the east, and they appear to follow the land use designations.

SFBC. SFBC International provides clinical research to pharmaceutical, biotechnology and generic drug companies in 30 countries. Founded in Miami in 1984, SFBC has become a leader in early clinical development services, specializing in Phase I and Phase II clinical trials. For the past four years, Forbes magazine has named SFBC one of the 200 Best Companies in America (2002-2005). SFBC, through its activities at this location, annually puts over \$30 million of payroll, employee benefits and subject fees into the local economy.

The Application Area contains two 5-story buildings, the north and south towers respectively, containing medical observation dormitories with ancillary offices. The offices house SFBC's corporate headquarters. Currently the dormitories and ancillary supportive space occupy approximately 130,000 square feet and the offices occupy 30,000 square feet within these buildings. Surface parking for these uses is located adjacent to the 5-story buildings.

The SFBC Property has a long prior history as a facility housing overnight guests and to our knowledge has not recently been used for traditional residential purposes. Before 1987, it was a Holiday Inn. In 1987, it became an adult living facility called Williamsburg. In 2000, Williamsburg was converted into a medical observation dormitory where medical screenings and trials are conducted. The medical trials necessitate short-term overnight stays. The Miami-Dade County Development Impact Review Committee (DIC) previously determined that the inclusion of medical observation dormitories in the RU-4A and BU-1A zoning districts is consistent with the CDMP. Furthermore, the medical observation dormitory use has been codified in the Miami-Dade County Code in the definitions Section 33-1(69.05), and as a permitted use in both the RU-4A and BU-1A zones. Sections 33-217(5.1) and 33-247(26.1).

The Surrounding Area. The adjacent property to the north is vacant and the next property to the north is a trailer park. To the east across Biscayne Boulevard, there is an automotive service station, other commercial uses, and two multi-family high-rise residential developments, the Jockey Club and the Cricket Club. To the south is a motel, a multi-family apartment building and a few duplexes. To the west, across N.E. 14th Avenue, there are some multi-family apartment buildings, a large FPL substation and a religious facility. A Business and Office corridor runs the length of Biscayne Boulevard in the area. The corridor broadens into two concentrated areas, one to the north at N.E. 123rd Street and one to the south at N.E. 108th Street. The areas adjacent to the north, south and west of the Application Area are all designated Low-Medium Density Residential. To the east, across Biscayne Boulevard, Low-Medium and Medium Density Residential land use designations abut the Business and Office designation.

Generally speaking, with the exception of some commercial development in the general area, the surrounding neighborhood is in a state of decline. The blighted condition of this small area of unincorporated Miami-Dade County straddling Biscayne Boulevard has deteriorated with the passing of each decade. The number of undesirable uses in the area has proliferated during the long economic downturn that this neighborhood has experienced. The trailer park use to the north is a prime example of a substandard use within the neighborhood. As the neighborhood has deteriorated, so has the condition of the trailer park and other nearby properties. While it

seems that the southern end of Biscayne Boulevard in the City of Miami and the northern end of Biscayne Boulevard in the City of Aventura are enjoying beneficial economic growth, this section of Biscayne Boulevard has been left behind and not been able to participate in the revitalization of this historic roadway.

Revitalization Efforts. The approval of the application could provide the stimulus to attract quality commercial and residential developments to this neighborhood. The Applicant proposes to modernize and expand its existing facility by an addition to the north tower at the west end and a complete modernization of the facades of both existing towers. The Applicant also proposes to add a new building west of the existing towers along N.E. 14th Avenue which will include additional medical observation dormitories and covered parking. The new enclosed parking, along with new surface parking spaces surrounding the garage, will permit the Applicant to decrease the need for parking in the eastern BU-1A zone, which is immediately adjacent to Biscayne Boulevard. The new additions will add approximately 55,000 square feet of medical observation dormitories and accessory supportive space and 10,000 square feet of ancillary offices.

The Application is part of a trend to revitalize this portion of Biscayne Boulevard. In the April 2005 CDMP Amendment Application Cycle, Dynamic Biscayne Shores Associates, Ltd. (the "Dynamic"), applied for a standard amendment to the LUP map for the properties immediately north of the SFBC Property. The Dynamic Application covers over 20 acres and requests changes in the land use designation from Low-Medium Density Residential to Medium Density Residential and Business and Office. Dynamic's proposal calls for a vertically mixed use project containing both commercial and residential components. The residential density of the Dynamic project will provide a customer base for the commercial uses within that project and the surrounding area. Working in concert, the approval of the Dynamic and SFBC applications will rejuvenate the area and provide economic feasibility for each other as well as future developments in this area.

Consistency with Land Use Element. Redesignating the Application Area to Office/Residential would be consistent with the Goal, Objectives and Policies set forth in the Land Use Element. Specifically, the change to Office/Residential will adhere to the Goal of the Land Use Element to properly distribute land use to meet the economic needs of the area. In addition, Policy 8B states that the "[d]istribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations." The Application Area is located in the middle of an urban neighborhood, as is apparent by the above-mentioned surrounding commercial uses. Furthermore, the Application Area is perfectly positioned to serve as a transition from commercial and residential uses due to its location between a large FPL substation to the west and the BU-1A zone to the east and southeast. Therefore, an Office/Residential designation will properly distribute office uses within a mixed commercial and residential urban area.

The Office/Residential designation is also compatible with the transit policies of the Land Use Element. The location of the Application Area along a heavily urbanized area of Biscayne Boulevard, a main transit corridor, is consistent with Policies 1A and 1B regarding accessibility

to well designed centers of activity. Additionally, the request accords with Policy 1H, which requires business development to be placed in the vicinity of major roadways and relate to the adjacent development. The SFBC Property is adjacent to Biscayne Boulevard and the use of the Application Area for offices and medical observation dormitories is perfectly in line with the adjacent development. The majority of the Application Area abuts an automotive service station, a hotel and a large FPL substation, all non-residential uses. Therefore, the use relates very well to the surrounding development. Finally, as required by Objective 7, the development of the SFBC Property adjacent to Biscayne Boulevard promotes pedestrian and transit uses. In fact, the applicant encourages mass transit by providing shuttle service to many of its potential test subjects.

The application is also consistent with Objective One of the Land Use Element which states that the "location and configuration of Miami-Dade County's urban growth through the year 2015 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl." Here, the approval of the application will maintain the concentration of development in an urban neighborhood and spur revitalization of a blighted area while providing a buffer between the commercial corridor along Biscayne Boulevard and the residential areas to the north and west.

The approval of the application would also be consistent with Policy 4C of the Land Use Element, which states that residential neighborhoods must be protected from uses that disrupt or degrade the neighborhood. The existing use is only adjacent to a few residential properties. The Applicant intends to proffer a covenant in connection with this application limiting the use of the Application Area in a manner which is consistent with SFBC's current and proposed uses. The medical observation dormitories do not intrude on or degrade the residential quality of life in any way. The facility's peak traffic period is for a few hours mid-morning when the staff conducts medical screenings of potential test subjects. The rest of the day and night, traffic is minimal, mostly attributed to employees. Furthermore, all activities on the property are quiet and conducted indoors.

Commercial Land Supply and Demand. The amount of commercial land available to support the much needed economic growth in this area is dwindling. Table A-4 of the Initial Recommendations with regard to the April 2005 applications to amend the CDMP depicts the projected absorption of Commercial Land in Miami-Dade County from 2003-2025. The Application Area is located within Minor Statistical Area 4.1. Table A-4 states that there are only 47.4 vacant acres that are commercially designated or zoned within the entirety of MSA 4.1. In addition, Table A-4 shows that in 2015 and 2025 the ratio of commercial acreage per 1,000 population will be 4.9 and 4.7 respectively in MSA 4.1; both of these ratios are far below the respective Countywide averages. Accordingly, it would be appropriate to add commercial acreage in MSA 4.1 to narrow the gap between the Countywide ratio and the MSA 4.1 ratio. In addition, the small amount of vacant commercial acreage in this area of Biscayne Boulevard may hamper an economic revitalization of the neighborhood. As a result, the County should begin to add to the inventory of commercial acreage within MSA 4.1 to provide a solid foundation for growth within the neighborhood. Therefore, redesignation of the Application Area to

Office/Residential will add to and enhance an already existing and viable commercial use in the area.

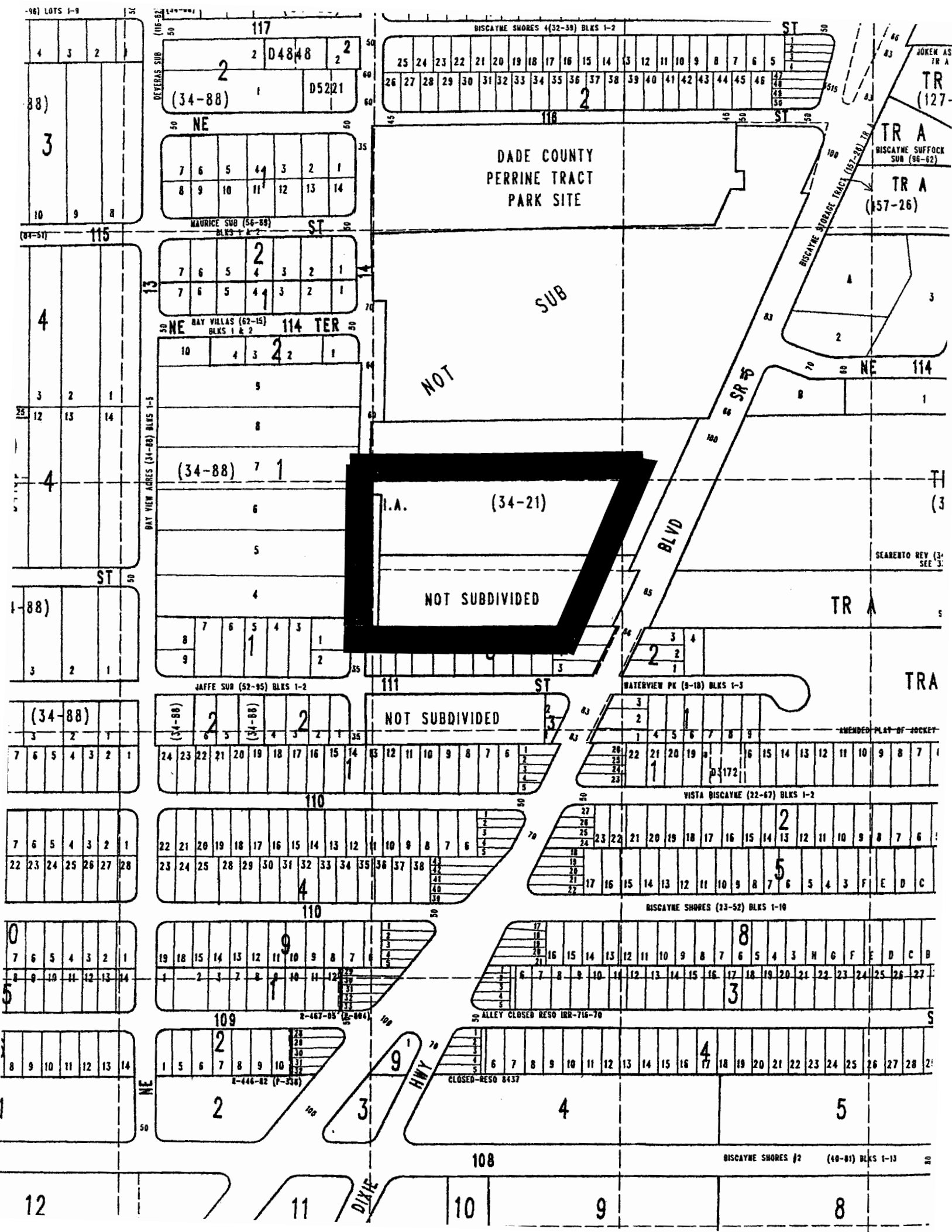
Residential Land Supply and Demand. While this area of Biscayne Boulevard needs commercial land, the area does not need multi-family residential land. Table A-3 of the Initial Recommendations with regard to the April 2005 applications to amend the CDMP depicts the projected depletion of residential land in this area of Miami-Dade County from 2004-2025. Table A-3 states that the depletion of multi-family residential land will occur beyond 2025. When viewed in conjunction with the fact that the Application Area is not currently being used for residential purposes, the designation of the Application Area to Office/Residential will not have a negative impact on the supply of residential land in the area.

5. ADDITIONAL MATERIAL SUBMITTED

- 1) Section Map with Application Area Indicated
- 2) 8 ½ x 11 sheet showing Application Area Location on Section Map
- 3) Aerial Photograph with Application Area Indicated
- 4) 8 ½ x 11 sheet showing Application Area Location on Aerial Photograph
- 5) Sketch and Legal Description of Application Area

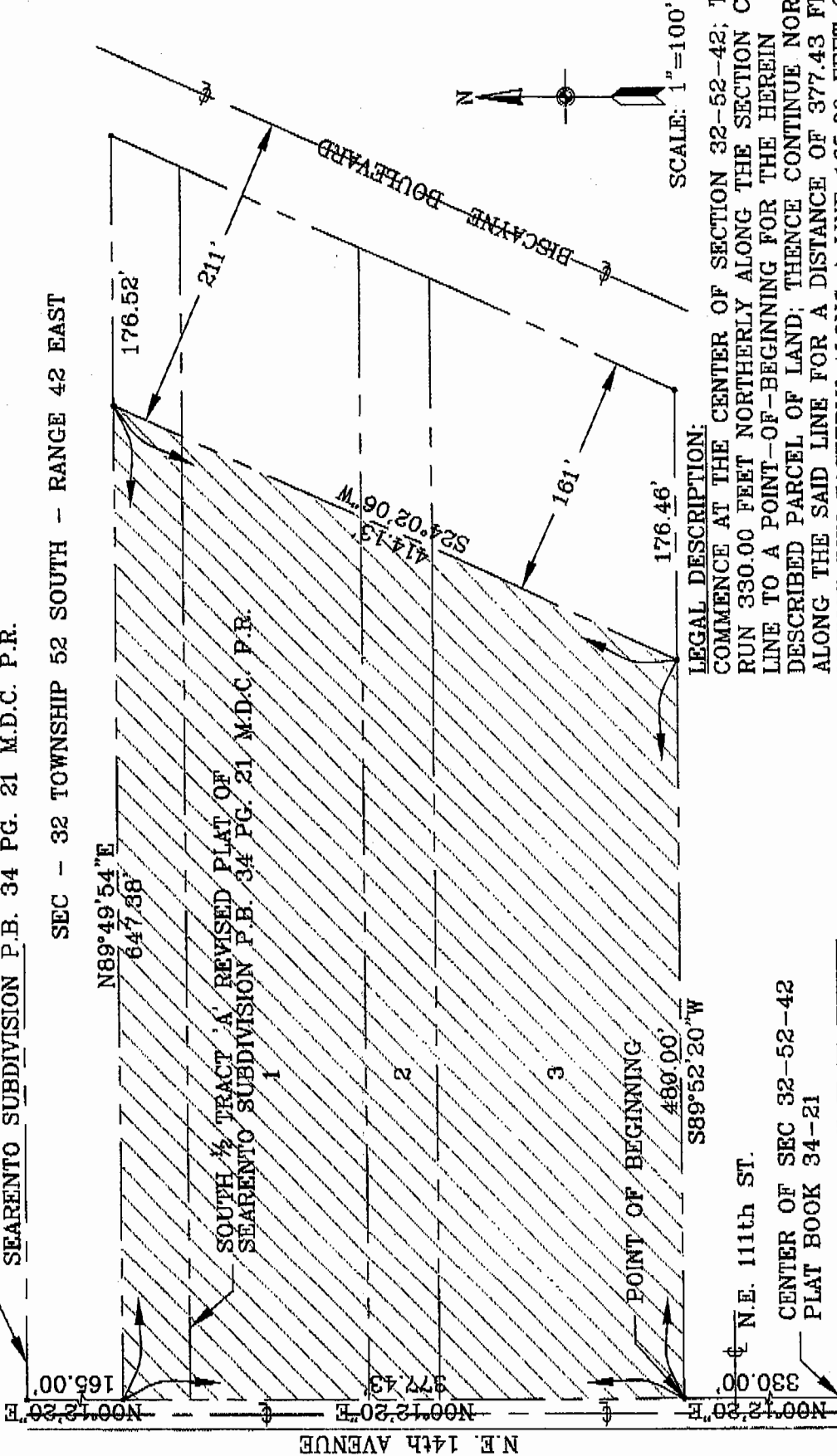
The Applicant reserves the right to supplement the application with additional documentation within the time permitted by the Code of Miami-Dade County.

6. COMPLETE DISCLOSURE FORMS: See attached.



NORTH ½ TRACT 'A' REVISED PLAT OF
SEARENTO SUBDIVISION P.B. 34 PG. 21 M.D.C. P.R.

SEC - 32 TOWNSHIP 52 SOUTH - RANGE 42 EAST



SCALE: 1"=100'

LEGAL DESCRIPTION:

COMMENCE AT THE CENTER OF SECTION 32-52-42; THENCE RUN 330.00 FEET NORTHERLY ALONG THE SECTION CENTER LINE TO A POINT-OF-BEGINNING FOR THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTHERLY ALONG THE SAID LINE FOR A DISTANCE OF 377.43 FEET; THENCE RUN EASTERLY ALONG A LINE 165.00 FEET SOUTH OF THE NORTH LINE OF THE NORTH ½ TRACT 'A' OF THE REVISED PLAT OF SEARENTO SUBDIVISION ACCORDING TO PLAT BOOK 34, PAGE 21 MIAMI-DADE COUNTY PUBLIC RECORDS FOR A DISTANCE OF 647.38 FEET; THENCE RUN SOUTHWESTERLY ALONG A LINE 161.00 FEET WEST OF THE US-1 BISCAYNE BOULEVARD RIGHT-OF-WAY FOR A DISTANCE OF 414.13 FEET; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF TRACT 'A' FOR A DISTANCE OF 480.00 FEET TO THE POINT-OF-BEGINNING OF SAID PARCEL; CONTAINING 4.89 ACRES. MORE OR LESS.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

DATE: 10-21-2005 DRAWN BY: E.P. BY AND SEAL	GFBC INTERNATIONAL 11190 BISCAYNE BLVD MIAMI, FLORIDA 33181	GCE GOLD COAST ENGINEERING CONSULTANTS, INC. CERTIFICATE OF OPERATIONS #00007599 CIVIL ENGINEERING 7450 BAYVIEW DRIVE, SUITE 505 MIAMI LAKES, FLORIDA 33074 PHONE: (305) 832-0633 FAX: (305) 832-0633
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**Pages Of Disclosure Form Not Applicable To This Application Are
Intentionally Omitted From This Printing.**

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.

APPLICANT (S) NAME AND ADDRESS:

APPLICANT A. SFBC International, Inc.
 11190 Biscayne Boulevard
 Miami, Florida 33181

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>ACRES IN SIZE (net)</u>
A.	11190 Biscayne, LLC	30-2232-000-0160	0.79
	(Wholly owned by SFBC International, Inc.)	30-2232-008-0030	2.01
	Searento Trust, LLC	30-2232-008-0010	0.84
	(Wholly owned by SFBC International, Inc.)		
	East Bay Corporation	30-2232-000-0080	2.87
	(SFBC International, Inc. is the tenant under a 99-year lease with East Bay Corp.)		

- 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>
A.	X (for all properties except folio 30-2232-000-0080)			
A.	X (99-year lease for folio 30-2232-000-0080)			

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

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

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

N/A

- b. If the applicant is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (5), 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: SFBC International, Inc.

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

Publicly traded on NASDAQ under the symbol SFCC.

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

TRUSTEES

NAME: N/A

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

N/A

- 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 (5) trust (5) or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP NAME: N/A

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

N/A

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

<u>NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
N/A	

Date of Contract:

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

N/A

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

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

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

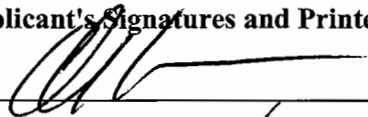
N/A

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

CORPORATION NAME: SFBC International, Inc., through wholly owned limited liability companies, owns the parcels of land identified under folio numbers 30-2232-000-016, 30-2232-008-0030 and 30-2232-008-0110, and is the owner of a 99-year leasehold interest in the property identified under folio number 30-2232-000-0080.

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

Applicant's Signatures and Printed Names



ARNOLD HANTMAN

Sworn to and subscribed before me
this 31 day of OCTOBER, 20 05.

Notary Public, State of Florida at Large (SEAL)
My Commission Expires:



C. J. BRATTER
MY COMMISSION # DD 165900
EXPIRES: November 17, 2006
Bonded Thru Budget Notary Services

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

APPLICATION NO. 3
SMALL-SCALE AMENDMENT APPLICATION

Applicant

110 Biscayne Realty, LLC
c/o Rudd and Rudd, LLC
7901 SW 67 Avenue, Suite 206
South Miami, Florida 33143

Applicant's Representative

Maria A. Gralia, Esq.
Shutts and Bowen, LLP
1500 Miami Center
201 South Biscayne Boulevard
Miami, Florida 33131
(305) 347-7328

Requested Amendment to the Land Use Plan Map

PARCEL 1 (2.26 gross acres; 1.72 net acres)

From: Low-Medium Density Residential (5 to 13 DU/Ac)

To: Medium Density Residential (13 to 25 DU/Ac)

PARCEL 2 (1.64 gross acres; 1.40 net acres)

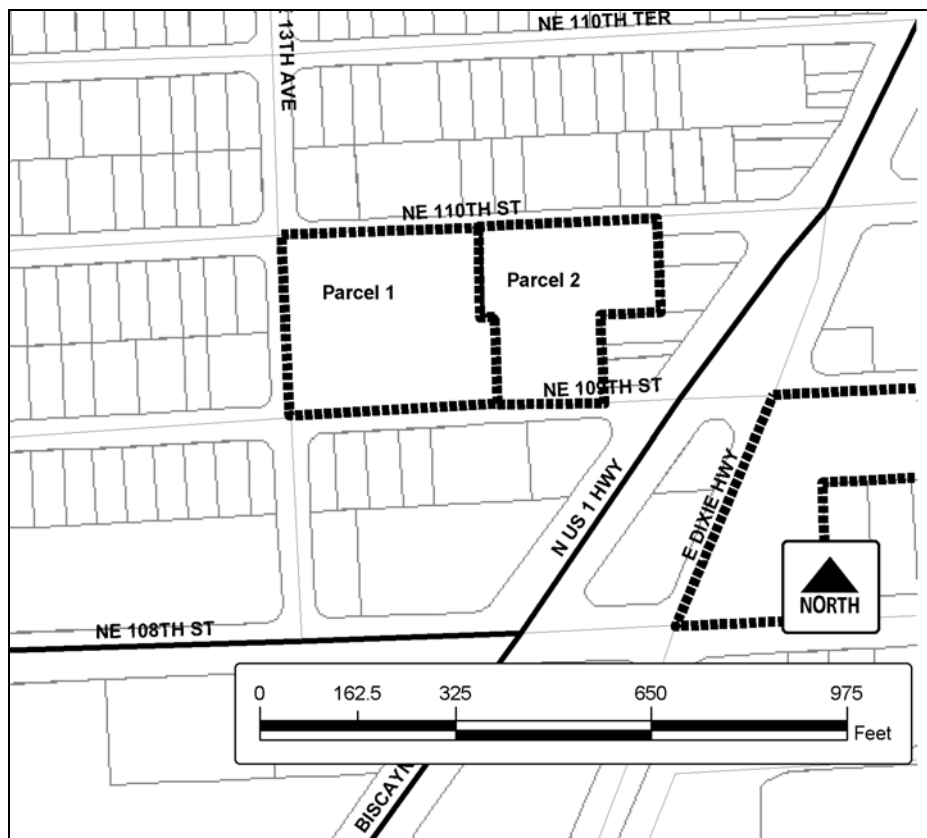
From: Business and Office and Low-Medium Density Residential (5 to 13 DU/Ac)

To: Business and Office

Location: West side of Biscayne Boulevard between NE 109 and 110 Streets

Acreage: Application area: 3.9 gross Acre, 3.105 Net Acres.

Acreage Owned by Applicant: 1.79 Acres



Note: This summary page is not part of the actual application, which follows.

**STANDARD AMENDMENT REQUEST
TO THE
LAND USE ELEMENT/LAND USE PLAN MAP
OCTOBER 2005-2006 AMENDMENT CYCLE
MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

I. APPLICANT

110 Biscayne Realty LLC
c/o RUDD & RUDD LLC
7901 SW 67th Avenue
Suite 206
South Miami, FL 33143

RECEIVED
OCT 28 2005

II. APPLICANT'S REPRESENTATIVES

Maria A. Gralia, Esq
Shutts & Bowen LLP
1500 Miami Center
201 South Biscayne Boulevard
Miami, FL 33131

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
METROPOLITAN PLANNING SECTION

BY _____

By: Maria A. Gralia
Maria A. Gralia, Esq.
Attorney for Applicant

Date: 10/27/05

III. DESCRIPTION OF REQUESTED CHANGES

An amendment to the Comprehensive Development Master Plan Land Use Plan Map is requested.

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

(B) Description of Application Area

The Application Area is located in Section 32, Township 52, Range 42 in unincorporated Miami-Dade County. See Sketch of Area attached as **Exhibit "A"**.

(C) Acreage

Application Area: approximately 3.105 net acres.

Acreage owned by Applicant: 1.79¹ acres.

(D) Requested Changes

1. (a) It is requested that Parcel 1 of the Application Area, as shown on the map attached as **Exhibit "B,"** be re-designated on the Land Use Plan Map from "Low-Medium Density Residential" to "Medium Density Residential." (Gross acreage: 2.26; net acreage: 1.72)

(b) It is requested that Parcel 2 of the Application Area, as shown on the map attached as **Exhibit "B,"** be re-designated on the Land Use Plan Map from "Business and Office" and "Low-Medium Density Residential" to entirely "Business and Office."² (Gross acreage: 1.64; net acreage: 1.40)

2. Expedited small scale amendment.

IV. REASONS FOR AMENDMENT

The Application Area is an irregularly shaped compilation of parcels with frontage on the west side of Biscayne Boulevard between NE 109th Street and NE 110th Street. The dividing line between the existing "Business and Office" designation and the "Low-Medium Density Residential" designation is shown on the map attached as **Exhibit "B."** Although the greater part of Parcel 2 is currently designated as "Business and Office," the Applicant is seeking to re-designate the remainder of Parcel 2 from "Low-Medium Density Residential" to "Business and Office." The Applicant is also requesting to re-designate Parcel 1 from "Low-Medium Density Residential" to "Medium Density Residential." The eastern portion of Parcel 2 fronting on Biscayne Boulevard is zoned BU-1A (Business-Limited). The northwestern portion of Parcel 2 is zoned RU-3M (Minimum Apartment House), as is Parcel 1. See **Exhibit "C"** showing the existing zoning of the Application Area.

The majority of the Application Area along NW 109th Street is vacant land. The Application Area along NE 110th Street is mostly single family residential with a multi-family residential building on the corner of NE 13th Avenue. The portion fronting on Biscayne Boulevard is developed with single story retail and commercial uses, including a furniture store, law office, and tavern, as well as surface parking. The surrounding land is utilized for a wide variety of uses, including office, residential, retail, and commercial. There are two high-rise multi-family residential developments, the Jockey Club and Quayside, located in close proximity to the Application Area on the east side of Biscayne Boulevard. Also, on the east side of Biscayne Boulevard, there are numerous retail and/or commercial establishments including a restaurant, dry cleaner, and convenience store. There is a 10-story office building to the south of the Application Area along the west side of Biscayne Boulevard. There are also single-family homes located to the west and immediately north of the Application

¹ Applicant is contract purchaser for Parcel consisting of 37,204 sq. ft./ .85 acres with folio #30-2232-0006-0010.

² Portions of Parcel 2 are currently designated Business and Office. Portions in Parcel 2 designated Low Density Residential are currently zoned BU-1A. Therefore, these portions are considered defacto Business and Office. See zoning map attached hereto as Exhibit "E".

Area. Lastly, there are two multi-family apartment buildings (7-story and 4-story, respectively) located in close proximity to the southwest of the Application Area.

Generally speaking, with the exception of the multi-family residential developments on the east side of Biscayne Boulevard and some commercial development in the vicinity, the surrounding neighborhood has been neglected. The poor condition of this section of unincorporated Miami-Dade County along Biscayne Boulevard has clearly been overlooked in the positive transformation of other portions of Biscayne Boulevard in the City of Miami and the northern end of Biscayne Boulevard in the City of Aventura. While these areas have benefited from the economic growth in South Florida, this area has been left behind. With this proposed project, and others, including a project in close proximity to the Application Area discussed below, the Applicant envisions a positive transformation for this area of Biscayne Boulevard as well.

As mentioned above, another project recently received favorable recommendation on a request to change the Land Use Plan Map for an area north of the Application Area along Biscayne Boulevard. More particularly, the area is located on the west side of Biscayne Boulevard to NE 13th Avenue between NE 112th Street and NE 115th Street. In a strikingly similar application, the applicant, Dynamic Biscayne Shores Association, Inc., sought various amendments from "Low-Medium Density Residential" and "Business and Office" to "Medium Density Residential" and "Business and Office" (the "Dynamic Application"). Because of the location of the property and the mixed-use nature of the project, including a substantial number of residential dwelling units, the application received a recommendation to adopt and transmit.

The approval of this application, in addition to the above application, would clearly be a positive step in the right direction for this neighborhood. Initially, it is important to note that the Application Area is located within the County's Urban Infill Area ("UIA"). As a result, the project has been designed as a mixed-use development. Specifically, the mixed-use project will contain office, commercial and residential components, including a vertical portion that includes 60 residential dwelling units. The approval of the Applicant's re-designation requests will permit a greater residential density within Parcel 1 of the Application Area. The greater residential density will not only make the project economically feasible but draw individuals to this area to support the surrounding commercial establishments. The other portion of the project will occur within Parcel 2 of the Application Area, and include approximately 37,275 square feet of retail and 27,750 square feet of office space. In addition to quality office and retail space, the applicant is integrating in the development a beautiful neighborhood park and plaza to help rehabilitate the area. See preliminary renderings and floor plans attached as **Composite Exhibit "D"**. Not only does the project incorporate the type of mixed-use development preferred for the UIA, but the majority of the Application Area is currently vacant land, which is obviously prime infill property.

Moreover, Biscayne Boulevard is in the process of being widened. This widening will substantially cut into the Business and Office designation creating a very narrow strip along Biscayne Boulevard for Business and Office. Therefore, this Application works to compensate for the loss of Business and Office along Biscayne Boulevard. In addition, the Application Area is just south of the Biscayne Corridor Community Redevelopment Area (the "BCRA"). This area has been designated to stimulate redevelopment in the area and create a better neighborhood to live, work, and play. Although the Application Area is adjacent to the BCRA, and not actually within the BCRA, the mixed-use project will obviously still have a positive impact on the entire area.

As noted in the Initial Recommendations for the April 2005 amendment cycle, development of additional housing will help accommodate the County's projected population growth. The projections show a sustained demand for housing through 2025, including 11,300 dwelling units per year from 2003 through 2010. The Application is located within the North Central Tier, which has sufficient capacity to accommodate projected demand through the year 2022. However, "[t]he projection demand for housing is higher in the eastern half, but the capacity there is also higher and the land is projected to be used up by 2021." Accommodating such growth has been focused on property within the Urban Development Boundary ("UDB") to reduce the need for expansion. The Application Area is largely vacant land located within a heavily urbanized portion of the UDB within northeastern Miami-Dade County. The approval of the application would therefore be consistent with Policy 8G of the Land Use Element in the Comprehensive Development Master Plan (the "CDMP"), which requires that the UDB contain developable land having capacity to sustain projected County-wide residential demand for a period of 15 years of residential capacity beyond the date of adoption of the most recent evaluation and appraisal report ("EAR").

Moreover, the development of the Application Area would be consistent with Objective 1 of the CDMP Land Use Element regarding the "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." Specifically, Policy 1C within the Land Use Element states that the County "shall give priority to infill development on vacant sites and redevelopment of substandard properties in currently urbanized areas. . . ." Here, the approval of the application will permit the mixed-use development of the Application Area, which is largely vacant land. The development will also compliment and support the existing commercial and retail development, as well as improve the area for the existing residents.

The application is also consistent with Policy 9D of the CDMP Land Use Element, which states that the County "shall continue to investigate, maintain, and enhance methods, standards and regulatory approaches which facilitate sound compatible mixing of uses in projects and communities." The Applicant is proposing a mixed-use project that will blend together a variety of commercial uses with a vertical multi-family residential component. The Applicant's proposed mixed-use project will be compatible with the surrounding neighborhood and provide additional "population serving" commercial uses for area residents.

Lastly, the application is consistent with Policy 10A of the CDMP of the Land Use Element, which states that "Miami-Dade County shall facilitate continuous urban development, infill, redevelopment of substandard or underdeveloped urban areas, high intensity activity centers, mass transit supportive development, and mixed use projects to support energy conservation." The mixing of office, retail, and residential uses into this infill area will support energy conservation by including these uses in one development so as to make the area a place to live, work, and shop.

V. ADDITIONAL MATERIAL SUBMITTED

- (A) Zoning Map with Application Area Indicated (see **Exhibit "E"**).
- (B) 8 1/2 X 11 sheet showing Application Area Location (see **Exhibit "F"**).
- (C) Aerial Photograph with Application Area Indicated (see **Exhibit "G"**).

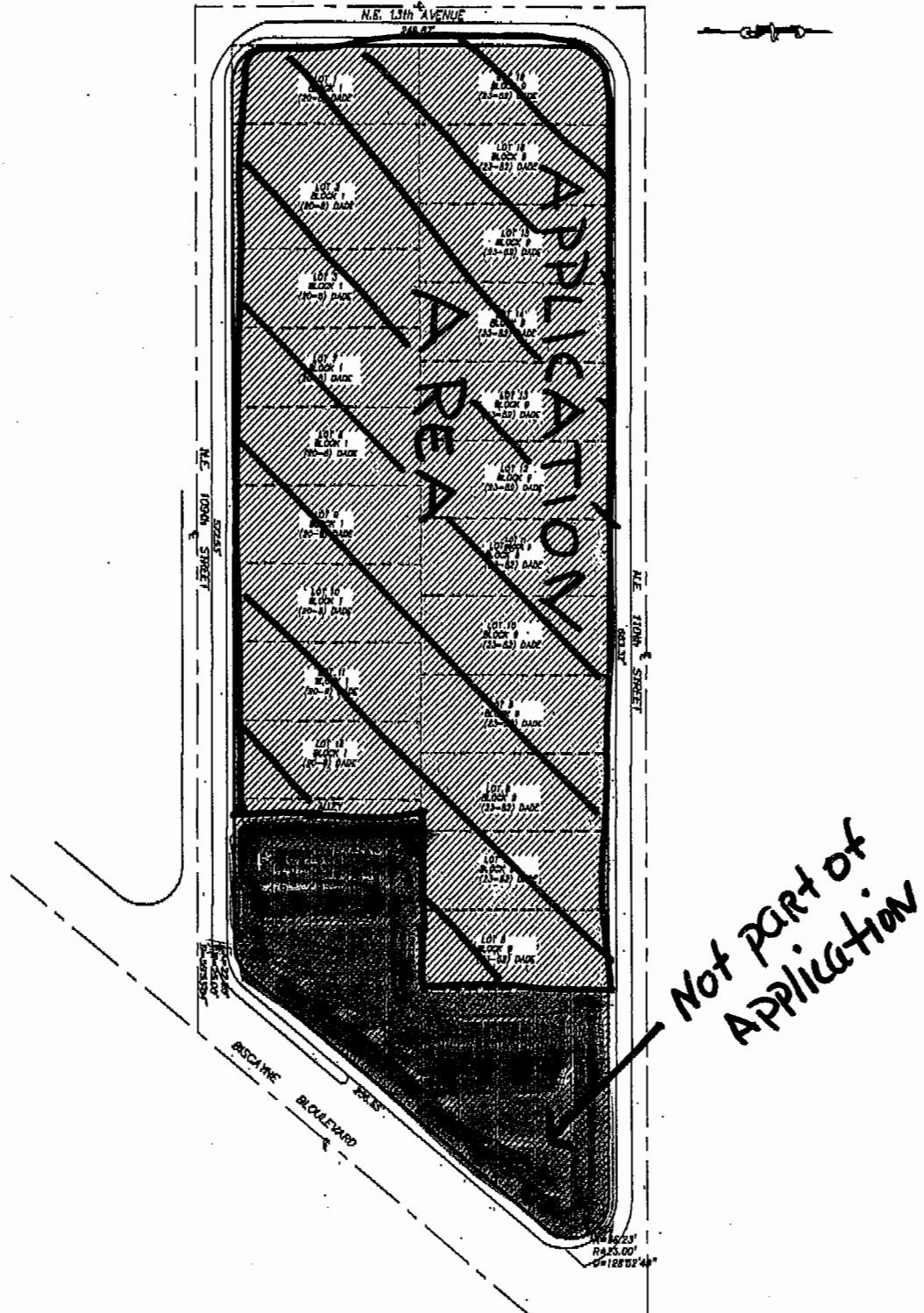
- (D) Section Map with Application Area Indicated (see **Exhibit "H"**).
- (E) Sketches and accompanying Legal Descriptions of parcels within Application Area (see **Composite Exhibit "I"**).

The Applicant reserves the right to supplement the application with additional documentation within the time permitted by the Code of Miami-Dade County.

VI. COMPLETE DISCLOSURE FORMS: See attached.

SKETCH OF DESCRIPTION

(Page 2 of 2)



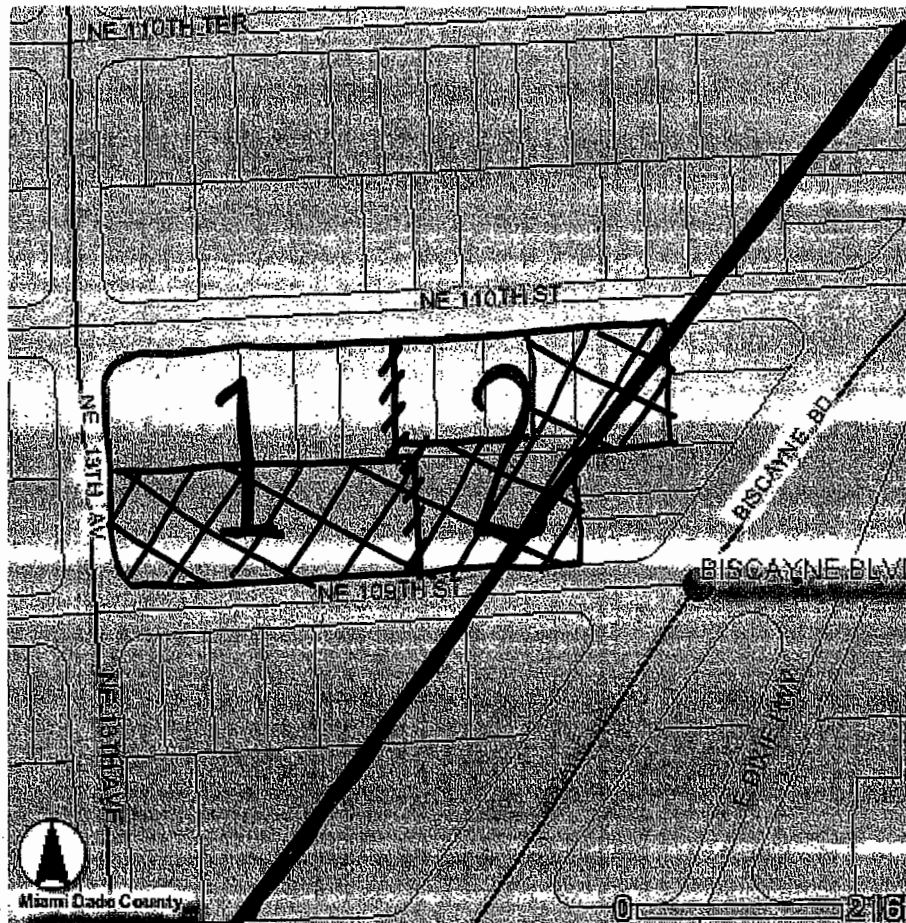
SCALE: N.T.S. DATE: 10/13/05 DW: S.I.	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.	<i>[Signature]</i> RENE ALGUESVIVES 08/16/05 PROFESSIONAL SURVEYOR AND MAPPER No. 4327, State of Florida.	Alvarez, Alguesvives and Associates, Inc. L.B. No. 6867 Surveyors, Mappers and Land Planners 8230 Coral Way, (suite-B) Miami, FL 33155 Phone 305-220-2424 Fax 305-552-8181
FILE:05-9168-G			

eMaps Online
Miami-Dade County, Florida

miamidade.gov

MIAMI-DADE

Miami Dade County Map



Legend

EXHIBIT "B"

Parcel 1 of Application Area

Parcel 2 of Application Area

Dividing line between existing "Business & Officer" and "Low-Medium" designations

Area owned by Applicant

eMaps Online
Miami-Dade County, Florida

miamidade.gov

MIAMI-DADE

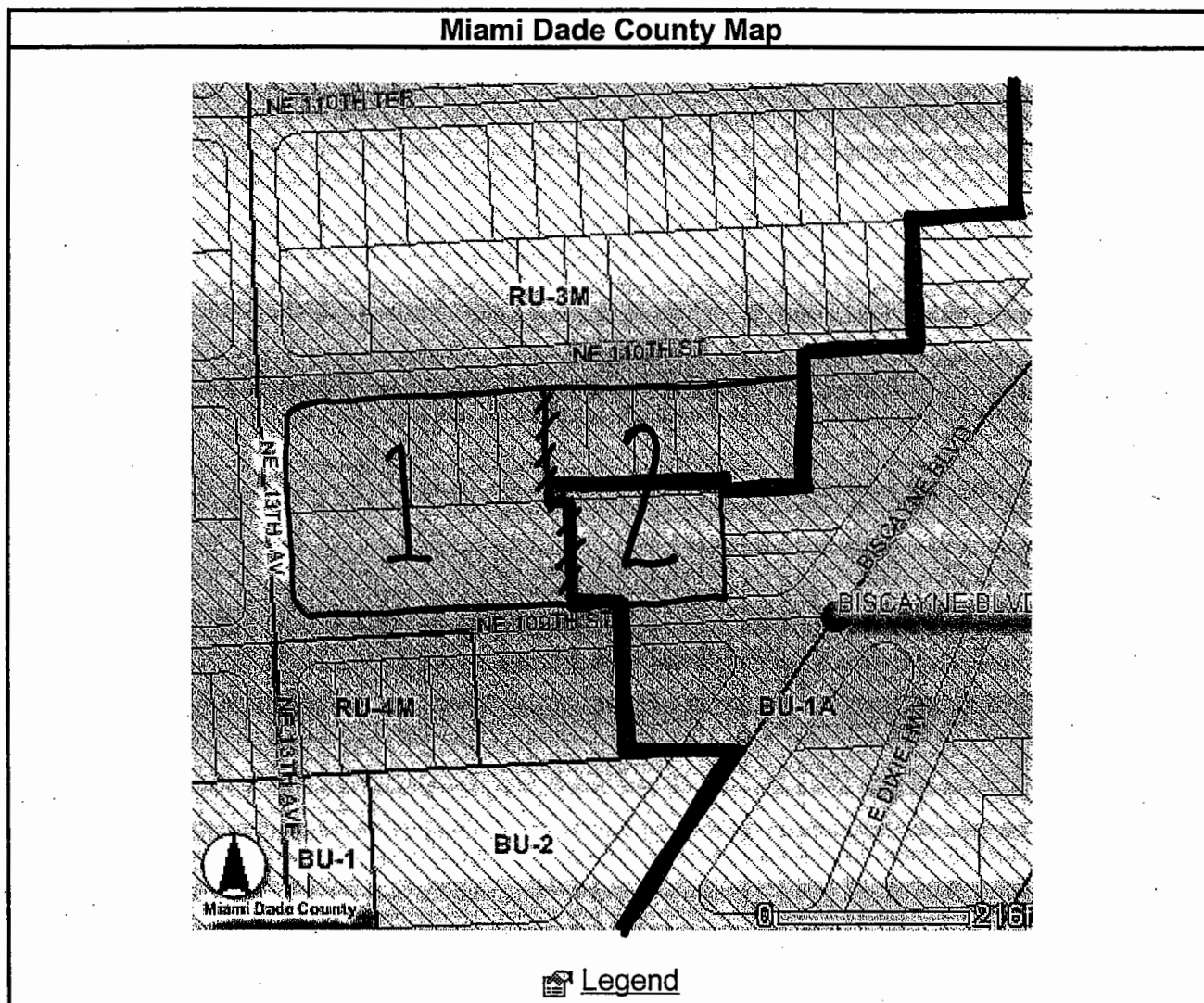


EXHIBIT "C"

Parcel 1 of Application Area

Parcel 2 of Application Area

Dividing line between existing "RU-3M" and "BU-3M" zoning districts

**Pages Of Disclosure Form Not Applicable To This Application Are
Intentionally Omitted From This Printing.**

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.

APPLICANT (S) NAME AND ADDRESS:

APPLICANT: 110 Biscayne Realty LLC
c/o RUDD & RUDD LLC
7901 SW 67th Avenue
Suite 206
South Miami, FL 33143

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. (See Exhibit "H", Parcel 1, 2 and 4.)**

<u>APPLICANT</u>	<u>OWNER OF RECORD</u>	<u>FOLIO NUMBER</u>	<u>ACRES IN SIZE</u> (net)
110 Biscayne Realty LLC	Marzac Ltd. (under contract)	30-2232-006-0010	0.854
110 Biscayne Realty LLC	110 Biscayne Realty LLC	30-2232-006-0011	0.531
110 Biscayne Realty LLC	110 Biscayne Realty LLC	30-2232-010-1240	0.287
110 Biscayne Realty LLC	110 Biscayne Realty LLC	30-2232-010-1250	0.127
110 Biscayne Realty LLC	110 Biscayne Realty LLC	30-2232-010-1260	0.066
			1.865

- 2a. Additional properties within the Application Area that Applicant has no interest. (See Exhibit "H", Parcel 5.)**

<u>APPLICANT</u>	<u>OWNER OF RECORD</u>	<u>FOLIO NUMBER</u>	<u>ACRES IN SIZE</u> (net)
110 Biscayne Realty LLC	Jose O. Pena and Rafaela Leal	30-2232-010-1251	.127
110 Biscayne Realty LLC	Deborah Magee	30-2232-010-1252	.127
110 Biscayne Realty LLC	Luisa Ruiz	30-2232-010-1270	.127
110 Biscayne Realty LLC	Kanol Isidore	30-2232-010-1271	.143
110 Biscayne Realty LLC	Amos Ducatel and Madeleine	30-2232-010-1280	.143
110 Biscayne Realty LLC	SP Prop LLC	30-2232-010-1281	.143
110 Biscayne Realty LLC	Aquarius Investments Corp.	30-2232-010-1290	.430
			1.24

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</u> (Attach Explanation)
110 Biscayne Realty LLC	X			
110 Biscayne Realty LLC			X	30-2232-006-010 (contract purchaser)

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

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

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

- b. If the applicant is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (5), trustees(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individuals) (natural persona) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: 110 Biscayne Realty LLC

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
Mark Weiss 5151 Fisher Island Drive Fisher Island, Florida 33109	50%
Michael Litvin 38 Hawthorne Lane Great Neck, New York 11023	50%

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

TRUSTEES NAME: N/A

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

<u>N/A</u>	
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- d. If the applicant is a **PARTNERSHIP** or **LIMITED PARTNERSHIP**, list the name of the partnership, the same 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 persona) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP NAME: N/A

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

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

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

110 Biscayne Realty LLC c/o RUDD & RUDD 7901 SW 67th Avenue Suite 206 South Miami, FL 33143	
---	--

100%

Date of Contract:
August 6, 2005

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 shows 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:

PERCENTAGE OF STOCK

Marzac Ltd.
P.O. Box 1119
Palm Beach, FL 33480

- 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 individuals) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME, ADDRESS, AND OFFICE (if applicable)

PERCENTAGE OF INTEREST

Marzac Ltd.
P.O. Box 1119
Palm Beach, FL 33480

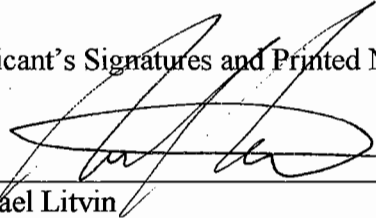
If any contingency clause or contract terms involve additional parties; list all individuals or officers, if a corporation, partnership, or trust.

[Signatures appear on next page.]

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

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

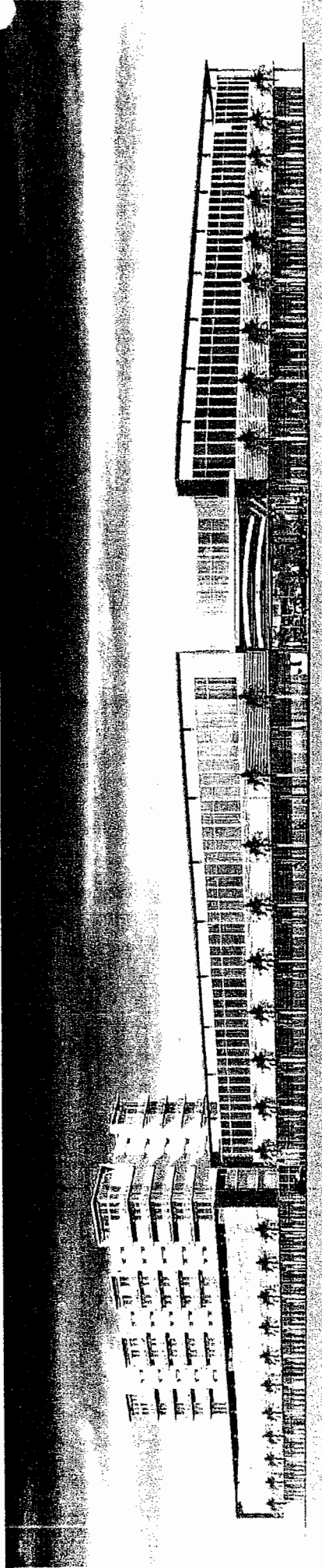
Applicant's Signatures and Printed Names


Michael Litvin

Sworn to and subscribed before me
this 3rd day of NOVEMBER 2005.

Notary Public, State of New York at Large. (SEAL)
My Commission Expires:

LENNOX DARRELL
Notary Public, State of New York
No. 01DA6084022
Qualified in Queens County
Certificate Filed in New York County
Commission Expires Nov. 25, 2006



Biscayne Realty

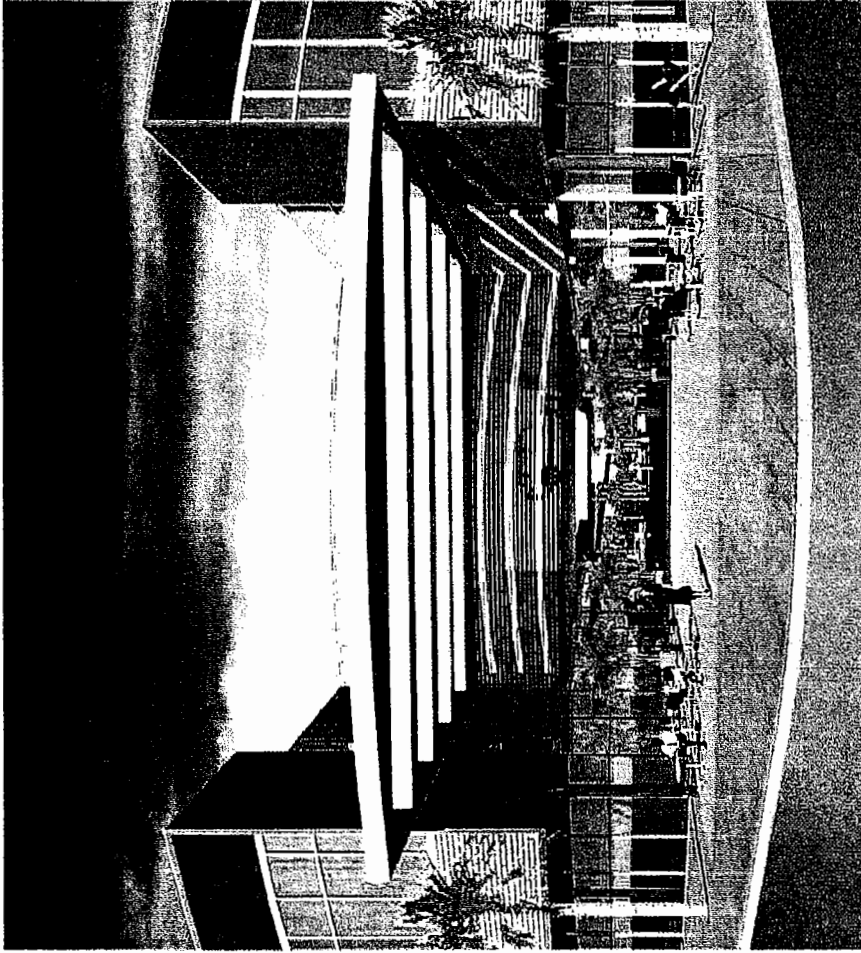
10/03/05

General View

CARLOS PALMER ARCHITECTURE

156 Almeria Avenue
Coral Gables
305 441 2756

Suite 202
FL 33134
palmarc@bellsouth.net

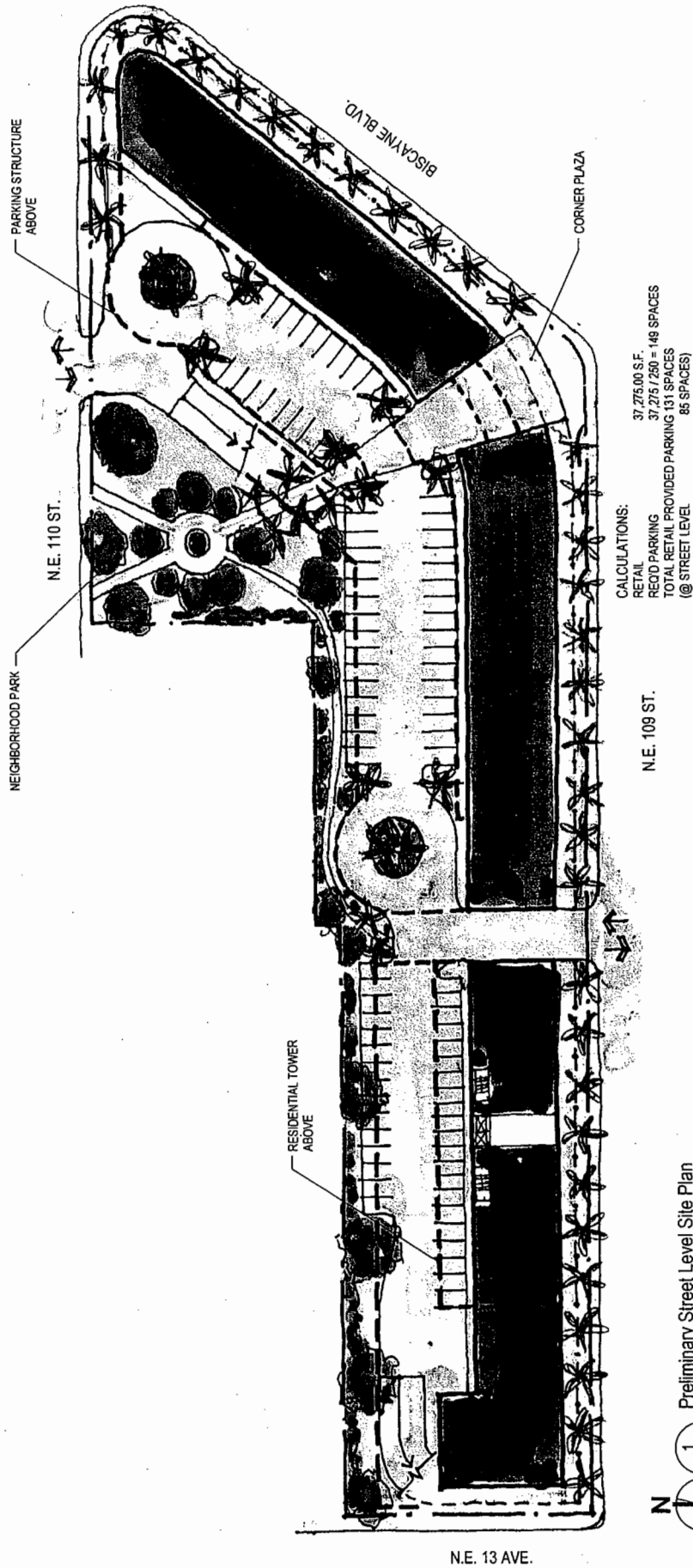


Biscayne Realty 10/03/05

Court View

CARLOS PALMER ARCHITECTURE

156 Almeria Avenue
Coral Gables
305 441 2756
Suite 202
FL 33134
palmarc@bellsouth.net



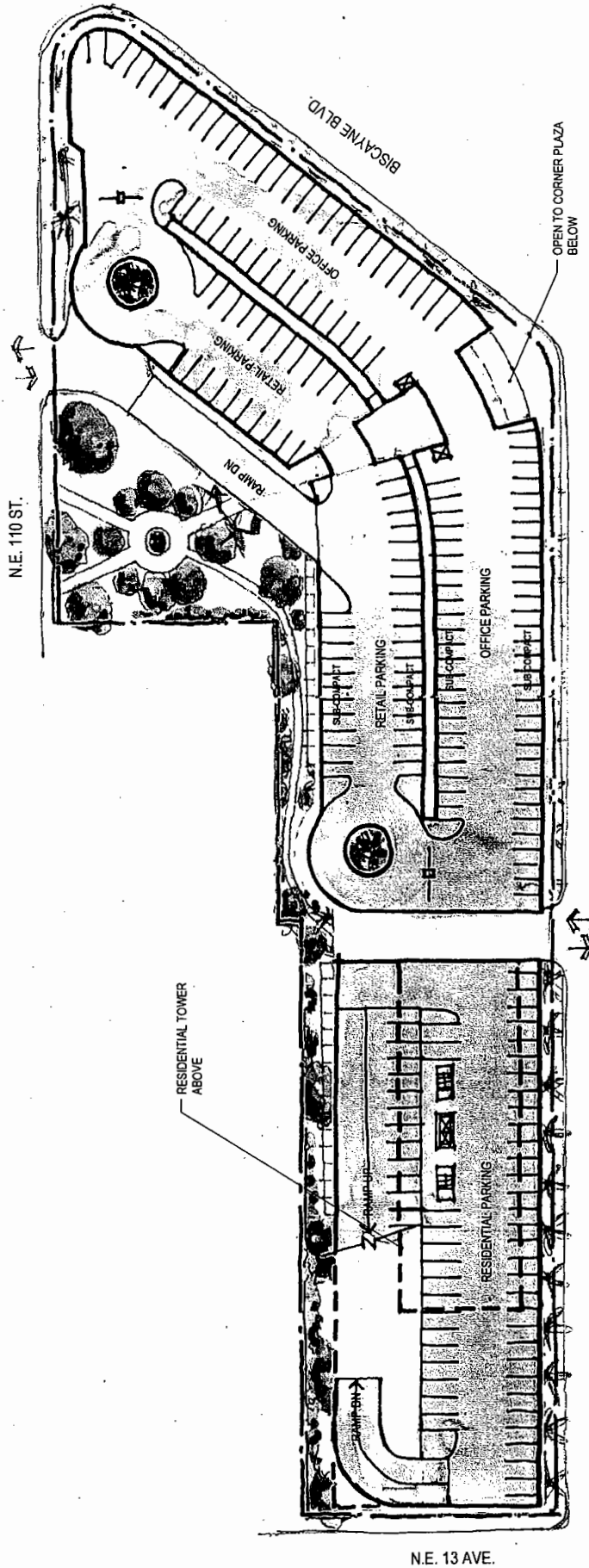
Biscayne Realty

9/21/05

Preliminary Site Studies

CARLOS PALMER ARCHITECTURE

Suite 202
156 Almeria Avenue
Coral Gables
FL 33134
305 441 2756
palmarc@bellsouth.net



CALCULATIONS:
 OFFICE SPACE
 RETAIL PARKING
 PROVIDED PARKING

N.E. 109 ST.

CALCULATIONS:
 RESIDENTIAL UNITS
 RETAIL PARKING
 PROVIDED PARKING

60
 100 SPACES
 110 SPACES

27,750.00 S.F.
 27,750 / 300 = 93 SPACES
 109 SPACES

N
 1 Preliminary Second Level Plan
 A2
 Scale: 1/50
 0.1" = 10'-0"

Biscayne Realty

9/21/05

Preliminary Site Studies

CARLOS PALMER ARCHITECTURE

Suite 202
 156 Almeria Avenue
 Coral Gables
 FL 33134
 305 441 2756
 palmarc@bellsouth.net

ZONING MAP

29-52-42 DRAFTING

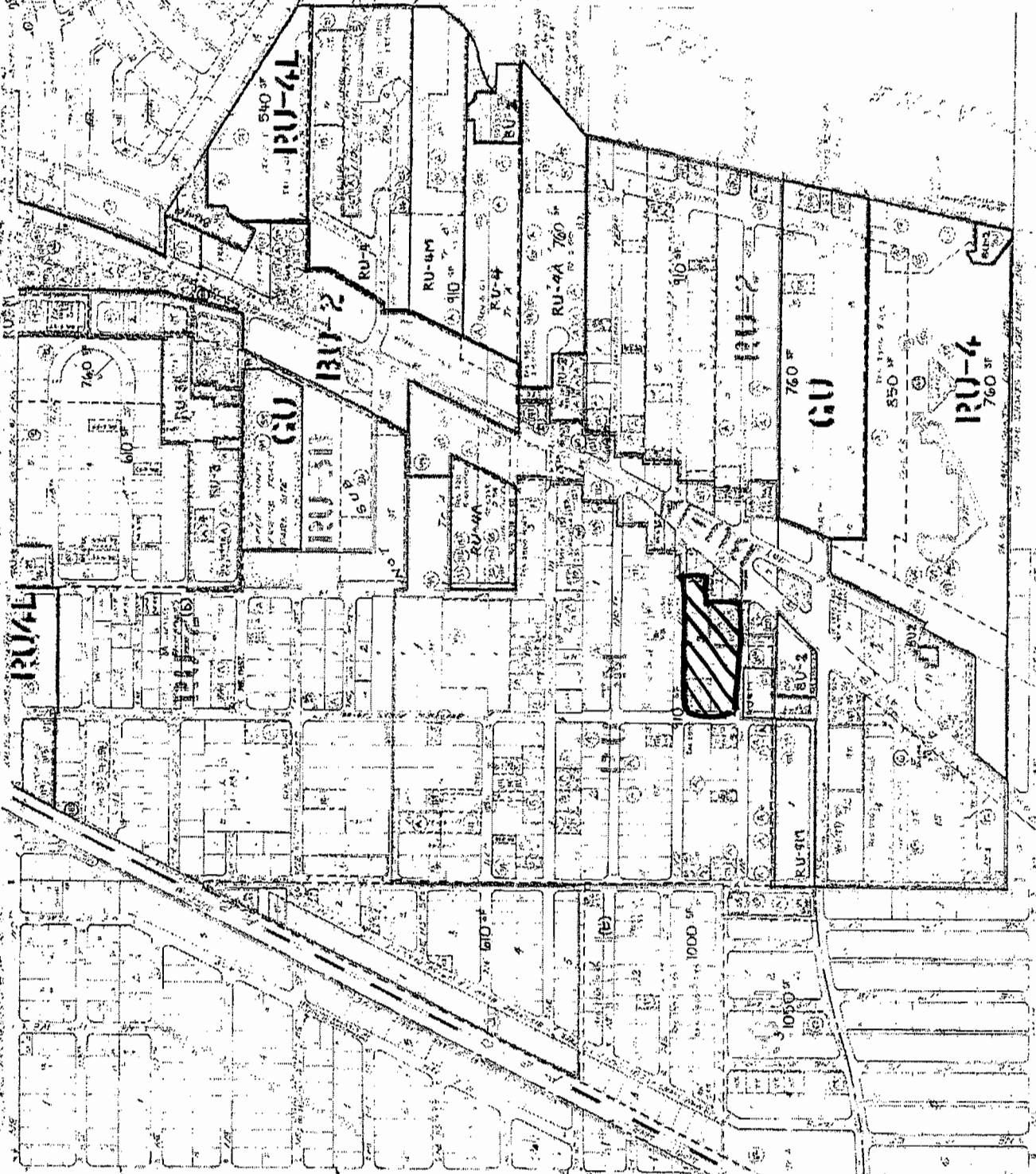
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32 52 42

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miamidade.gov

 Legend

Print

Close

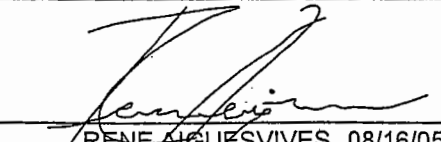
PARCEL 1
SKETCH OF DESCRIPTION
(Page 1 of 2)

LEGAL DESCRIPTION:

*Lots 1, 2, 3, 7, 8 and the West 20.03 feet of Lot 9, Block 1,
AMENDED PLAT OF BAY RIDGE,
according to the plat thereof,
as recorded in Plat Book 20, Page 8,
of the Public Records of Miami-Dade County, Florida.*

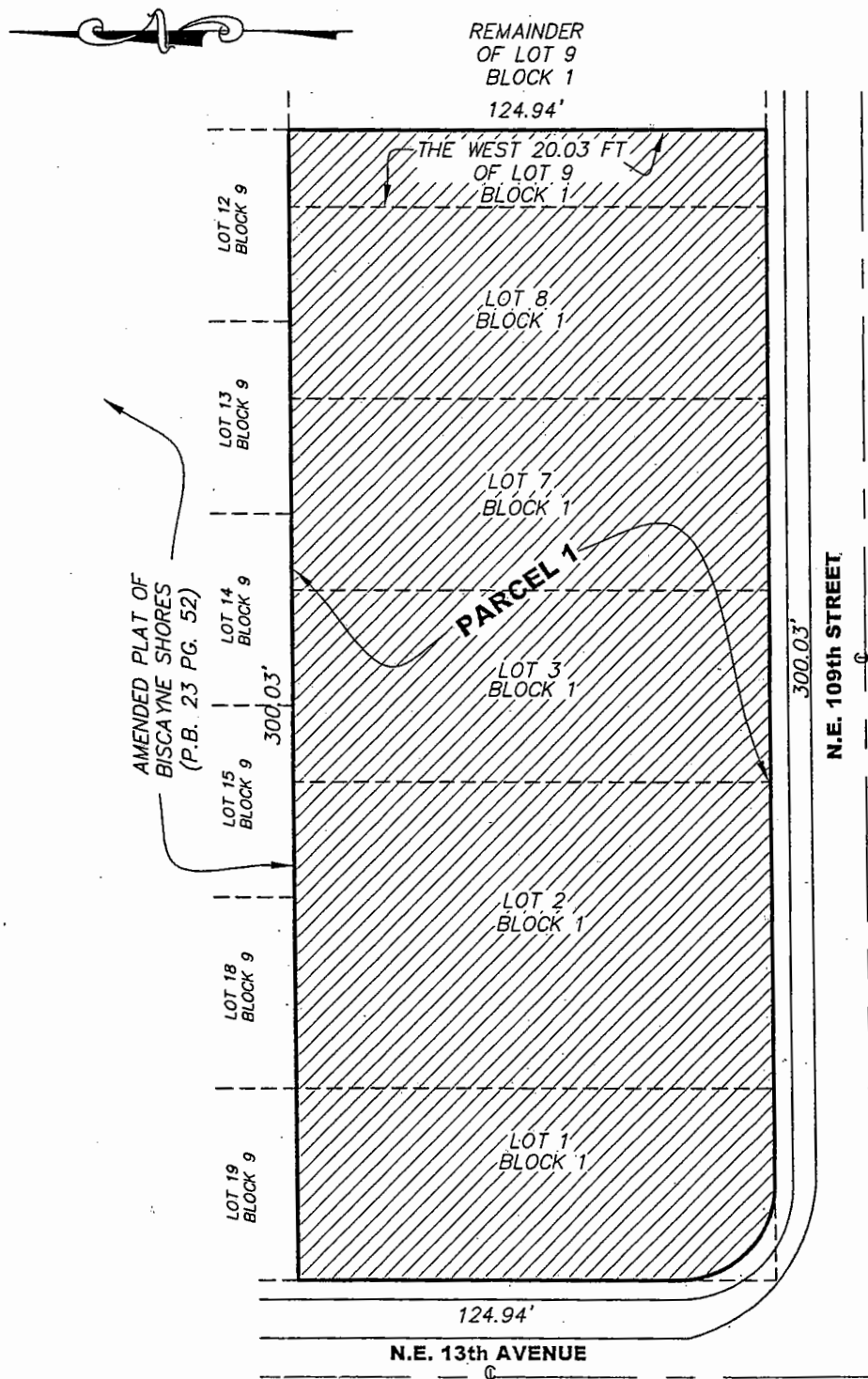
SURVEYOR'S CERTIFICATE:

I hereby certify: that the legal and sketch of the property described hereon was made under my supervision and that the legal and sketch meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a Land Survey.

SCALE: N.T.S. DATE: 10/13/05 DW: S.I.	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.	 RENE AIGUESVIVES 08/16/05 PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.	Alvarez, Aiguesvives and Associates, Inc. L.B. No. 6867 Surveyors, Mappers and Land Planners 8230 Coral Way, (suite-B) Miami, FL 33155 Phone 305-220-2424 Fax 305-552-8181
FILE:05-9168-A			

SKETCH OF DESCRIPTION

(Page 2 of 2)



SCALE: N.T.S.
DATE: 10/13/05
DW: S.I.

FILE:05-9168-A

Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.

[Signature]
RENE AIGUESVIVES 08/16/05
PROFESSIONAL SURVEYOR AND
MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
L.B. No. 6867
Surveyors, Mappers and Land Planners
8230 Coral Way, (suite-B) Miami, FL 33155
Phone 305-220-2424 Fax 305-552-8181

PARCEL 2
SKETCH OF DESCRIPTION
(Page 1 of 2)

LEGAL DESCRIPTION:

*Lots 6, 7, 8 and the South 13.93 feet of Lots 9, 10 and 11, all in Block 9,
"CORRECTED AMENDED PLAT BISCAVNE SHORES",
according to the plat thereof, as recorded in Plat Book 23, Page 52,
of the Public Records of Miami-Dade County, Florida.*

AND

*The East 29.97 feet of Lot 9 and Lots 10, 11 and 12,
and the 10 foot alley, vacated by Resolution No. R-467-05,
lying east of and adjacent to said Lot 12, Block 1,
"AMENDED PLAT OF BAY RIDGE",
according to the plat thereof, as recorded in Plat Book 20, Page 8,
of the Public Records of Miami-Dade County, Florida.*

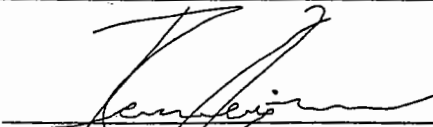
SURVEYOR'S CERTIFICATE:

*I hereby certify: that the legal and sketch of the property described hereon was made under my supervision
and that the legal and sketch meets the Minimum Technical Standards set forth by the Florida Board of
Professional Land Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code pursuant
to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my
knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a
Land Survey.*

SCALE: N.T.S.
DATE: 10/13/05
DW: S.I.

FILE:05-9168-B

Not valid unless
it bears the
signature and the
original raised
seal of Florida
licensed Surveyor
and Mapper.


RENE AIGUESVIVES 08/16/05
PROFESSIONAL SURVEYOR AND
MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
L.B. No. 6867
Surveyors, Mappers and Land Planners
8230 Coral Way, (suite-B) Miami, FL 33155
Phone 305-220-2424 Fax 305-552-8181

(Page 2 of 2)



FILE:05-9168-B

Not valid unless
it bears the
signature and the
original raised
seal of Florida
licensed Surveyor
and Mapper.

RENE AIGUESVIVES 08/16/05
PROFESSIONAL SURVEYOR AND
MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
L.B. No. 6867
Surveyors, Mappers and Land Planners
8230 Coral Way, (suite-B) Miami, FL 33155
Phone 305-220-2424 Fax 305-552-8181

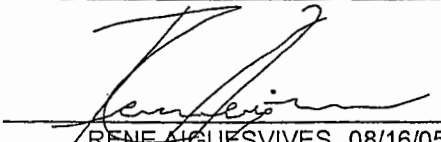
PARCEL 4
SKETCH OF DESCRIPTION
(Page 1 of 2)

LEGAL DESCRIPTION:

*Lots 9, 10 and 11, less the South 13.93 feet thereof; Block 9,
"CORRECTED AMENDED PLAT BISCAVNE SHORES",
according to the plat thereof, as recorded in Plat Book 23, Page 52,
of the Public Records of Miami-Dade County, Florida.*

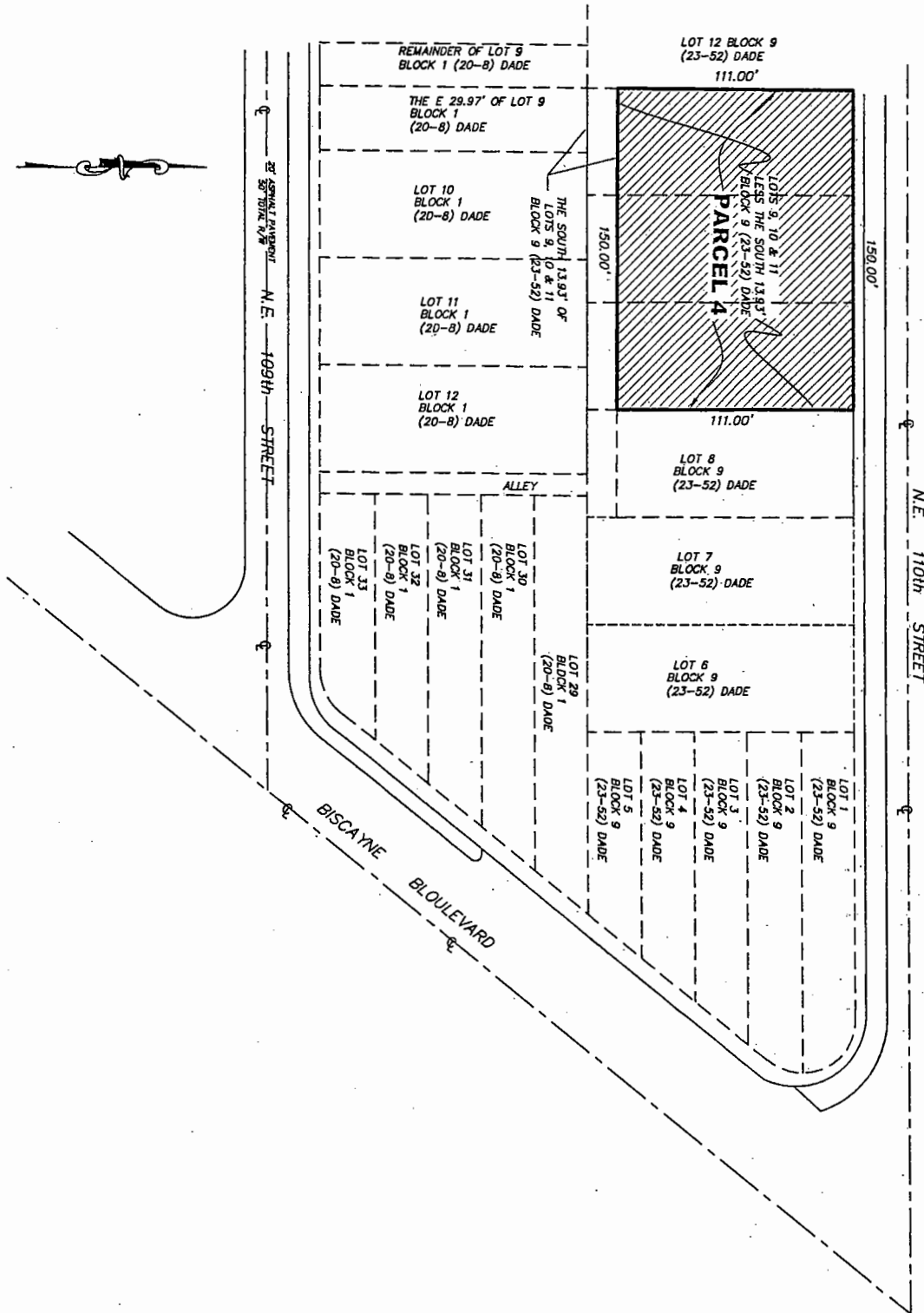
SURVEYOR'S CERTIFICATE:

I hereby certify: that the legal and sketch of the property described hereon was made under my supervision and that the legal and sketch meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a Land Survey.

SCALE: N.T.S. DATE: 10/13/05 DW: S.I.	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.	 RENE AIGUESVIVES 08/16/05 PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.	Alvarez, Aiguesvives and Associates, Inc. L.B. No. 6867 Surveyors, Mappers and Land Planners 8230 Coral Way, (suite-B) Miami, FL 33155 Phone 305-220-2424 Fax 305-552-8181
FILE:05-9168-D			

SKETCH OF DESCRIPTION

(Page 2 of 2)



SCALE: N.T.S.
DATE: 10/13/05
DW: S.I.

FILE:05-9168-D

Not valid unless
it bears the
signature and the
original raised
seal of Florida
licensed Surveyor
and Mapper.

René Aiguesvives
RENE AIGUESVIVES 08/16/05
PROFESSIONAL SURVEYOR AND
MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
L.B. No. 6867
Surveyors, Mappers and Land Planners
8230 Coral Way, (suite-B) Miami, FL 33155
Phone 305-220-2424 Fax 305-552-8181

PARCEL 5
SKETCH OF DESCRIPTION
(Page 1 of 2)

(Not owned by Applicant)

LEGAL DESCRIPTION:

*Lots 12, 13, 14, 15, 18 and 19, Block 9,
CORRECTED AMENDED PLAT BISCAVNE SHORES,
according to the plat thereof,
as recorded in Plat Book 23, Page 52,
of the Public Records of Miami-Dade County, Florida.*

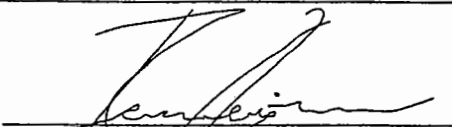
SURVEYOR'S CERTIFICATE:

I hereby certify: that the legal and sketch of the property described hereon was made under my supervision and that the legal and sketch meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a Land Survey.

SCALE: N.T.S.
DATE: 10/13/05
DW: S.I.

FILE:05-9168-E

Not valid unless
it bears the
signature and the
original raised
seal of Florida
licensed Surveyor
and Mapper.

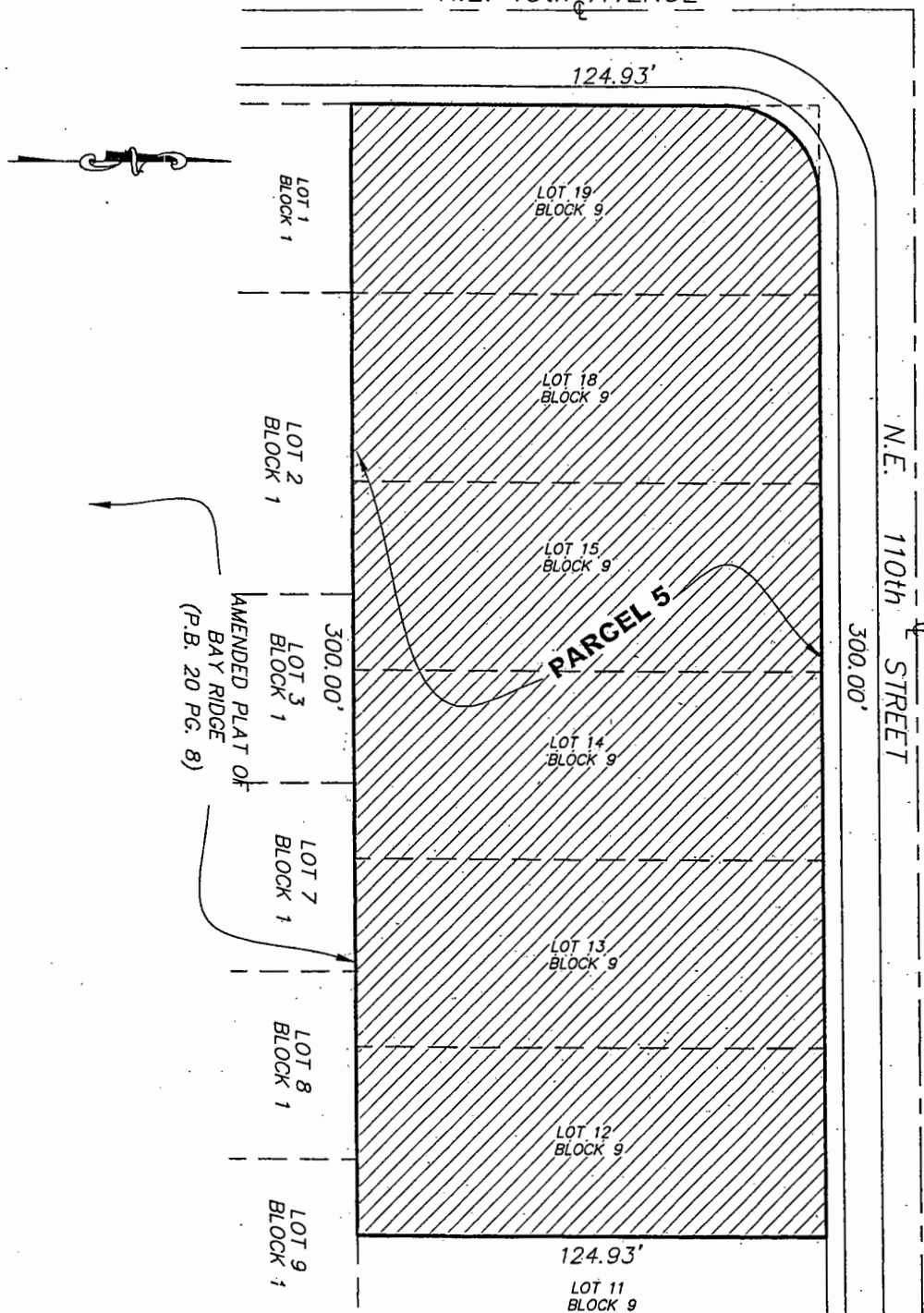

RENE AIGUESVIVES 08/16/05
PROFESSIONAL SURVEYOR AND
MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
L.B. No. 6867
Surveyors, Mappers and Land Planners
8230 Coral Way, (suite-B) Miami, FL 33155
Phone 305-220-2424 Fax 305-552-8181

SKETCH OF DESCRIPTION

(Page 2 of 2)

N.E. 13th AVENUE



(Not owned by Applicant)

SCALE: N.T.S.
DATE: 10/13/05
DW: S.I.

FILE:05-9168-E

Not valid unless
it bears the
signature and the
original raised
seal of Florida
licensed Surveyor
and Mapper.

RENE AIGUESVIVES 08/16/05
PROFESSIONAL SURVEYOR AND
MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
L.B. No. 6867
Surveyors, Mappers and Land Planners
8230 Coral Way, (suite-B) Miami, FL 33155
Phone 305-220-2424 Fax 305-552-8181

APPLICATION NO. 4
SMALL-SCALE AMENDMENT APPLICATION

Applicant

Biscayne Shores Star, LLC, a Florida
limited liability corporation
10450 NW 31 Terrace
Miami, Florida 33172

Applicant's Representative

Simon Ferro, Esq.
Greenberg Traurig, P.A.
1221 Brickell Avenue
Miami, Florida 33131
(305) 579-0500

Requested Amendment to the Land Use Plan Map

From: Business and Office and Low-Medium Density Residential (5 to 13 DU/Ac)

To: Medium-High Density Residential (25 to 60 DU/Ac)

Location: East side of Biscayne Boulevard between NE 108 and 109 Streets

Acreage: Application area: 2.09 gross Acres

Acreage Owned by Applicant: 1.32 Acres



Note: This summary page is not part of the actual application, which follows.

**APPLICATION TO AMEND THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

1. APPLICANT

Biscayne Shores Star, LLC, a Florida limited liability corporation

2. APPLICANT'S REPRESENTATIVE

Simon Ferro, Esq.
Greenberg Traurig, P.A.
1221 Brickell Avenue
Miami, Florida 33131
(305) 579-0500

RECEIVED

OCT 31 2005

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
METROPOLITAN PLANNING SECTION

BY _____

By: _____

Simon Ferro, esq.

10/31/05
Date

3. DESCRIPTION OF REQUESTED CHANGE

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

B. Description of the Subject Property

The Subject Property consists of approximately 1.32 acres located in Section 32, Township 52, Range 42.). The Subject Property is bounded on the north side by N.E. 109th Street, on the east side by East Dixie Highway and on the south side by N.E 108th Street. The Subject Property contains three separate folio numbers and addresses:

Parcel 1: 30-2232-006-0340, 10845 Biscayne Blvd.

Parcel 2: 30-2232-011-0060, 1401 N.E. 108 Street.

Parcel 3: 30-2232-011-0050, 1441 N.E. 108 Street.

The zoning on the Subject Property is primarily BU-1A (Limited Business). Land to the north is zoned BU-2 (Special Business) and BU-1A, to the west is BU-1A and RU-4 (Apartments, 50 units per net acre), and GU zoning exists to the south and east. The Subject Property is more specifically described in the survey provided as Exhibit A, attached hereto (Property Sketch).

C. Gross Acreage

Application area: 1.32 net acres

Application area: 2.09 Gross acres

Acreage owned by Applicant: 1.32 acres

D. Requested Change

1. It is requested that the Subject Property be redesignated on the Land Use Plan from BUSINESS AND OFFICE AND LOW-MEDIUM DENSITY RESIDENTIAL (5-13 DU/AC.) to MEDIUM HIGH DENSITY RESIDENTIAL (25-60).

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

4. REASONS FOR AMENDMENT

If the application is approved, it is Applicant's intent to develop the Subject Property as a mid-rise residential development. The Subject Property is located immediately to the north of the Towers of Quayside and a few blocks south of the Jockey Club Condominium. Most of the Subject Property fronts on East Dixie Highway and partially on Biscayne Blvd., both major roadways. There is substantial need for this type of residential development in the area.

5. ADDITIONAL MATERIAL SUBMITTED

None.

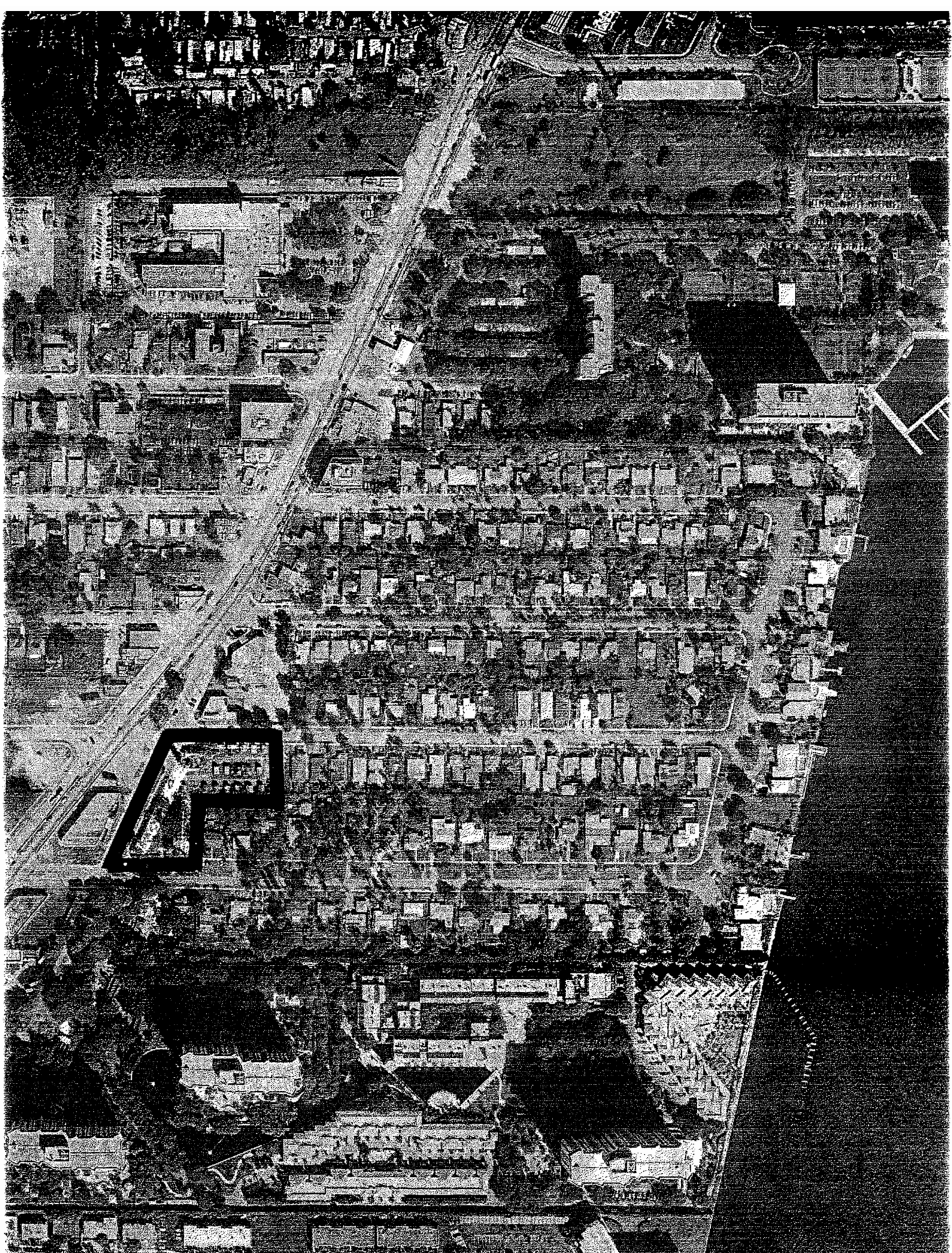
6. COMPLETE DISCLOSURE FORMS

Attached hereto.

Attachments: Subject Property Survey
One Aerial Photo
One Map

SUBJECT = PROPERTY





DISCLOSURE OF INTEREST

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

1. APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: BISCAYNE SHORES STAR, LLC 10450 N.W. 31 TER.
MIAMI, FL. 33172

APPLICANT B: _____

APPLICANT C: _____

APPLICANT D: _____

APPLICANT E: _____

APPLICANT F: _____

APPLICANT G: _____

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

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

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
A	BISCAYNE SHORES STAR, LLC	30-2232-006-0340	
	BISCAYNE SHORES STAR, LLC	30-2232-011-0060	
	BISCAYNE SHORES STAR, LLC	30-2232-011-0050	
			TOTAL 1.32 ACRES

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

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER (Attach Explanation)
A	✓			

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

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

INDIVIDUAL'S NAME AND ADDRESS	PERCENTAGE OF INTEREST
N/A	

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

CORPORATION NAME: BISCAYNE SHORES SOAR, LLC

NAME, ADDRESS, AND OFFICE (if applicable)	PERCENTAGE OF STOCK
Orlando GARCIA JR. 10450 N.W. 31ST TERR. MIAMI, FL. 33172	50%
MANUEL M. RODRIGUEZ-FIOI 10450 N.W. 31ST TERR. MIAMI, FL. 33172	50%

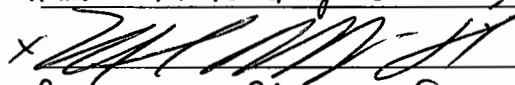
If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

N/A

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

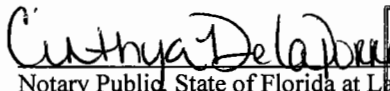
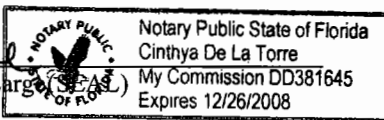
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and behalf.

Applicant's Signatures and Printed Names

MANUEL M. RODRIGUEZ-FRÓL, Managing Member
x 
BISCAYNE SHORES STAR, LLC

Sworn to and subscribed before me

this 31 day of October, 2005


Notary Public, State of Florida at Large


My Commission Expires:

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

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APPLICATION NO. 5
SMALL-SCALE AMENDMENT APPLICATION

Applicant

Poinciana Partners, LLLP
780 Fisherman Street
Opa-Locka, Florida 33054

Applicant's Representative

Augusto E. Maxwell, Esq.
Joel E. Maxwell, Esq.
Akerman Senterfitt, P.A.
One Southeast Third Avenue, 26th Floor
Miami, Florida 33131
(305) 374-5600

Requested Amendment to the Land Use Plan Map

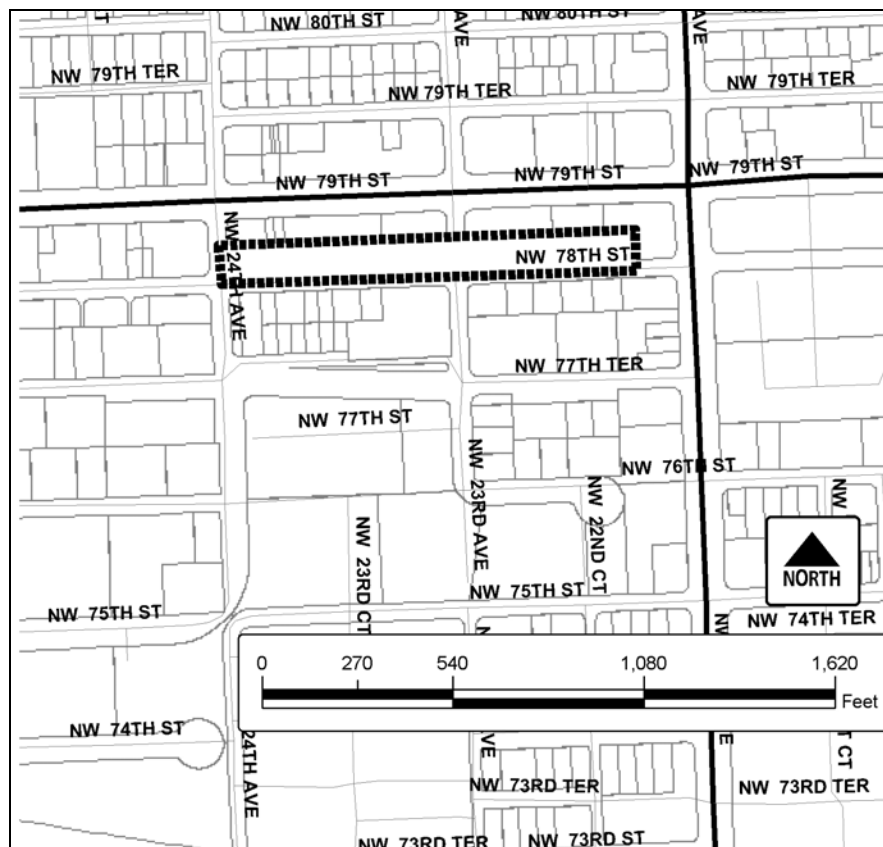
From: Industrial and Office

To: Business and Office

Location: North side of NW 78 Street between just west of NW 22 Avenue to NW 24 Avenues

Acreage: Application area: 2.7 Gross Acres and 1.8 Net Acres.

Acreage Owned by Applicant: 0 Acres



Note: This summary page is not part of the actual application, which follows.

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

1. APPLICANT

POINCIANA PARTNERS, L.L.P.
780 Fisherman Street
Opa-Locka, Florida 33054

2. APPLICANT'S REPRESENTATIVE

Augusto E. Maxwell, Esq.
Joel E. Maxwell, Esq.
Akerman, Senterfitt, P.A.
One Southeast Third Avenue, 26th Floor
Miami, FL 33131
(305) 374-5600
(305) 374-5095 (fax)

RECEIVED
OCT 31 2005

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
METROPOLITAN PLANNING SECTION

BY _____

By: Augusto E. Maxwell
Augusto E. Maxwell, Esq.

10/31/05
Date

By: Joel E. Maxwell
Joel E. Maxwell, Esq.

10/31/05
Date

3. DESCRIPTION OF REQUESTED CHANGE

A. Change the Land Use Plan Map.

A change to the Land Use Element Land Use Plan Map (Item A.1(d) in the fee schedule) is requested to re-designate the Subject Area from "Industrial and Office" to "Business and Office."

B. Description of Subject Area.

The Subject Area consists of approximately 2.7 gross acres that are part of five parcels of land¹ and that the LUP Map currently designates as "Industrial and Office." See Exhibit "A".

¹ From west to east the folio numbers of these Parcels are as follows: 30-3110-057-1940, 30-3110-057-1950, 30-3110-057-1941, 30-3110-057-1990 and 30-3110-057-1970.

For convenience, this Application will refer to these approximately 2.7 gross acres as the "Subject Area," and the overall property as the "Parcels." The Parcels are located in Section 10, Township 53 South, Range 41 East on N.W. 79th Street and between N.W. 24th Avenue and N.W. 22nd Avenue.

C. Acreage.

Subject Area: 2.7 ± gross acres
 1.8 ± net acres

Acreage owned by Applicant: 0 Acres (The Applicant has a long term lease on four Parcels.)

D. Requested Changes.

1. It is requested that the Land Use Plan Map be amended to re-designate the Subject Area from "Industrial and Office" to "Business and Office."
2. It is requested that this application be processed as a Small-Scale Amendment pursuant to the State of Florida and Miami-Dade County's expedited procedure.

4. REASONS FOR AMENDMENT

The Applicant seeks this change upon these Parcels to develop residential and commercial facilities that would serve a proposed 20 acre "Poinciana Bio-Pharmaceutical Research Park," that would stretch from N.W. 79th Street on the north to N.W. 75th Street on the south and between N.W. 22nd Avenue on the east to N.W. 24th Avenue on the west. There are many compelling reasons supporting this small scale change to "Business and Office" at this site and among them are the following four: (a) under its current designation the Subject Area has become derelict; (b) the proposed retail and residential uses are appropriate here as it would be a minor expansion of an existing "Business and Office" corridor; (c) a "Business and Office" designation would be a more compatible with the surrounding residential uses; and (d) the development of residential and commercial uses here supportive of a large research facility here would constitute desired "urban infill" that is located near a "Community Urban Center," on or near major roadways and near mass transportation.

(a) The Subject Area falls within a broader collection of vacant or dilapidated properties that have been delegated to the Miami-Dade County Empowerment Trust, Inc. ("the Empowerment Trust") which is also an Applicant in this request.² The Empowerment Trust's "purpose is to create jobs and business opportunities in the most

² As is disclosed in greater detail below, the Empowerment Trust is one of the partners of Poinciana Partners, L.L.L.P. the named Applicant.

economically distressed areas of inner cities and the rural heartland."³ It is self-evident that under its current "Industrial and Office" designation the Subject Area has lapsed into urban blight. Indeed one of the Parcels is the site of a junkyard that fronts on N.W. 79th Street. Unfortunately, the blight is not limited to these Parcels as it is well documented that the broader community surrounding it is economically challenged and in need of additional jobs and commercial activity. Accordingly for these reasons this re-designation is consistent with several express CDMP policies including **Land Use Element Policies 1C** (County...shall give priority to infill development on vacant sites in currently urbanized areas..."); **1N** ("...County shall avoid creating disincentives to redevelopment of blighted areas..."), **1O** ("...County shall continue to support the [MMAP] to improve conditions of disadvantaged groups..."); and **10(A)**("...County shall facilitate contiguous urban development, infill redevelopment of substandard or undeveloped urban areas..."). See also North Central Miami-Dade Charette Report (Resolution # R-497-04)(seeking remedy of urban blight along N.W.79th Street and surrounding areas.)

(b) The requested change is also a logical extension of the existing "Business and Office" designation that already exists along that portion of the properties that abut N.W. 79th Street and extends east and west along that Street. The designation applies, generally, to both sides of N.W. 79th Street extending westerly to the nearby boundary of the City of Hialeah (at N.W. 37th Avenue) and easterly to Biscayne Boulevard. Indeed across from the Parcels and beginning at the northeast corner of N.W. 79th Street and N.W. 32nd Avenue and east thereof, lie two large "Business and Office" parcels that likewise extend deep beyond N.W. 79th Street to accommodate commercial enterprises. These are the "Flea Market USA," at approximately N.W. 32nd to 30th Avenues and the approximately 60-shop, "Northside Shopping Center," from N.W. 30th to 27th Avenues. As such, a much smaller extension of the "Business & Office" category southward to encompass the Subject Area is consistent with the existing "Business and Office" patterns along N.W. 79th Street. The "Business and Office" designation also extends along both sides of N.W. 22nd Avenue from N.W. 79th Street to N.W. 95th Street. Accordingly for these reasons this re-designation is consistent with several express CDMP policies including **Land Use Element Policies 1H** ("Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections,and large uses should be planned and designed to serve as an anchor for adjoining smaller business"); and **8B** ("Distribution of neighborhood or community serving retail uses...throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.").

(c) The "Business & Office" designation would also be more compatible than the "Industrial and Office" with the Residential designations that lie north of N.W. 79th Street immediately behind the "Business and Office" corridor. This area Where lies an expanse of low and medium density residential communities for several miles to the north. Accordingly for these reasons this re-designation is consistent with several express

³ See generally www.ezonetrust.org.

CDMP policies including **Land Use Element Policy 4C** ("Residential neighborhoods shall be protected from intrusion by uses that would disrupt...the neighborhood...").

(d) Designation of the Parcels to "Business & Office" would also serve to encourage infill development that is located adjacent or close to major roadways, rapid transit stations and a "Community Urban Center." The Parcels abut N.W. 79th Street and is near N.W. 22nd Avenue both of which the LUP designates as "Major Roadways." To the west of the Property along N.W. 79th Street at 32nd Avenue is the Northside Metrorail Station. Also further west of the Parcels on N.W. 79th Street and N.W. 37th Avenue is the combination *Tri-Rail and Metrorail Station*. Accordingly for these reasons this re-designation is consistent with several express CDMP policies including **Land Use Element Policies 1A** ("High intensity, well designed urban centers shall be facilitated...at locations having high county wide multimodal accessibility."); **1B** (Major centers of activity...and other concentrations of significant employment...shall be sited...at locations with good countywide, multi-modal accessibility.") Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections,and large uses should be planned and designed to serve as an anchor for adjoining smaller business"); **7A** ("...County shall encourage development...around rapid transit stations...Land uses that may be approved around transit stations shall include ...shopping,..."); and **8B** ("Distribution of neighborhood or community serving retail uses...throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.").

(e) This change will help meet the growing demand for commercial property in this general area, without having a serious impact on the projected availability of industrial land. See County Staff's Initial Recommendations for the April 2005 CDMP Amendment Cycle, Table 2-10, Page 2-25 of Initial Recommendations April 2005).

5. ADDITIONAL MATERIAL SUBMITTED

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

6. COMPLETED DISCLOSURE FORMS

Attached as Exhibits "B"

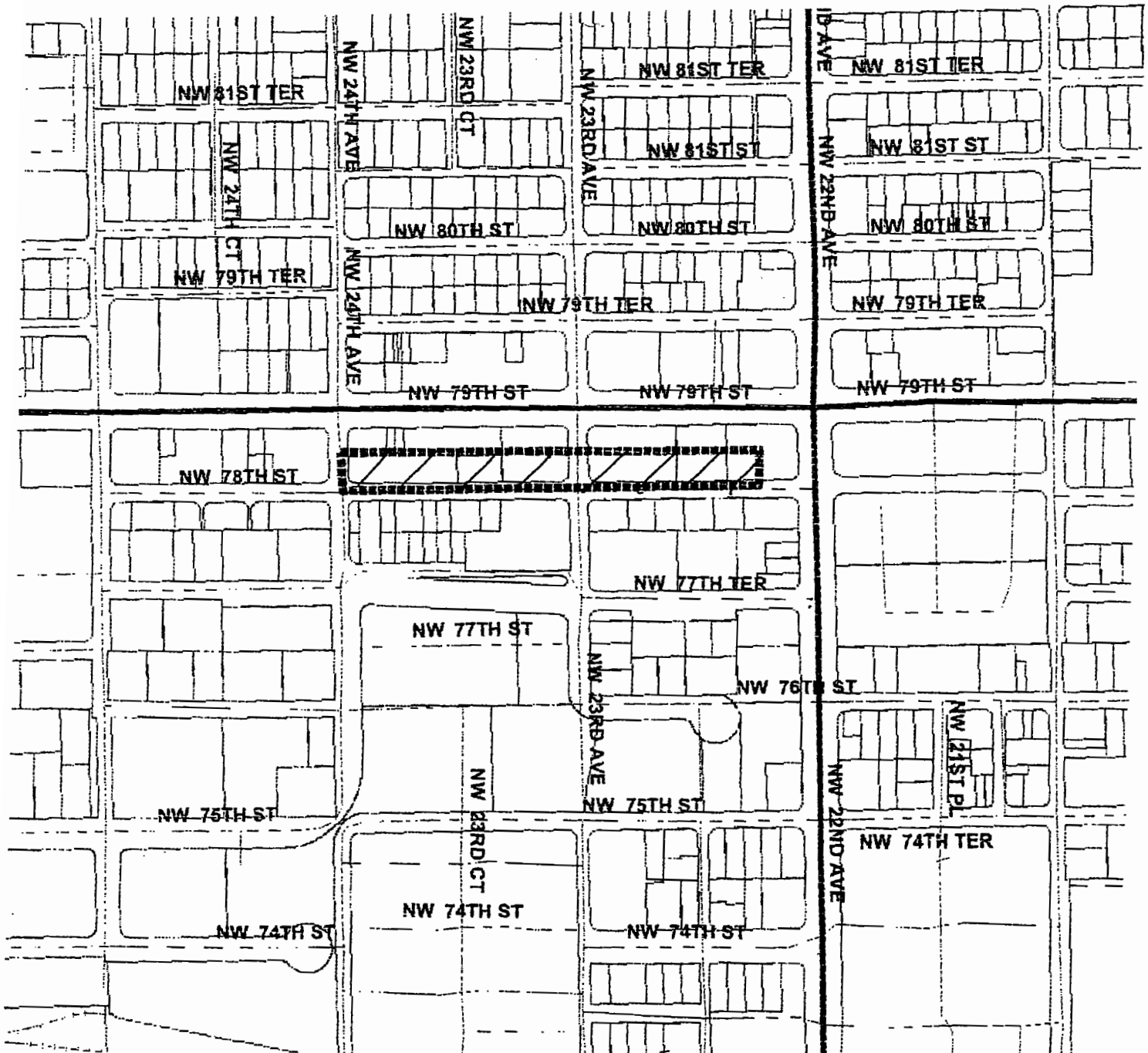
Attachments: Exhibit "A" – Location Map of Subject Area
Disclosure of Interest Forms – Exhibits "B" and "C"
Exhibit "D" Aerial Photograph
Exhibit "E" Plat Map

EXHIBIT "A"
POINCIANA PARTNERS, L.L.L.P.

LOCATION MAP FOR APPLICATION TO AMEND
THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

LOCATION MAP

APPLICATION AREA (2.70± ACRES)



**Pages Of Disclosure Form Not Applicable To This Application Are
Intentionally Omitted From This Printing.**

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 A: Poinciana Partners, L.L.L.P., 780 Fisherman Street, Opa-Locka, FL 33054.

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

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

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
A: POINCIANA PARTNERS, L.L.L.P	Empowerment Trust	30-3110-057-1940	partial .61
	Empowerment Trust	30-3110-057-1950	partial .10
	Empowerment Trust	30-3110-057-1970	partial .27
	Empowerment Trust	30-3110-057-1990	partial .46

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

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER (Attach Explanation)
A: POINCIANA PARTNERS, L.L.L.P		X		

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

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

INDIVIDUAL'S NAME AND ADDRESS	PERCENTAGE OF INTEREST
-------------------------------	------------------------

NA

- 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

NAME, ADDRESS, AND OFFICE (if applicable)

PERCENTAGE OF
STOCK

NA

- 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: NA

- 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: Poinciana Partners, L.L.L.P.

See Exhibit C Attached

- 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

NA

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

NA

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

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

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
Hugh & Paulina Couch 1530 N.W. 51 Terrace, Miami, Fl, 33142	30-3110 -057-1941 100%

- 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: Miami-Dade County Empowerment Trust, Inc.

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
See 2a above and attached Exhibit C	

- 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].

TRUSTEES

NAME: NA

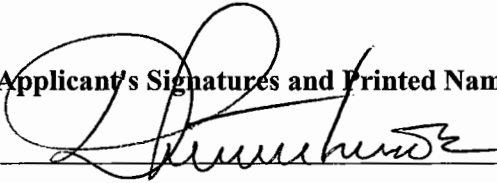
<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
NA	

- 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,

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

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

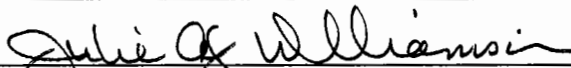
Applicant's Signatures and Printed Names



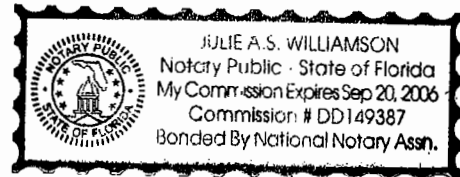
Dennis Stackhouse *for*
Poinciana Partners, ~~LLP~~
780 Fisherman Street
Opa-locka, Florida 33054

Sworn to and subscribed before me

this 31 day of October, 2005


Notary Public, State of Florida at Large (SEAL)

My Commission Expires:



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

Exhibit C

Poinciana Partners, a Limited Liability Limited Partnership in the State of Florida

<u>Partner</u>	<u>Percentage Interest</u>
General Partner Poinciana Park, LLC 780 Fisherman Street Opa-locka, Florida 33054	1%
Limited Partners Poinciana Park, LLC 780 Fisherman Street Opa-locka, Florida 33054	94%
Miami Dade Empowerment Trust Inc. 3050 Biscayne Boulevard Suite 300 Miami, Florida 33137 Attention: Bryan Finnie	5%

Poinciana Park, LLC

Dennis Stackhouse, an Individual 780 Fisherman Street Opa-Locka, FL 33054	100%
---	------

Miami Dade Empowerment Trust Inc., a Florida Not-for-Profit Corporation.

The Empowerment Trust is a 501c(3) Organization that works with the United States Department Of Housing and Urban Development, the State of Florida and Miami-Dade County to partner with private entities in redeveloping blighted areas. Its governing board consists of 19 members -- 8 of which are elected neighborhood representatives and 11 of which are appointed by the Mayor of Miami-Dade County. The current Board of Directors is as follows:

The Honorable Carlos Alvarez
Mayor
Miami-Dade County
111 NW First Street, 29th Floor
Miami FL 33128

The Honorable Manuel A Diaz, Mayor
City of Miami
3500 Pan American Drive
Miami FL 33133

The Honorable Roscoe Warren
Mayor
City of Homestead
15800 NW 42 Avenue Miami FL 33054

The Honorable Otis T. Wallace
Mayor
City of Florida City
404 W. Palm Drive
Florida City FL 33034

The Honorable Kendrick Meek
3550 Biscayne Blvd, Suite 500
Miami FL 33137

Mr. T Willard Fair
Chairperson
Urban League of Greater Miami Dade
8500 NW 25 Avenue
Miami FL 33147

Mr. Fabio Alexander
President
Miami Executive Aviation, Inc. 15001 NW 42 Avenue
Miami FL 33054

Captain Ed Bowe
Homestead Police Department
4 South Krome Avenue Homestead FL 33030

Mr. Willie Carpenter
Secretary / Treasurer
Community Bank of Homestead 28801 SW 157 Avenue
Homestead FL 33030

Mr. Luis De Rosa
President
Puerto Rican Chamber of Commerce of South Florida
1801 Coral Way, Suite 214
Coral Gables FL 33145

Dr. W Dean Goldsby, Sr.
Vice Chairperson
Work America, Inc.
3050 Biscayne Boulevard, Suite 504 Miami FL 33137

Charles Bird
Director
City of Miami CDC
444 SW 2 Avenue, 2nd Floor Miami FL 33130

Ms. Eleanore Kluger
President
American Gift
6600 NW 74 Avenue
Miami FL 33166

Mr. Reuben L Davis
175 SW 15 Road
Miami FL 33129

Ms. Sally G Jude
200 Edgewater Drive
Coral Gables FL 33133

Veldron Freeman

Mr. Irby McKnight
1600 NW 3 Avenue
Miami FL 33136

Ms. Tonnette Collier
20221 SW 113 Court
Miami FL 33189

Mr. Raymundo Barrios
3259 NW 28th Street
Miami FL 33142

Christine von Lindenberg

Mr. Gary Ferguson
1114 N Flagler Avenue
Homestead FL 33030

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APPLICATION NO. 6
SMALL-SCALE AMENDMENT APPLICATION

Applicant

3380 NW 79th Street, LLC
1430 NW 88 Avenue
Miami, Florida

Applicant's Representative

Jeffrey Bercow, Esq.
Michael J. Marrero, Esq.
Bercow and Radell P. A.
200 South Biscayne Boulevard, Suite 850
Miami, Florida 33131
(305) 374-5300

Requested Amendment to the Land Use Plan Map

From: Business and Office and Industrial and Office
To: Business and Office
Location: Southside of NW 79 Street at theo. NW 34 Avenue
Acreage: Application area: 2.07 Gross Acres; 2.07 Net Acres
Acreage Owned by Applicant: 2.07 Acres



Note: This summary page is not part of the actual application, which follows.

**SMALL SCALE AMENDMENT REQUEST
TO THE
LAND USE ELEMENT/LAND USE PLAN MAP
OCTOBER 2005-2006 AMENDMENT CYCLE
MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

1. APPLICANT

3380 NW 79th Street, LLC
1430 N.W. 88 Avenue
Miami, Florida 33172

2. APPLICANT'S REPRESENTATIVES

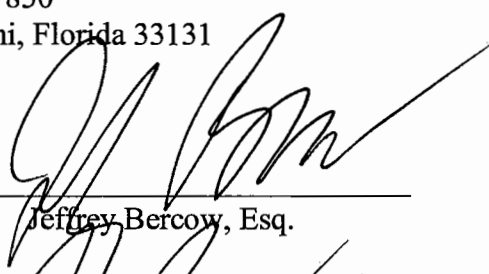
Jeffrey Bercow, Esq.
Michael J. Marrero, Esq.
Bercow & Radell, P.A.
200 South Biscayne Boulevard
Suite 850
Miami, Florida 33131

RECEIVED

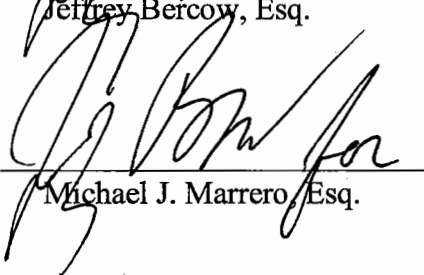
OCT 31 2005

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
METROPOLITAN PLANNING SECTION

BY _____

By: 
Jeffrey Bercow, Esq.

Date: October 27, 2005

By: 
Michael J. Marrero, Esq.

Date: October 27, 2005

3. DESCRIPTION OF REQUESTED CHANGES

A. A small-scale amendment to the CDMP Land Use Map is requested.

Current Land Use Designations: "Business and Office" and "Industrial and Office"
Proposed Land Use Designation: "Business and Office"

B. Description of the Subject Property

The subject property (the "Property") is an approximately 2.07 acre parcel of land located on the south side of N.W. 79 Street at theoretical N.W. 34 Avenue, and identified by Miami-Dade County Folio No. 30-3109-000-0330.

C. Gross Acreage

Application area: 2.07 gross acres

Acreage owned by Applicant: 2.07 gross acres.

D. Requested Changes

1. The Applicant respectfully requests that the Property be re-designated on the Land Use Plan ("LUP") Map from "Business and Office" and "Industrial and Office" to "Business and Office".
2. It is requested that this application be processed as a small-scale amendment under the expedited procedures.

4. REASONS FOR AMENDMENT

Property. The Property is an approximately 2.07 acre parcel of land located on the south side of N.W. 79 Street at theoretical N.W. 34 Avenue, and identified by Miami-Dade County Folio No. 30-3109-000-0330. By a letter dated October 21, 2005, the Applicant received confirmation from the Director of the Department of Planning and Zoning that the CDMP LUP Map designates the northern portion of the Property as "Business and Office" at a depth of 150 feet, and the southern portion of the Property as "Industrial and Office". The re-designation of the entire Property to "Business and Office" will convert underutilized industrial land to much-needed commercial retail use to serve the North Central area's projected population growth. The Applicant proposes to develop the Property with community-serving retail uses.

The Property is currently developed with several buildings housing an adult living facility. The Property is the subject of zoning approvals that pre-date the enactment of the CDMP. Despite having a split land use designation, the Property has long been operated as a unified use. To the north of the Property across N.W. 79 Street is a mix of retail and industrial uses as well as a church. To the west, south, and east of the Property are an industrial development and a trailer park that have been joined together as the subject of a CDMP Amendment application intended to permit the development of the parcel with a Wal-Mart store and related retail uses.

The area surrounding the Property on the south side of N.W. 79 Street is designated on the LUP Map as follows: a Business and Office strip running along the edge of N.W. 79 Street with the remainder of immediate area designated for Industrial and Office use.

Continuation of Existing Unified Use. As explained above, the Property is currently developed as a unified use, despite having two different CDMP LUP Map designations. The approval of the instant application will permit the Property to continue to be developed as a single use, thus avoiding the

division of the Property into two very small sites that could not be used efficiently for either commercial or industrial uses.

Land Supply. The re-designation of the Property from “Business and Office” and “Industrial and Office” to “Business and Office” will result in a removal of a portion of the 2.07 acres from the “Industrial and Office” designation. However, according to Tables 2-8 and 2-10 from the Initial Recommendations for the April 2005 CDMP Amendment Cycle (“Initial Recommendations 2005”) there will be ample available land for both categories. The Property is located in Minor Statistical Area (“MSA”) 4.2 and in the North Central planning tier.

Table 2-8 of the Initial Recommendations 2005, entitled “Projected Absorption of Commercial Land, Miami-Dade County, Florida 2004-2025,” provides that there are 765.7 acres of vacant commercial land in the North Central Tier of the County, with 109.5 of those acres coming from MSA 4.2, which includes the Property. Commercial land is not expected to be depleted in the North Central Tier and MSA 4.2 until 2025 and 2025+, respectively. MSA 4.3, located to the west of MSA 4.2, is projected to deplete its commercial land by the year 2010.

Comparatively, Table 2-10 of the Initial Recommendations 2005, entitled Projected Absorption of Industrial Land, Miami-Dade County, Florida 2003-2025, provides that there are 2,525.1 acres of vacant industrial land in the North Central Tier, with 64.8 of those acres coming from MSA 4.2. Industrial land is not projected to be depleted until after 2025 in both the North Central Tier and MSA 4.2.

The proposed re-designation of the Property will have a negligible impact on the amount of available commercial and industrial land in both the North Central Tier and MSA 4.2. Most important, the approval of this application will not deplete a scarce resource of industrial land.

Consistency with the CDMP. The most recent staff analysis of the larger area including the Property was conducted in the Initial Recommendations for the October 2003 CDMP Amendment Cycle (the Property is within Study Area B of the October 2003 Initial Recommendations). The 2003 analysis determined that Study Area B “is projected to experience a population increase of 12.9%, or 11,710, additional residents and an employment increase of 24.9%, or 9,771, additional jobs. This kind of increase in population will necessitate additional retail commercial development in the area in order to service this population growth. As CDMP Land Use Element Policy 8B provides, the “[d]istribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban areas shall reflect the spatial distribution of the residential population” (CDMP pg. I-15)

The redevelopment of commercial property on NW 79 Street provides exactly the type of community enhancement which is contemplated in the CDMP. Policy 1C of the CDMP’s Land Use Element states that the “County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand” (CDMP pg. I-2). This is further evidenced by CDMP Land Use Element Policy 1N, which provides for incentive credits for the redevelopment of urban areas (CDMP pg. I-4).

The CDMP's Guidelines for Urban Form generally provide that "commercial development in newly developing areas" should be limited to nodes at major intersections." (CDMP pg. I-35). However, the CDMP also recognizes, and the LUP Map incorporates, the strip commercial development that exists in many areas of the County. (CDMP pg. I-35). As noted above, the area surrounding the Property has an existing pattern of development that includes a Business and Office strip along the south side of N.W. 79 Street. The Land Use Element of the CDMP provides that commercial development along a strip may be developed at a depth that is the "norm for the strip, but may be approved at such other depth necessary to ensure compatibility with, and liberal permanent buffering of adjacent residential uses, or transition to adjacent commercial uses" (CDMP pg. I-36). The request re-designation of the Property would extend the existing commercial strip beyond the norm of its current depth but would be otherwise consistent with the CDMP Land Use Element. The area to the south of the Property is exclusively developed with industrial uses. Extending the commercial strip to the southern boundary of the Property would therefore: (1) not negatively impact any residential uses; and (2) provide a proper transition from the commercial uses along N.W. 79 Street to the industrial uses to the south. If the CDMP Land Use Plan amendment for the proposed Wal-Mart parcel to the west, south and east of the Property is approved, a Business and Office designation for the Property will be equally consistent with that proposed commercial use.

According to CDMP Land Use Element Policy 1H, "[b]usiness 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 business or the adjacent business district." (CDMP pg. I-3) The proposed Wal-Mart development abutting the Property, along with the smaller scale retail establishments proposed by the Applicant would provide the kind of commercial neighborhood design specifically contemplated by the CDMP. Furthermore, the accessibility of several different roadways and mass transit lines to the Property provide an ideal location for commercial development consistent with the Business and Office designation.

Community Urban Center. It is important to note that the Property is located between two community urban centers as designated by the LUP Map. According to CDMP Land Use Element Policy 1A, "[h]igh intensity, well-designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multimodal accessibility" (CDMP pg. I-2).

Pursuant to page I-38 of the CDMP, "[u]ses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces." These uses are particularly consistent with the Business and Office CDMP designation, which allows for retail, wholesale, personal and professional services, commercial and professional offices, among other uses described on page I-35 of the CDMP. The development of the Property as a unified community-serving retail project would be compatible with the pattern of development encouraged for Urban Centers within the County. By contrast, development of the southern portion of the Property with industrial uses would not be consistent with the efficient concentration of commercial uses that is encouraged in Urban Centers.

Roadways and Transit. Pursuant to the Land Use Element Policy 1B, major centers of activity, including regional shopping centers and other concentrations of significant employment "shall be sited on the basis of metropolitan-scale considerations of locations with good countywide, multi-modal accessibility" (CDMP pg. I-2). With the proposed development of a Wal-Mart adjacent to the Property, the Property could be included in a major center of activity. There is more than sufficient access already

present and more to be provided. Study Area B (as per the Initial Recommendations 2003) is bounded on the east by I-95, the Tri-Rail line on the west, on the south by the Airport Expressway (SR-112), and on the north by the Little River Canal and NW 95 Street. According to the Initial Recommendations 2003, Study Area B is expected to receive transit improvements to the existing transit service, such as improved headways and extensions to the current routes within the next three years (from 2005), as noted in the 2003 Five-Year Transit Development Program and the People's Transportation Plan.

North Central Enterprise Zone. The Property is located within the North Central Enterprise Zone. Enterprise Zones are designated areas within the County that are recognized as economically distressed. The County's Enterprise Zone program incorporates incentives to encourage development within these distressed areas. Policy 1K of the Land Use Element requires the County to employ the Enterprise Zone program as a tool to "expand the economy in locally distressed areas." (CDMP pp. I-3 and I-4). The re-designation of the Property and the subsequent development of the Property with commercial development will bring investment to a long-ignored area and create much-needed jobs. This will be directly supportive of the goals of the Enterprise Zone program and CDMP Land Use Element Policy 1K.

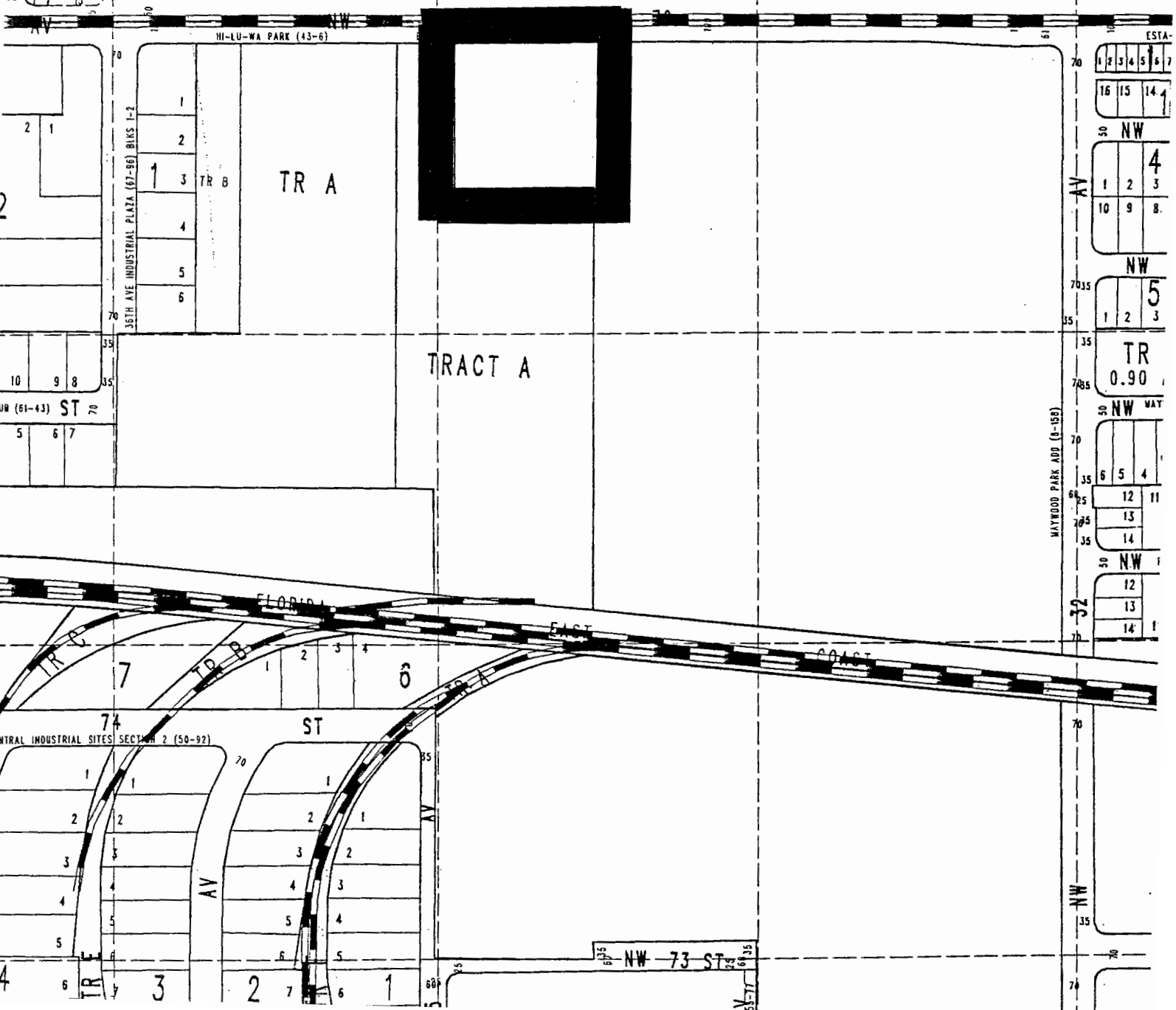
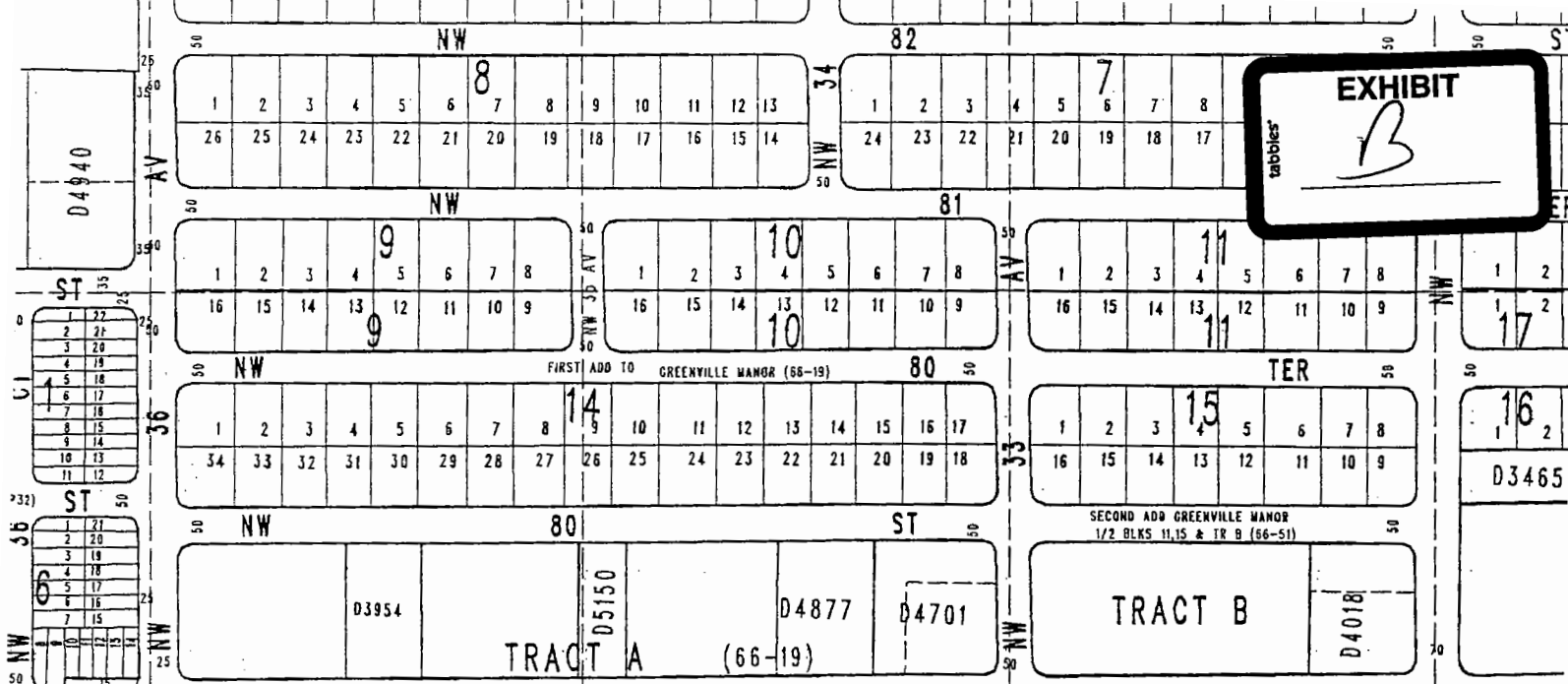
5. ADDITIONAL MATERIAL SUBMITTED

1. Legal Description of Property (See Exhibit A)
2. Reduced Section Map and Aerial Photograph (See Exhibit B)
3. Aerial Photograph (See Exhibit C)
4. Section Map (See Exhibit D)

The Applicant reserves the right to supplement the application with additional documentation within the time permitted by the Code of Miami-Dade County.

Exhibit A – Legal Description of Application Area

The South 300 feet of the North 350 feet of the East 300 feet of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 9, Township 53 South, Range 41 East, Miami-Dade County, Florida.





**Pages Of Disclosure Form Not Applicable To This Application Are
Intentionally Omitted From This Printing.**

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.

APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: 3380 NW 79th Street, LLC
1430 NW 88 Avenue
Miami, FL 33172

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>
A	3380 NW 79 Street, LLC	30-3109-000-0330	less than 2.07 acres

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

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

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

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

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

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

CORPORATION NAME: 3380 NW 79th Street, LLC

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>		<u>PERCENTAGE OF STOCK</u>
Israel Lapciuc	1430 NW 88 Avenue, Miami, FL 33172	49
Tania Lapciuc	1430 NW 88 Avenue, Miami, FL 33172	16
Marcos Lapciuc	1430 NW 88 Avenue, Miami, FL 33172	15
Isaac Lapciuc	1430 NW 88 Avenue, Miami, FL 33172	10
Yair Lapciuc	1430 NW 88 Avenue, Miami, FL 33172	10
Total		100

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

TRUSTEES

NAME: N/A

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
<u>N/A</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 (5) trust (5) 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: _____

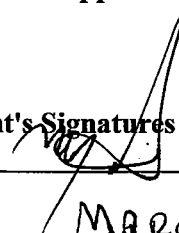
<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENT AGE OF INTEREST</u>
<u>N/A</u>	

- 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].

PERCENTAGE OF

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

Applicant's Signatures and Printed Names



MARCOS LAPCIUC



Sworn to and subscribed before me
this 28 day of October, 2005.

Notary Public, State of Florida at Large (SEAL)
My Commission Expires:



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

APPLICATION NO. 7
STANDARD AMENDMENT APPLICATION

Applicant

Wal-Mart Stores East, L.P.
2001 SE 10th Street
Bentonville, Arkansas 72716-0550
Attention: John E Clark, Assistant
Manager, Assistant Vice President &
Assistant Secretary

Applicant's Representative

Joel E. Maxwell, Esq.
Augusto E. Maxwell, Esq.
Akerman Senterfitt, P.A.
One Southeast Third Avenue, 26th Fl.
Miami, Florida 33131
(305) 374-5600

Requested Amendment to the Land Use Plan Map

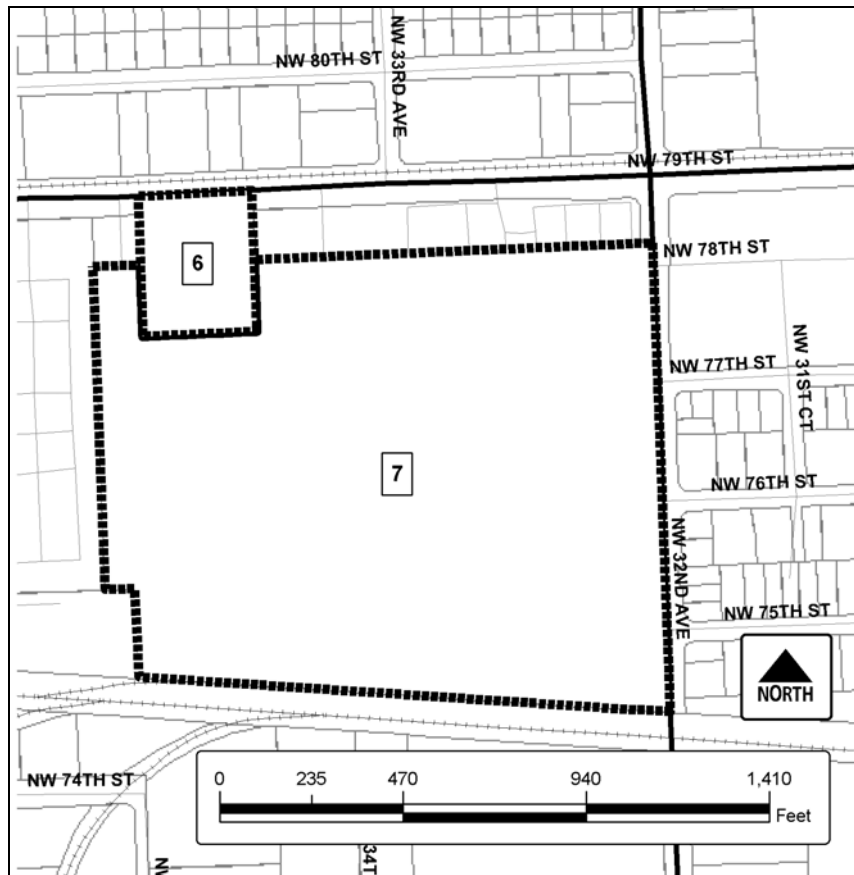
From: Industrial and Office

To: Business and Office

Location: Southside of NW 79 Street and west of NW 32 Avenue

Acreage: Application area: 34.58 Gross Acres

Acreage Owned by Applicant: 0 Acres



Note: This summary page is not part of the actual application, which follows.

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

1. APPLICANT

WAL-MART STORES EAST, L.P.
2001 S.E. 10th Street
Bentonville, Arkansas 72716-0550
Attention: John E. Clarke
Assistant Manager, Assistant Vice President and Assistant Secretary

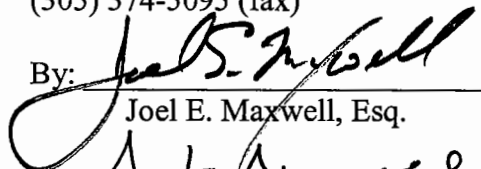
2. APPLICANT'S REPRESENTATIVE

Joel E. Maxwell, Esq.
Augusto E. Maxwell, Esq.
Akerman, Senterfitt, P.A.
One Southeast Third Avenue, 26th Floor
Miami, FL 33131
(305) 374-5600
(305) 374-5095 (fax)

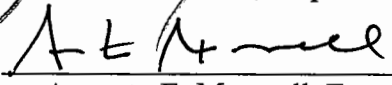
RECEIVED
OCT 28 2005

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
METROPOLITAN PLANNING SECTION

BY _____

By: 
Joel E. Maxwell, Esq.

10/28/05
Date

By: 
Augusto E. Maxwell, Esq.

10/28/05
Date

3. DESCRIPTION OF REQUESTED CHANGE

A. Change the Land Use Plan Map.

A change to the Land Use Element Land Use Plan Map (Item A.1(d) in the fee schedule) is requested to re-designate the Subject Area from "Industrial and Office" to "Business and Office."

B. Description of Subject Area.

The Subject Area consists of approximately 34.58 gross acres that are part of two parcels of land (folio numbers 30-3109-034-0010 and 30-3109-000-0290) and that the LUP Map currently designates as "Industrial and Office." See Exhibit "A".



For convenience, this Application will refer to these approximately 34.58 acres as the "Subject or Application Area," and the overall property as the "Parcels." The Parcels are located in Section 9, Township 53 South, Range 41 East on the Southwest corner of the intersection of N.W. 79th Street and N.W. 32nd Avenue.

C. Acreage.

Subject Area: 34.58 ± Gross acres
 33.64 ± Net Acres

Acreage owned by Applicant: 0 Acres (Applicant has a contract to purchase the Property)

D. Requested Changes.

It is requested that the Land Use Plan Map be amended to re-designate the subject area from "Industrial and Office" to "Business and Office."

4. REASONS FOR AMENDMENT

The Applicant seeks this change to develop a Wal-Mart Superstore that would not otherwise be allowed under the existing "Industrial and Office" designation, and there are many compelling reasons supporting this change. Among them are the following four reasons: (a) under its current designation the Parcels have become derelict; (b) retail use is appropriate here as it would be located along an existing "Business and Office" corridor, (c) a "Business and Office" designation would be a more compatible with the surrounding residential uses; (d) the development of a large retail area here would constitute desired "urban infill" that is located between two "Community Urban Centers," on major roadways and near mass transportation.

(a) The Parcels are the site of a former trailer park that is currently vacant and in desperate need of redevelopment. Jutting into these Parcels along its northern boundary is a smaller parcel that is the site of several vacant and derelict small structures slated to be demolished.¹ Accordingly under their current "Industrial and Office" designation the Parcels have lapsed into urban blight. Unfortunately, the blight is not limited to these Parcels as it is well documented that the broader community surrounding it is economically challenged and in need of additional jobs and commercial activity. Accordingly for these reasons this re-designation is consistent with several express CDMP policies including **Land Use Element Policies 1C** (County...shall give priority to infill development on vacant sites in currently urbanized areas..."); **1N** ("...County shall avoid creating disincentives to redevelopment of blighted areas..."), **1O** ("...County shall continue to support the [MMA] to improve conditions of disadvantaged groups..."); and **10(A)**("...County shall facilitate contiguous urban development, infill redevelopment of substandard or undeveloped urban areas...").

¹ (Folio #30-3109-000-0330); this parcel is not part of this Application.

(b) The requested change is a logical extension of the existing "Business and Office" designation that already exists along that portion of the Parcels that abut N.W. 79th Street and extends east and west along that Street. The designation applies, generally, to both sides of N.W. 79th Street extending westerly to the nearby boundary of the City of Hialeah (at N.W. 37th Avenue) and easterly to Biscayne Boulevard. Indeed across from the Parcels and beginning at the northeast corner of N.W. 79th Street and N.W. 32nd Avenue and east thereof, lie two large "Business and Office" parcels that likewise extend deep beyond N.W. 79th Street to accommodate commercial enterprises. These are the "Flea Market USA," at approximately N.W. 32nd to 30th Avenues and the approximately 60-shop, "Northside Shopping Center," from N.W. 30th to 27th Avenues. As such, a similar extension of the "Business & Office" category southward to encompass the Subject Area is consistent with the existing "Business and Office" patterns along this Street. Accordingly for these reasons this re-designation is consistent with several express CDMP policies including **Land Use Element Policies 1H** ("Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections,and large uses should be planned and designed to serve as an anchor for adjoining smaller business"); and **8B** ("Distribution of neighborhood or community serving retail uses...throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.")

(c) The "Business & Office" designation would also be more compatible with the Residential designations that lie north of N.W. 79th Street, immediately behind the "Business and Office" corridor. Here lies an expanse of low and medium density residential communities extending approximately 1-1/2 miles northerly to N.W. 103rd Street. To the south, the Parcels abut the Florida East Coast Railroad right-of-way, and further south the area is designated "Industrial and Office" and contains a very large expanse of warehouse, light manufacturing, fabricating, trucking and food processing facilities from the Florida East Coast Railroad right-of-way south to N.W. 62nd Street. Accordingly the Parcels location between the railroad tracks and N.W. 79th Street affords an ideal opportunity to provide an effective transition between the intense industrial usage south of the railroad tracks, from the residential usage, which characterizes the communities north of N.W. 79th Street, while effectively complementing the existing commercial and transit activity along the N.W. 79th Street corridor. Accordingly for these reasons this re-designation is consistent with several express CDMP policies including **Land Use Element Policies 4C** ("Residential neighborhoods shall be protected from intrusion by uses that would disrupt...the neighborhood...").

(d) Designation of the Parcels to "Business & Office" would also serve to encourage ideal infill development that is located adjacent or close to major roadways, rapid transit stations and "Community Urban Centers." The Parcels abut N.W. 79th Street and 32nd Avenue both of which the LUP designates as "Major Roadways." To the east of the Property along N.W. 79th Street and just across 32nd Avenue is the Northside Metrorail Station. The area south of the Metrorail Station contains a large mix of residential and industrial uses stretching several blocks southerly from the Metrorail Station to the

Florida East Coast right-of-way. To the west of the Parcels, and also on N.W. 79th Street, is the combination *Tri-Rail and Metrorail Station* at **N.W. 37th Avenue**. Accordingly for these reasons this re-designation is consistent with several express CDMP policies including **Land Use Element Policies 1A** ("High intensity, well designed urban centers shall be facilitated...at locations having high county wide multimodal accessibility."); **1B** (Major centers of activity...and other concentrations of significant employment...shall be sited...at locations with good countywide, multi-modal accessibility.") Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections,and large uses should be planned and designed to serve as an anchor for adjoining smaller business"); **7A** ("...County shall encourage development...around rapid transit stations...Land uses that may be approved around transit stations shall include ...shopping,..."); and **8B** ("Distribution of neighborhood or community serving retail uses...throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.").

(e) This change will help meet the growing demand for commercial property in this general area, without having a serious impact on the projected availability of industrial land. See County Staff's Initial Recommendations for the April 2005 CDMP Amendment Cycle, Table 2-10, Page 2-25 of Initial Recommendations April 2005).

5. ADDITIONAL MATERIAL SUBMITTED

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

6. COMPLETED DISCLOSURE FORMS

Attached as Exhibits "B" and "C"

Attachments: Exhibit "A" – Location Map of Subject Area
Disclosure of Interest Forms – Exhibits "B" and "C"

EXHIBIT "A"
WAL-MART STORES EAST, L.P.

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

LOCATION MAP

----- APPLICATION AREA (34.58±)

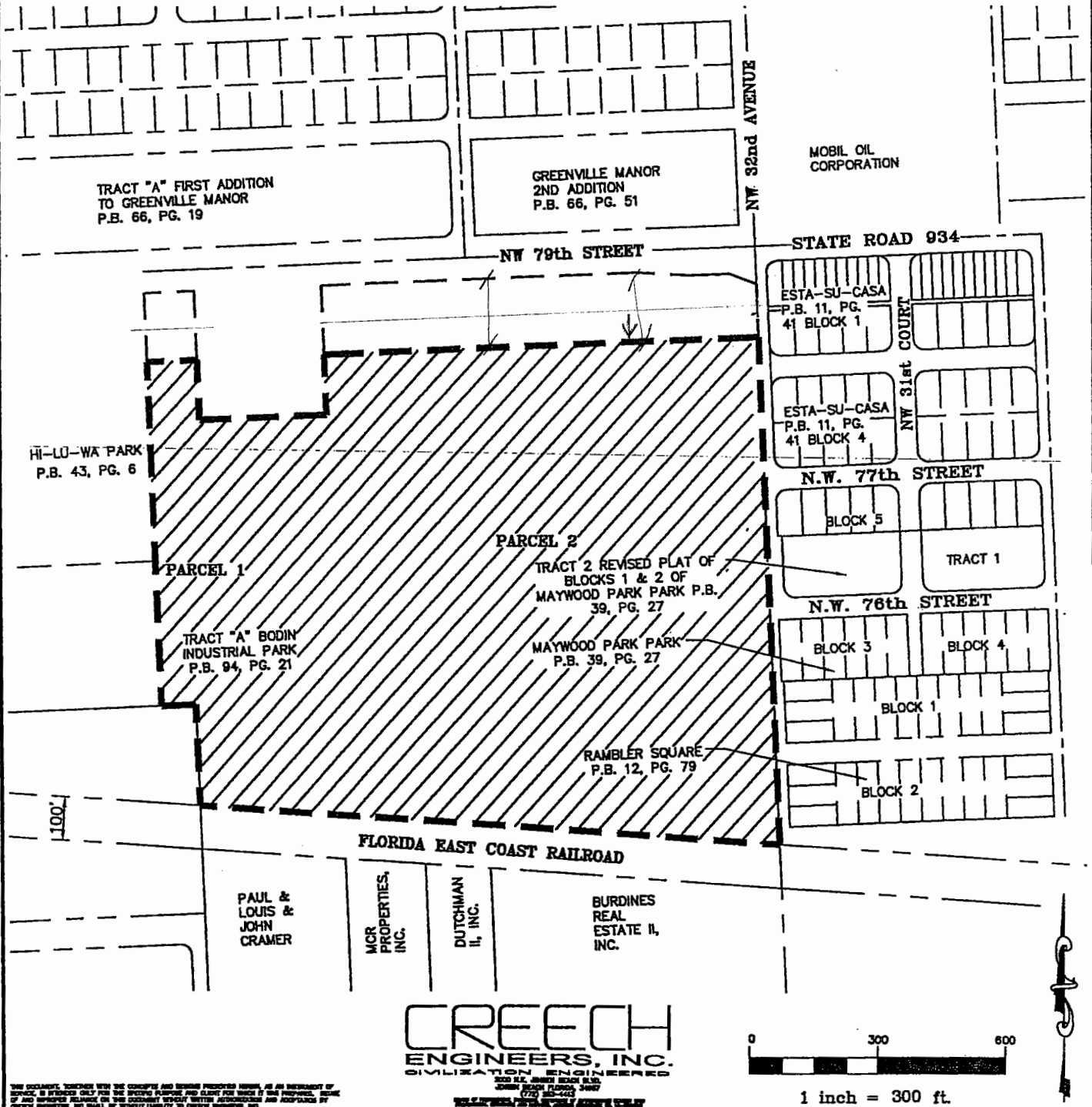


EXHIBIT "B"

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 A: WAL-MART STORES EAST, L.P., a Delaware limited partnership

2001 S.E. 10th Street

Bentonville, Arkansas 72716-0550

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

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

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
A: Wal-Mart Stores East, L.P.	MLIP, LLC	30-3109-000-0290	±25.03 Partial ³
	1430 N.W. 88 th Avenue	30-3109-034-0010	±8.61 Partial
	Miami, FL 33172		

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

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER (Attach Explanation)
A: Wal-Mart Stores, East, L.P.			X	

³ This total represents only that portion of the Parcels which are in the "Subject Area." The overall net acreage of these two Parcels are 28.04 AND 9.032 net acres, respectively.

PARTNERSHIP NAME: Wal-Mart Stores East, L.P., a Delaware limited partnership

NAME AND ADDRESS OF OFFICE (if applicable)

PERCENTAGE OF
INTEREST

See attached Exhibit "C"

- 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

Wal-Mart Stores East, L.P., a Delaware limited partnership

See attached Exhibit "C"

Date of Contract April 12, 2005

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

N/A

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

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

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

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

CORPORATION NAME: MLIP, LLC, a Florida limited liability company,
1430 N.W. 88th Avenue, Miami, FL 33172

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
<u>Isreal Lapciuc 1753 N. View Drive, Miami Beach, Fl 33140</u>	<u>49%</u>
<u>Tania Lapciuc 1753 N. View Drive, Miami Beach, Fl 33140</u>	<u>16%</u>
<u>Marcos Lapciuc 4900 Pine Tree Drive, Miami Beach, Fl 33140</u>	<u>15%</u>
<u>Isaac Lapciuc 1435 West 28th Street, Miami Beach, Fl 33140</u>	<u>10%</u>
<u>Yair Lapciuc 4210 North Nautilus Drive, Miami Beach, Fl 33140</u>	<u>10%</u>

- 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].

TRUSTEES

NAME: N/A

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: N/A

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF
OWNERSHIP

N/A

- e. If the owner is party to a **CONTRACT FOR PURCHASE**, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the 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

Wal-Mart Stores East, L.P., a Delaware limited partnership

See attached Exhibit "C"

Date of Contract April 12, 2005

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

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

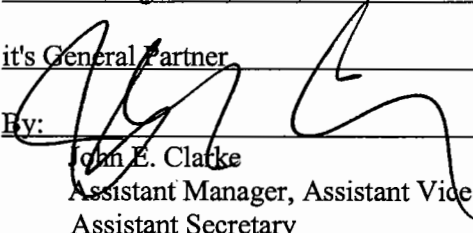
Applicant's Signatures and Printed Names

WAL-MART STORES EAST, L.P.,

a Delaware limited partnership

WSE Management, LLC,

it's General Partner

By: 

John E. Clarke
Assistant Manager, Assistant Vice President and
Assistant Secretary

STATE OF ARKANSAS)
) ss
COUNTY OF BENTON)

In the State of Arkansas, County of Benton, on this 24 day of October 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared John E. Clarke, to me personally known to me to be the person who executed as such officer the within instrument of writing on behalf of such corporation, and such person duly acknowledged the execution of the same to be the act and deed of said corporation.

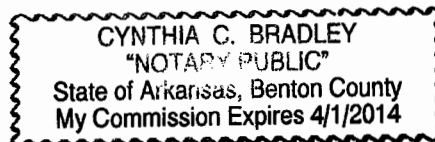
WITNESS my hand and notarial seal subscribed and affixed in said county and state, the day and year in this certificate above written.

Cynthia C. Bradley

Cynthia C. Bradley
Notary Public

My Commission Expires:

4/1/14



Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more FMGM

than five thousand (5,000) separate interests including all interests at each level of ownership, and no one person 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 "C"
to
Disclosure of Interest

- 1) Wal-Mart Stores East, L.P. a Delaware limited partnership
2001 S.W. 10th Street
Bentonville, Arkansas 72716-0550

Percentage of Interest

- General Partner:

WSE Management, LLC, a Delaware limited liability company 702 S.W. 8 th Street Bentonville, Arkansas 72716-0555 a wholly owned subsidiary of Wal-Mart Stores East, Inc., an Arkansas corporation, which is a wholly owned subsidiary of Wal-Mart Stores, Inc., a PUBLICLY TRADED COMPANY	1%
--	----

- Limited Partner:

WSE Investment, LLC, a Delaware limited liability company 1301 Southeast 10 th Street Bentonville, Arkansas 72716-0555 a wholly owned subsidiary of Wal-Mart Stores East, Inc., an Arkansas corporation, which is a wholly owned subsidiary of Wal-Mart Stores, Inc., a PUBLICLY TRADED COMPANY	99%
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APPLICATION NO. 8
STANDARD AMENDMENT APPLICATION

Applicant

Tamiami Automotive Group, Inc. and
Century Homebuilders of South Florida, LLC
c/o Gilberto Pastoriza, Esq.

Applicant's Representative

Gilberto Pastoriza, Esq.
Weiss Serota Helfman Pastoriza Cole &
Boniske, P.A.
2665 South Bayshore Drive, Suite 420
Miami, Florida 33133
(305) 854-0800

Requested Amendment to the Land Use Plan Map

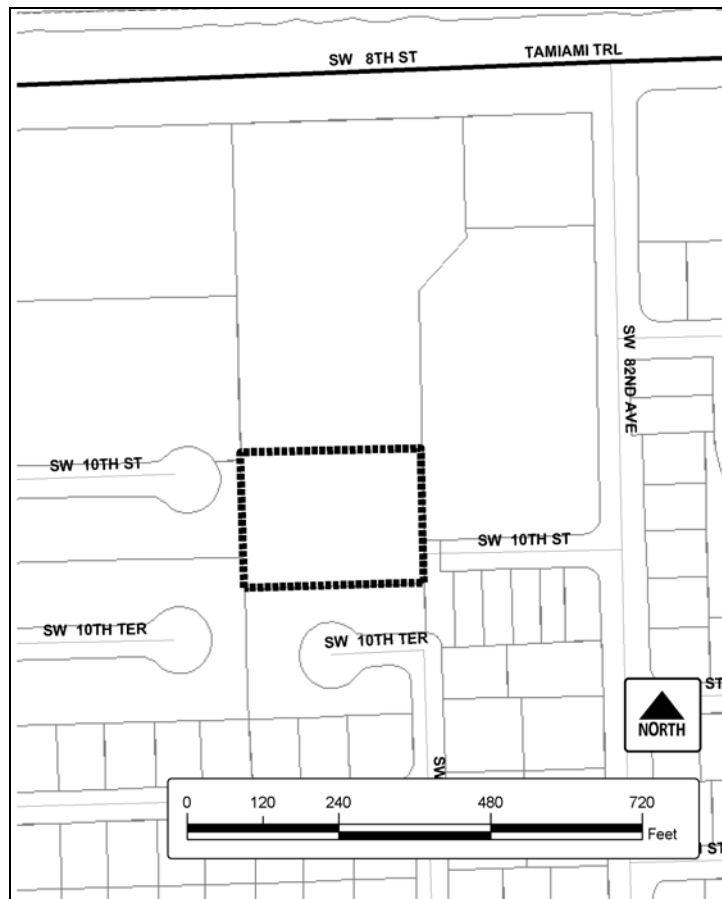
From: Low-Medium Density Residential (5 to 13 DU/Ac.)

To: Medium Density Residential (13 to 25 DU/Ac.)

Location: South of SW 8th Street and west of 82nd Avenue

Acreage: Application area: 1.33 Net Acres

Acreage Owned by Applicant: 1.33 Acres



Note: This summary page is not part of the actual application, which follows.

(5)

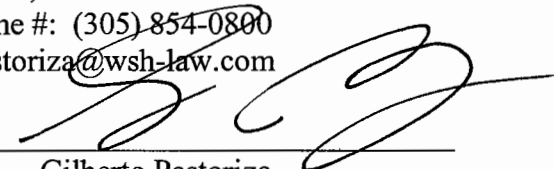
**APPLICATION REQUESTING AN
AMENDMENT TO THE LAND USE PLAN MAP**

1. **Applicants**

Tamiami Automotive Group, Inc. and Century Homebuilders of South Florida, LLC
c/o Gilberto Pastoriza, Esq. whose address and telephone number is provided in Item 2 of this application below.

2. **Applicants' Representative**

Gilberto Pastoriza, Esq.
Weiss Serota Helfman Pastoriza Cole & Boniske, P.A.
2665 South Bayshore Drive
Suite 420
Miami, Florida 33133
Phone #: (305) 854-0800
gpastoriza@wsh-law.com

By: 

Gilberto Pastoriza
October 31, 2005

3. **Description of Requested Changes.**

A. **Change the Land Use Plan Map.**

A change to the Land Use Element Land Use Plan Map (Item A.1 (d) in the fee schedule) is requested. The Applicant is requesting to convert the south portion of the property, legally described in the attached Exhibit "A", which is approximately 1.33 net acres (1.33 gross acres) from Low-Medium Density Residential to Medium Density Residential (13-25 dwelling units per acre).

B. **Description of Subject Property.**

- (1) The Subject property consists of 1.33 gross acres located in Section 10, Township 54 South, Range 40 East. The Property is generally located approximately 514 feet south of SW 8th Street and approximately 283 feet west of 82nd Avenue. The property is more accurately described in the attached Exhibit "A" to this

application. The applicant owns the property as shown on the map provided on the attached Exhibit "C".

(2) Acreage.

Subject Application area: 1.33 acres (gross or net)

Acreage owned by Tamiami Automotive Group:
Portion already designated "Business and Office":

4.56 acres (net)

6.40 acres (gross)

Application Area: 1.33 acres (gross or net)

- (3) The present CDMP land use designation of the property is Low-Medium Density Residential. The Applicant is requesting to convert the south portion of the property, legally described in the attached Exhibit "A", which is approximately 1.33 acres from Low-Medium Density Residential to Medium Density Residential (13-25 dwelling units per acre).

- (4) This application is not eligible for expedited processing as a "Small Scale" amendment.

- (5) The full-size Miami-Dade County plat map at a scale of 1 inch = 300 feet and full size aerial of Section 8, Township 54 South, Range 41 East are included as Exhibits "D" and "E" to this application. Additionally, an 8 ½" x 11", black and white map depicting the application boundaries is included as Exhibit "C".

4. Reasons for Amendment.

The property consists of approximately 1.33 acres and is located approximately 514 feet south of SW 8th Street and 283 feet west of SW 82nd Avenue (the "Property"). The Property is adjacent to an existing retail strip mall to the east and northwest, and single family homes to the southeast, south, and southwest. Along with additional property adjacent to SW 8th Street which is not a part of this application, the Property is used as car dealership. As such, the property is grossly underutilized.

The Property is under the same ownership as the "Business and Office" property which abuts SW 8th Street and is depicted as a major roadway in Miami-Dade County's Adopted 2005-2015 Land Use Plan (the "Land Use Plan"). At this location SW 8th Street is 250 feet wide and accommodates 4 lanes of traffic in each direction. There are existing bus routes along SW 8th Street and along SW 82nd Avenue. Retail amenities exist within easy walking distances to the east and west of the Property.

Due to the Property's location near the intersection of a major roadway (section line) and a half-section line road, it is ideally suited for higher density transit-oriented residential development. The Comprehensive Development Master Plan designates 8th Street as statewide principal arterial and the property itself is situated less than ½ mile from a future rapid transit node, as depicted in the Future Land Use Map.

The Property lies within the Urban Development Boundary. Due to its depth and distance from SW 8th Street, the Property represents one of the best opportunities for infill development along SW 8th Street. The Contract Purchaser intends to develop a mixed-use multifamily residential and retail product adjacent to SW 8th Street and provide transitional multifamily development within the Property. Due to its location, the Property is adequately served by the County's existing infrastructure; water, sanitary sewer, solid waste, drainage, fire and police services are readily available.

This application and the proposed development are consistent with the goals, policies and objectives of the County's Comprehensive Development Master Plan, including:

- LU-1A. High intensity, well designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multimodal accessibility.
The Property's proximity to SW 8th Street gives residents high countywide multimodal accessibility.
- LU-1C. Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.
The Property is a classic infill site with all infrastructure already in place.
- LU-1E. In planning and designing all new residential development and redevelopment in the county, Miami-Dade County shall vigorously

promote implementation of the “Guidelines for Urban Form” contained in the “Interpretation of The Land Use Plan Map” text adopted as an extension of these policies.

Specifically:

3. Within a section, a variety of residential types and densities are encouraged, with higher densities being located at the periphery, and lower densities in the interior.
6. Areas located along section line roads between transition areas are also authorized for eligible higher residential densities, public and semi-public uses. When section line roads are served by adequate mass transit, these areas are more suitable for office uses than such properties not served by adequate transit.

The mixed-use possibilities of this and adjacent property owned by the applicants, and the location adjacent to major busways and in close proximity to future rapid transit nodes (as depicted in the Future Land Use Plan map) make it an ideal site for mixed-use office, retail, and higher density residential development.

LU-1F. To promote housing diversity and to avoid creation of monotonous developments, Miami-Dade County shall vigorously promote the inclusion of a variety of housing types in all residential communities through its area planning, zoning, subdivision, site planning and housing finance activities, among others. In particular, Miami-Dade County shall review its zoning and subdivision practices and regulations and shall amend them, as practical, to promote this policy.

The density sought in this application permits development of a variety of housing types within both the surrounding residential community and within the site itself.

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

The Property is ideally suited for mixed-use development because of its proximity to SW 8th Street and SW 82nd Avenue.

- LU-2B. Priority in the provisions of services and facilities and the allocation of financial resources for services and facilities in Miami-Dade County shall be given first to serve the area within the Urban Development Boundary (UDB) of the Land Use Plan (LUP) map. Second priority shall support the staged development of the Urban Expansion Area (UEA). Urban services and facilities which support or encourage urban development in Agriculture and Open Land areas shall be avoided, except for those improvements necessary to protect public health and safety and which service the localized needs of these non-urban areas.
The Property is an infill property and is located well inside of the Urban Development Boundary.
- LU-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.
The adjacent neighborhoods to the south, west, and east will be better protected from such intrusion upon the termination of the existing car dealership and accessory body, paint, and mechanic shop use currently existing on the property. The depth of the Property when combined with other property owned by the applicant permits inclusion of adequate buffer areas to further protect existing residents.
- LU-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.
The depth of the Property when combined with other property owned by the applicant provides the flexibility to properly buffer any impacts of redevelopment of the site from existing neighbors to the south. The residential uses sought here are more complementary towards existing residences than the current automobile sales and service use.
- Objective LU-7. Miami-Dade County shall require all new development and the redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD) and transit use, which mixes residential, retail, office, open space, and public uses in a pedestrian-friendly environment that promotes the use of rapid transit services.

The Property is ideally suited for mixed-use transit-oriented development due to its proximity to SW 8th Street and SW 82nd Avenue.

- LU-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 in a manner that reduces walking distances and is comfortable and attractive to pedestrians.
The amendment sought herein will permit redevelopment that is pedestrian-friendly and mixes uses in an orderly and efficient manner while adequately buffering residences to the south.
- LU-7E. Land uses that are not conducive to public transit ridership such as car dealerships, car oriented food franchises, and uses that require transporting large objects should not be permitted to locate or expand within ¼ mile of rail rapid transit stations.
This amendment will permit redevelopment of an existing car dealership.
- LU-7I. Miami-Dade County will review development incentives to encourage higher density, mixed use, and transit-oriented development at or near existing and future transit stations and corridors.
The Property is located within ½ mile of a future transit station as identified on the Future Land Use Plan map.
- LU-10A. Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, high intensity activity centers, mass transit supportive development, and mixed use projects to promote energy conservation.
Approval of this application will promote infill redevelopment of an underutilized parcel into a transit supportive activity center with an efficient mix of uses.

The following provisions of the "Interpretation of the Land Use Plan Map" section are addressed by this application:

- Item 115 Residential communities having a variety of housing types, such as standards single-family detached homes, townhouse, other single-family attached homes, and multi-family units, are encouraged by this plan. Toward this end, all new residential developments should include housing types which will contribute to the diversity

of housing types in the immediate area, and in all instances residential developments exceeding 40 acres in size shall contain more than one of the foregoing housing types. It is especially important to mix townhouses with single-family detached and the former with multi-family units. Multi-family buildings should offer a variety of sizes ranging from efficiency units through two and three bedroom apartments, see Amendment No. 1 Page 55 of Staff Applications October 2004 Cycle Applications to Amend the CDMP.

Item 133. Mixed-use development encourages a mix of compatible uses in a high quality pedestrian-oriented street environment. This form of development includes permitted uses mixed within the same building (vertical) or within separate buildings on the same site or in the same block (horizontal). As stated in Policy LU-9U, the County will consider at a later time provisions for allowing horizontal mixed-use development occurring within designated urban centers. The purpose of this section is to address the mixed-use projects that are to be located outside of the designated urban centers.

Item 134. Vertical mixed-use development may be allowed in neighborhood activity nodes at the intersections of section line roads and corridors along Major Roadways as identified on the adopted Land Use Plan map that are for the following land use categories within the Urban Development Boundary (UDB); Residential Communities, with the exception of Estate Density and Low Density; Business and Office; and Office/Residential. Vertical mixed-use development is hereby defined as the vertical integration of primary uses, with business and office uses located on the ground floor and residential and/or office uses on the upper floors. These mixed-use projects shall contain both residential and non-residential components, such as residences, live-work spaces, neighborhood and specialty retail, convenience services, entertainment, other businesses providing for day-to-day living needs, institutional and civic uses, and professional offices. The residential component must be at least 20 percent of the total floor area but no more than 75 percent of the total floor area. Hotels and apartment hotels, governmental offices, civic uses, and schools may be exempt from the mix requirement.

Item 135. Appropriate design standards are essential to ensure that the uses permitted in mixed-use developments are compatible with each other and adjacent properties and contribute to the character of the street and the surrounding community. A specific objective in designing mixed-use developments is that the development should

be compatible with any existing , or zoned, or Plan-designated adjoining or adjacent uses. The exact residential density that can be achieved on a particular property will depend upon the intensity permitted, the average size of the residential units, the residential percentage of the project and land development regulations concerning building envelopes, parking and open space. Intensities are generally measured as floor area ratios (FARs), which for a particular property is the square footage of the buildings (not counting the parking structure or covered pedestrian walkways that are open to the street) divided by the net land area of the parcel. FARs ranging from 1.0 to 1.5 for corridors along Major Roadways and from 0.75 to 1.0 for neighborhood activity nodes may be allowed for vertical mixed-use development.

The following goals, objectives, and policies of other portions of the Comprehensive Development Master Plan are addressed by this application:

- WS-1A. The area within the Urban Development Boundary of the adopted Land Use Plan Map shall have the first priority in providing potable water supply, and sanitary sewage disposal, and for committing financial resources to these services. Future development in the designated Urban Expansion Area shall have second priority in planning or investments for these services. Investments in public water and sewer service shall be avoided in those areas designated for Agriculture, Open Land, or Environmental Protection on the Land Use Plan map, except where essential to eliminate or prevent a threat to public health, safety, or welfare.
- WS-1B. All new uses within the Urban Development Boundary shall be connected to a public water supply. Exceptions may be provided for residential uses at a density no greater than two units per acre, where primary drinking water quality standards as specified in the Florida Administrative Code can be met without treatment and the groundwater is free from saltwater intrusion.
- SW-1A. The area within the Urban Development Boundary of the adopted Land Use Plan Map shall have the first priority in the provision of county solid waste management, and for committing financial resources to these services. Future development in the designated Urban Expansion Area shall have second priority in planning or investments for these services. Provision of County solid waste facilities outside of these areas shall be avoided, except where essential to eliminate or prevent a threat to public health, safety, or welfare.

The redesignation of this underutilized urban infill property with a mixture of different type of residential uses and non-residential uses adjacent to public transportation will in our opinion serve the public interest by creating different housing opportunities in the urban areas, thus easing the pressure to extend the Urban Development Boundary and alleviating traffic through the use of the adjacent public transportation system.

5. **Additional Materials Submitted.**

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

6. **Completed Disclosure Forms.**

Attached as Exhibit "B"

7. **Attachments.**

Exhibit "A" – Legal Description

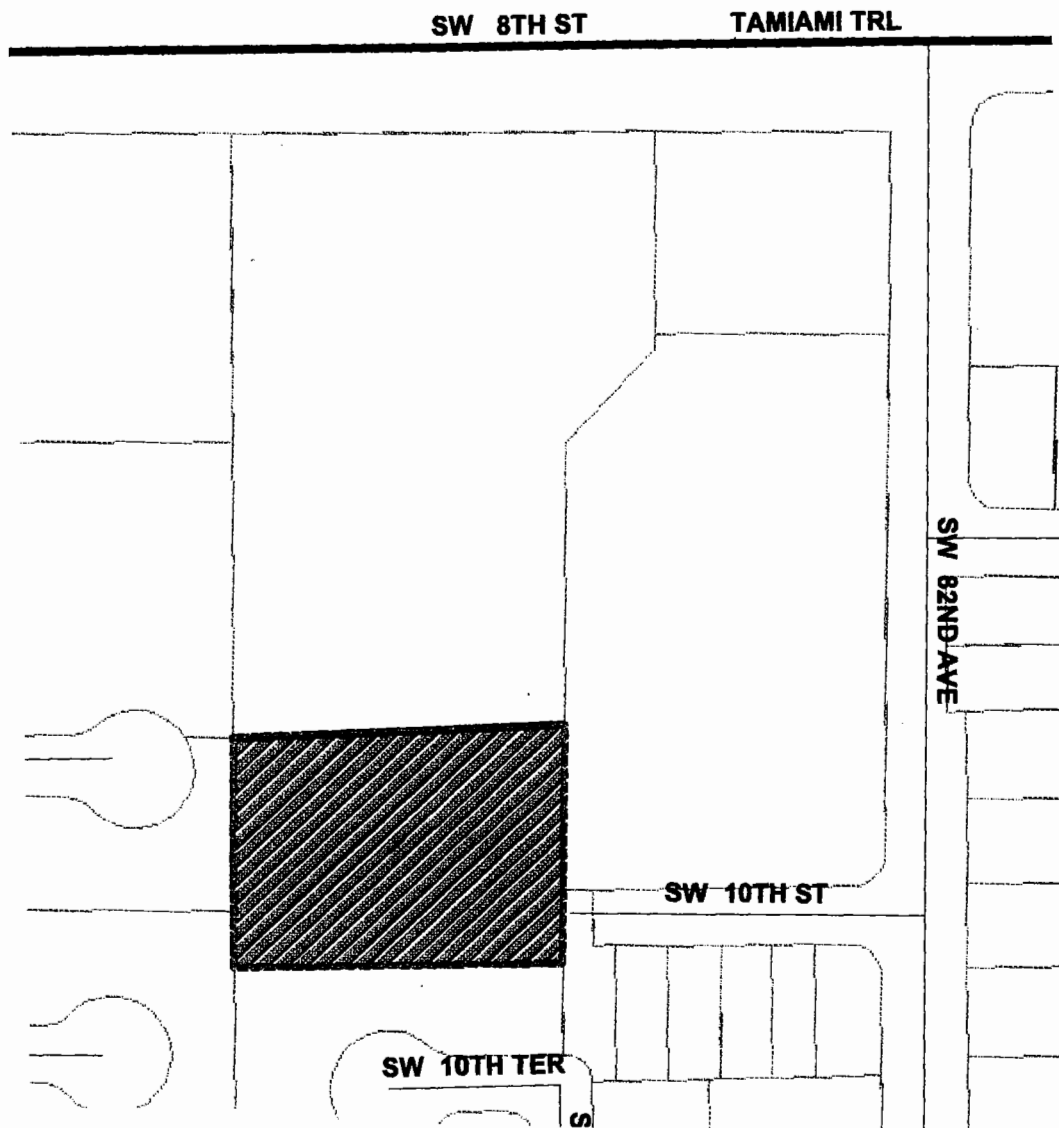
Exhibit "B" – Disclosure of Interest Form

Exhibit "C" – Location Map for Application

Exhibit "D" - Full size Miami-Dade County Plat Map

Exhibit "E" – Aerial Photograph

Exhibit "C"



Small Scale Comprehensive Plan Amendment

↑
N

Section 10
Township 54 South
Range 40 East



Proposed Medium Density Residential (13-25 units/acre)

EXHIBIT "A"

LEGAL DESCRIPTION:

The South 206 feet of Tract "A" of CHRYSLER PARK,
according to the Plat thereof, as recorded in Plat Book 100, Page
98, of the Public Records of Miami-Dade County, Florida.

EXHIBIT "B"

**PAGES OF DISCLOSURE FORM NOT APPLICABLE TO
THIS APPLICATION ARE INTENTIONALLY OMITTED FROM THIS PRINTING**

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 NAME AND ADDRESS:

APPLICANT: Owner:

Tamiami Automotive Group

8250 SW 8th Street

Miami, Florida 33144-4212

Contract Purchaser:

Century Homebuilders of South Florida, LLC

7270 NW 12 Street

Suite 410

Miami, Florida 33126

Use the above alphabetical designation for applicants in completing Section 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>Owner of Record</u>	<u>Folio Numbers</u>	<u>Size In Acres</u>
Tamiami Automotive Group	30-4010-031-0010	±4.94*

* The application area is ±1.33 acres, which is a portion of the ±4.94 acres of this property

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>CONTRACT FOR FOR PURCHASE</u>	<u>Other (Attach Explanation)</u>
Tamiami Automotive Group	X		
Century Homebuilders of South Florida, LLC		X	

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

- b. If the applicant is a PARTNERSHIP, list the partnership's name, the name and address of the principal owners and the percentage interest owned by each. [Note: where the principal officers or owners, 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.]

PARTNERSHIP NAME: Tamiami Automotive Group, a Florida General Partnership

NAME, ADDRESS, AND OFFICE (if applicable)	PERCENTAGE OF Ownership
Carive Motors, Inc. (Managing Partner)	25%
8250 SW 8th Street.	
Miami, FL 33134	
(Owned 100% by Carlos Planas c/o above address)	
Automotive Investors, Inc.	75%
8250 SW 8th Street.	
Miami, FL 33134	
(Owned 100% by Bernat Tagliaferro c/o above address)	

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

CORPORATION NAME: Century Homebuilders Of South Florida, LLC, a Florida limited liability company

NAME, ADDRESS, AND OFFICE (if applicable)	PERCENTAGE OF STOCK
Sergio Pino	100%
c/o Gilberto Pastoriza, Esq.	
Weiss Serota Helfman Pastoriza Cole & Boniske	
2665 South Bayshore Drive, Suite 420	
Miami, Florida 33133	

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

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

[Applicant's Signature and Printed Names on next page.]

Applicant's Signature and Printed Names

TAMIAMI AUTOMOTIVE GROUP d/b/a
Tamiami Chrysler Jeep

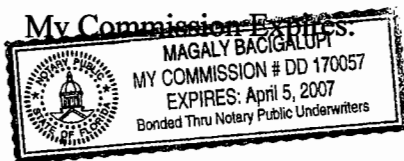
By: Carive Motors, Inc., a Florida corporation, as
Managing Partner

By: [Signature]
Print Name: Carlos Planas
Its: President

Sworn to and subscribed before me
this 18 day of Oct, 2005

[Signature]

Notary Public, State of Florida at Large (Seal)



CENTURY HOMEBUILDERS OF SOUTH
FLORIDA, LLC
a Florida limited liability company

By: [Signature]
Gilberto Pastoriza, Esq.
Attorney for the Century Homebuilders of
South Florida, LLC
Group, Inc.

Sworn to and subscribed before me
this 31 day of October, 2005

[Signature]
Notary Public, State of Florida at Large (Seal)

My Commission Expires: [Signature]
Marilyn Somodevilla
MY COMMISSION # DD 2220
EXPIRES: September 13, 2007
Bonded Thru Budget Notary Services

Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more FMGM than five thousand (5,000) separate interests including all interests at each

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APPLICATION NO. 9
SMALL-SCALE AMENDMENT APPLICATION

Applicant

Linda Rozynes
PO Box 55-7490
Miami, Florida 33155

Applicant's Representative

Benjamin G. Blanco
Whitewater Bay Consulting
10485 SW 78 Street
Miami, Florida 33173
786-251-7887

Requested Amendment to the Land Use Plan Map

From: Business and Office and Low Density Residential (2.5 to 6 DU/Ac.)

To: Business and Office

Location: Northside of SW 40 Street and east of SW 85 Avenue

Acreage: Application area: 1.06 Net Acres

Acreage Owned by Applicant: 0 Acres



Note: This summary page is not part of the actual application, which follows.

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

1. APPLICANT

Linda Rozynes
PO Box 55-7490
Miami, Florida 33155

2. APPLICANT'S REPRESENTATIVE

Benjamin G. Blanco
Whitewater Bay Consulting
10485 Southwest 78 Street
Miami, Florida 33173
786.251.7887

RECEIVED
OCT 31 2005

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
METROPOLITAN PLANNING SECTION

BY _____

By: _____

Benjamin G. Blanco

Oct. 31, 2005
Date

3. DESCRIPTION OF REQUESTED CHANGE

A. Change the Land Use Plan Map.

A change to the Land Use Element, Land Use Plan map (Item A.1d in the fee schedule) is requested. The Applicant is requesting a change in the property's designation from "Business and Office" and "Low Density Residential" to "Business and Office." The requested change is eligible for expedited processing as a "Small-Scale" amendment, and the Applicant hereby requests that this application be process under the expedited procedure as a small-scale amendment.

B. Description of Subject Area.

The property subject to this application request consists of approximately 1.06 acres of land located in Section 15, Township 54, Range 40, in unincorporated Miami-Dade County. This subject area is located along the northern block face of S.W. 40th

Street ("Bird Road") and south of the S.W. 38th Street between S.W. 84th Avenue and S.W. 87th Avenue and is more specifically described in Exhibit "A" to this application (the "Property").

C. Acreage.

Subject application area: 1.06 acres

Acreage owned by applicant: 0 acres

Acreage under contract purchase by applicant: 1.06 acres

D. Requested Changes.

1. It is requested that the Property be redesigned on the Land Use Plan map from "Business and Office" and "Low Density Residential" to "Business and Office" only.
2. It is requested that this application be processed under the expedited procedure as a small-scale amendment.

4. REASONS FOR AMENDMENT

The Applicant requests the re-designation from "Low Density Residential" to "Business and Office" of the Property subject to this application. The Property is located along the northern side of S.W. 40th Street, between S.W. 84th Avenue and S.W. 87th Avenue. The Property consists of an unplatted lot of approximately 1.06 acres. The southern portion of the Property, which abuts Bird Road, is designated "Business and Office" while the northern portion of the Property is designated "Low Density Residential." This undeveloped parcel of land lies immediately to the east of a property undergoing a identical small-scale amendment application (application no. 9 in April 2005) and therefore, immediately to the east of an existing commercial development that is designated "Business and Office" from Bird Road north to S.W. 38th Street. The requested designation of the northern half of the Property to "Business and Office" is a logical extension of this category. The Applicant, who is the contract purchaser for the Property (and daughter of current ownership), contemplates development with community serving retail uses and business office uses as a buffer to the existing residential areas designated as "Low Density Residential" to the north.

Approval of the requested Amendment would further implementation of the following CDMP policies:

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. (Business and Office/Commercial)

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 1H: 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. (Urban Form)

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

Attached as Exhibit "B"

Attachments: Legal Description – Exhibit “A”
 Disclosure of Interest Form – Exhibit “B”
 Location Map for Application – Exhibit “C”
 Aerial Photograph – Exhibit “D”

Exhibit "C"

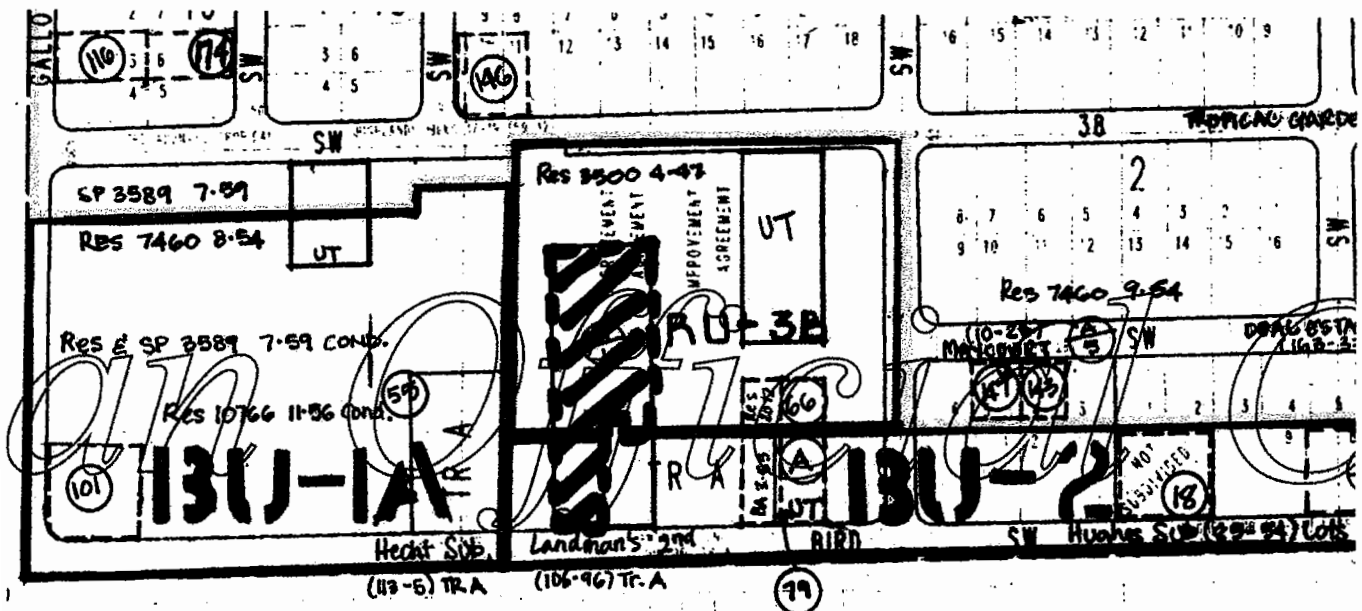
LOCATION MAP FOR APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

APPLICANT / REPRESENTATIVE

Linda Rozynes / Benjamin G. Blanco

DESCRIPTION OF SUBJECT AREA

Subject Property consists of approximately 1.06 acres located in Section 15, Township 54, Range 40, in unincorporated Miami-Dade County. The Property is more accurately described in Exhibit "A".



Application Area

Exhibit "D" – Aerial Photograph



Exhibit "A" – Legal Description

Summary Details:	
Folio No.:	30-4015-000-0070
Property:	8477 SW 40 ST
Mailing Address:	MURRAY ROZYNES & W MIRIAN 7260 SW 39 TERR MIAMI FL 33155-6624
Property Information:	
Primary Zone:	6400 COMMERCIAL, MEDIUM INTENSITY
CLUC:	0003 MULTIFAMILY- APARTMENTS
Beds/Baths:	24/24
Floors:	1
Living Units:	23
Adj Sq Footage:	8,698
Lot Size:	46,400 SQ FT
Year Built:	1947
Legal Description:	15 54 40 BEG 35FTN & 462FTW OF SE COR OF SE1/4 OF SW1/4 OF SW1/4 N188FT E33FT S25FT E33FT N270FT W132FT S433FT E66FT TO POB & N24.99FT OF W32.99FT OF TR A OF PB 106-96

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 A: Linda Rozynes

PO Box 55-7490

Miami, Florida 33155

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

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

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN SQ. FT.
A	Murray Rozynes & W Mirian	30-4015-000-0070	46,400 sq. ft. [approx. 1.06 acres]

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

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER (Attach Explanation)
A			X	

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

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

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
Linda Rozynes	100%
PO Box 55-7490	
Miami, Florida 33155	

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

CORPORATION NAME: _____

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

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

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

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.

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

Murray Rozynes & W Mirian

100%

7260 SW 39 Terrace

Miami, Florida 33155

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

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

Applicant's Signatures and Printed Names

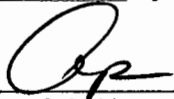


Benjamin G. Blanco

Applicant's Representative

Sworn to and subscribed before me

this 31st day of OCTOBER, 2005



Notary Public, State of Florida at Large (SEAL)



A. Pares

My Commission Expires:

Commission # DD277005

Expires: Dec. 22, 2007

Aaron Notary 1-800-350-6161

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

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APPLICATION NO. 10
SMALL-SCALE AMENDMENT APPLICATION

Applicant

Keys Investment, LTD
Mr. Michael C. Goldberg, General Manager
5331 Hammock Drive
Coral Gables, Florida 33156

Applicant's Representative

Andy Zitman
Zitman and Associates, Inc.
950 NW 185th Avenue
Pembroke Pines, Florida 33029

Requested Amendment to the Land Use Plan Map

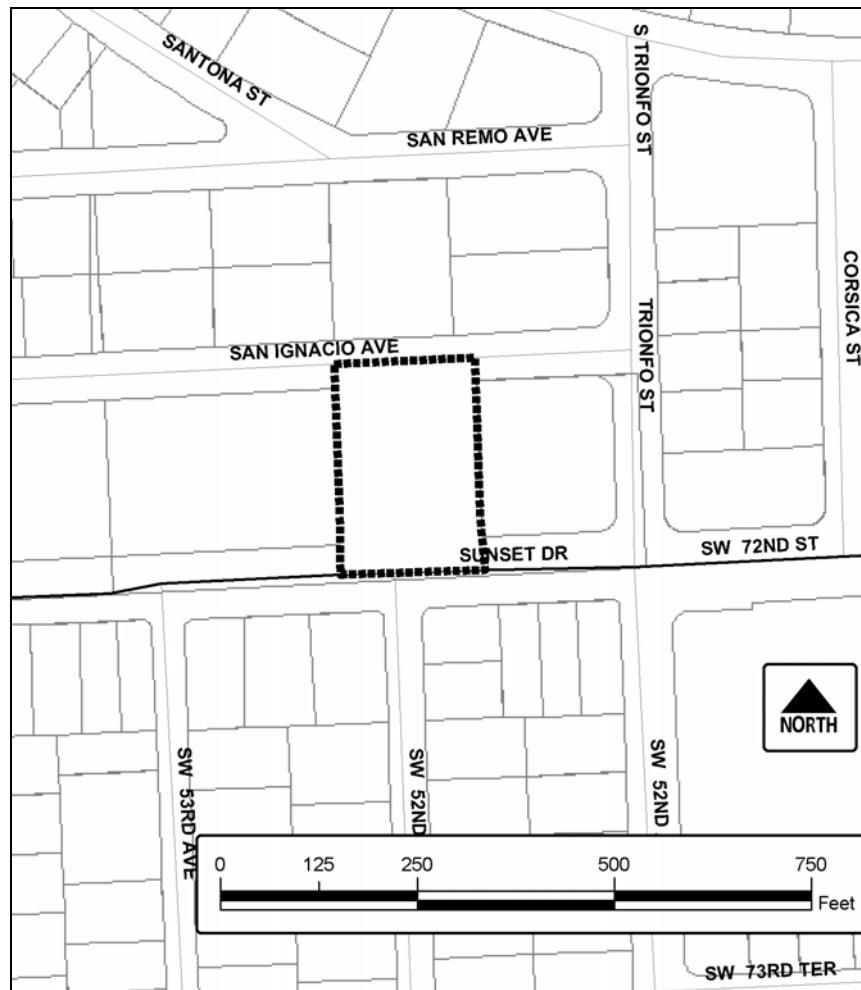
From: Low Density Residential (2.5 to 6 DU/Ac.)

To: Business and Office

Location: Northside of SW 72 Street and west of Trionfo Street

Acreage: Application area: 1.25 Gross Acres and 0.803 Net Acres

Acreage Owned by Applicant: 0.803 Acres



Note: This summary page is not part of the actual application, which follows.

Application to Amend the Comprehensive Development Master Plan

1. Applicants

Keys Investments, LTD.
Mr. Michael C. Goldberg, General Manager
5331 Hammock Drive
Coral Gables Florida 33156

RECEIVED

OCT 31 2005

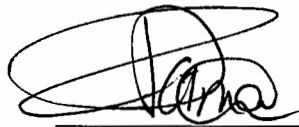
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
METROPOLITAN PLANNING SECTION

2. Applicant Representative

Andy Zitman
Zitman & Associates, Inc.
950 NW 185th Avenue
Pembroke Pines Florida 33029

BY _____

By :



Mr. Andy Zitman
By virtue of Power of Attorney

Date : 10/31/2005

3. Description of Requested Change:

- a. A change to the CDMP Land Use Plan Map – Change to the Land Use Plan Map is requested the request is from Residential Low Density to Business and Office.
- b. Description of the Subject Area: The Subject property consists of 35,000 sq ft or 0.803 Acres located within Section 30, Township 54 south and Range 41 east Miami-Dade County. See Exhibit "A" attached hereto for a more accurately described legal description. Folio number 30-4130-000-0085
- c. Application Area:
 - Gross Area +/- 1.245 Acres (54,250 sqft)
 - Net Area +/- 0.803 Acres (35,000 sqft)
 - Area owned by Applicant +/- 0.803 Acres
 - Area of application +/- 0.420 acres (18,325 sqft)
- d. Requested Change
 - i. The applicant respectfully request a re-designation on the Land Use Plan map from "Low Density Residential" to "Business and Office on the 0.420 acre parcel"

- ii. The applicant respectfully request that the application be processed and a Small Scale Amendment and that the application be expedited pursuant to the procedure for small scale amendments.

4. Reasons for Amendment

The applicant's intention is the construct an office building, with residential characteristics, on the 0.420 acres parcel which fronts a major road (SW 72nd Avenue – Sunset Drive) and maintains a single family residential structure on the remaining portion of land having an entrance from San Ignacio Avenue in the rear.

5. Additional material Submitted

- a. Legal Description Exhibit "A"
- b. Reduced copy of Survey
- c. Reduced copy of office building site plan and elevation
- d. Section map
- e. Aerial Photograph

6. Complete Disclosure Forms

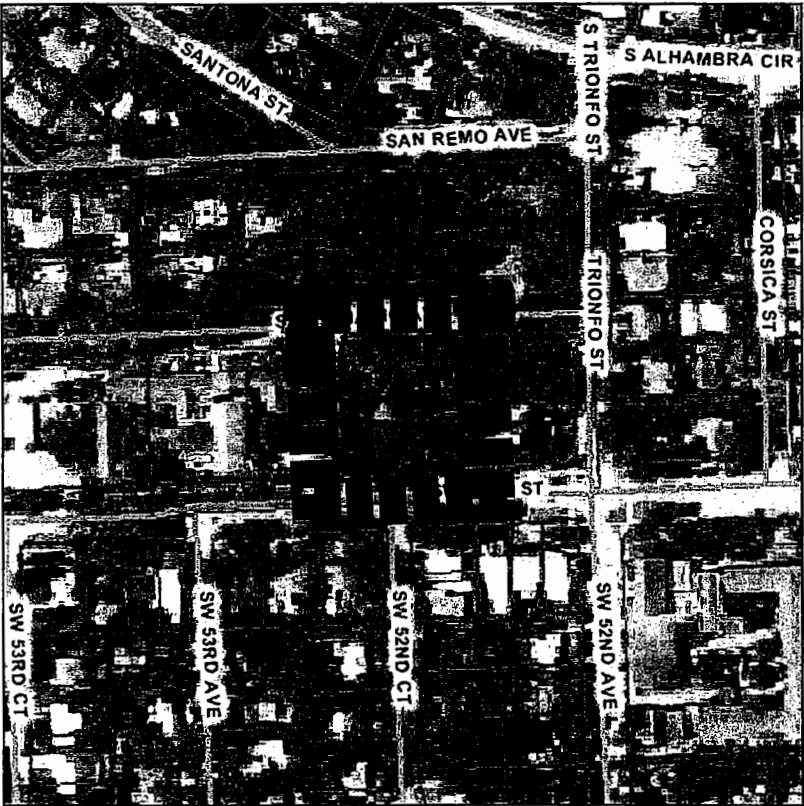
See attached hereto

My Home
Miami-Dade County, Florida

miamidade.gov



Property Information Map



Aerial Photography - AirPhoto USA 2004 0 121 ft
This map was created on 10/31/2005 12:19:47 PM for reference purposes only.
Web Site © 2002 Miami-Dade County. All rights reserved.

Summary Details:

Folio No.:	30-4130-000-0085
Property:	1209 SUNSET DR
Mailing Address:	KEY INVESTMENTS LTD 5331 HAMMOCK DRIVE CORAL GABLES FL 33156-2103

Property Information:

Primary Zone:	0100 SINGLE FAMILY RESIDENCE
CLUC:	0044 RELIGIOUS
Beds/Baths:	3/2
Floors:	1
Living Units:	1
Adj Sq Footage:	2,402
Lot Size:	35,000 SQ FT
Year Built:	1940
Legal Description:	30 54 41 .803 AC BEG 200FTW & 50FTN OF SE COR OF E1/2 OF SE1/4 OF SW1/4 TH CONT W175FT N200FT E175FT S200FT TO POB FKA LOTS 5 THRU 7 & 16 THRU 18

Sale Information:

Sale O/R:	23475-3334
Sale Date:	6/2005
Sale Amount:	\$1,300,000

Assessment Information:

Year:	2005	2004
Land Value:	\$479,275	\$456,174
Building Value:	\$46,825	\$42,694
Market Value:	\$526,100	\$498,868
Assessed Value:	\$526,100	\$498,868
Total Exemptions:	\$0	\$0
Taxable Value:	\$526,100	\$498,868



Close

Limited Partnership's Power of Attorney for Public Hearing

I, *THE UNDERSIGNED*, do by these presents hereby make, constitute and appoint **Mr. Andy Zitman of Zitman & Associates, Inc.** of the County of **Broward** and the **State of Florida**, true and lawful Attorney-in-Fact for me and in my name, place, stead, to sign on my behalf, and do all acts necessary, including speak at a public hearing in furtherance of an application for **Public Hearing No. _____** with Miami-Dade County for a hearing before the Community Zoning Appeals Board or County Commission of Miami-Dade County, Florida.

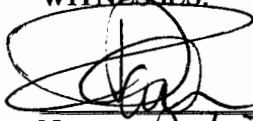
A Public Hearing seeking the approval of a **District Boundary change from EU-M to RU-5 and EU-M and any non-use variances that might be required.**

Concerning the property described as: See Exhibit "A" attached hereto.
Folio #30-4130-000-0085 addressed as 1209 Sunset Drive

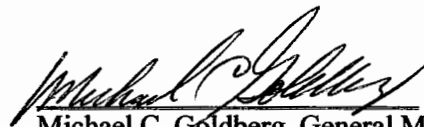
Granting and giving unto said Attorney-in-fact, full authority and power to do and perform any and all necessary or incident to the performance and execution of the powers herein expressly granted, with power to do and perform all acts authorized hereby, as fully to all intents and purposes as the grantor might or could do if personally present, with full power of substitution.

Signed, witnessed, executed and acknowledged on this ____ day of July, 2005.

WITNESSES:


Name: Andy Zitman

Name: _____


Michael C. Goldberg, General Manager
Keys Investments, LTD
5331 Hammock Drive
Coral Gables Florida 33156

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by Michael C. Goldberg, General Manager of Keys Investments, LTD, Inc. a Florida Limited Partnership, on behalf of the Limited Partnership. He is personally known to me or has produced DL G431-S43-37-2020 as identification.

Witness my signature and official seal this 3 day of July, 2005 in the County and State aforesaid.



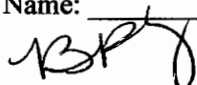
Barby Perez
Commission #DD234511 Notary of Public, State of Florida
Expires: Jul 23, 2007 Name: _____
Bonded Thru
Atlantic Bonding Co., Inc. 

EXHIBIT "A"

Legal Description

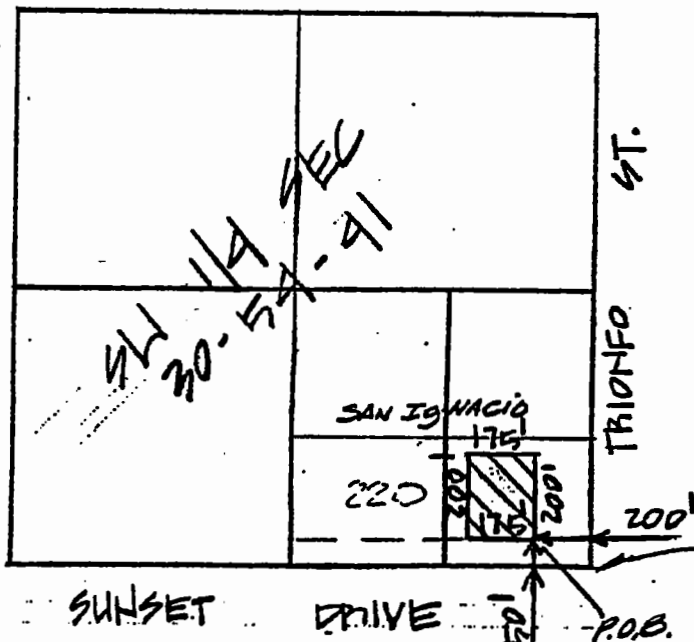
This property described as:

A Tract of land in the East half of the Southeast quarter of the Southwest quarter of Section 30, Township 54 South, Range 41 East, Dade County, Florida, being more particularly described as follows: Begin at a point 200.00 feet West of and 50.00 feet North of the Southeast corner of the East half of the Southeast quarter of the Southwest quarter of Section 30, Township 54 South, Range 41 East, Dade County, Florida; thence run West 175.00 feet, thence run North 200.00 feet, thence run East 175.00 feet, thence run South 200.00 feet to Point of Beginning.

Formerly Known As:

Lots 5,6,7,16,17,18, the West $\frac{1}{2}$ of Lot 8 and the West $\frac{1}{2}$ of Lot 15, Block 220

REVISED PLAT OF CORAL GABLES
RIVIERA SECTION, PART 13,
according to the Plat
thereof, as recorded in
Plat Book 28, Page 30
of the Public Records of
Dade County, Florida.



LOCATION SKETCH
NTS

SE. CORNER
E 1/2, SE 1/4, SW 1/4
SEC. 30-54-41

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

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:

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

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

Signature: *Michael C. Goldberg* (Applicant) MICHAEL C. GOLDBERG
GENERAL MANAGER

Sworn to and subscribed before me this 3 day of August, 2005. Affiant is personally known to me or has produced DL # G431-SUB-37-202-0 as identification.

(Notary Public)



Barby Perez
Commission #DD234511
Expires: Jul 23, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

BPD

My commission expires _____

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

Pages Of Disclosure Form Not Applicable To This Application Are
Intentionally Omitted From This Printing.

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: N/A

NAME AND ADDRESS

Percentage of Stock

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

TRUST/ESTATE NAME: N/A

NAME AND ADDRESS

Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: KEY INVESTMENTS LTD

NAME AND ADDRESS

Percent of Ownership

MICHAEL C. GOLDBELL

100%

EXHIBIT "A"

Legal Description

This property described as:

A Tract of land in the East half of the Southeast quarter of the Southwest quarter of Section 30, Township 54 South, Range 41 East, Dade County, Florida, being more particularly described as follows: Begin at a point 200.00 feet West of and 50.00 feet North of the Southeast corner of the East half of the Southeast quarter of the Southwest quarter of Section 30, Township 54 South, Range 41 East, Dade County, Florida; thence run West 175.00 feet, thence run North 200.00 feet, thence run East 175.00 feet, thence run South 200.00 feet to Point of Beginning.

Formerly Known As:

Lots 5,6,7,16,17,18, the West $\frac{1}{2}$ of Lot 8 and the West $\frac{1}{2}$ of Lot 15, Block 220

REVISED PLAT OF CORAL GABLES

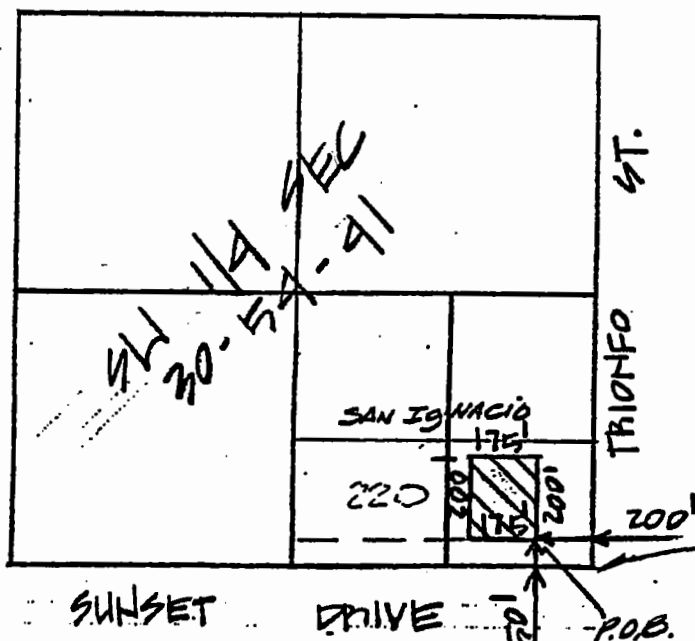
RIVIERA SECTION, PART 13,

according to the Plat thereof, as recorded in

Plat Book 28, Page 30

of the Public Records of

Dade County, Florida.



LOCATION SKETCH

NTS

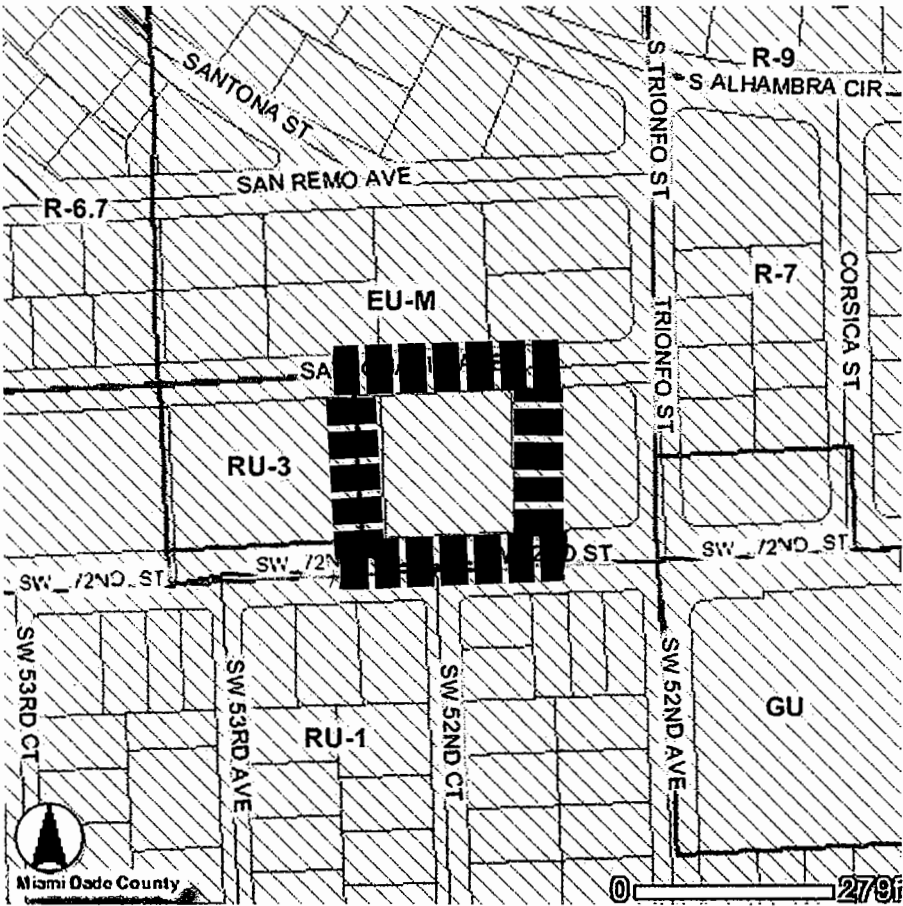
SE. CORNER
E $\frac{1}{2}$, SE $\frac{1}{4}$, SW $\frac{1}{4}$
SEC. 30-54-41

eMaps Online
Miami-Dade County, Florida

miamidade.gov



Miami Dade County Map



Legend

Print

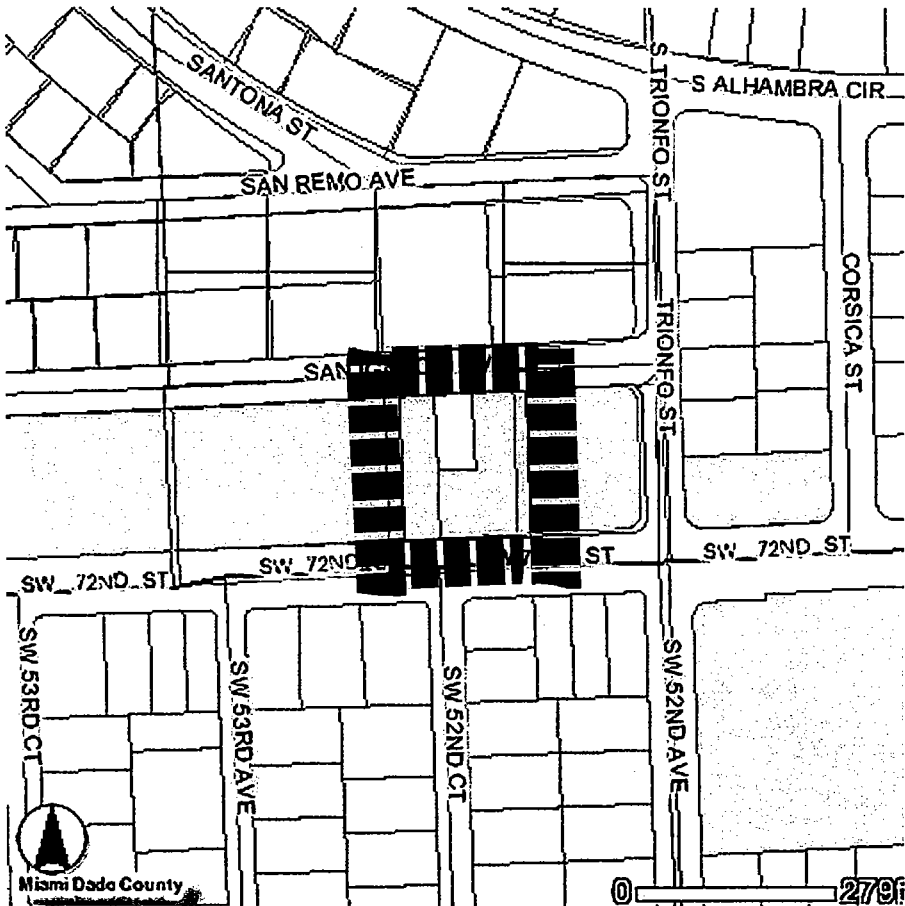
Close

eMaps Online
Miami-Dade County, Florida

miamidade.gov



Miami Dade County Map



Legend

Print

Close

eMaps Online
Miami-Dade County, Florida

miamidade.gov



Miami Dade County Map

Highways

Streets

Major Roads

Shore line

Properties (Parcels)

Landuse

Single-Family

Townhouses

Two-Family (Duplexes)

Low-Density Multi-Family

Multi-Family, Migrant Camps

Mobile Home Parks

Shopping Centers, Commercial, Stadiums, Tracks

Office

Transient-Residential (Hotels/Motels) (cont)

Industrial Extraction

Industrial

Institutional

Parks (Including Preserves and Conservation)

Cemeteries

Water Conservation Areas

Airports/Ports

Communications, Utilities, Terminals, Plants

Streets/Roads, Expressways, Ramps

Expressway Right of Way Open Areas

Agriculture

Vacant, Government Owned

Vacant Unprotected

Water

Miami-Dade County

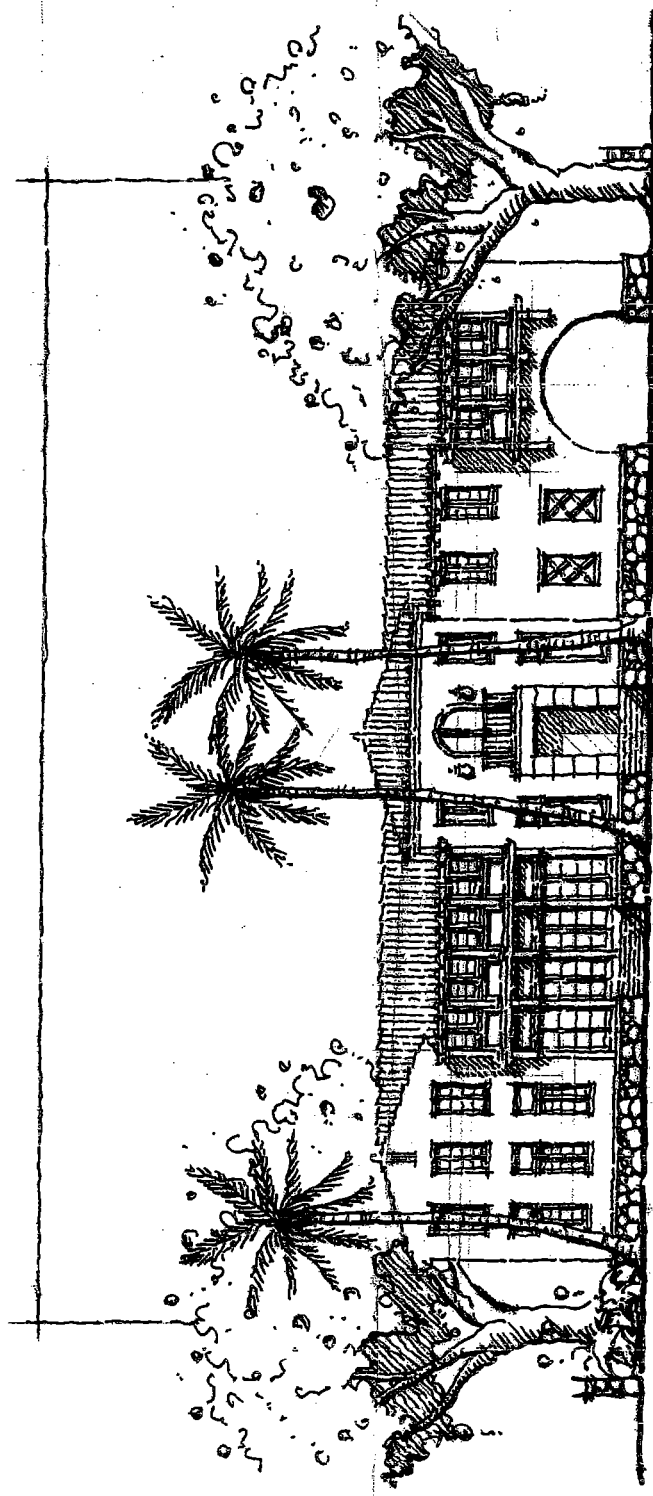
County Boundary

Atlantic Ocean

Map

Print

Close



PROPOSED HISTORIC SUNSET ELEVATION 1/4" = 1'-0"

APPLICATION NO. 11
SMALL-SCALE AMENDMENT APPLICATION

Applicant

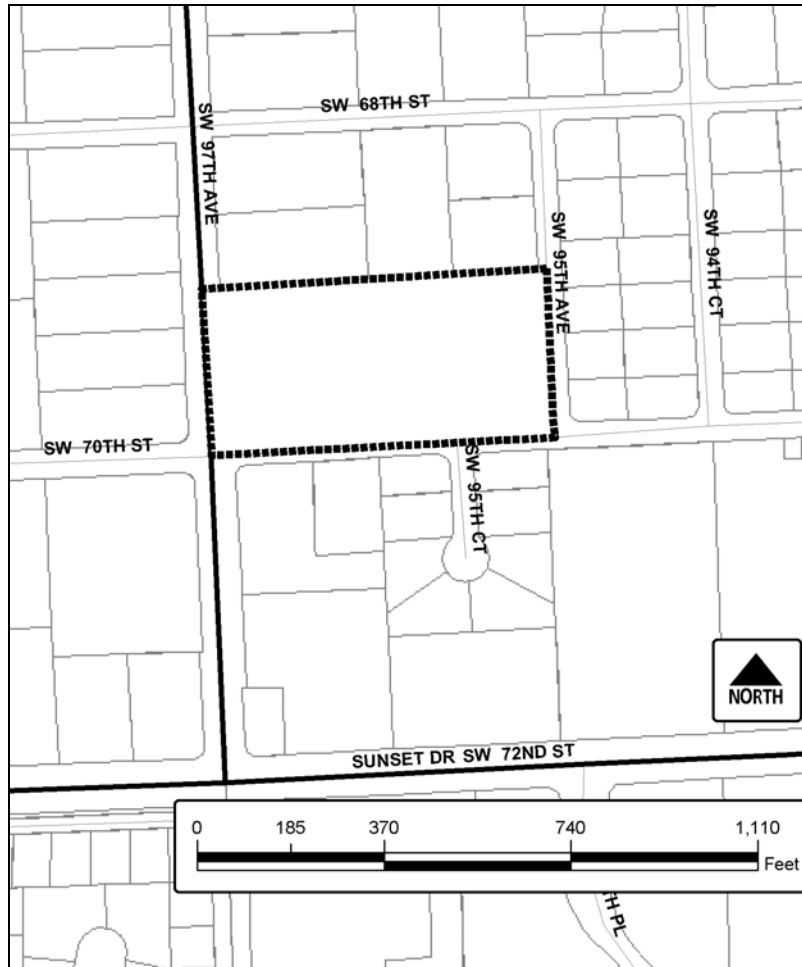
Sunset Place, LLC
11225 NW 131st Street
Medley, Florida 33178

Applicant's Representative

Jeffrey Bercow, Esq.
Melissa Tapanes Llahues, Esq.
Bercow and Radell P.A.
200 South Biscayne Boulevard, Suite 850
Miami, Florida 33131
(305) 374-5300

Requested Amendment to the Land Use Plan Map

From: Estate Density Residential (1 to 2.5 DU/Ac.)
To: Low Density Residential (2.5 to 6 DU/Ac.)
Location: Northside of SW 70 Street and east of SW 97 Avenue
Acreage: Application area: 4.39 Gross Acres
Acreage Owned by Applicant: 2.0 Acres



Note: This summary page is not part of the actual application, which follows.

**SMALL-SCALE AMENDMENT REQUEST
TO THE
LAND USE ELEMENT/LAND USE PLAN MAP
OCTOBER 2005-2006 AMENDMENT CYCLE
MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

1. APPLICANT

Sunset Place, LLC
11225 N.W. 131st Street
Medley, Florida 33178

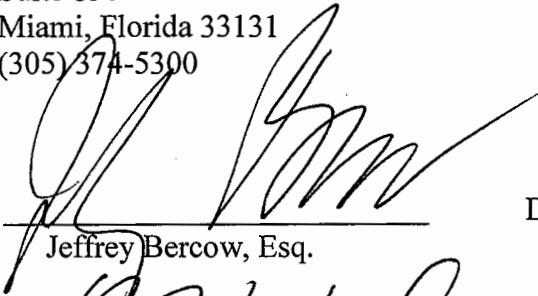
2. APPLICANT'S REPRESENTATIVES

Jeffrey Bercow, Esq.
Melissa Tapanes Llahues, Esq.
Bercow & Radell, P.A.
200 South Biscayne Boulevard
Suite 850
Miami, Florida 33131
(305) 374-5300

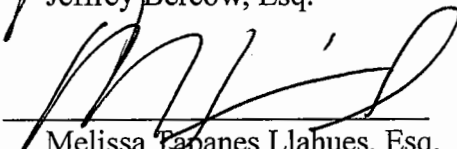
RECEIVED
OCT 31 2005

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
METROPOLITAN PLANNING SECTION

BY _____

By: 
Jeffrey Bercow, Esq.

Date: October 31, 2005

By: 
Melissa Tapanes Llahues, Esq.

Date: October 31, 2005

3. DESCRIPTION OF REQUESTED CHANGES

A small-scale amendment to the Comprehensive Development Master Plan Land Use Plan Map is requested.

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

B. Description of Application Area

The Application Area is approximately 4.39 acres consisting of six parcels of land located at the northeast corner of S.W. 97 Avenue, a major section line road, and S.W. 70

Street (the "Property"). The Miami-Dade County Comprehensive Development Master Plan ("CDMP") designates the Property as Estate Residential Density (allowing up to 2.5 dwelling units per gross acre).

C. Acreage

Application Area: 4.39 acres

Acreage owned by Applicant: 2.00 acres

D. Requested Changes

1. The Applicant respectfully requests that the Property be redesignated on the Land Use Plan Map from "Estate Density Residential" to "Low Density Residential."
2. The Applicant requests that this application be processed as a "Small-Scale" amendment and that the Application be expedited pursuant to the procedure for small-scale amendments.

4. REASONS FOR AMENDMENT

The Property is approximately 4.39 acres located on the northeast corner of S.W. 97 Avenue and S.W. 70 Street in unincorporated Miami-Dade County. The Miami-Dade County Comprehensive Development Master Plan ("CDMP") designates the Property as "Estate Density Residential" allowing up to 2.5 dwelling units per gross acre. Currently, the Property is zoned AU or Agricultural. A dilapidated one-story building is situated on the north one-acre parcel and the south one-acre parcel is mostly vacant with the exception of some nursery-use structures. The Applicant is requesting the redesignation of the Property to "Low Density Residential" allowing up to six dwelling units per gross acre. Currently, the lands north, east, and south of the Property are designated Low Density Residential, with several RU-1-zoned communities to the southeast. The land immediately south of the Property, across S.W. 70 Street, has been developed with a two-story office complex. The northeast and northwest corners of S.W. 97 Avenue and Sunset Drive (only two blocks south of the Property) house neighborhood-serving retail uses, such as a McDonald's Restaurant and a Westar gas station at the northeast corner and a Mobil gas station, Sunset Market, Goodyear station and two-story office complex at the northwest corner. The redesignation of the Property to Low Density Residential will convert underutilized agricultural land to much-needed residential land to serve the County's projected population growth.

Objective 8 and Policies 8A, 8F, 8G, and 8H all require that Miami-Dade County maintain an adequate supply of available land for each land development category in order to accommodate projected demand. The Property is located within the South Central Planning Tier and Minor Statistical Area ("MSA") 5.4. The most recent Residential Supply and Demand data for the County is published in Table 2-3 of the April 2005 Initial Recommendations report. The data indicates that the County-wide single-family residential supply of land will be exhausted by the year 2010. In the South Central Planning Tier, the depletion date for single family residential

is even more troublesome at 2007 (Table 2-6 of the April 2005 Initial Recommendations report). Both the County-wide and South Central Planning Tier depletion dates for single family housing fall far short of CDMP Policy 8G that requires the County to sustain adequate residential inventory for projected demand for a period of 15 years. Redesignation of the Property to Low Density Residential designation will help to fill the existing void of single family housing within the urbanized area of the County. Based upon an anticipated depletion year of all housing types in Miami-Dade County by the year 2018 (Table 2-3) and the mandatory UDB residential capacity set forth in Policy 8G, it is clear that now is the most appropriate time to add residential capacity within Miami-Dade County.

The development of the Property with up to six dwelling units per gross acre would be consistent with the policy set forth in the Land Use Element regarding redevelopment of vacant or substandard properties in currently urbanized areas. Specifically, Policy 1C within the Land Use Element states that the County shall give priority to infill development on vacant sites and redevelopment of substandard properties in currently urbanized areas. The north one-acre parcel is underutilized and the south one-acre parcel is mostly vacant, and as such should be given priority for infill development.

Last, the Property directly abuts S.W. 97 Avenue, which is a major section line road throughout Miami-Dade County. The widening of S.W. 97 Avenue from S.W. 72 Street to S.W. 40 Street from 2 to 3 lanes is currently under design and the construction is funded by the People's Transportation Plan (Road Impact Fee District 1). Further, the widening of S.W. 97 Avenue from S.W. 56 Street to S.W. 40 Street from two to three lanes has been funded \$4.350 million by the Transportation Improvement Plan. Approval of the Application will ensure that these transportation improvements will serve the immediate community.

5. ADDITIONAL MATERIAL SUBMITTED

- 1) Section Map with Application Area Indicated
- 2) 8 1/2 X 11 sheet showing Application Area Location
- 3) Aerial Photograph with Application Area Indicated

The Applicant reserves the right to supplement the application with additional documentation within the time permitted by the Code of Miami-Dade County.

6. COMPLETE DISCLOSURE FORMS: See attached.

REVISIONS

[illegible]

Red Line	Blue Line	Orange Line
		
Blackbody Line	Old Line	Stable Line
		
Red Line	Old Line	Orange Line
		



短

NOTE: The reader of this report will note that the data on the number of persons who have been arrested for the same offense are not the same as the number of persons who have been convicted of the same offense.

NOTICE

[illegible]

**Pages Of Disclosure Form Not Applicable To This Application Are
Intentionally Omitted From This Printing.**

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.

APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: Sunset Place, LLC
 11225 N.W. 131 Street
 Medley, Florida 33178

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>ACRES IN SIZE</u> (net)
A	Sunset Place, LLC	30-40-28-004-0811	1.00
A	Sunset Place, LLC	30-4028-004-0813	1.00
	Vicente & Elizabeth Vazquez	30-4028-004-0802	1.25
	Aurelio & Hilda Noya	30-4028-004-0803	0.38
	Jaime Lobo	30-4028-004-0804	0.38
	Jose & Zoe Gonzalez	30-4028-004-0801	0.38
			4.39 (Total)

- 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>
A.	X			

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

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

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

N/A	
-----	--

- b. If the applicant is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (5), 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: Sunset Place, LLC

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
Alfredo Adissi, 11225 NW 131 Street, Medley, FL 33178	33%
Roberta Ingletto, 11225 NW 131 Street, Medley, FL 33178	33%
Angela Zunjic, 11225 NW 131 Street, Medley, FL 33178	33%

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

TRUSTEES

NAME: N/A

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
<u>N/A</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 (5) trust (5) or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP NAME: N/A

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

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

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 contract for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

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

Applicant's Signatures and Printed Names

ALFREDO ADISSI

Sworn to and subscribed before me
this 31 day of October, 20 05.

Notary Public, State of Florida at Large (SEAL)
My Commission Expires:



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

required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

FLM C:INSTRUCTIONS REPORTOct2001.docRevised 8116101

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APPLICATION NO. 12
SMALL-SCALE AMENDMENT APPLICATION

Applicant

West Perrine Community Development
Corporation, a Florida not-for-profit
corporation
c/o Gilberto Pastoriza, Esq.

Applicant's Representative

Gilberto Pastoriza, Esq.
Weiss Serota Helfman Pastoriza Cole and
Boniske, P.A.
2665 South Bayshore Drive, Suite 420
Miami, Florida 33133
(305) 854-0800

Requested Amendment to the Land Use Plan Map

From: Industrial and Office

To: Business and Office

Location: Northside of SW 186 Street and east of Homestead Avenue

Acreage: Application area: 2.4 Gross Acres; 1.75 Net Acres

Acreage Owned by Applicant: 1.75 Acres



Note: This summary page is not part of the actual application, which follows.

APPLICATION REQUESTING AN AMENDMENT TO THE LAND USE PLAN MAP

1. **Applicant**

West Perrine Community Development Corporation, a Florida not-for-profit corporation
c/o Gilberto Pastoriza, Esq. whose address and telephone number is provided in Item 2 of this application below.

2. **Applicant's Representative**

Gilberto Pastoriza, Esq.
Weiss Serota Helfman Pastoriza Cole & Boniske, P.A.
2665 South Bayshore Drive
Suite 420
Miami, Florida 33133
Phone #: (305) 854-0800
gpastoriza@wsh-law.com

By: 

Gilberto Pastoriza
October 31, 2005

3. **Description of Requested Changes.**

A. **Change the Land Use Plan Map.**

A change to the Land Use Element Land Use Plan Map (Item A.1 (d) in the fee schedule is requested. The Applicant is requesting to convert the property, legally described in the attached Exhibit "A", which is approximately 1.75 net acres (2.40 gross acres), from Industrial and Office to Business and Office.

B. **Description of Subject Property.**

- (1) The Subject property consists of 2.40 gross acres located in Section 5, Township 56 South, Range 40 East. The Property is generally located on the west side of the bus-way running parallel to U.S.1 just north of and adjacent to SW 186th Street. The western boundary of the property is Homestead Avenue. The property is more accurately described in the attached Exhibit "A" to this application. The applicants own the entire property as shown on the map provided in the attached Exhibit "C".

(2) Acreage.

Subject Application area:

Net:	1.75 acres
Gross:	2.40 acres

Acreage owned by Applicants:

Net:	1.75 acres
Gross:	2.40 acres

- (3) The present CDMP land use designation of the Property is “Industrial and Office”. The Applicant is requesting to convert the Property, as legally described in the attached Exhibit “A”, which totals approximately 1.75 net acres (2.40 gross acres), from “Industrial and Office” to “Business and Office”.
- (4) This application is eligible for expedited processing as a “Small Scale” amendment. Accordingly, the Applicant requests this application be processed under the expedited procedure for the “Small Scale” amendment.
- (5) The full-size Miami-Dade County plat map at a scale of 1 inch = 300 feet and full size aerial of Section 5, Township 56 South, Range 40 East are included as Exhibits “D” and “E” to this application. Additionally, an 8 ½” x 11”, black and white map depicting the application boundaries is included as Exhibit “C”.
- (6) Each map clearly identifies the application area.

4. Reasons for Amendment.

The Property consists of approximately 2.40 gross acres and is located north of SW 186th Street west of the busway running parallel to U.S. Highway No. 1. Both SW 184th Street and SW 186th Street are designated as major roadways in Miami-Dade County’s Adopted 2005-2015 Land Use Plan. There are existing bus routes along the Rapid Transit Corridor and SW 184th Street.

The land use designation for the Property is Industrial and Office. The Applicant is proposing to change the designation to Business and Office. The proposed Business and Office Designation is in line and consistent with the Business and Office designation north of SW 184th Street and that requested by a current request for Comprehensive Plan Amendment on the property north of and adjacent to the subject Property.

Although the Property is improved with a warehouse building constructed in 1955, the age of the structure and the underutilization of the site underscore the need for redevelopment. There are no environmental or historic features on the Property.

The Applicant intends to develop the Property with a mixed use product consisting of residential, non-residential, and accessory parking. The residential component on the Property will include work force housing and senior housing components.

The proposed development will also incorporate urban design features and will be compatible with and consistent with the West Perrine Overlay Ordinance (the "West Perrine Ordinance") which the County is planning to adopt north of SW 184th Street.

The Property lies within the Urban Development Boundary and is infill property. Public facilities such as water, sanitary sewer, solid waste, drainage, fire and police services are available. Various public schools and the Harry and Penny Thompson Park lie within close proximity to the Property.

This application and the proposed development are consistent with the goals, policies, and objectives of the County's Comprehensive Development Master Plan including:

- LU-1A. High intensity, well designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multimodal accessibility.
The adjacent busway is ideal for providing residents and workers associated with the property countywide multimodal accessibility.
- LU-1C. Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.
The property is an infill site with infrastructure already in place and well within the Urban Development Boundary.
- LU-1E. In planning and designing all new residential development and redevelopment in the county, Miami-Dade County shall vigorously promote implementation of the "Guidelines for Urban Form" contained in the "Interpretation of The Land Use Plan Map" text adopted as an extension of these policies.
Specifically:

3. Within a section, a variety of residential types and densities are encouraged, with higher densities being located at the periphery, and lower densities in the interior.
6. Areas located along section line roads between transition areas are also authorized for eligible higher residential densities, public and semi-public uses. When section line roads are served by adequate mass transit, these areas are more suitable for office uses than such properties not served by adequate transit.
8. Pedestrian circulation shall be provided between activity nodes, all public places, and all subdivisions through connectivity of section, half-section and local roadways constructed with sidewalks and supplemented by pedestrian paths.

The mixed-use possibilities of this and adjacent property owned by the applicants, and the location adjacent to the South Dade busway corridor make it an ideal site for mixed-use office, retail, and higher density residential development that is pedestrian friendly.

LU-1F. To promote housing diversity and to avoid creation of monotonous developments, Miami-Dade County shall vigorously promote the inclusion of a variety of housing types in all residential communities through its area planning, zoning, subdivision, site planning and housing finance activities, among others. In particular, Miami-Dade County shall review its zoning and subdivision practices and regulations and shall amend them, as practical, to promote this policy.

The designation sought in this application permits mixed-use development that is supportive of a variety of housing types for the area.

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

The property is ideally suited for mixed-use development because of its proximity to US1 and the South Dade busway corridor.

LU-2B. Priority in the provisions of services and facilities and the allocation of financial resources for services and facilities in Miami-Dade County shall be given first to serve the area within the Urban Development Boundary (UDB) of the Land Use Plan (LUP) map. Second priority shall support the staged development of the Urban Expansion Area (UEA). Urban services and facilities which support or encourage urban development in Agriculture and Open Land areas shall be avoided, except for those improvements necessary to protect public health and safety and which service the localized needs of these non-urban areas.

The property is an infill property and is located well inside of the Urban Development Boundary.

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

The property is ideally suited and will be developed as a mixed-use transit-oriented development.

LU-7F. Residential development around rail rapid transit stations should have a minimum density of 15 dwelling units per acre (15 du/ac) within ¼ mile walking distance from the stations and 20 du/ac or higher within 700 feet of the station, and a minimum of 10 du/ac between ¼ and ½ mile walking distance from the station. Business and office development intensities around rail stations should produce at least 75 employees per acre within ¼ mile walking distance from the station, 100 employees per acre within 700 feet, and minimum 50 employees per acre between ¼ and ½ mile walking distance from the station. Where existing and planned urban services and facilities are adequate to accommodate this development as indicated by the minimum level-of-service standards and other policies adopted in this Plan, and where permitted by applicable federal and State laws and regulations, these densities and intensities shall be required in all subsequent development approvals. Where services and facilities are currently or projected to be inadequate, or where required by Policy LU-7A, development may be approved at a lower density or intensity provided that the development plan, including any parcel plan, can accommodate, and will not impede, future densification and intensification that will conform to this policy.

The designation sought herein will permit mixed-use development at densities and intensities that are truly supportive of mass transit ridership.

LU-7G.

Miami-Dade County should partner with the Metropolitan Planning Organization (MPO) and affected municipalities to establish a systematic program that will produce transit-oriented development (TOD) plans for the areas within $\frac{1}{4}$ and $\frac{1}{2}$ mile around all Metrorail, the Miami Intermodal Center (MIC) and South Dade Busway stations. Transit-oriented development is a mix of land uses that promotes transit use and decreases the dependence on automobiles. A phasing program should be established to initiate and formulate updated or new station area plans based on the overall priority categories for urban centers established by the Board of County Commissioners. Within each priority category, the factors for individual area plans may include such conditions as locations and amounts of undeveloped and underutilized land providing development and redevelopment opportunities, ownership, land use patterns, infrastructure and service levels, recent and nearby development activity, and expressions of interest in cooperating by the municipalities.

This property will be developed as a transit-oriented development in connection with the South Dade busway corridor.

LU-10A.

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

Approval of this application will promote infill redevelopment of an underutilized parcel into a transit supportive activity center with an efficient mix of uses.

TC-1I.

By 2005, the County will investigate and develop for implementation parking management strategies to promote the land use and transportation objectives of the CDMP to reduce the use of Single Occupant Vehicles (SOVs) and highway congestion and encourage the use of transit and ridesharing. Additionally, the parking requirements in the County's zoning regulations will be reviewed to encourage shared and possibly on-street parking in planned Urban Centers, and to encourage parking requirements where transit service exits, and where developments contains complementary use mixes.

The property's location adjacent to the South Dade busway corridor will reduce highway congestion by providing

attractive living, working, and shopping options along the public transportation route.

MT-2B. The area surrounding future rapid transit stations not yet sited and depicted on the Land Use Plan map shall be designed and developed, at a minimum, as community urban centers, containing land use and development designs that promote transit use as defined in the Land Use Element.

This property is part of a larger build-out of a community urban center along the South Dade busway corridor.

Objective HO-6. Increase affordable housing opportunities for very low, low, and moderate-income households within a reasonable proximity to places of employment, mass transit and necessary public services in existing urbanized areas.

The residential component of this development will provide much-needed work force housing within a few steps of countywide mass transit.

Goal III, Housing Element. All variations of affordable housing products in Miami-Dade County should be provided through the most economically feasible alternatives.

The goal of the redevelopment of this parcel is to provide mixed-use housing, work, and shopping options for workforce-level residents.

WS-1A. The area within the Urban Development Boundary of the adopted Land Use Plan Map shall have the first priority in providing potable water supply, and sanitary sewage disposal, and for committing financial resources to these services. Future development in the designated Urban Expansion Area shall have second priority in planning or investments for these services. Investments in public water and sewer service shall be avoided in those areas designated for Agriculture, Open Land, or Environmental Protection on the Land Use Plan map, except where essential to eliminate or prevent a threat to public health, safety, or welfare.

The redesignation sought herein will promote infill redevelopment.

WS-1B. All new uses within the Urban Development Boundary shall be connected to a public water supply. Exceptions may be provided for residential uses at a density no greater than two units per acre, where primary drinking water quality standards as specified in the Florida Administrative Code can be met without treatment and the groundwater is free from saltwater intrusion.

Public infrastructure is largely already in place to adequately serve redevelopment of the property.

SW-1A.

The area within the Urban Development Boundary of the adopted Land Use Plan Map shall have the first priority in the provision of county solid waste management, and for committing financial resources to these services. Future development in the designated Urban Expansion Area shall have second priority in planning or investments for these services. Provision of County solid waste facilities outside of these areas shall be avoided, except where essential to eliminate or prevent a threat to public health, safety, or welfare.

The redesignation sought herein will promote infill redevelopment.

This application and the proposed development serve a public interest by providing

- i) residential opportunities within the Urban Development Boundary, thus easing the pressure to extend the Urban Development Boundary.
- ii) mixed-use development which immediately abuts the busway corridor by implication encourages the use of mass transit and thereby serves the public interest.

5. **Additional Materials Submitted.**

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

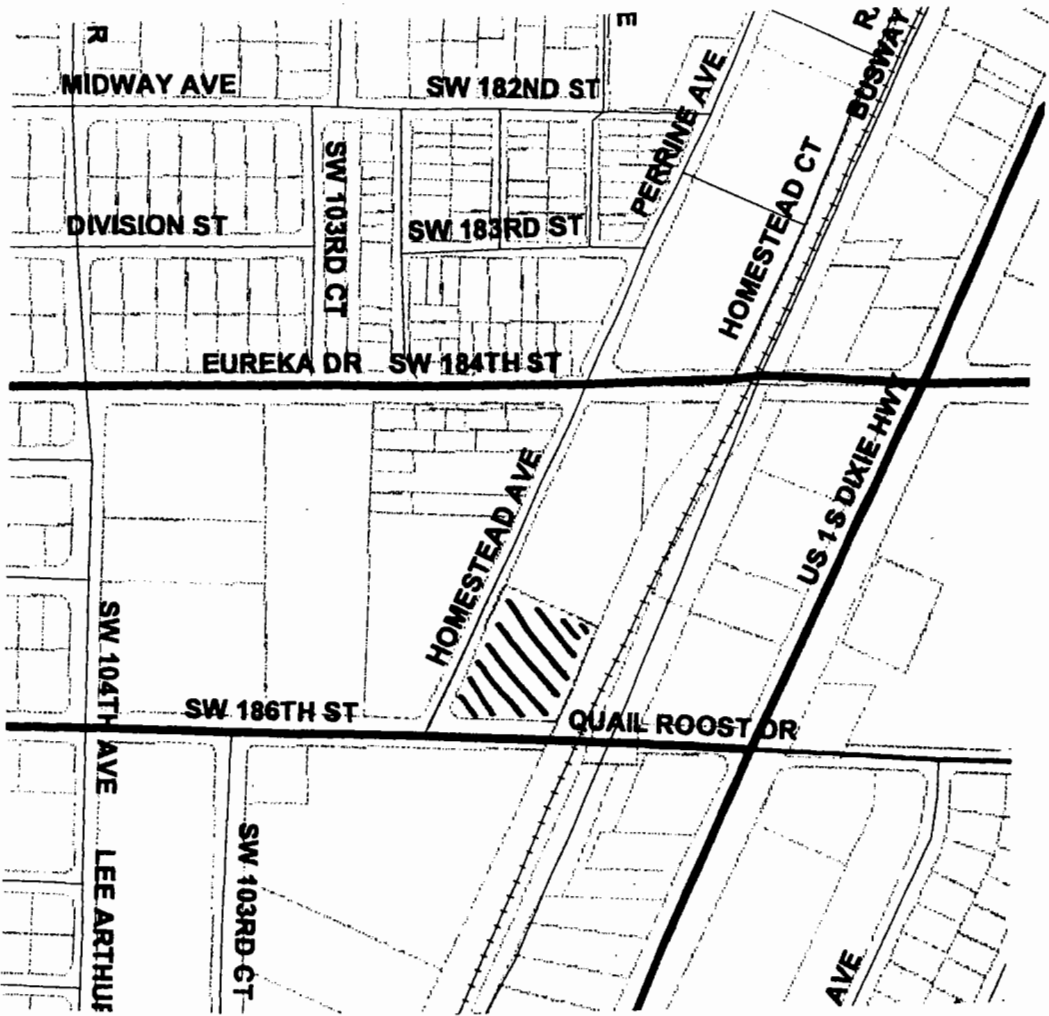
6. **Completed Disclosure Forms.**

Attached as Exhibit "B"

7. **Attachments.**

Exhibit "A" – Legal Description
Exhibit "B" – Disclosure of Interest Form
Exhibit "C" – Location Map for Application
Exhibit "D" - Full size Miami-Dade County Plat Map
Exhibit "E" – Aerial Photograph

Exhibit "C"



Small Scale Comprehensive Plan Amendment

↑
N

Section 5
Township 56 South
Range 40 East



Proposed Business and Office

EXHIBIT "A"

LEGAL DESCRIPTION:

That portion of Tract 5 of Perrine Grant Subdivision of Section 5, Township 56 South, Range 40 east, according to the Plat thereof as recorded in Plat Book 1 at Page 4, of the Public Records of Dade County, Florida, lying between the westerly right-of-way line of Florida East Coast Railway Company right-of-way and the easterly right-of-way line of Homestead Avenue, less the north 542.87 feet, as measured along the prolongation of the westerly line of the Property and lying also northerly of the north right-of-way line of Quail Roost Drive (known also as SW 186th Street) and being more particularly described as follows:

COMMENCE at the NW corner of the NE ¼ of said Section 5; thence S89°59'02"W, along the north line of said Section 5, as a base of bearing, for 128.59 feet; thence S24°44'30"W along the prolongation of the westerly line of the Property for 542.87 feet to the POINT OF BEGINNING of the following described parcel of land; thence S65°16'00"E for 250.10 feet to a point of intersection with said westerly right-of-way line of Florida East Coast Railway; thence S24°44'29"N, along said westerly right-of-way line for 252.82 feet to a point of intersection with the north right-of-way line of Quail Roost Drive; thence the following three (3) courses along said right of way line; thence N86°45'38"W for 51.83 feet to a point of curvature; thence 1911.85 feet along the arc of a curve to the left, said curve having a radius of 5764.58 feet, a central angle of 01°58'35" to a point of tangency; thence S88°44'11"W for 19.80 feet to a point on the westerly line of the Property; thence N24°44'30"E for 355.73 feet to the POINT OF BEGINNING.

Containing 1.7 acres more or less.

EXHIBIT "B"

PAGES OF DISCLOSURE FORM NOT APPLICABLE TO
THIS APPLICATION ARE INTENTIONALLY OMITTED FROM THIS PRINTING

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 NAME AND ADDRESS:

APPLICANT: West Perrine Community Development Corporation, Inc. a Florida not-for-
profit corporation (owner)

Use the above alphabetical designation for applicants in completing Section 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 Numbers</u>	<u>Size In Acres</u>
A	West Perrine Community Development Corporation, Inc.	30-6005-001-0290	2.01±

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>OPTION FOR PURCHASE</u>
West Perrine Community Development Corporation	X	
		Ryder Investments, LLC, a Florida limited liability company

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

- 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: West Perrine Community Development Corporation, Inc.

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
West Perrine Community Development Corporation, Inc.	100%
Board of Directors:	
Robert Spencer, Chairman	
James Bryant, Vice-Chairman	
Melvin Denny, Treasurer	
Linda Webb, Secretary	
Sarah Lawrence, Director	
Henry Lawrence, Director	
All c/o Gilberto Pastoriza, Esq.	
2665 South Bayshore Drive, Suite 420, Miami, Florida 33133	

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

There is an option to purchase the subject property. The Option for Purchase, good for 3 years, is dated May 19, 2005. The optionee is:

Ryder Investments, LLC
Ryder Investments, LLC is comprised of:
William Ryder 50%
Katherine Rey 50%
All c/o Gilberto Pastoriza, Esq.
2665 South Bayshore Drive, Suite 420, Miami, Florida 33133

Date of Contract: _____

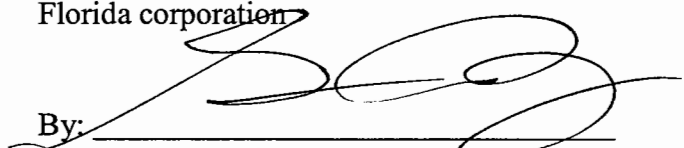
For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

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

Applicant's Signature and Printed Names

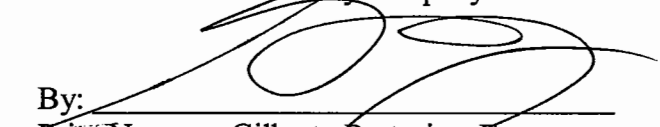
WEST PERRINE COMMUNITY

DEVELOPMENT CORPORATION, INC., a
Florida corporation

By: 

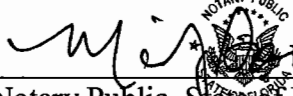
Print Name: Gilberto Pastoriza, Esq.
Attorney for the Applicant

RYDER INVESTMENTS, LLC
a Florida limited liability company

By: 

Print Name: Gilberto Pastoriza, Esq.
Attorney for the Applicant

Sworn to and subscribed before me
this 31 day of October, 2005


 **MARILYN SOMODEVILLA**
MY COMMISSION #0022204
EXPIRES: September 13, 2007
Bonded Thru Budget Notary Services
Notary Public, State of Florida at Large (Seal)

My Commission Expires:

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

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

1. APPLICANTS

Archimedean Properties, LLC
c/o Juan J. Mayol, Esq.
Richard A. Perez, Esq.
Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

RECEIVED
OCT 31 2005

2. APPLICANT'S REPRESENTATIVE

Juan J. Mayol, Esq.
Richard A. Perez, Esq.
Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
METROPOLITAN PLANNING SECTION
BY _____

By: Richard A. Perez
Richard A. Perez, Esq.

Date: 10/31/05

3. DESCRIPTION OF REQUESTED CHANGE

A. Amend the Interpretation of the Land Use Plan Map.

The Applicant requests a text change to the Interpretation of Land Use Plan Map Policy of the Land Use Element (Item A.2 in the fee schedule) to clarify that a school is permitted in areas designated as "Agriculture" on the Future Land Use Map if the proposed school is located within the Urban Development Boundary ("UDB").

B. Description of Subject Property.

Not Applicable.

C. Gross Acreage.

Not Applicable.

D. Requested Change.

The Applicant requests that the Interpretation of Land Use Plan Map Policy of the Land Use Element be amended to clarify that schools are permitted in areas designated as "Agriculture" if the school is located within the Urban Development Boundary. The requested text change is as follows:

From: Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship; however, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Education Element Policy 2.1.¹

To: Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship; however, schools shall not be approved in Agriculture areas, unless the proposed school is located inside the UDB.

4. REASONS FOR AMENDMENT

The Applicant requests the proposed change to clarify whether a school is permitted on property designated as "Agriculture" on the Future Land Use Map if the proposed school is located inside the UDB. Although the current policy of prohibiting schools on property designated as "Agriculture" generally serves to protect the agricultural industry from incompatible uses, the logic behind the policy does not hold true for property designated Agriculture inside the UDB. The Agriculture designated property *inside* the UDB is of a different nature and character from those Agriculture designated properties *outside* the UDB. The properties inside the UDB are not in large scale agricultural production, but rather contain plant and tree nurseries, hobby farms, estate residences, and social clubs. The uses in these areas are generally not incompatible with schools, especially if the school is located on a section line roadway. When faced in this instance with the competing goals of discouraging nominally incompatible uses or making way for essential public services in areas with over-crowded and over-burdened schools, the CDMP should clearly reflect a policy choice to make additional land available for the provision of needed and essential public services. Although an argument can be made that the current language in the CDMP does not prohibit schools on Agricultural designated property within the UDB, the Applicant believes that it is in its best interest to clarify the language in the CDMP to avoid future uncertainty.

¹ Paragraph 154 of the Staff Applications for the October 2004 Cycle Applications to Amend the Comprehensive Development Master Plan contains a proposed text change to this provision that reads as follows: "Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship; however, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with ~~Education Element~~ Policy EDU-2.1." If the Board of County Commissioners approves the staff application, the Applicant intends for the amendment contained in this Application to apply to the language as amended pursuant to the referenced staff application.

5. ADDITIONAL MATERIAL SUBMITTED

Additional material will be supplied at a later time under separate cover.

6. COMPLETED DISCLOSURE FORMS

Attached as Exhibit "A".

Attachments: Disclosure of Interest Form – Exhibit "A"

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**Pages Of Disclosure Form Not Applicable To This Application Are
Intentionally Omitted From This Printing.**

DISCLOSURE OF INTEREST

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

1. APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: Archimedean Properties, LLC

c/o Juan J. Mayol, Jr., Esq.

Holland & Knight LLP

701 Brickell Avenue, Suite 3000

Miami, Florida 33131

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

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

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
A	N/A		

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

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER (Attach Explanation)
A	N/A			

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

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

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF
INTEREST

N/A

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

CORPORATION NAME N/A

NAME, ADDRESS, AND OFFICE (if applicable)

PERCENTAGE OF
STOCK

N/A

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

**TRUSTEES
NAME:** N/A

BENEFICIARY'S NAME AND ADDRESS

PERCENTAGE OF
INTEREST

N/A

- 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: Archimedean Properties, LLC

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

Please see attached "Stockholders of Archimedean Properties, LLC"

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

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

N/A

Date of Contract _____

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

N/A

--	--

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

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

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF
INTEREST

N/A

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

CORPORATION

NAME: N/A

NAME, ADDRESS AND OFFICE (if applicable)

PERCENTAGE OF
STOCK

N/A

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

TRUSTEE'S

NAME: N/A

BENEFICIARY'S NAME AND ADDRESS

PERCENTAGE OF
INTEREST

N/A

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

PARTNERSHIP NAME: N/A

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF
OWNERSHIP

N/A

- e. If the owner is party to a **CONTRACT FOR PURCHASE**, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the 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

N/A

Date of Contract _____

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

N/A

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

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

Applicant's Signatures and Printed Names

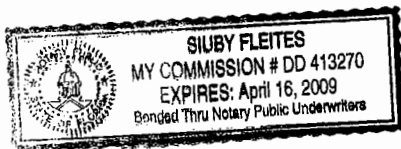
Lambros Katsoufis, Manager, Archimedeon Properties LLC
[Signature]

Sworn to and subscribed before me

this 31st day of October, 2005

[Signature]
Notary Public, State of Florida at Large (SEAL)

My Commission Expires:



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

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Stockholders of Archimedean Properties, LLC**Percentage Owned**

1. George Bavelis c/o 1155 Brickell Bay Dr. Suite 2810 Miami, FL 33131	2.86%
2. Passman Shipping Agency S.A. c/o 8619 Westwood Center Drive Suite 300 Vienna, Virginia 22182 Stockholders – Angelis Katsoufis – 100% Euboias 30 11362 Kupseli Greece	31.14%
3. Pela International S.A c/o Arias, Fabrega & Fabrega Plaza Bancomer Building 50 th Street Panama, Republic of Panama Stockholders – Angelis Katsoufis – 100% Euboias 30 11362 Kupseli Greece	23%
4. Crec Investments S.A. c/o Arias, Fabrega & Fabrega Plaza Bancomer Building 50 th Street Panama, Republic of Panama Stockholders – Christos Hatzimannouil – 100% 61 Heathcroft Hamstead Way London NW11 7HJ United Kingdom	3%
5. Morphosis, LLC c/o 3135 SW 3rd Ave. Miami, FL 33129 Stockholders – Dr. Nikos Georgoulakis – 50% 10855 SW 72nd St. Miami, FL 33173 Kyriakos Georgoulakis – 50% 13580 SW 109 th Ct. Miami, FL 33176	21.43%
6. Gus Andy 1317 Beach Dr. Cate May, New Jersey 08204	5.71%
7. Dimosthenis Kotis and Toribia Miranda 3348 S.W. 22 St. Miami, FL 33145	4.29%
8. Panagiotis Alexopoulos 1537 Hollywood Blvd. Hollywood, FL 33020	2.86%
9. Adis Haralambides 901 N. Venetian Dr. Miami, FL 33129	5.71%