MAY 2014
APPLICATIONS TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

FOR MIAMI-DADE COUNTY, FLORIDA

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Miami-Dade County provides equal access and equal opportunity in employment and services and does not discriminate on the basis of disability. "It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disabilities Act."

MAY 2014
APPLICATIONS TO AMEND
THE COMPREHENSIVE DEVELOPMENT
MASTER PLAN

June 23, 2014

Miami-Dade County
Department of Regulatory and Economic Resources
Planning Division
111 NW 1st Street, 12th Floor
Miami, Florida 33128-1972
Telephone: (305) 375-2835

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TABLE OF CONTENTS

	Page
List of Tables	i
List of Figures	i
Background and Introduction	ii
Overview of the May 2014 Amendment Applications	1

Application

No.	Applicant/Applicant's Representative	Page
1	3000 NW 62 Street, Inc. / Felix M. Lasarte, Esq.	5
2	Wilber Bell Living Trust / Gilberto Pastoriza, Esq.	19
3	LR 13-18 LLC. / Tracy R. Slavens, Esq. & Joseph G. Goldstein, Esq.	29
4	OROT Flagler, LLC. / Juan J. Mayol, Jr., Esq. & Hugo P. Arza, Esq.	77
5	George C. Busher & Rosemary C. Busher as Co-Trustees / Juan J. Mayol, Jr., Esq. & Hugo P. Arza, Esq.	89
6	Department of Regulatory and Economic Resources / Jack Osterholt, Deputy Mayor / Director	109

LIST OF TABLES

Table		Page
1	Schedule of Activities	iv
2	Declaration of Restrictions Submission Deadlines	vi
3	May 2014 Applications Requesting Amendments to the Comprehensive Development Master Plan	3

LIST OF FIGURES

Figure		Page
1	Areas Subject to May 2014 Cycle Applications to Amend the CDMP Land Use Plan Map	2

BACKGROUND AND INTRODUCTION

The purpose of this report is to present the applications to amend the Miami-Dade County Comprehensive Development Master Plan (CDMP), which were filed for evaluation during the May 2014 amendment review cycle. Amendments to the CDMP may be needed to correct an error, to reflect changing circumstances or conditions in the community, or to improve the ability of the CDMP to fulfill its purposes and goals. This report contains the tentative schedule of activities for this amendment review period, a table summarizing all of the applications, followed by a copy of each application, among other information.

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

	CDMP Components Eligible for Amendment	
Application Filing Period/Cycle (month)	Even Numbered Years	Odd-Numbered Years
May Filing Period	All Components Except UDB, UEA and Land Use Outside UDB	All Components Including UDB and UEA
November Filing Period	All Components Except UDB, UEA and Land Use Outside UDB	All Components Except UDB and UEA and Land Use Outside UDB

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

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

Application Review Process and Schedule of Activities

The following is a summary of the CDMP review and amendment activities and the tentative schedule as required by Section 2-116.1, Code of Miami-Dade County (See Table 1). After all privately filed applications were finalized, the Department published this Applications Report on June 23, 2014, presenting all applications filed.

The review process is primarily done in two phases. In the first phase, the Department will evaluate each application and submit its recommendations to the Planning Advisory Board (PAB) and the directly affected Community Councils regarding each requested change in an Initial Recommendations report due to be published on or before August 25, 2014. Each directly affected Community Council in which a proposed amendment to the Land Use Plan map is located, at its option, may hold a public hearing in September 2014 to discuss the application(s), and to formulate recommendation(s) to the PAB and the Board regarding the request(s). The PAB acting as the County's Local Planning Agency (LPA), pursuant to Part 2 of Chapter 163, Florida Statutes (F.S.) will then hold a public hearing scheduled on October 23, 2014 to receive comments on the proposed amendments and consider the Department's initial recommendations, and to formulate its recommendations to the Board. The LPA's recommendations will address adoption of requested "small-scale" amendments and transmittal of the "standard" amendments to the reviewing agencies for review and comment. The Board will conduct a public hearing scheduled on November 20, 2014, to consider taking final actions on the requested "small-scale" amendments and to address transmittal of the "standard" amendments to the reviewing agencies. Transmittal of "standard" amendment applications to the reviewing agencies for review and comment does not constitute adoption of the requested amendments.

The second phase of the review process begins after transmittal of the applications to the reviewing agencies, which is expected to occur in December 2014. The reviewing agencies are each expected to issue their comments in or about January 2015 addressing all transmitted applications. During the review period for the reviewing agencies, the Department will also review comments received at the transmittal hearings and any additional document/materials submitted, and may issue a Final Recommendations report to reflect any new information received prior to the final public hearing. The Department may also address any issues raised by the reviewing agencies in their respective comments in the Final Recommendations report. The Board will conduct a final public hearing to be scheduled in February or March 2015 at which it will take final actions on the pending amendment applications. Final action by the Board will be to adopt, adopt with change, or not adopt each or all of the transmitted applications.

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

Table 1
Tentative Schedule of Activities
May 2014-2015 CDMP Amendment Cycle

Pre-application Conference	Prior to May 1, 2014
Application Filing Period	May 1 to May 31, 2014
Deadline to withdraw Application and obtain Return of Full Fee. Notify applicant of deficiencies.	June 9, 2014
Deadline for resubmittal of unclear or incomplete Applications	Seventh business day after Notice of Deficiency
Applications Report published by Department	June 23, 2014
Deadline for submitting Technical Reports	July 1, 2014
Deadline for submitting Declarations of Restrictions to be considered in the Initial Recommendations Report	July 29, 2014
Initial Recommendations Report released by Department	August 25, 2014
Community Council(s) Public Hearing(s)	Specific date(s) to be set in September 2014
Planning Advisory Board (PAB), acting as Local Planning Agency (LPA), Public Hearing to formulate Recommendations regarding Adoption of Small-Scale Amendments and Transmittal of Standard Amendment requests to State Land Planning Agency (SLPA)	October 21, 2014 County Commission Chamber 111 NW 1 Street Miami, Florida 33128
Board of County Commissioners (Board) Hearing and Action on Adoption of Small-Scale Amendments and Transmittal of Standard Amendment requests to SLPA	November 20, 2014 County Commission Chamber 111 NW 1 Street Miami, Florida 33128
Transmittal to SLPA and other Reviewing Agencies	December 2014** (Approximately 10 days after Board Transmittal Hearing)
Deadline for Filing Supplementary Reports by the Public	Thirty (30) days after Board transmittal hearing
Receipt of Comment Letters from Reviewing Agencies	January 2015** (Approximately 30 days after Transmittal)
Public Hearing and Final Action on Applications: Board	Specific date(s) to be set in February or March 2015** (No later than 45 days after receipt of Comment Letters from reviewing agencies)

Note:
** Estimated Date.
Dates are subject to change. All hearings will be noticed by newspaper advertisement.

Small-Scale Amendments

A procedure is provided for the expedited processing of "Small-scale" amendments to the Land Use Plan map as defined in Section 163.3187(2), F.S. This procedure authorizes the Board to take final action on small-scale requests to amend the Land Use Plan map at the May 2014 transmittal public hearing. An amendment application is eligible for expedited processing as a "Small-scale" amendment under the following conditions:

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

Any applicant who wants his/her eligible application 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 SLPA or issued a notice of intent, and will take effect 31 days after adoption by the Commission unless a challenge is timely filed against the amendment.

Two (2) applications (Application Nos. 1 and 2), filed in the May 2014 CDMP amendment cycle are eligible and have requested to be processed under the small-scale amendment procedure.

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

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

Deadlines for Submitting Declaration of Restrictions By Applicants

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

Table 2
Declaration of Restrictions Deadlines
May 2014-2015 CDMP Amendment Cycle

Deadline for submitting Declaration of Restrictions to be considered in the Initial Recommendations Report	July 29, 2014
Deadline for submitting new or revised Declaration of Restrictions to be considered at Community Council(s) Public Hearing(s)	17 days prior to Community Council hearing
Deadline for submitting new or revised Declaration of Restrictions to be considered at Planning Advisory Board (PAB) Hearing Regarding Adoption of Small-Scale Amendments and Transmittal/Adoption of Standard Amendments	17 days prior to PAB Hearing
Deadline for submitting new or revised Declaration of Restrictions to be considered at Board of County Commissioners (Board)'s Hearing Regarding Adoption of Small-Scale Amendments and Transmittal of Standard Amendments	17 days prior to BCC Hearing
Deadline for submitting Declaration of Restrictions to be considered in the Final Recommendations Report	17 days prior to BCC Final Hearing
Deadline for submitting Declaration of Restrictions to be considered at BCC Hearing Regarding Adoption of Standard Amendments	17 days prior to BCC Final Hearing

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 Regulatory and Economic Resources at 111 NW 1st Street, 12th Floor; Miami, Florida 33128-1972; telephone (305) 375-2835.

OVERVIEW OF THE MAY 2014 AMENDMENT APPLICATIONS

A total of six (6) applications were filed in the May 2014 Cycle of Applications seeking changes to the Comprehensive Development Master (CDMP) Plan text and Adopted 2020 and 2030 Land Use Plan (LUP) Map. Application Nos. 1, 2, 3, 4 and 5 were filed by private parties and Application No. 6 was filed by the Department of Regulatory and Economic Resources (Department). Application Nos. 1, 2, 4 and 5 request future land use designation changes to the CDMP Adopted 2020 and 2030 LUP map. Application No. 3 requests the creation of the "Ludlam Trail Corridor" land use category within the "Transportation" land use designation text of the Land Use Element and amendment to the LUP map to designate property to the "Ludlam Trail Corridor" category. Application No. 6 requests text changes to the CDMP Land Use Element, Transportation Element, and Community Health and Design Element to support and enhance the "Miami-Dade County Age-Friendly Initiative."

Figure 1 shows the approximate locations of the areas subject to the May 2014 Cycle Applications to amend the CDMP Adopted LUP map. Table 3 provides a description of each application requesting amendments to the CDMP.

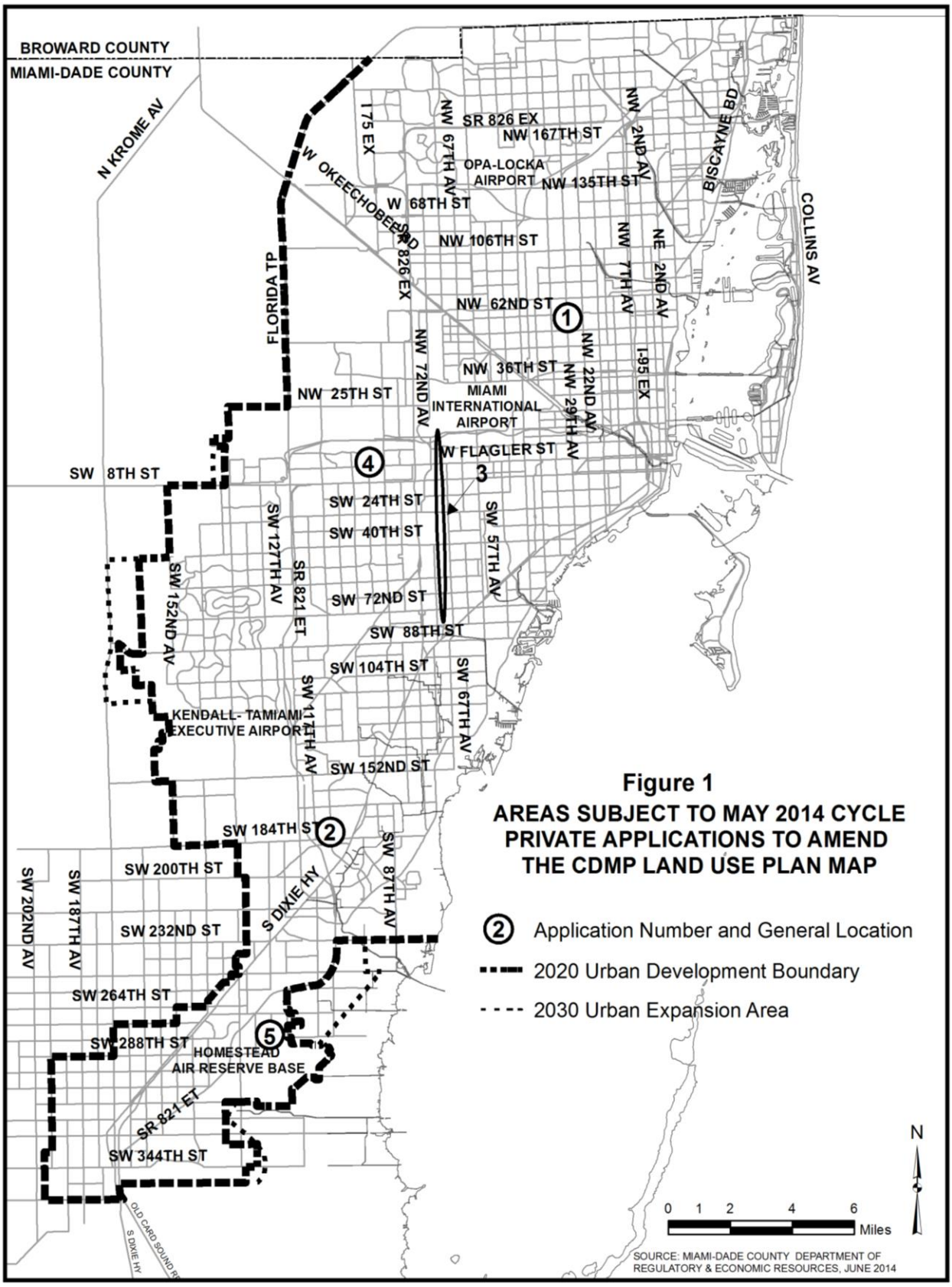

BROWARD COUNTY
MIAMI-DADE COUNTY
N KROME AV
W OKEECHOBEE RD
I75 EX
NW SR 826 EX
NW 67TH AV
NW 167TH ST
OPA-LOCKA AIRPORT
NW 135TH ST
NW 2ND AV
BISCAYNE BD
COLLINS AV
W 68TH ST
NW 106TH ST
NW 7TH AV
NE 2ND AV
SR 826 EX
FLORIDA TP
NW 62ND ST
NW 72ND AV
NW 36TH ST
NW 22ND AV
NW 29TH AV
I-95 EX
NW 25TH ST
MIAMI INTERNATIONAL AIRPORT
W FLAGLER ST
SW 8TH ST
SW 24TH ST
SW 40TH ST
SW 127TH AV
SR 821 ET
SW 57TH AV
SW 152ND AV
SW 72ND ST
SW 88TH ST
SW 104TH ST
SW 117TH AV
SW 67TH AV
KENDALL- TAMIAMI EXECUTIVE AIRPORT
SW 152ND ST
SW 184TH ST
SW 87TH AV
SW 200TH ST
SW 202ND AV
SW 187TH AV
S DIXIE HY
SW 232ND ST
SW 264TH ST
SW 288TH ST
HOMESTEAD AIR RESERVE BASE
SR 821 ET
SW 344TH ST
OLD CARD SOUND RD
S DIXIE HY
1
2
3
4
5
Figure 1
AREAS SUBJECT TO MAY 2014 CYCLE PRIVATE APPLICATIONS TO AMEND THE CDMP LAND USE PLAN MAP
Application Number and General Location
2020 Urban Development Boundary
2030 Urban Expansion Area
N
0 1 2 4 6
Miles
SOURCE: MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY & ECONOMIC RESOURCES, JUNE 2014

TABLE 3
MAY 2014 APPLICATIONS REQUESTING AMENDMENTS TO THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN

Application Number	Applicant/Representative Location Requested Change(s)	Acres
1	3000 NW 62 Street, Inc., / Felix M. Lasarte, Esq. Location: South side of NW 61 Street and lying approximately 244 feet west of NW 27 Avenue. <u>Requested Amendment to the Land Use Plan Map</u> From: "Low-Medium Density Residential (6 to 13 DU/Ac.)" To: "Business and Office" Small-Scale Amendment	±1.02 Gross ±0.83 Net
2	Wilber Bell Living Trust / Gilberto Pastoriza, Esq. Location: Northeast corner of the intersection of SW 184 Street and SW 109 Avenue. <u>Requested Amendment to the Land Use Plan Map</u> From: "Low-Medium Density Residential (6 to 13 DU/Ac.)" To: "Business and Office" Small-Scale Amendment	±2.33 Gross ±2.05 Net
3	LR 13-18 LLC / Tracy R. Slavens, Esq. & Joseph G. Goldstein, Esq. Location: Between NW 7 Street and SW 88 Street, (±6.2 miles long and ±100 feet wide former FEC railroad corridor) generally along theoretical NW/SW 69 Avenue. <u>Requested Amendments to the CDMP</u> 1. Add new language within the Transportation text in the Land Use Element to create a new Land Use Plan map category entitled "Ludlam Trail Corridor" 2. Add the new "Ludlam Trail Corridor" land use category to the Land Use Plan map legend 3. Apply the new "Ludlam Trail Corridor" designation to the former FEC railroad corridor From: "Transportation (ROW, Rail, Metrorail, Etc.)" To: "Ludlam Trail Corridor" Standard Amendment	±74.0 Gross ±72.0 Net

Application Number	Applicant/Representative Location Requested Change(s)	Acres
4	OROT Flagler, LLC. / Juan J. Mayol, Jr., Esq. & Hugo P. Arza, Esq. Location: Southeast corner of the intersection of SW 4 Street and SW 92 Avenue. <u>Requested Amendment to the Land Use Plan Map</u> From: "Low-Medium Density Residential (6 to 13 DU/Ac.)" To: "Low-Medium Density Residential with One Density Increase (DI-1)" Standard Amendment	±10.14 Gross ±9.58 Net
5	George C. Busher and Rosemary Busher / Juan J. Mayol, Jr., Esq. & Hugo P. Arza, Esq. Location: Southeast corner of the intersection of SW 286 Street and SW 132 Avenue. <u>Requested Amendment to the Land Use Plan Map</u> From: "Low Density Residential (2.5 to 6 DU/Ac.)" To: "Low-Medium Density Residential (6 to 13 DU/Ac.)" Standard Amendment	±10.1 Gross ±9.06 Net
6	Miami-Dade County / Jack Osterholt Deputy Mayor/Director Department of Regulatory and Economic Resources <u>Requested Amendments to the CDMP</u> Amend the Land Use Element, Transportation Element, and Community Health and Design Element of the Comprehensive Development Master Plan (CDMP) to support and enhance the Miami-Dade County Age-Friendly Initiative Standard Amendment	NA

APPLICATION NO. 1
SMALL-SCALE AMENDMENT APPLICATION

Applicant	**Applicant's Representative**
3000 NW 62 Street, Inc.	Felix M. Lasarte, Esq. & The Lasarte Law Firm, LLP 3250 N. E. 1 Avenue, Suite 334 Miami, Florida (305) 594-2877

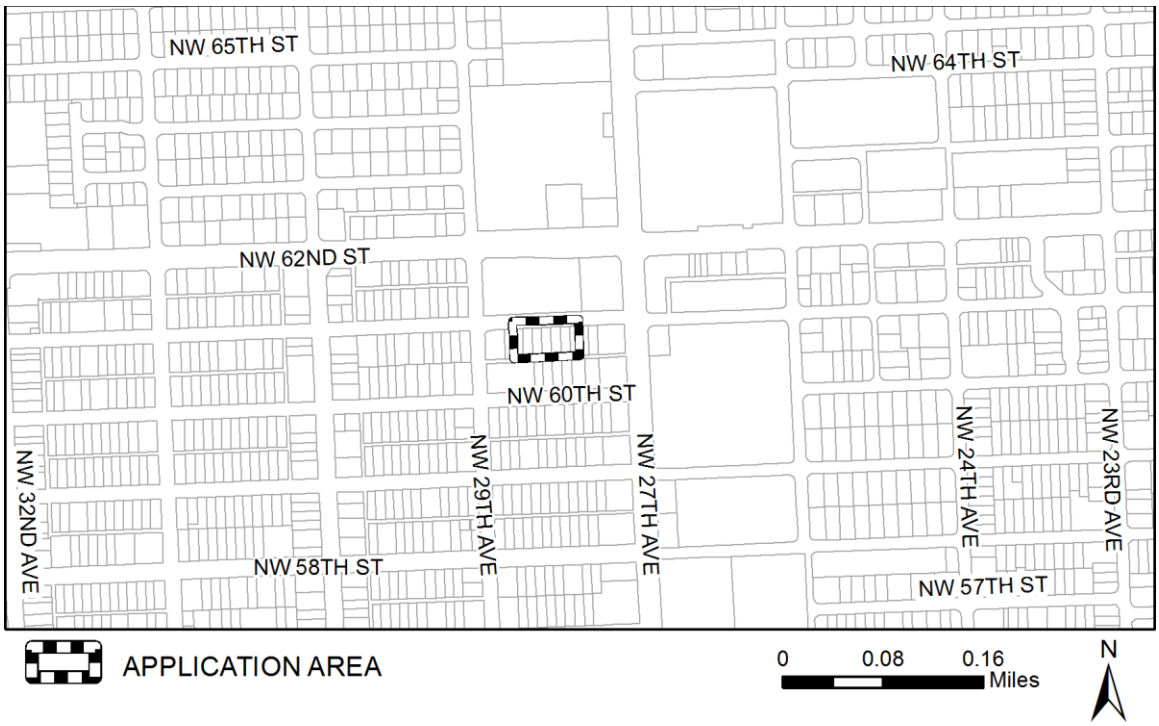
Requested Amendment to the Land Use Plan Map

From: "Low-Medium Density Residential (6 to 13 DU/Ac.)" and "Business and Office"
To: "Business and Office"

Location: South side of NW 61 Street and lying approximately 244 feet west of NW 27 Avenue.

Acreage: Application Area: ±1.02 Gross Acres; ±0.83 Net Acres

Acreage Owned by Applicant: ±0.83 Net Acres



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

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

1. APPLICANT

3000 NW 62 Street, Inc., a Florida corporation

2014 MAY 30 P 4:47
METROPOLITAN PLANNING SECT
ZONING

2. APPLICANT'S REPRESENTATIVE

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

By: _____ 5/30/14
Felix M. Lasarte, Esq. Date

3. DESCRIPTION OF REQUESTED CHANGE

A. Change the Land Use Plan Map.

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

B. Description of Subject Area.

Subject property consists of approximately 1.02 ± gross acres (.83 ± net acres) of land located in Section 16, Township 53, Range 41, in unincorporated Miami-Dade County. The subject area is located between NW 29th Avenue and 27th Avenue and NW 61st Street as depicted on the location map accompanying the legal description provided herein.

C. Acreage.

Subject application area: 1.02 ± gross acres (0.83 ± net acres)

A. "Low-Medium Density Residential" and "Business and Office" to "Business and Office" : 1.02 ± gross acres (0.83 ± net acres)

Acreage owned by applicant(s): 0.83 ± acres

D. Requested Changes.

1. It is requested that subject property be re-designated on the Future Land Use Plan map from "Low-Medium Density Residential" and "Business 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

The Applicant is requesting a redesignation of the subject property from "Low-Medium Density Residential" and "Business and Office" to "Business and Office". The subject property consists of approximately 1.02 ± gross acres (0.83 ± net acres) of land located in Section 16, Township 53, Range 41, in unincorporated Miami-Dade County. The subject area is located between NW 29th Avenue and 27th Avenue and NW 61st Street. The area is characterized by office, retail, institutional and other residential uses.

The proposed request to "Business and Office" would be compatible with the surrounding uses in the area and would be consistent with the current development trend for the area. The block face located directly across from the subject property on the north side of NW 62 Street is already designated "Business and Office." The proposed amendment would replicate the existing land use designation across the roadway.

The proposed amendment would revitalize an area which is in need of redevelopment and will result in an increase in jobs for the residents of the area. The Applicant seeks to provide vehicle parking for the transportation business directly across the street. The Applicant is a subsidiary of a transportation conglomerate which provides essential transportation services in Miami-Dade County, including ambulances and para-transit services.

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

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

containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted area, and contiguous urban expansion when warranted, rather than sprawl.

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

LAND USE POLICY 4A: When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

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

5. ADDITIONAL MATERIAL SUBMITTED

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

6. COMPLETED DISCLOSURE FORMS

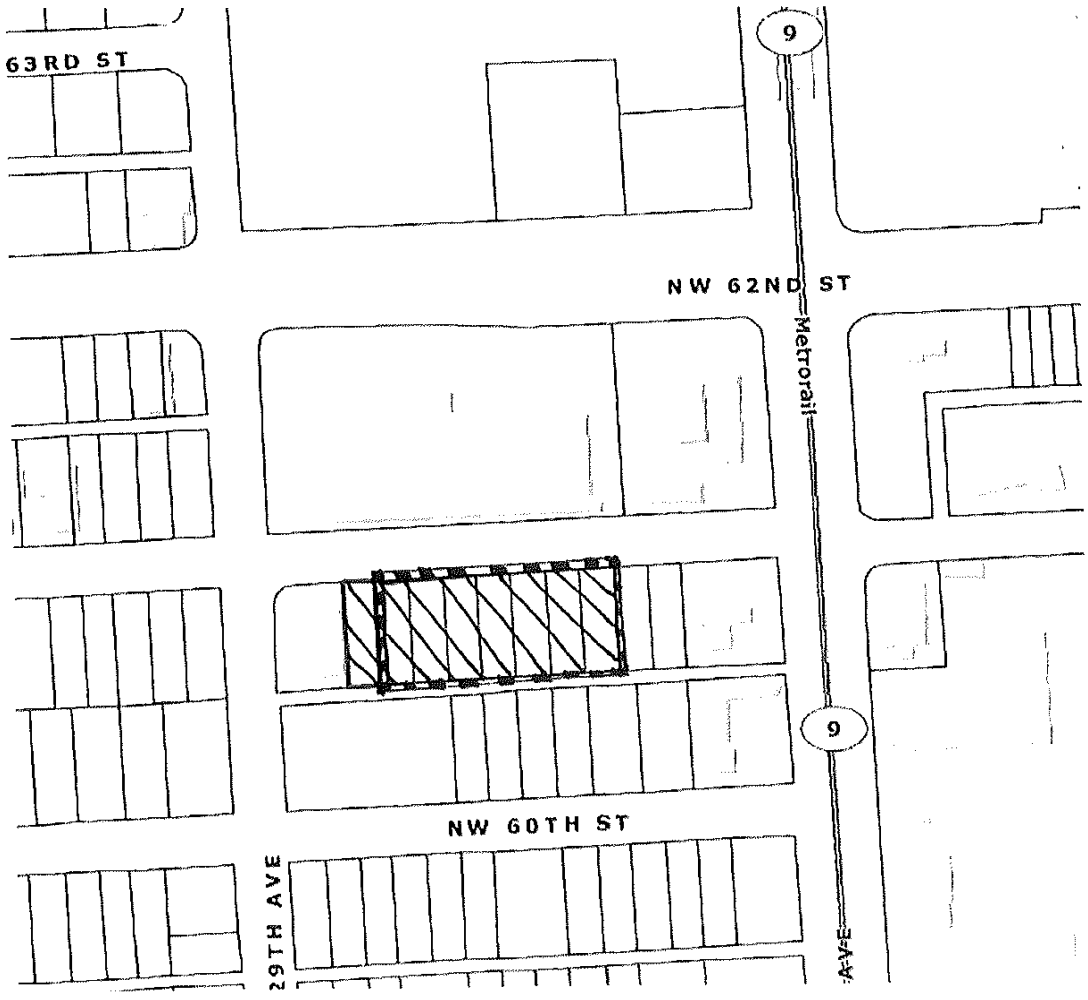
Attached as Exhibit "B"

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

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

APPLICANT/REPRESENTATIVE
3000 NW 62 STREET INC, INC. c/o Felix M. Lasarte, Esq.

DESCRIPTION OF SUBJECT AREA
Subject property consists of approximately 1.02 ± gross acres (.83 ± net acres) of land located in Section 16, Township 53, Range 41, in unincorporated Miami-Dade County. The subject area is located between NW 29th Avenue and 27th Avenue and NW 61st Street.



Application Area

Area Owned by Applicant

EXHIBIT "A"

Legal Description:

Lots 4, 5, 6, 7, 8, 9 and 10, Block 31, of Subdivision HIALEAH HEIGHTS, according to the plat thereof as recorded in Official Records Book 28, at Page 24, of the Public Records of Miami-Dade County, Florida.

EXHIBIT "B"

DISCLOSURE OF INTEREST

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

1. APPLICANT(S) NAME AND ADDRESS:

APPLICANT A: 3000 NW 62 Street, Inc.

ADDRESS: 2766 NW 62 Street, Miami, FL 33147

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

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE
A 3000 NW 62 Street, Inc.	X	30-3116-009-7340	0.118 acres
B 3000 NW 62 Street, Inc.	X	30-3116-009-7350	0.118 acres
C 3000 NW 62 Street, Inc.	X	30-3116-009-7360	0.118 acres
D 3000 NW 62 Street, Inc.	X	30-3116-009-7370	0.118 acres
E 3000 NW 62 Street, Inc.	X	30-3116-009-7380	0.118 acres
F 3000 NW 62 Street, Inc.	X	30-3116-009-7390	0.118 acres
G 3000 NW 62 Street, Inc.	X	30-3116-009-7400	0.118 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	CONTRACT FOR PURCHASE	OTHER
A	X			
B	X			
C	X			
D	X			
E	X			
F	X			
G	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 principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: 3000 NW 62 Street, Inc.

NAME AND ADDRESS	Percentage of Stock
Please see Exhibit "C"	

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

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

Signature of Applicants:

Signature: _____
(Applicant's Signature)

The foregoing instrument was acknowledged before me this 30 day of May, 2014, by RAY GONZALEZ as PRESIDENT, on behalf of 3000 NW 62nd Street, Inc.. They are personally known to me or produced Personally Known (type of identification) as identification.

NOTARY PUBLIC

JORGE CURBELO
MY COMMISSION # FF 076922
EXPIRES: December 16, 2017
Bonded Thru Notary Public Underwriters

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

My Commission Expires: DECEMBER 16, 2017

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

EXHIBIT "C"

3000 NW 62 Street, Inc

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

CFN: 20140387537 BOOK 29171 PAGE 2707
DATE:05/30/2014 10:57:27 AM
DEED DOC 1,200.00
SURTAX 900.00
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Martha Pozo-Diaz, Esq.
Southern Trust and Title Company
9260 Sunset Drive, Suite 119
Miami, Florida 33173

Property Appraisers Parcel Identification (Folio) Numbers:
30-3116-009-7340 30-3116-009-7350
30-3116-009-7360 30-3116-009-7370
30-3116-009-7380 30-3116-009-7390
30-3116-009-7400

PLANNING & ZONING
METROPOLITAN PLANNING SEC.
2014 MAY 30 P 4: 39

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **29th** day of **May, 2014** by **Brownsville Baptist Church of Miami, Inc., a Florida Corporation,** herein called the grantor, to **3000 N.W. 62 Street, Inc., a Florida corporation** whose post office address is **2766 N.W. 62 Street, Miami, Florida 33147,** hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in MIAMI-DADE County, State of Florida, viz.:

Lots 4, 5, 6, 7, 8, 9 and 10, Block 31, AMENDED PLAT OF HIALEAH HEIGHTS, according to the Plat thereof, as recorded in Plat Book 28, at Page 24, of the Public Records of MIAMI-DADE County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2014 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Brownsville Baptist Church of Miami, Inc.

Witness #1 Signature

By: Martai D. McCullough.
Martai D. McCullough, President

MARTHA POZO-DIAZ
Witness #1 Printed Name

Witness #2 Signature

Sandra Perez
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 29th day of May, 2014 by Martai D. McCullough, President of Brownsville Baptist Church of Miami, Inc., a Florida Corporation on behalf of the corporation. He has produced FL Drivers License as identification.

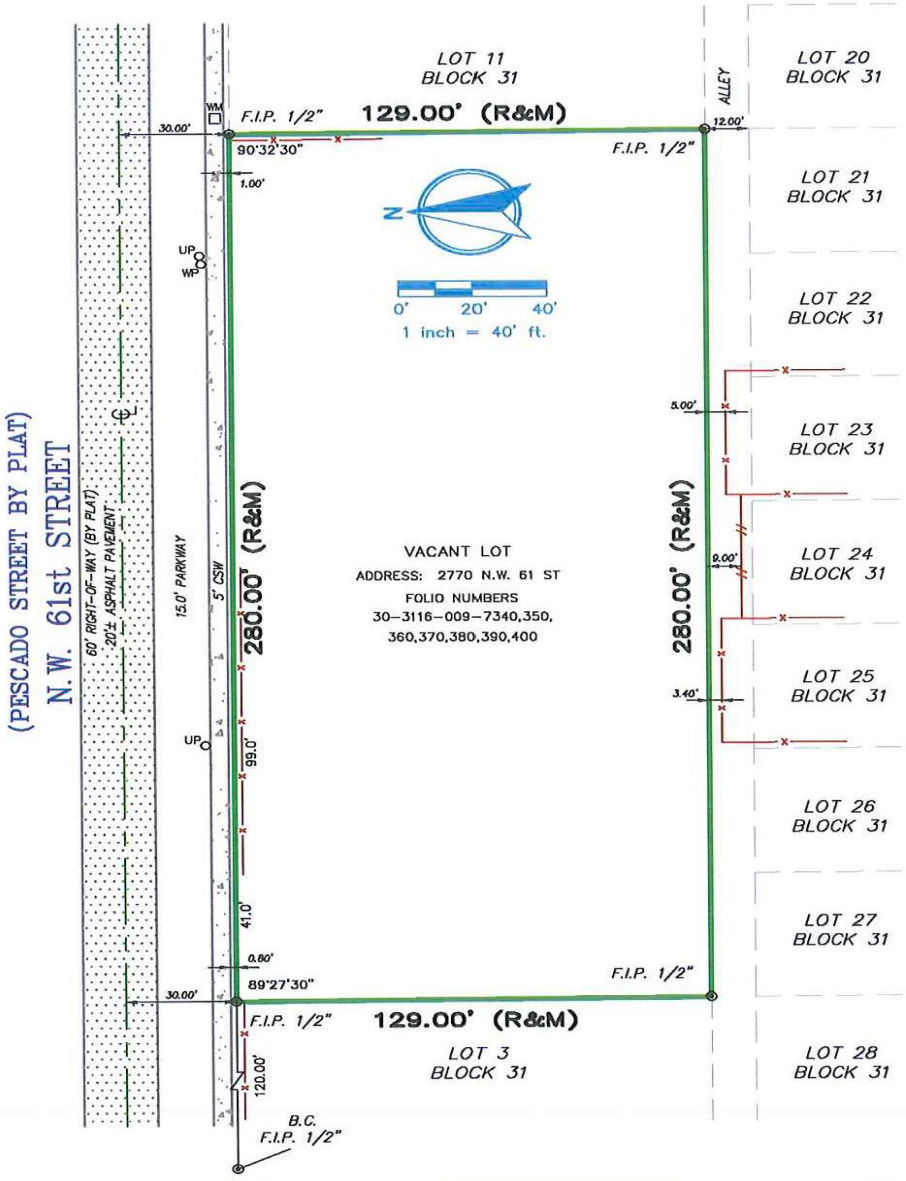
SEAL

MARTHA POZO-DIAZ
MY COMMISSION # FF 047041
EXPIRES: August 19, 2017
Bonded Thru Notary Public Underwriters

My Commission Expir

Notary Signature

MARTHA POZO-DIAZ
Printed Notary Signature



Notes:
NO VISIBLE ENCROACHMENTS ON THIS PROPERTY.

MAP OF BOUNDARY SURVEY

Property Address:

MIAMI, FL 33142

OnlineLand SURVEYORS, INC.
7925 Coral Way
Miami, FL 33155-6524
www.OnlineLandSurveyors.Com

SURVEYOR'S CERTIFICATION: *I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUES.*

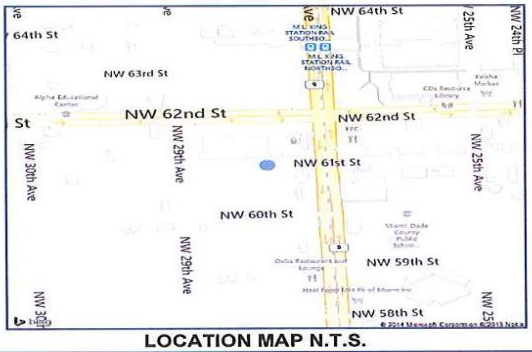
FERNANDO V. GOMEZ LICENSE NUMBER No 5259 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR & MAPPER

SIGNED _____ **FOR THE FIRM**

FERNANDO V. GOMEZ ***P.S.M. No. 5259***
STATE OF FLORIDA

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, AND/OR THE SIGNATURE AND/OR THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FERNANDO V. GOMEZ, P.S.M. NO. 5259 ON THE SURVEY DATE NOTED HEREON.

Survey Date:5/28/2014 Survey Code:O-11705 Page 1 of 2 Not valid without all pages.



LOCATION MAP N.T.S.

PROPERTY FRONT VIEW

CERTIFIED TO:

3000 NW 62 STREET, INC.
SOUTHERN TRUST & TITLE COMPANY
FIDELITY NATIONAL TITLE INSURANCE COMPANY
ITS'SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR.

FLOOD INFORMATION:

Community Number:	MIAMI-DADE COUNTY UNIC 120635
Panel Number:	12086C0303L
Suffix:	L
Date of Firm Index:	9/11/2009
Flood Zone:	X
Base Flood Elevation:	
Date of Survey:	5/28/2014

LEGAL DESCRIPTION: LOTS 4-10, BLOCK 31, OF SUBDIVISION HIALEAH HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 24, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

Surveyor's Legend

PROPERTY LINE	
STRUCTURE	
CONC. BLOCK WALL	
CHAIN-LINK or WIRE FENCE	
WOOD FENCE	
IRON FENCE	
EASEMENT	
CENTER LINE	
WOOD DECK	
CONCRETE	
ASPHALT	
BRICK/TILE	
WATER	
APPROXIMATE EDGE OF WATER	
COVERED AREA	

	TREE
P.P.	POWER POLE
C.B.	CATCH BASIN
C.U.E.	COUNTY UTILITY ESMT.
I.E./E.E.	INGRESS/ EGRESS ESMT.
U.E.	UTILITY EASEMENT
FND. OR F	FOUND IRON PIPE/ PIN AS NOTED ON PLAT
LB#	LICENSE # - BUSINESS
LS#	LICENSE # - SURVEYOR
CALC	CALCULATED POINT
SET	SET MONUMENT
▲	CONTROL POINT
■	CONCRETE MONUMENT
ELEV	ELEVATION
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.C.P.	PERMANENT CONTROL POINT
M	FIELD MEASURED
P	PLATTED MEASURMENT
D	DEED
C	CALCULATED

L.M.E.	LAKE or LANDSCAPE MAINT. ESMT.
R.O.E.	ROOF OVERHANG EASEMENT
P.P.	POOL PUMP
PL	PLANTER OR PROPERTY LINE
I.D.	IDENTIFICATION
B.C.	BLOCK CORNER
B.R.	BEARING REFERENCE
Δ	CENTRAL ANGLE or DELTA
R	RECORD OR RADIUS
RAD.	RADIAL
N.R.	NON RADIAL
TYP.	TYPICAL
I.R.	IRON ROD
I.P.	IRON PIPE
N&D	NAIL & DISK
PK NAIL	PARKER-KALON NAIL
D.H.	DRILL HOLE
◎	WELL
Ø	FIRE HYDRANT
Ø M.H.	MAN HOLE
O.H.L.	OVERHEAD LINES
TX	TRANSFORMER
CATV	CABLE TV. RISER
W.M.	WATER METER
P/E	POOL EQUIPMENT
CONC	CONCRETE SLAB

ESMT.	EASEMENT
D.E.	DRAINAGE EASEMENT
L.B.E.	LANDSCAPE BUFFER ESMT.
L.A.E.	LIMITED ACCESS EASEMENT
TEL.	TELEPHONE FACILITIES
U.P.	UTILITY POLE
E.U.B.	ELECTRIC UTILITY BOX
SEP.	SEPTIC TANK
D.F.	DRAIN FIELD
AC	AIR CONDITIONER
CSW	CONC SIDEWALK
DWY	DRIVEWAY
SCR.	SCREEN
GAR.	GARAGE
ENCL.	ENCLOSURE
N.T.S.	NOT TO SCALE
F.F.	FINISHED FLOOR
T.O.B.	TOP OF BANK
E.O.W.	EDGE OF WATER
E/P OR E.O.P.	EDGE OF PAVEMENT
C.V.G.	CONCRETE VALLEY GUTTER
B.S.L.	BUILDING SETBACK LINE
S.T.L.	SURVEY TIE LINE
℄	CENTER LINE
R/W	RIGHT OF WAY
P.U.E.	PUBLIC UTILITY EASEMENT
C.M.E.	CANAL MAINTENANCE EASEMENT
A.E.	ANCHOR EASEMENT

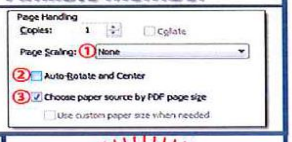
GENERAL NOTES:

1) *LEGAL DESCRIPTION PROVIDED BY OTHERS.*
2) *EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY.*
3) *THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBERANCES NOT SHOWN ON THE PLAT.*
4) *THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING DESIGN, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ONLINE LAND SURVEYORS INC.*
5) *UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.*
6) *ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.*
7) *FENCE OWNERSHIP NOT DETERMINED.*
8) *WALL TIES ARE TO THE FACE OF THE WALL.*
9) *BEARINGS ARE BASE ON AN ASSUMED MERIDIAN.*
10) *BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.*
11) *NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.*
12) *NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED OR ELECTONIC SEAL.*
13) *DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.*
14) *ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.*
15) *THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.*
16) *THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.*

Florida Land Title Association
FLTA
Affiliate Member

Printing to Scale:

1. Select "None" from Page Scaling
2. Deselect "Auto-Rotate and Center"
3. Select "Choose paper source by PDF page size"



FIELD WORK:	5/23/2014
DRAWN BY:	C.S.
CHECKED BY:	F.V.G.
FINAL REVISION:	05/29/2014
COMPLETED:	5/28/2014
SCALE:	1" = 40'
SURVEY CODE:	O-11705

FERNANDO V. GOMEZ
LICENSE NUMBER
No 5259
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER
LB# 7904

OnlineLand SURVEYORS, INC.
7925 Coral Way
Miami, FL 33155-6524
Phone: (305) 910-0123
Fax: (305) 675-0999
www.OnlineLandSurveyors.Com

Survey Date:5/28/2014 Survey Code:O-11705 Page 2 of 2 Not valid without all pages.

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APPLICATION NO. 2
SMALL-SCALE AMENDMENT APPLICATION

Applicant	**Applicant's Representative**
Wilber Bell Living Trust C/o Wilber Bell 18271 SW 109 Avenue Miami, Florida 33157-5048	Gilberto Pastoriza, Esq. Weiss Serota Helfman Pastoriza Cole & Boniske, P. L. 2525 Ponce de Leon Boulevard, Suite 700 Miami, Florida 33134 (305) 854-0800

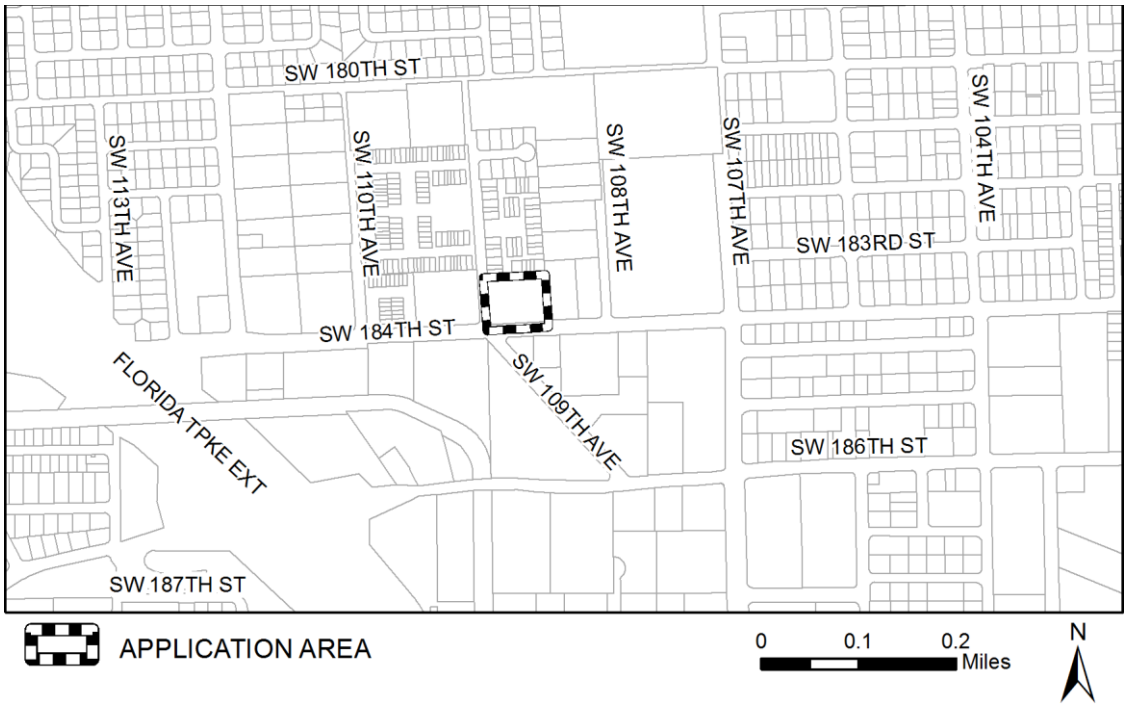
Requested Amendment to the Land Use Plan Map

From: "Low-Medium Density Residential (6 to 13 DU/Ac.)"
To: "Business and Office"

Location: Northeast corner of the intersection of SW 184 Street and SW 109 Avenue.

Acreage: Application Area: ±2.33 Gross Acres; ±2.05 Net Acres

Acreage Owned by Applicant: ±2.05 Acres



Notes:

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

APPLICATION TO AMEND THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN

1. APPLICANT

Wilbur Bell Living Trust
c/o Wilbur Bell
18271 SW 109 Avenue
Miami, Florida 33157-5048

2. APPLICANT'S REPRESENTATIVE

Gilberto Pastoriza, Esq.
Weiss Serota Helfman Pastoriza Cole & Boniske, P.L.
2525 Ponce de Leon Blvd., Suite 700
Coral Gables, FL 33134
Tel (305)854-0800

By:_____ 5/21/14
(Signature of Applicant's Representative) Date

3. DESCRIPTION OF REQUESTED CHANGE

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

B. Description of the Subject Property

Subject property consists of 2.05 acres located in Section 31, Township 55, Range 40. The legal description of the property is attached as Exhibit "A". The property is located on the northeast corner of the intersection of SW 109th Avenue and SW 184th Street. The property has a street address of 18271 SW 109 Avenue.

C. Gross and Net Acreage
Application Area:
2.33 gross acres
2.05 gross acres owned by applicant
1.78 net acres after future dedication

D. Requested Change

1. It is requested that the application area be redesignated on the Land Use Plan map from LOW-MEDIUM DENSITY RESIDENTIAL (6 to 13 dwelling units per gross acre) TO BUSINESS AND OFFICE.
2. It is requested that this application be processed as a Small-Scale Amendment under the expedited procedures.

4. REASONS FOR AMENDMENT

The property is within the Urban Development Boundary.

The property fronts SW 184 Street (Eureka Drive) a major roadway. Public infrastructures are available at the property line with sufficient capacity to handle the proposed change. The property is within a few blocks from the SW 184 Street access to the Florida Turnpike. There is public bus service on SW 184 Street.

Single family homes along this major roadway is not the planned use for the area. The requested Business and Office use is consistent with Figure 2 "Generalized Neighborhood Development Pattern in Miami Dade County's Comprehensive Development Master Plan (the "CDMP"), see attached Exhibit "B".

The only residential house along SW 184 Street from SW 107 Avenue to West of SW 112 Avenue is the application property. The area abutting SW 184 Street from SW 107 Avenue to West of SW 112 Avenue on the North side consists of several churches, a school, a day care center, a gas station and offices. The area abutting SW 184 Street from SW 107 Avenue to SW 112 Avenue4 on the South side consists mostly of commercial development and a vacant parcel. In fact, immediately across from the property there is the Sea Shore Shopping Center.

Placing the Business and Office designation on the property creates a commercial node at the intersection of SW 109th Avenue and SW 184th Street which is consistent with Land Use Policy LU-1G.

According to the CMDP Land Use Policy LU-1C, the Business and Office designation should be given priority due to the fact that the property is underdeveloped, infill property in an urbanized area where all urban services and facilities have capacity to accommodate the additional demand.

We believe the Business and Office designation is consistent with the CDMP and compatible with the area.

5. ADDITIONAL MATERIAL SUBMITTED

6. COMPLETE DISCLOSURE FORMS

Attachments: Two Maps
One Aerial Photo

LOCATION MAP FOR APPLICATION
TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

APPLICANT/REPRESENTATIVE
Wilbur Bell Living Trust/Gilberto Pastoriza, Esq.

DESCRIPTION OF SUBJECT AREA:

Subject property consists of 2.05 acres located in Section 31, Township 55, Range 40. The legal description of the property is attached as Exhibit "A". The property is located on the northeast corner of the intersection of SW 109th Avenue and SW 184th Street. The property has a street address of 18271 SW 109 Avenue.

LEGEND

APPLICATION AREA

AREA OWNED BY APPLICANT

EXHIBIT "A"
LEGAL DESCRIPTION

The North 255 feet of the South 290 Feet of the West 1/2 of the SW 1/4 of the SE 1/4 of the SE 1/4, less the West 25 feet for right-of-way in Section 31, Township 55 South, Range 40 East, lying and being in Miami-Dade County, Florida.

Exhibit "B"

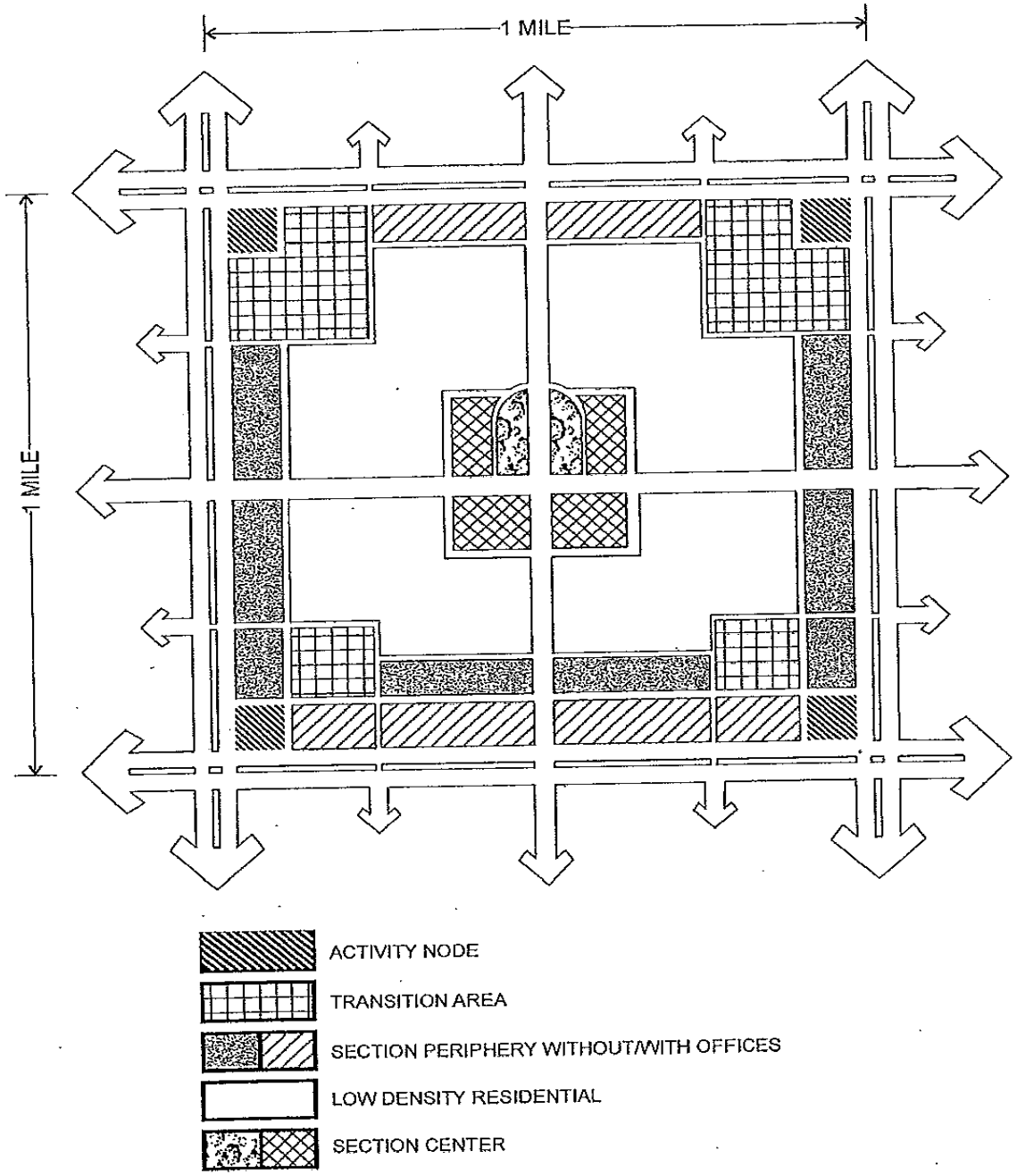


Figure 2
GENERALIZED NEIGHBORHOOD DEVELOPMENT PATTERN

DEPARTMENT OF PLANNING AND ZONING

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: Wilbur Bell Living Trust 18271 SW 109 Avenue, Miami, FL 33157

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
Wilbur Bell Living Trust	Wilbur Bell Living Trust	30-5031-000-0470	2.05 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.

INDIVIDUAL'S NAME AND ADDRESS	PERCENTAGE OF INTEREST

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

CORPORATION NAME:_____

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

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: **Wilbur Bell**

BENEFICIARY'S NAME AND ADDRESS	PERCENTAGE OF INTEREST
Desire B. Davis - 19710 SW 119 Ave., Miami, FL 33177	20%
Darlene Y. Alexander – 16040 Wilson Parrish Road, Umatilla, FL 32784	20%
Garrick W. Bell - #52-3539 Apalachee Parkway, Unit 3, Tallahassee, FL 32311	20%
Miriam T. Bell - 1226 Blue Berry Trail, Decatur, GA 30033	20%
Zaachaeus W. Bell – 9998 Marlin Road, Miami, FL 33157	20%

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

PARTNERSHIP NAME:_____

NAME AND ADDRESS OF PARTNERS	PERCENTAGE OF INTEREST

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

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

Applicant's Signatures and Printed Names

Wilbur Bell Trustee for the Wilbur Bell Living Trust

Sworn to and subscribed before me

this 19th day of May, 2014

Notary Public, State of Florida at Large(SEAL)

MARILYN SOMODEVILLA
MY COMMISSION # EE 116532
EXPIRES: September 13, 2015
Bonded Thru Budget Notary Services

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. 3
STANDARD AMENDMENT APPLICATION

Applicant	**Applicant's Representative**
LR 13-18 LLC 2855 Le Jeune Road, 4th Floor Coral Gables, Florida 33134	Tracy R. Slavens, Esq. Joseph G. Goldstein, Esq. Holland & Knight, LLP 701 Brickell Avenue Suite 3300 Miami, Florida 33131-2847 (305) 374-8500

Requested Amendments to the CDMP:

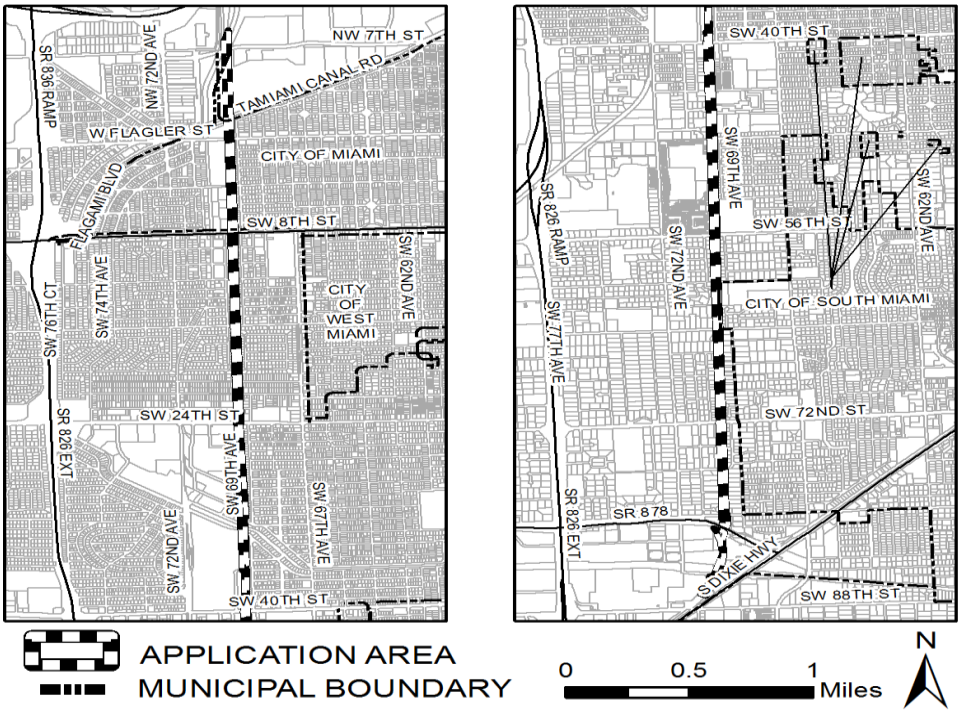
1. Add new language within the Transportation text in the Land Use Element to create a new Land Use Plan map category entitled "Ludlam Trail Corridor"
2. Add the new "Ludlam Trail Corridor" land use category to the Land Use Plan map legend
3. Apply the new "Ludlam Trail Corridor" designation to the former FEC railroad corridor

   From: "Transportation (ROW, Rail, Metrorail, Etc.)"
   To: "Ludlam Trail Corridor"

Location: Between NW 7 Street and SW 88 Street (±6.2 miles long and ±100 feet wide former FEC railroad corridor) generally along theoretical NW/SW 69 Avenue.

Acreage: Application Area: ±74.0 Gross Acres; 72.0 Net Acres

Acreage Owned by Applicant: ±72.0 acres



Notes:

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

APPLICATION TO AMEND THE
LAND USE PLAN MAP OF THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN

1. APPLICANT

LR 13-18 LLC
2855 Le Jeune Road, 4th Floor
Coral Gables, Florida 33134

2. APPLICANT'S REPRESENTATIVES

Tracy R. Slavens, Esq.
Joseph G. Goldstein, Esq.
Holland & Knight, LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131-2847
(305) 374-8500

Mr. Alfred Lurigados, P.E.
Mr. Rafael Rodon, P.E.
LR 13-18 LLC
2855 Le Jeune Road, 4th Floor
Coral Gables, Florida 33134
(305) 520-2300

By: Tracy Slavens 6/2/14
Tracy R. Slavens, Esq. Date

3. DESCRIPTION OF REQUESTED CHANGES

A. The Requested Changes are as follows:

- Change to the Land Use Plan Map Text. Applicant requests the creation of the "Ludlam Trail Corridor" as a new sub-category within the "Transportation" land use category, depicted as the same color on the Land Use Plan Map (LUP) as the "Transportation" category, with cross-hatching, and to provide for corresponding text to define this proposed sub-category.

- Change to the Land Use Plan Map. Applicant requests changes to the LUP map designation on the subject property from "Transportation" to "Transportation" and "Ludlam Trail Corridor."

B. Description of the Subject Property (the "Property").

The Property contains approximately ±74 gross acres (±72 net acres) and is located along the former Florida East Coast Railway (FECR) line running from the NW 7 Street to SW 88 Street and between NW/SW 69 Avenue and NW/SW 70 Avenue, and is more particularly described in Exhibit "A" to this application.

C. Gross and Net Acreage.

Application area: ±74 gross acres (±72 net acres)
Acreage Owned by Applicant: ±53 acres.

D. Requested Changes.

Applicant requests the creation of the "Ludlam Trail Corridor" sub-category and corresponding text within the "Transportation" Land Use Plan Map category.

Applicant requests that the Property be re-designated on the Land Use Plan map from "Transportation" to "Transportation" and "Ludlam Trail Corridor" on ±74 gross acres within the Urban Infill Area (UIA) with the "Ludlam Trail Corridor" designation to be reflected in Lilac with Cross-Hatching on the LUP Map.

Applicant requests the creation of a project line item to provide for the pedestrian and bicycle path improvements proposed within the "Ludlam Trail Corridor."

4. REASONS FOR AMENDMENT

The Applicant is requesting 1) the creation of the "Ludlam Trail Corridor" sub-category within the "Transportation" land use category; and 2) the re-designation of the Property to "Transportation" and "Ludlam Trail Corridor." The purpose of these requests is to take a currently inactive rail line and activate the area with the development of 6.2 miles of abandoned Florida East Coast Railway line spanning from NW 12 Street to SW 88 Street and lying between NW/SW 69 Avenue and NW/SW 70 Avenue in Miami-Dade County within the Urban Infill Area (UIA) and known as the Ludlam Trail. A description of the subject property is provided as Exhibit "A" to this application.

The Ludlam Trail rail corridor has not been used as an active railway for several years. The Applicant is seeking to transform this land with infill development and linear park space. Specifically, the Applicant envisions an urban corridor with new housing, supportive community features and services, adequate mobility options, and a unique greenway and trail with safe and direct access to parks, schools, work, shopping, and transit for residents, trail riders, cyclists, and pedestrians.

The property is currently designated "Transportation" on the Future Land Use Map ("FLUM") of the Comprehensive Development Master Plan ("CDMP"). The "Transportation" land use category of the Land Use Element provides for a summarized portrayal of the major components of Miami-Dade County's existing and future transportation network. Included are roadways, rapid transit corridors, railways and major switching yards, and such major terminals as the County airports and the Miami-Dade Seaport. The Transportation and Capital Improvements Elements of the CDMP provide additional details about these facilities, including their intended sizes, functions, uses, and designs and, with the exception of local streets, schedules of improvements. Interestingly, the "Transportation" category within the Land Use Element does not expressly provide for corridors committed primarily to non-motorized modes of transportation such as bicycle or pedestrian travel nor does it contemplate the redevelopment of abandoned transportation locations. In order to clarify the CDMP, the Applicant is proposing

to create a new sub-category within "Transportation" which contemplates the conversion and activation of this specific abandoned railway corridor into a public pedestrian and bicycle corridor planned and ultimately developed in conjunction with private development intended to connect to and integrate with these abutting uses. This new sub-category is proposed as the "Ludlam Trail Corridor" and is proposed to be depicted as the same color on the FLUM as the "Transportation" category, with cross-hatching

The approval of this request would facilitate and encourage opportunities for infill development within the UIA. The "Ludlam Trail Corridor" sub-category will accommodate a mix of land uses intended to correspond and be compatible with the abutting use, consisting primarily of residential, retail, personal and professional services, commercial and professional offices, hotels/motels, entertainment and cultural facilities, amusements and commercial/private/public recreation facilities. The mixing of residential and commercial uses, including live-work and work-live developments, shall also be permitted and particularly where the Corridor serves as a buffer between commercial/industrial and residential areas. The proposed sub-category language is provided in Exhibit "B" to this application.

The 6.2-mile multi-use Ludlam Trail runs through the heart of Miami-Dade County within Florida East Coast Railway right-of-way. It is anchored by Miami International Airport on the north end and the Downtown Kendall Urban Center and transit hub on the south end. The Ludlam Trail is shown as a trail on Figure 6 - Planned Non-Motorized Network 2025 in the Comprehensive Development Master Plan Transportation Element as a proposed bicycle facility. Figure 6 depicts the planned non-motorized network consisting of on- and off-road bicycle facilities and multi-use trails and it reflects the recommended facilities and improvements of the adopted Miami-Dade Bicycle Facilities Plan. The Transportation Element also reviews railroad lines and has been updated to abandon the Ludlam Trail railway line. Figure 8 - Freight Rail Lines map was recently updated to delete the Ludlam Trail from the freight rail lines available for future use.

The Applicant envisions the improvement of the generally 100-foot wide linear corridor with trail-oriented development such as paths for walking and biking, a linear park, and a mix of uses that would expand the commuters' choice of transportation mode, enhance the quality of life, and reduce the dependency on the single-occupancy automobile. The Ludlam Trail Corridor sub-category contemplates the conversion and activation of this abandoned railway corridor into a public pedestrian and bicycle corridor planned and ultimately developed in conjunction with private development intended to connect to and integrate with its abutting uses. It will accommodate a mix of land uses intended to correspond and be compatible with its abutting uses, which primarily consist of residential, retail, personal and professional services, commercial and professional offices, hotels/motels, entertainment and cultural facilities, amusements and commercial/private/public recreation facilities. The Applicant is also proposing the mixing of residential and commercial uses, including live-work and work-live developments shall also be permitted, particularly where the Ludlam Trail serves as a buffer between commercial/industrial and residential areas.

The Ludlam Trail Corridor is intended to serve, in part, as an active recreational amenity and, in part, private development, with associated benefits. It intersects several major bus corridors and planned greenways and it connects numerous schools and middle and lower

income neighborhoods. Specifically, the Ludlam Trail connects more than 32,000 people in 1/2 mile or 10 minute walkable service area to 5 additional greenways, 5 schools, 4 city and county parks and 2 existing or future transit hubs. When fully developed, the Ludlam Trail will serve to unify communities. However, in its current state as an abandoned railway line, the corridor separates communities and creates a man-made barrier to multi-modal transportation, and recreation activities.

Private development of the Ludlam Trail is intended to be compatible with adjacent and abutting uses. Any proposed land development regulations will provide for buffering, through landscaping and other features, to the adjacent and adjoining residential uses. Pedestrian and vehicular connections with, to, and through the Corridor shall be in accordance with adopted standards of and coordinated with the applicable governmental agencies with jurisdiction.

The Ludlam Trail Corridor is anticipated to benefit the community by providing a safe corridor for non-motorized travel for both recreation uses and for commuters using transit for part of their trip. The Ludlam Trail is also included in the *Miami-Dade County Parks and Open Space Master Plan* as a recreation trail. Shared use trails and linear parks can have a significant positive impact on the social, environmental and economic conditions of surrounding neighborhoods, which are arguably underserved by parks. Bicycle, pedestrian, and park facilities are much needed in Miami-Dade County. For example, at just 2.9 park acres for every 1,000 residents, the City of Miami, which borders a portion of the trail, has one of the lowest ratios among all U.S. high density cities—well below the group average of 7.1 park acres for every 1,000 residents, according to the Trust for Public Lands 2014 City Park Facts. The City of Miami also ranks 21st in overall levels of biking and walking but a much lower 40th out of 52 in terms of bicycle/pedestrian safety according to the Alliance for Biking & Walking, 2014 Benchmarking Report. The Ludlam Trail will provide a reasonably safe, 6.2 mile long biking option.

It is anticipated that the pedestrian and bicycle recreational portion of the Ludlam Trail will be conveyed to an entity that would ensure its availability to the public and, at an estimated average 25 feet in width, the Ludlam Trail will result in approximately 18.78 acres of additional park land to become available to the community. It is also expected that many travelers will be able to make short errands by bike or foot (typically up to 1 mile in length), saving travel costs compared with making the same trip by auto. The inclusion of coordinated private residential and commercial development adjacent to the Ludlam Trail, designed to be compatible with its surroundings, will increase the amount of traffic diverted to the area from auto uses as there would be a greater range or commercial and residential opportunities accessible by bike or foot within the corridor.

The development of the Ludlam Trail Corridor will improve the economic competitiveness of the surrounding neighborhoods and the broader Miami-Dade economy to which it is connected through commerce and commuting. The removal of the abandoned rail corridor and investment to create a vibrant greenway with residential and commercial development tailored to the conditions of a non-motorized corridor will raise the value of properties in the vicinity of the Ludlam Trail Corridor. This will have significant positive economic and recreational impacts for all property owners in the vicinity of the Ludlam Trail.

The implementation of the Ludlam Trail Corridor will benefit the local environment in a

variety of ways. Air quality will benefit through the planting of additional trees and green space that mitigate heat islands. The Applicant anticipates that numerous shade trees will be planted throughout the length of the corridor. Additionally, to the degree that residents make trips by bike and foot rather than autos, auto emissions will also be also reduced. The creation of new green space expands permeable surface area in the community and provides water filtration benefits by reducing stormwater runoff, benefiting South Florida's wetland ecosystems.

Goals, Objectives, and Policies

Based on the foregoing, the Applicant believes that the approval of this application would be a timely improvement to the Comprehensive Development Master Plan and will help to satisfy the inadequate supply of residential, commercial, and recreation services within the UDB. Furthermore, the approval of the proposed amendments will promote infill development for this otherwise highly developed portion of Miami-Dade County within the UIA. The proposed amendments are consistent with the Goals, Objectives and Policies of the Comprehensive Development Master Plan elements. Accordingly, approval of the requested Amendment would advance the following CDMP objectives and policies:

> LAND USE OBJECTIVE 1: The location and configuration of Miami-Dade County's urban growth through the year 2025 shall emphasize concentration and intensification of development around centers of activity, development of well-designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.
>
> LAND USE POLICY 1C. Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.
>
> LAND USE POLICY LU-1D. In conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of residential areas as neighborhoods which include recreational, educational and other public facilities, houses of worship, and safe and convenient circulation of automotive, pedestrian and bicycle traffic.
>
> LAND USE POLICY 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.
>
> LAND USE POLICY 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.

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

LAND USE POLICY LU-1H. The County should identify sites having good potential to serve as greenbelts, and should recommend retention and enhancement strategies, where warranted. Such greenbelts should be suggested on the basis of their ability to provide aesthetically pleasing urban spaces, recreational opportunities, or wildlife benefits. Considered sites should include canal, road or powerline rights-of-way, or portions thereof, particularly where they could link other parklands, wildlife habitats, or other open spaces.

LAND USE POLICY LU-1M. In formulating or amending development regulations, Miami-Dade County shall avoid creating disincentives to redevelopment of blighted areas. Where redevelopment occurs within the urban area, requirements for contributions toward provision of public facilities may be moderated where underutilized facilities or surplus capacities exist, and credit toward required infrastructure contributions may be given for the increment of development replaced by redevelopment.

LAND USE POLICY LU-1O. Miami-Dade County shall seek to prevent discontinuous, scattered development at the urban fringe particularly in the Agriculture Areas, through its CDMP amendment process, regulatory and capital improvements programs and intergovernmental coordination activities.

LAND USE OBJECTIVE 2: Decisions regarding the location, extent and intensity of future land use in Miami-Dade County, and urban expansion in particular, will be based upon the physical and financial feasibility of providing, by the year 2015, all urbanized areas with services at levels of service (LOS) which meet or exceed the minimum standards adopted in the Capital Improvements Element.

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

iv. Enhance or degrade environmental or historical resources, features or systems of County significance; and

v. If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.

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

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

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

LAND USE POLICY LU-9H. Miami-Dade County shall reorient its special area planning program to emphasize preparation of physical land use and urban design plans for strategic and high-growth locations, such as urban centers and certain transportation corridors as defined in the CDMP.

LAND USE POLICY LU-9I. Miami-Dade County shall continue to update and enhance its land development regulations and area planning program to facilitate development of better planned neighborhoods and communities, and well designed buildings, and shall encourage and assist municipalities to do the same.

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

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

LAND USE POLICY 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.

LAND USE OBJECTIVE LU-12. Miami-Dade County shall take specific measures to promote infill development that are located in the Urban Infill Area (UIA) as defined in Policy TC-1B or in an built-up area with urban services that is situated in a Community Development Block Grant (CDBG)-eligible area, a Targeted Urban Area identified in the Urban Economic Revitalization Plan for Targeted Urban Areas, an Enterprise Zone established pursuant to state law or in the designated Empowerment Zone established pursuant to federal law.

LAND USE POLICY LU-12B. Miami-Dade County shall identify and consider for adoption a package of financial and regulatory incentives for new development on vacant properties in the UIA.

LAND USE POLICY LU-12D. The County shall consider developing strategies that promote infill development in specific areas.

TRANSPORTATION POLICY TE-2A. The County shall continue to promote and assist in the creation of a Countywide system of interconnected designated bicycle ways, and promote the implementation of the Miami-Dade Bicycle Facilities Plan.

TRANSPORTATION POLICY TE-2B. By 2008, the County shall develop a comprehensive countywide greenways network providing continuous corridors for travel by pedestrians and non-motorized vehicles incorporating elements of the adopted South Dade Greenway Network Master Plan and the North Dade Greenways Plan.

TRANSPORTATION POLICY TE-2C. In road construction and reconstruction projects, roadway designs shall protect and promote pedestrian comfort, safety and attractiveness in locations where the Land Use Element seeks to promote activity along road frontages, such as in areas planned for community- or neighborhood-serving businesses and all planned Urban Center and transit station locations. Such measures should include, wherever feasible, on-street parking, wide sidewalks, and abundant landscaping at the street edge. Additionally, boulevard section designs should be utilized where appropriate, including central through lanes and frontage lanes for local traffic and parking, separated from the through lanes by landscaped areas, with frequent opportunities for pedestrians to safely cross the through lanes, and right of way to facilitate these designs should be reserved or acquired where necessary. Roadway pedestrian facility

considerations shall also be consistent with the policies addressing pedestrianism contained in the Land Use Element.

TRANSPORTATION POLICY TE-2D. Miami-Dade County's top priority for constructing new sidewalks after completion of the "Safe Routes to Schools" program shall be to provide continuous sidewalks along the following: a) existing rapid transit stations and transit centers, b) existing parks and recreation open spaces, c) both sides of all County collector and arterial roadways within 1/4 mile of all existing transit stations and centers, and d) at least one side of County collector and arterial roadways between 1/4 and 1/2 mile of all existing transit stations and centers. All new development and redevelopment in these areas shall be served by these sidewalks. It is the policy of Miami-Dade County that municipalities in the County establish similar priorities for their jurisdictions, and that FDOT do the same with regard to State roads. In all new construction and reconstruction of collector and arterial roads inside the UDB served by Metrobus, sidewalks should be provided along all portions of such roads between bus stops and any existing or planned intersecting residential or community-serving business streets within, at a minimum, 1/4 mile of the bus stops.

TRANSPORTATION POLICY TE-2E. The County shall require accommodation of bicycle travel and pedestrian needs in plans for future arterial and collector road construction, widening or reconstruction projects where designated by the Bicycle Facilities Plan, wherever feasible.

TRANSPORTATION POLICY TE-2F. The County shall consider the use of utility easements and transit or railroad rights-of-way as locations for bicycle ways linking major urban activity centers.

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

RECREATION AND OPEN SPACE ELEMENT OBJECTIVE ROS-1. Provide a coordinated system of countywide parks and recreational open spaces serving the entire County, and local recreation open spaces adequately meeting the needs of Miami-Dade County's unincorporated population, through 2010.

RECREATION AND OPEN SPACE ELEMENT POLICY ROS-5A: The County shall prioritize park capital improvement expenditures in accordance with the following criteria: 1) Acquire local parkland to maintain the adopted level-of-service standard for local recreation open space by correcting existing deficiencies and addressing future needs and acquire areawide parkland suitable for outdoor recreation while preserving natural, historical and cultural resources; 2) renovate and upgrade existing recreation open spaces and facilities, and; 3) develop new recreation open spaces and facilities within undeveloped or incomplete parks.

5. ADDITIONAL MATERIAL SUBMITTED

Additional items in support of this application may be submitted at a later date.

6. COMPLETED DISCLOSURE FORMS

Attached as Exhibit "D"

Attachments: Legal Descriptions for the Property and Parcels - Composite Exhibit "A"
Proposed "Ludlam Trail Corridor" Sub-Category Text - Exhibit "B"
Location Map for Application - Exhibit "C"
Disclosure of Interest Form - Exhibit "D"
Aerial Photograph – Exhibit "E"

EXHIBIT "C"

LOCATION MAP FOR APPLICATION TO AMEND
THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

APPLICANTS / REPRESENTATIVE

LR 13-18 LLC / Joseph G. Goldstein, Esq.

DESCRIPTION OF SUBJECT AREA

The Property consists of approximately ±72 acres of land located in (i) Section 52, Township 53, Range 40, (ii) Section 2, Township 40, Range 40, (iii) Section 11, Township 40, Range 40, (iv) Section 14, Township 40, Range 40, (v) Section 23, Township 40, Range 40, (vi) Section 26, Township 40, Range 40, (vii) Section 35, Township 40, Range 40, in unincorporated Miami-Dade County, Florida. The Property is approximately 100 feet wide and lies within ±6.2 miles of the former Florida East Coast Railway Corridor that runs from the south side of the NW 12 Street to SW 88 Street and between NW/SW 69 Avenue and NW/SW 70 Avenue, and is more specifically described in Exhibit "A" to this application.

LOCATION MAPS

The Property is 71.6% (±53 acres) owned by the Applicant and is indicated with cross-hatching.

Department Of Public Works
MIAMI-DADE COUNTY, FLORIDA
MIAMI-DADE COUNTY
REVISIONS
LEGEND
Section Lines
Grid Lines
Municipality Lines
Block Lines
Lot Lines
Easement Lines
Limited R/W
1 Inch = 300 feet
NOTES:
NOTICE
AIRPORT
MIAMI INTERNATIONAL
LOT 2
TRACT A
LAKE
TRACT B
TRACT C

Department Of Public Works
MIAMI-DADE COUNTY, FLORIDA

MIAMI-DADE COUNTY

REVISIONS

11/22/1994 - SE1/4
(SW 5 ST) CLOSED BY R-1682-94-P-553

5/8/1996 - 146.47, NE 1/4
CANTEL SUBDIVISION

12/18/1998 - NE1/4
COUNTY DISCLAIMER 30 FT. R/W FOR THEO. NW 4 ST.

1/28/1999 - 150-51, SE 1/4
FARACO'S PLACE

12/2/2002 -
ROAD CLOSED BY RESO # R1215-01 (P-870)

5/7/2007 - NW 1/4
R/W CLOSED NW 8 ST W/O 74 AVE RESO R-211-07 (P-831)

4/15/2010 - <NULL>-<NULL>, <NULL>
ST CODESIG (R-1109-97) W. FLAGLER FR 87-72 AVE

5/18/2010 - <NULL>-<NULL>, <NULL>
ST CODESIG (R-615-04) SW 97 AVE FR FLAGLER-8 ST

LEGEND

- Section Lines
- Grid Lines
- Municipality Lines
- Block Lines
- Lot Lines
- Easement Lines
- Limited R/W

1 Inch = 300 feet
0 120 240 360 480 600 Feet

N W E S

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Produced on 5/29/2014

Sec: 02
Twn: 54
Rng: 40

Department Of Public Works
MIAMI-DADE COUNTY, FLORIDA

MIAMI-DADE COUNTY

REVISIONS

10/11/1994 - NE1/4
R/W DEED (SW 8 ST) CRB15102 PG4171-74

10/11/1994 - 145-83, SE 1/4
G WEST CENTER

8/20/2000 - SW1/4
R/W TAKEN AT SW 75 AVE&SW 24 ST PER FINAL JUDGMENT

8/21/2007 - 166-49, SE 1/4
VANESSA ZOE VILLAS

4/4/2008 - NE 1/4
R/W CLOSED BY R-1050-07 (P-815)

4/8/2010 - <NULL>-<NULL>, <NULL>
ST CODESIG(R-782-08)SW 72 AVE FR 25 ST-N.WATERWAY DR

4/8/2010 - <NULL>-<NULL>, <NULL>
ST CODESIG (R-814-08) SW 87 AVE FR 16-CORAL WAY

5/7/2010 - <NULL>-<NULL>, <NULL>
ST CODESIG(R-463-10) SW 82 AVE FR 8-16 ST

LEGEND

- Section Lines
- Grid Lines
- Municipality Lines
- Block Lines
- Lot Lines
- Easement Lines
- Limited R/W

1 inch = 300 feet

0 120 240 360 480 600 Feet

N W E S

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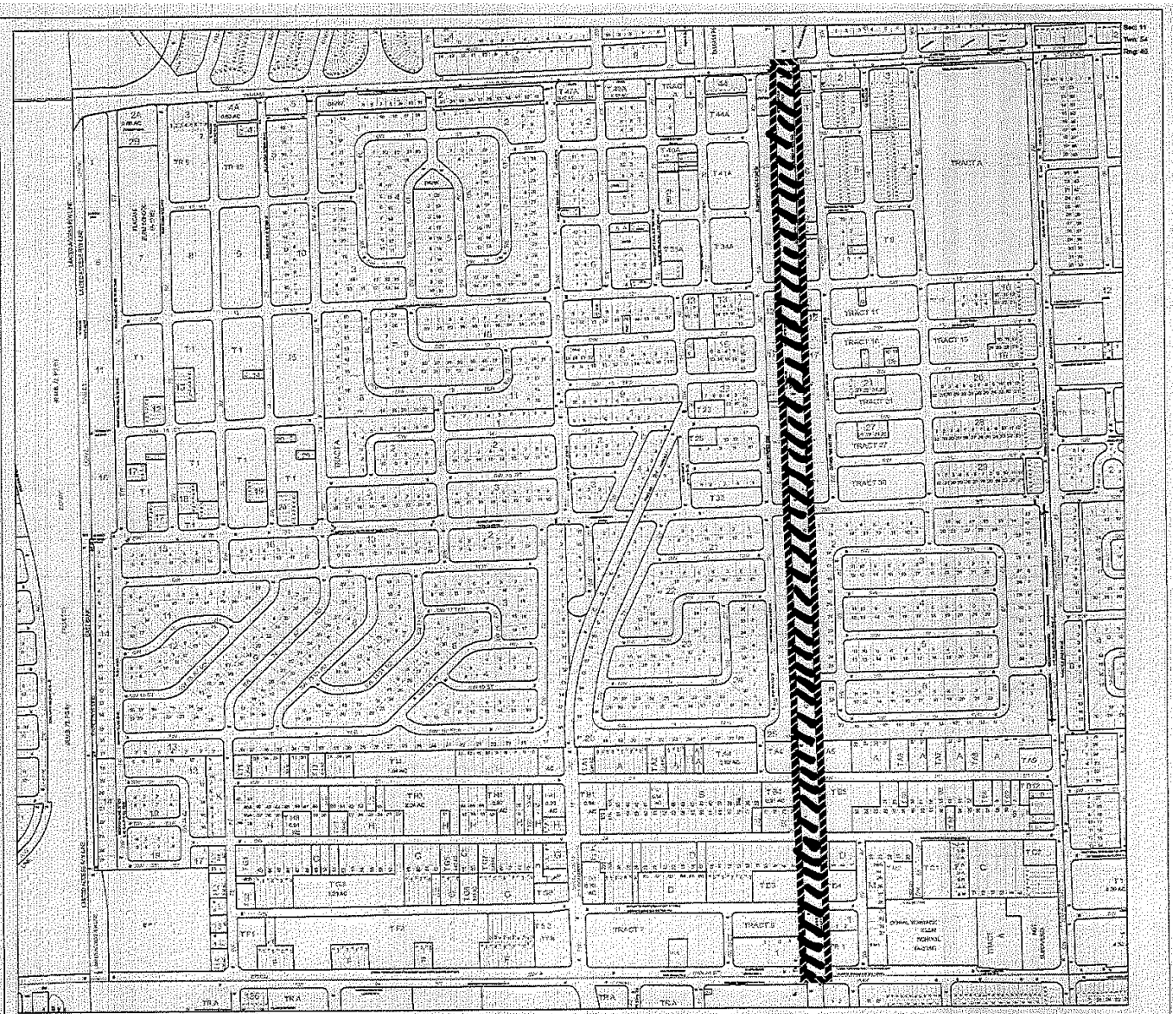
Produced on 5/28/2014



Department Of Public Works
MIAMI-DADE COUNTY, FLORIDA
MIAMI-DADE COUNTY
REVISIONS
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Section Lines
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Municipality Lines
Block Lines
Lot Lines
Easement Lines
Limited R/W
1 inch = 200 feet
NOTICE

Department Of Public Works
MIAMI-DADE COUNTY, FLORIDA
MIAMI-DADE COUNTY
REVISIONS
LEGEND
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Municipality Lines
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Lot Lines
Easement Lines
Limited R/W
1 inch = 300 feet
NOTICE

Department Of Public Works
MIAMI-DADE COUNTY, FLORIDA
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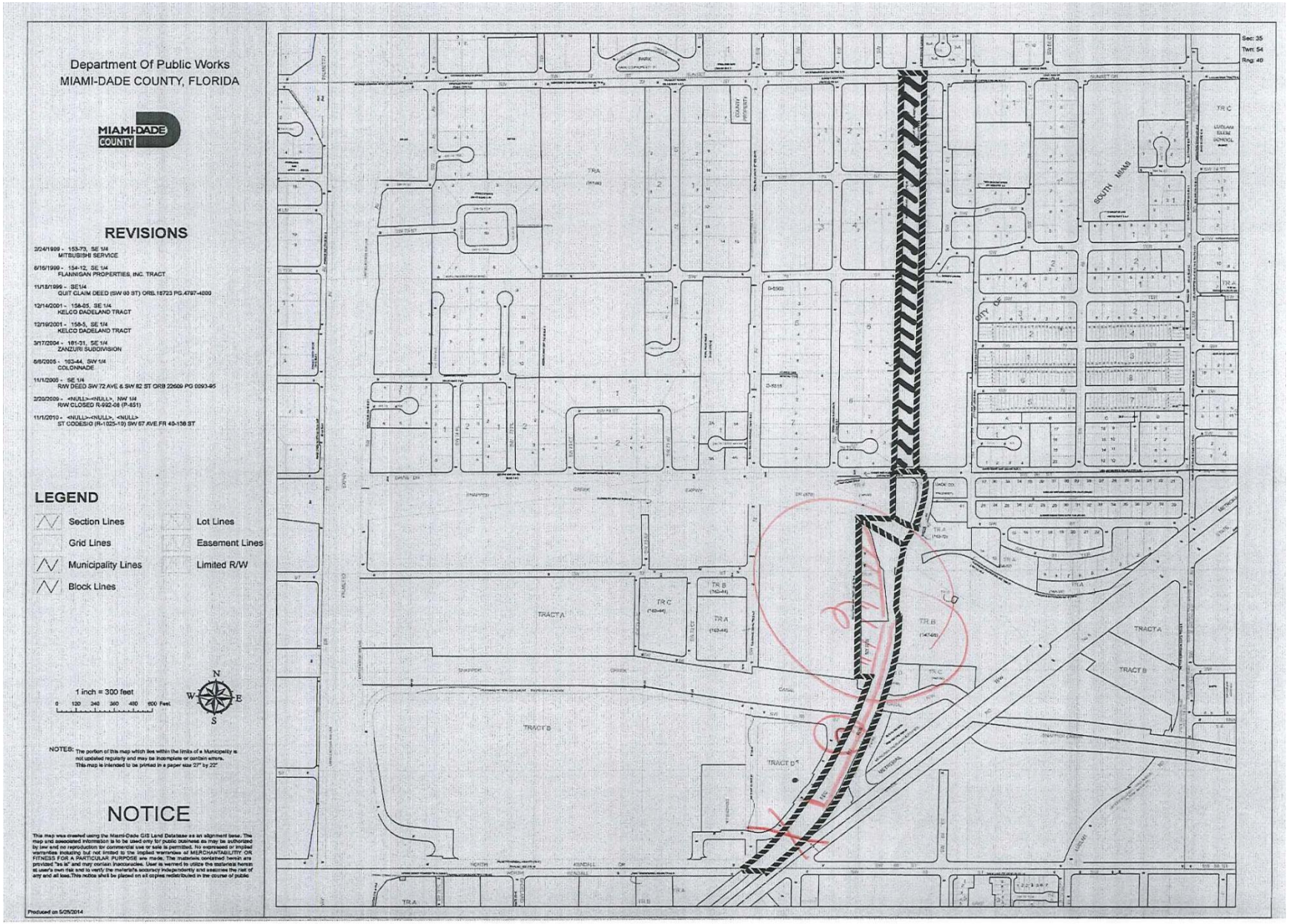
REVISIONS
LEGEND
Section Lines
Lot Lines
Grid Lines
Easement Lines
Municipality Lines
Limited R/W
Block Lines
1 inch = 300 feet
NOTICE


Department Of Public Works
MIAMI-DADE COUNTY, FLORIDA
MIAMI-DADE COUNTY
REVISIONS
2/24/1999 - 153-73, SE 1/4
MITSUBISHI SERVICE
6/16/1999 - 154-12, SE 1/4
FLANNIGAN PROPERTIES, INC. TRACT
11/18/1999 - SE1/4
QUIT CLAIM DEED (SW 69 ST) ORB 18723 PG 4797-4800
12/14/2001 - 158-05, SE 1/4
KELCO DADELAND TRACT
12/19/2001 - 158-5, SE 1/4
KELCO DADELAND TRACT
3/17/2004 - 161-31, SE 1/4
ZANZURI SUBDIVISION
6/8/2005 - 163-44, SW 1/4
COLONNADE
11/1/2005 - SE 1/4
R/W DEED SW 72 AVE & SW 82 ST ORB 22609 PG 0093-95
2/20/2009 - <NULL>-<NULL>, NW 1/4
R/W CLOSED R-992-08 (P-851)
11/1/2010 - <NULL>-<NULL>, <NULL>
ST CODES/O (R-1025-10) SW 57 AVE FR 40-136 ST
LEGEND
Section Lines
Grid Lines
Municipality Lines
Block Lines
Lot Lines
Easement Lines
Limited R/W
1 inch = 300 feet
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NOTES: The portion of this map which lies within the limits of a Municipality is not updated regularly and may be incomplete or contain errors.
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Sec: 35
Twn: 54
Rng: 40
TRACT A
TRACT B
TRACT C
TRACT D
TR A
TR B
TR C
SOUTH MIAMI
CITY OF
LUDLAM ELEM. SCHOOL
PARK
COUNTY PROPERTY
CANAL
RAILROAD
METRORAIL
PUBLIC ST
PRIVATE
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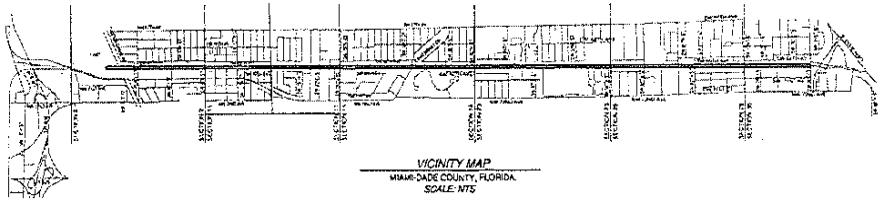
COMPOSITE EXHIBIT "A"

Legal Description for Property:

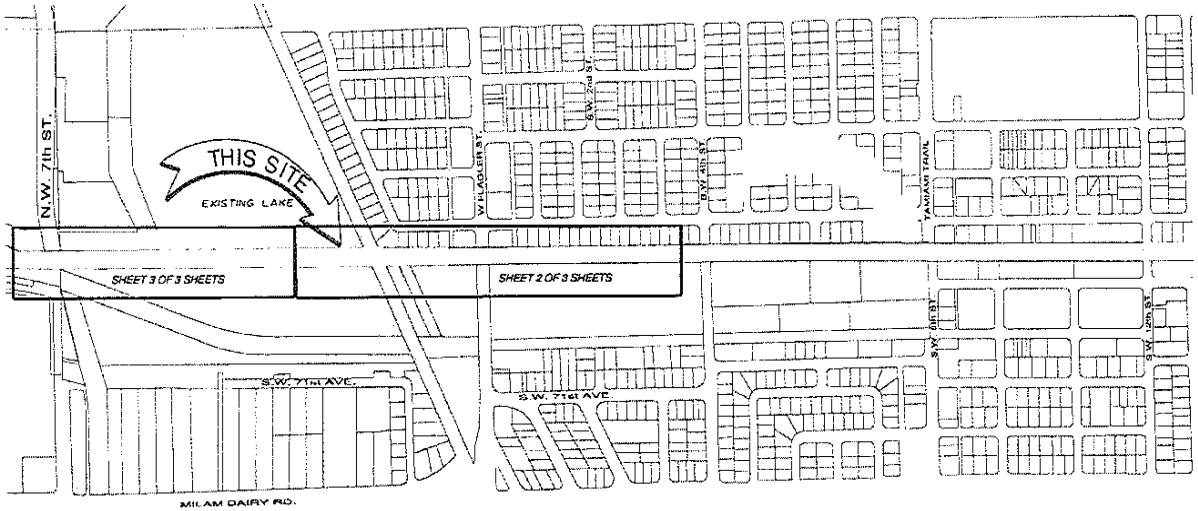
Zone 1 Draft

BOUNDARY/TOPOGRAPHIC SURVEY



VICINITY MAP
MIAMI-DADE COUNTY, FLORIDA
SCALE: NTS

NORTH



LOCATION SKETCH
MIAMI-DADE COUNTY, FLORIDA
SCALE: 1"=300'

SURVEYOR'S REPORT:

1. No instruments of record reflecting easements, right of way, and or ownership were furnished to this surveyor except as shown
2. Bearings are based on an assumed value of (S07°12'15"E) along the centerline of N.W. 72nd Ave.
3. Unless otherwise noted record and measured data are in substantial agreement. All distances and elevations shown are in accord with the United States standard using feet.
4. The Street Right-of-Way abutting this property are physically open unless otherwise noted
5. Fence ownership, if any, was established by visual means only, but legal ownership has not been determined.
6. Set Iron Pipe or Pin with cap #1012 (18" in length by 0.2 square inches, minimum) at all corners unless otherwise noted.
7. No underground installations or improvements have been located.
8. The symbols (if any) reflected in the legend and on the survey have been enlarged for clarity. The symbols have been plotted at the center of the field location and may not represent the actual size or shape of the feature
9. The surveyor did not inspect the property for environmental hazards or jurisdictional wetlands.
10. The information depicted on this map represents the results of the survey on the date indicated and can only be considered as indicating the general conditions existing at that time
11. Due to the frequent changes and interpretations of zoning ordinances it is the owner's responsibility to verify zoning restrictions before construction.
12. The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
13. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
14. The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Commercial High/Risk Area (Urban: 1 foot in 10,000 feet) as defined in Chapter 5J-17.051, Florida Administrative Code.

TITLE LEGAL DESCRIPTION:
NONE

AS-SURVEYED LEGAL DESCRIPTION:
A portion of the West ½ of Section 11, TWP 54 S, RGE 40 E Miami-Dade County, Florida

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY, that the property as shown and described hereon was prepared under my supervision and that there are no above ground encroachments unless otherwise shown, also that this Boundary Survey meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-051, 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
LUDOVICI AND ORANGE CONSULTING ENGINEERS INC, LB1012

Arturo A. Sosa
Surveyor and Mapper 2629
State of Florida

Last Field Survey Date:
Field Book: 11-870 Pg. 64-71

NOTICE IS HEREBY GIVEN THAT SUNSHINE STATE ONE CALL OF FLORIDA, INC. MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT", PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.

THIS DOCUMENT CONSISTS OF THREE (3) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

LEGEND:
- Set Nail & Disk with cap #1012
- Pine Tree

SECOND DRAFT

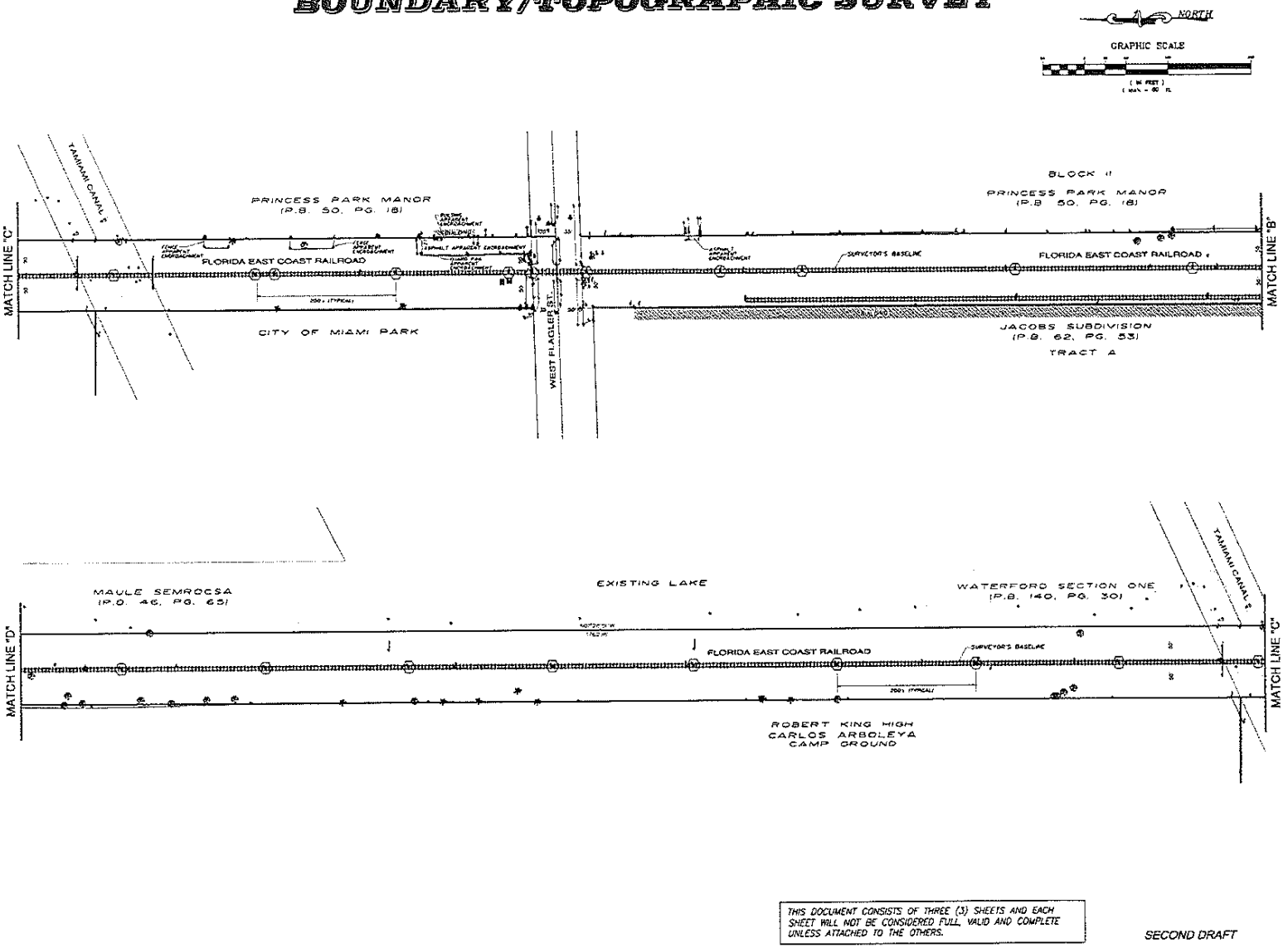
LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
SURVEYING & MAPPING | CIVIL | CABLE | FIBER OPTICS | TELECOMMUNICATIONS

REVISIONS

MIAMI-DADE COUNTY, FLORIDA
SEC. 2-54-40
SEC. 11-54-40

PROJ. NO. 2013.21
DESIGNED: ---
DRAWN: SS
CHECKED: AC
SCALE: AS NOTED
DATE: 01-10-2014
SHEET: 1 OF 3 SHEETS

BOUNDARY/TOPOGRAPHIC SURVEY



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SECOND DRAFT

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.

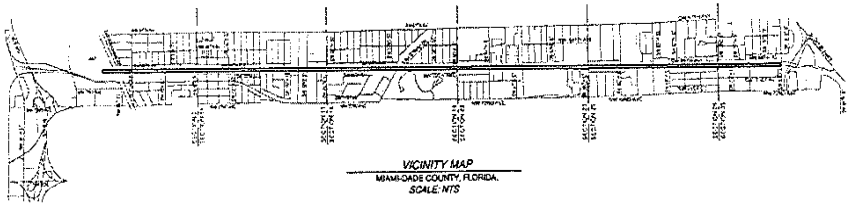
MIAMI-DADE COUNTY, FLORIDA
SEC. 2-54-40
SEC. 11-54-40

SHEET: 2 OF 3 SHEETS

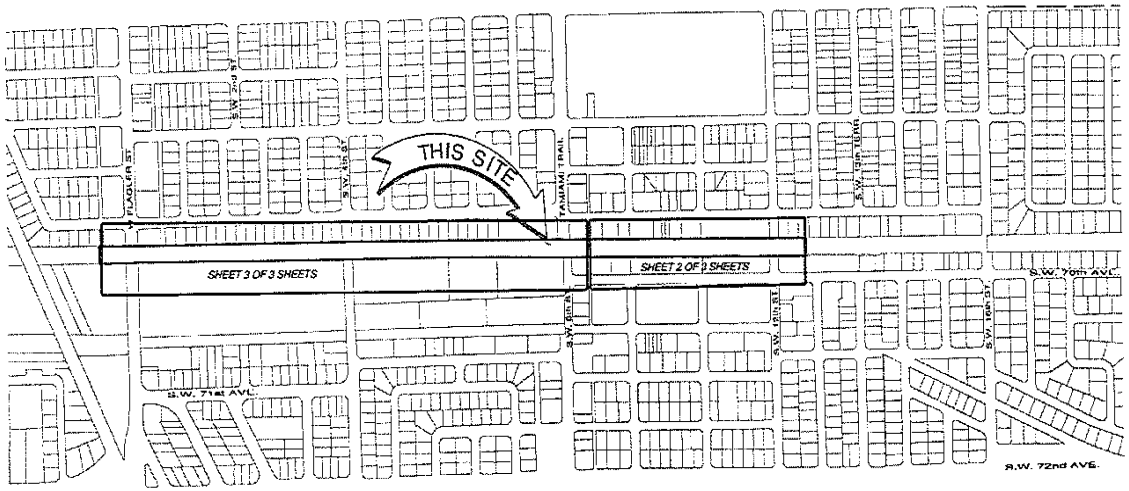
BOUNDARY/TOPOGRAPHIC SURVEY
NORTH
GRAPHIC SCALE
MATCH LINE "D"
MAULE SEMPROSA
(P.B. 46, PG. 63)
MET SUBDIVISION
(P.B. 144, PG. 17)
N.W. 7th ST
LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
MIAMI-DADE COUNTY, FLORIDA
SEC. 2-54-40
SEC. 11-54-40
THIS DOCUMENT CONSISTS OF THREE (3) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS
SECOND DRAFT
3
OF 3 SHEETS

Zone 2 Draft

BOUNDARY/TOPOGRAPHIC SURVEY

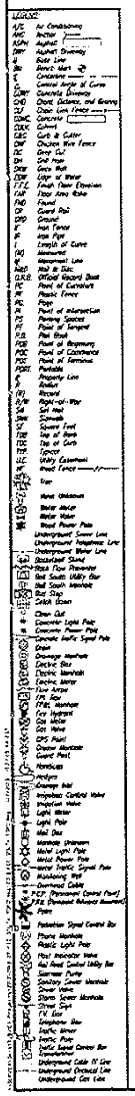


VICINITY MAP
MIAMI-DADE COUNTY, FLORIDA.
SCALE: NTS



LOCATION SKETCH
MIAMI-DADE COUNTY, FLORIDA.
SCALE: 1"=300'

LEGEND:



NOTICE IS HEREBY GIVEN THAT SUNSHINE STATE ONE CALL OF FLORIDA, INC. MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT", PURSUANT TO CHAPTER 550.101-111 OF THE FLORIDA STATUTES.

THIS DOCUMENT CONSISTS OF THREE (3) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

LEGEND:

Set Nail & Disk with cap #1012

Pine Tree

SURVEYOR'S REPORT:

1. No instruments of record reflecting easements, right of way, and or ownership were furnished to this surveyor except as shown.

2. Bearings are based on an assumed value of (S02°12'15"E) along the centerline of N.W. 72nd Ave.

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5. Fence ownership, if any, was established by visual means only, but legal ownership has not been determined.

6. Set Iron Pipe or Pin with cap #1012 (18" in length by 0.2 square inches, minimum) at all corners unless otherwise noted.

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10. The information depicted on this map represents the results of the survey on the date indicated and can only be considered as indicating the general conditions existing at that time.

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LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012

Arturo A. Soso
Surveyor and Mapper 2629
State of Florida

Last Field Survey Date.
Field Book: 11-870 Pg. 64-71

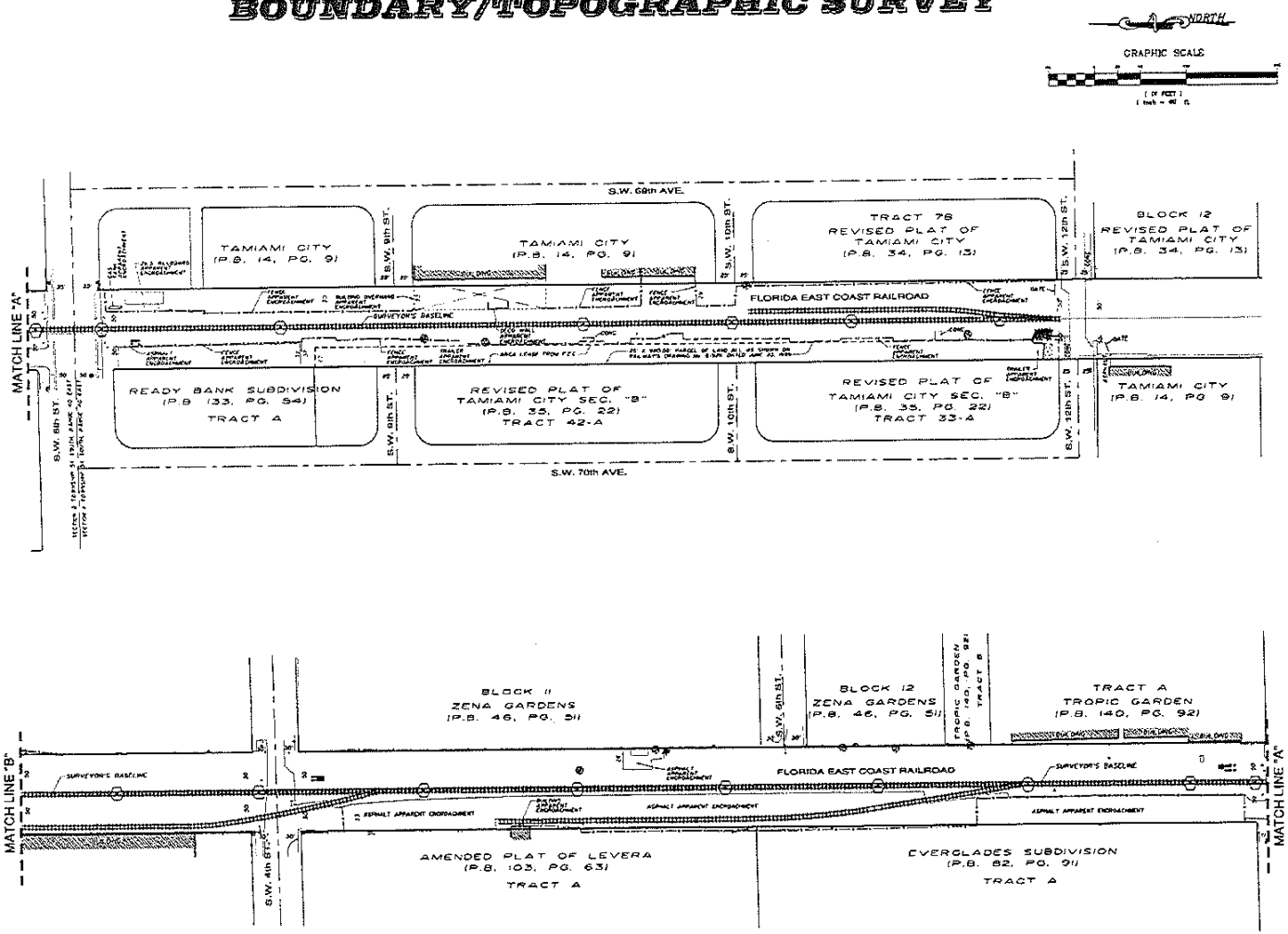
LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
20 PALENCIA AVENUE, CORAL GABLES, FLORIDA 33134 · 305-445-2629 · 305-1012

MIAMI-DADE COUNTY, FLORIDA
SEC. 2-54-40
SEC. 11-54-40

NO	DATE	REVISIONS	BY	APP

PROJ. NO: 2013 27
DESIGNED: ---
DRAWN: CS
CHECKED: AAS
SCALE: AS NOTED
DATE: 11-04-2013
SHEET: 1 OF 3 SHEETS

BOUNDARY/TOPOGRAPHIC SURVEY



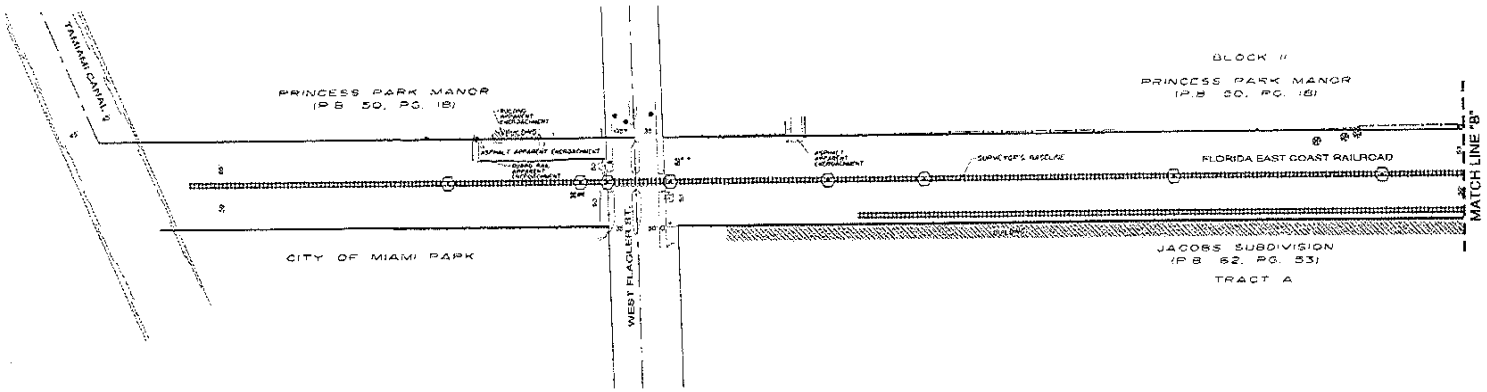
THIS DOCUMENT CONSISTS OF THREE (3) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.

MIAMI-DADE COUNTY, FLORIDA
SEC. 2-54-40
SEC. 11-54-40

PROJ. NO. 2012.27
DESIGNED ---
DRAWN SS
CHECKED MG
SCALE AS NOTED
DATE 11-04-2013
SHEET 2 OF 3 SHEETS

BOUNDARY/TOPOGRAPHIC SURVEY



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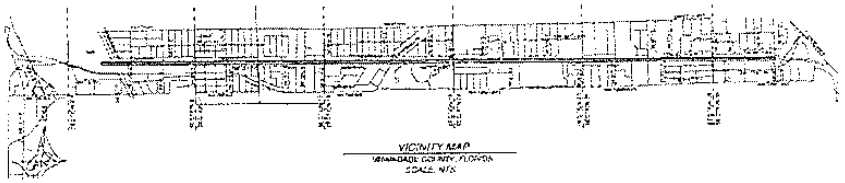
LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.

MIAMI-DADE COUNTY, FLORIDA
SEC. 2-54-40
SEC. 11-54-40

SHEET 3 OF 3 SHEETS

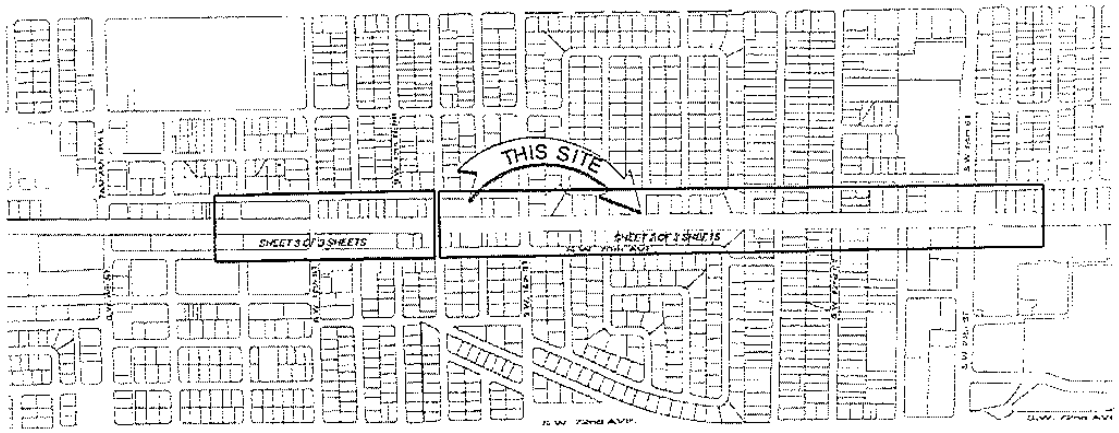
Zone 3/4 Draft

BOUNDARY/TOPOGRAPHIC SURVEY



VICINITY MAP
MIAMI-DADE COUNTY, FLORIDA
SCALE: NTS

NORTH



LOCATION SKETCH
MIAMI-DADE COUNTY, FLORIDA
SCALE: 1"=600'

NOTICE IS HEREBY GIVEN THAT SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811 OR 1-800-432-4770) AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT, PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.

THIS DOCUMENT CONSISTS OF THREE (3) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS

LEGEND
- Set Iron Pipe or Iron Rod
- Fire Hydrant

SURVEYOR'S NOTES:
1. No instruments of record reflecting easements, right of ways, and or ownership were furnished to this surveyor except as noted.
2. Bearings are based on an assumed value of (S00°16'10"E) along the centerline of N.W. 72nd Ave.
3. Unless otherwise noted, angles and measured distances are in agreement w/ distances and bearings shown on or adjacent with the United States standard deed.
4. The Street Address(es) for/of this property are provided upon which attendant noted.
5. Fence ownership, if any, with maintenance or visual characteristics, but were not marked / Use, not been determined.
6. The area of the site was 3,102 (+/-) acres or (0.00 square miles, more/less) at the present owners ownership.
7. No underground improvements or encroachments have been surveyed.
8. The symbols, if any, indicated on the legend and on the survey may been enlarged for clarity. The symbols may have been placed at the center of the field location and may not represent the actual size or shape of the feature.
9. The surveyor did not inspect the property for environmental hazards or subsurface materials.
10. The information appearing on this map represents the results of the survey as the date indicated and can only be considered as reflecting the general conditions existing at that time.
11. Due to the inherent changes and interpretations of survey measurements it is the owner's responsibility to verify dimensions before construction.
12. The owners name and report is the entire bound and not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
13. Additions or deletions to survey plans or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
14. The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Suburban (sq/ft/sp area (closure 1 foot in 10,000 feet) as set forth in Chapter 5J-17.051, Florida Administrative Code.

SITE LEGAL DESCRIPTION
N/A

RE-SURVEY LEGAL DESCRIPTION
A portion of the West 1/2 of Section 33, Tab 54 S, RGE 40 E Miami-Dade County, Florida

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY that the property as shown and described hereon was prepared under my supervision and that there are no visible apparent encroachments, unless otherwise shown, and that this Boundary Survey meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, and that the matters herein is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon.
LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. 10402

Arturo A. Soto
Surveyor and Mapper 3629
State of Florida

Last Field Survey Date: 12-20-2013
Field Book: (1)-376 pg. (2)-76

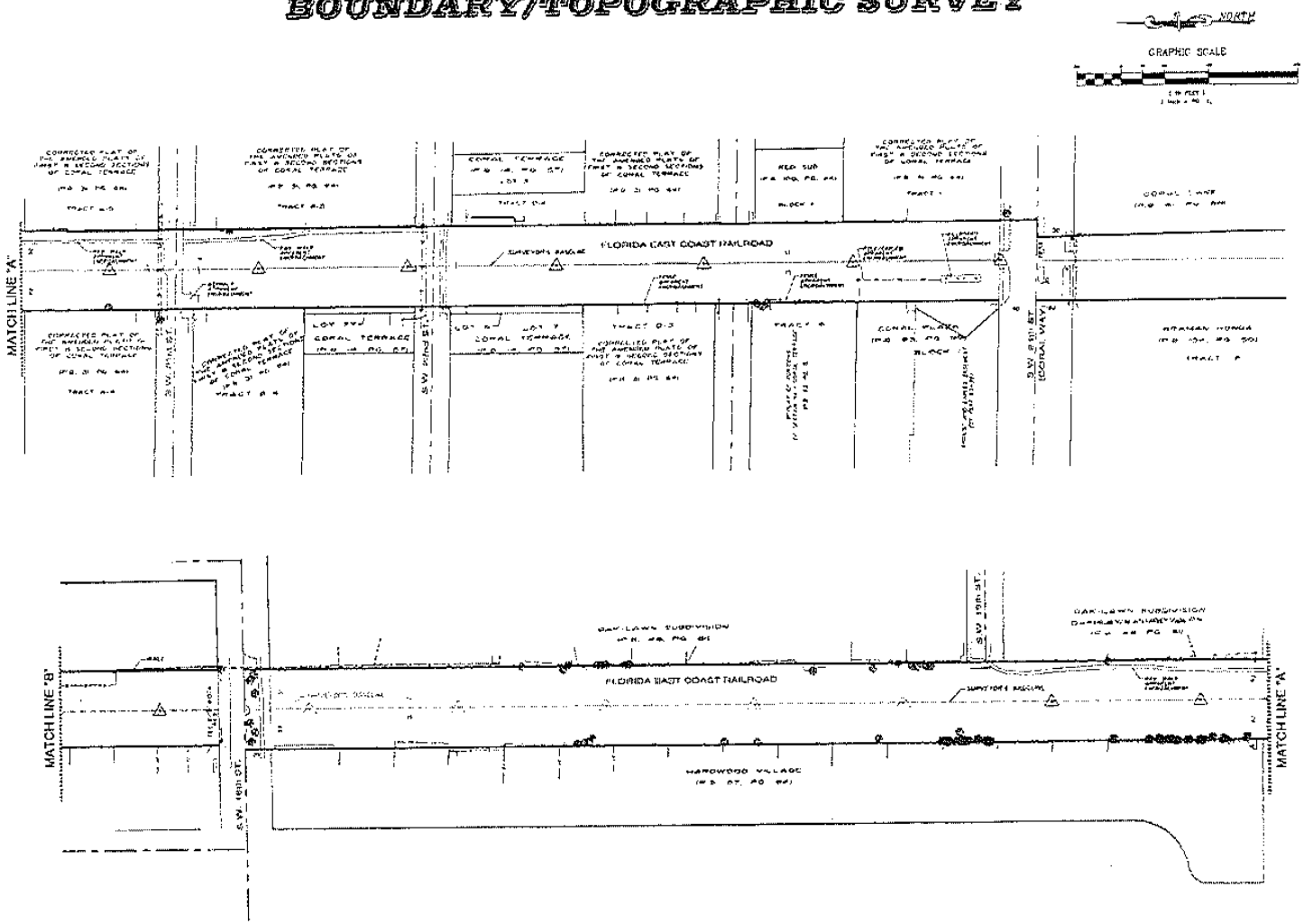
LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.

MIAMI-DADE COUNTY, FLORIDA
SEC. 11-54-40

PROJ. NO. 2013.24
SCALE: 1"=60'
DRAWN: EG
CHECKED: ARS
CONT. FL. 10402
DATE: 12-06-2013
SHEET
1
OF 3 SHEETS

55

BOUNDARY/TOPOGRAPHIC SURVEY



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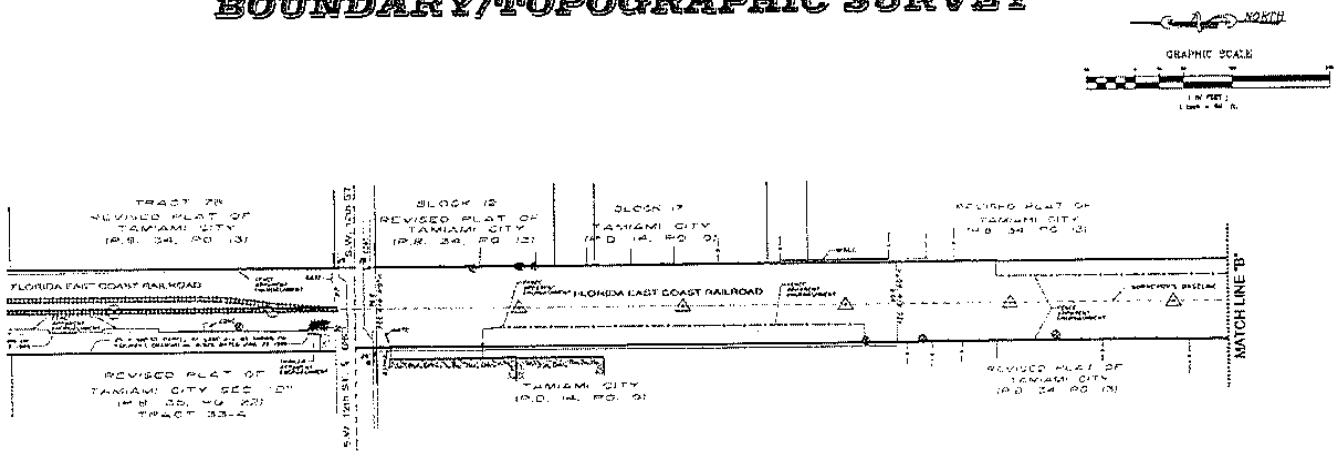
LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.

MIAMI-DADE COUNTY, FLORIDA

SEC. 11-54-40

SHEET 2 OF 3 SHEETS

BOUNDARY/TOPOGRAPHIC SURVEY



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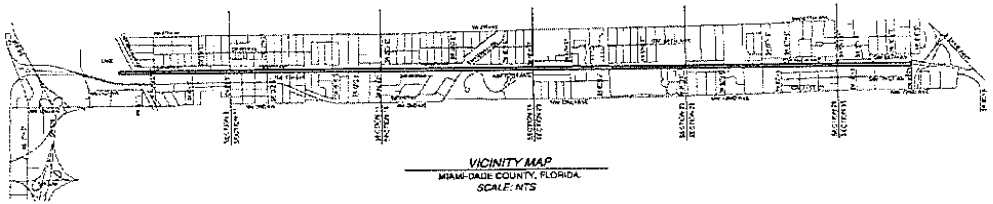
LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.

MIAMI-DADE COUNTY, FLORIDA

SEC. 11-54-40

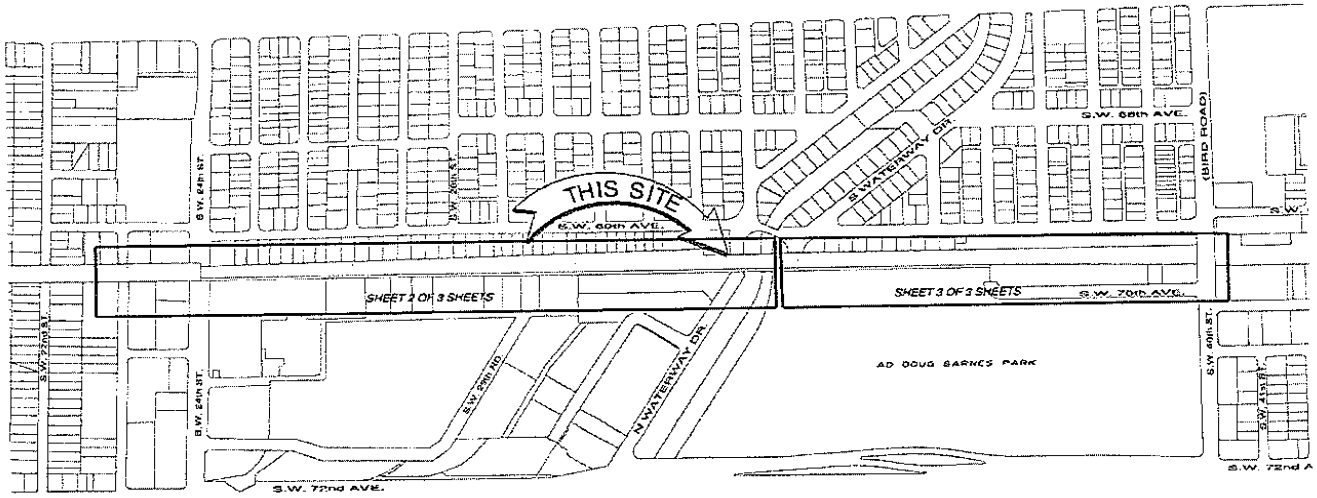
SHEET
3

BOUNDARY/TOPOGRAPHIC SURVEY



VICINITY MAP
MIAMI-DADE COUNTY, FLORIDA.
SCALE: NTS

NORTH



LOCATION SKETCH
MIAMI-DADE COUNTY, FLORIDA.
SCALE: 1"=300'

SURVEYOR'S REPORT:

1. No instruments of record reflecting easements, right o way, and or ownership were furnished to this surveyor exc as shown.

2. Bearings are based on an assumed value of (S02°12'

along the centerline of N.W. 72nd Ave.

3. Unless otherwise noted record and measured data are substantial agreement. All distances and elevations shown in accord with the United States standard using feet.

4. The Street Right-of-Way abutting this property are physically open unless otherwise noted.

5. Fence ownership, if any, was established by visual me only, but legal ownership has not been determined.

6. Set Iron Pipe or Pin with cap #1012 (18" in length h 0.2 square inches, minimum) at all corners unless otherw noted.

7. No underground installations or improvements have be located.

8. The symbols (if any) reflected in the legend and on th survey have been enlarged for clarity. The symbols have b plotted at the center of the field location and may not represent the actual size or shape of the feature.

9. The surveyor did not inspect the property for environm hazards or jurisdictional wetlands.

10. The information depicted on this map represents the results of the survey on the date indicated and can only considered as indicating the general conditions existing at time.

11. Due to the frequent changes and interpretations of zo ordinances it is the owner's responsibility to verify zoning restrictions before construction.

12. The survey map and report or the copies thereof are valid without the signature and the original raised seal of Florida licensed surveyor and mapper.

13. Additions or deletions to survey maps or reports by o than the signing party or parties is prohibited without wri consent of the signing party or parties.

14. The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets exceeds the Minimum Technical Standards requirement for Commercial/Hgh/Risk Area (linear: 1 foot in 10,000 feet) defined in Chapter 5J-17.051, Florida Administrative Code.

TITLE LEGAL DESCRIPTION:
NONE

AS-SURVEYED LEGAL DESCRIPTION:
A portion of the West ½ of Section 14, Twp 54 S, Rge Miami-Dade County, Florida.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY: that the property as shown and descr hereon was prepared under my supervision and that ther no above ground encroachments unless otherwise shown, that this Boundary Survey meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct the best of my knowledge and belief. Subject to notes c notations shown hereon.
LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB10

Arturo A. Soto
Surveyor and Mapper 2629
State of Florida

Last Field Survey Date: 12-04-2013
Field Book: 11-879 Pg. 37-58

LEGEND:
△ Set Iron Pipe with red cap #1012
Pine Tree

FIRST DRAFT

NOTICE IS HEREBY GIVEN THAT SUNSHINE STATE ONE CALL OF FLORIDA, INC. MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT", PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.

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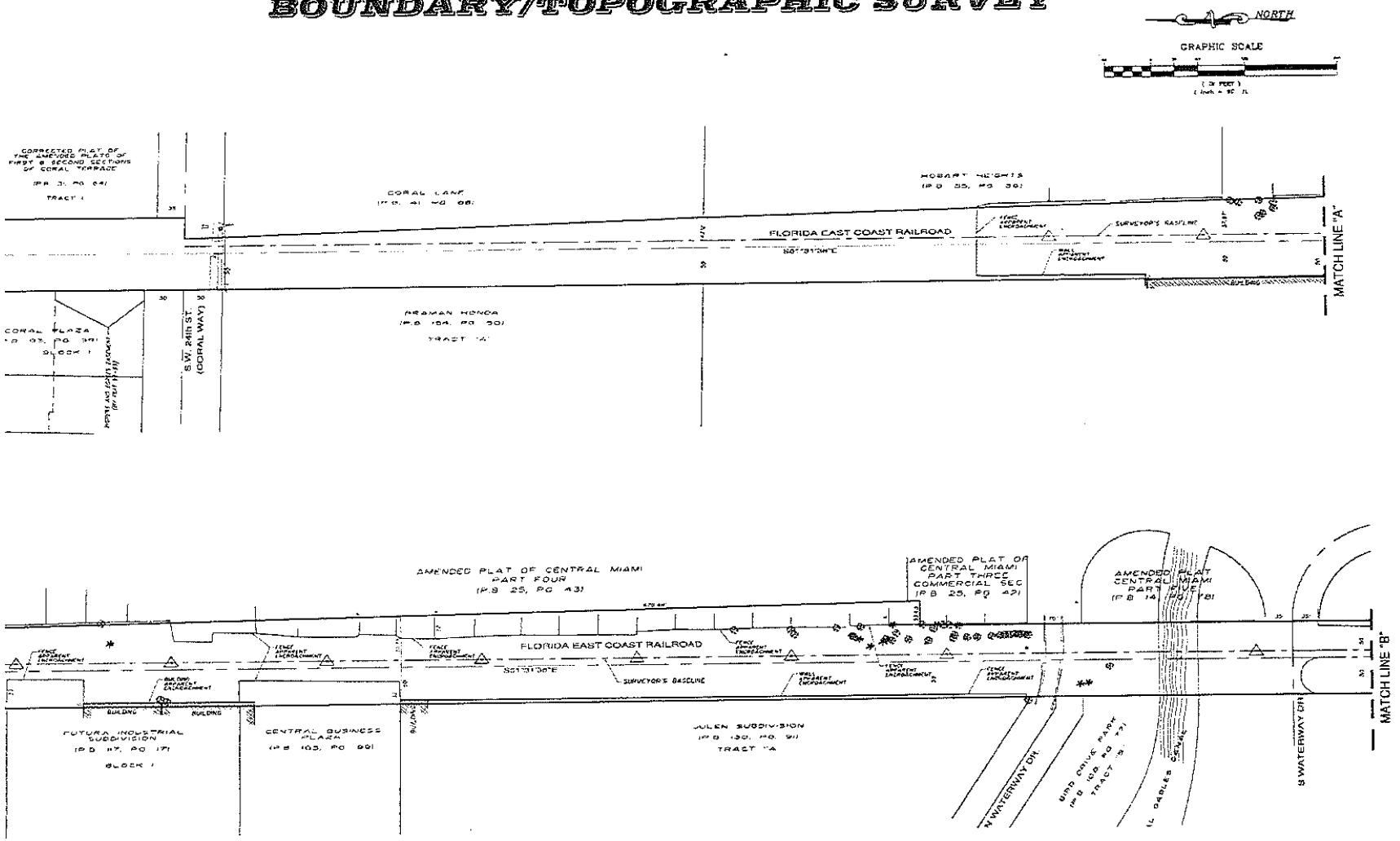
BOUNDARY/TOPOGRAPHIC SURVEY



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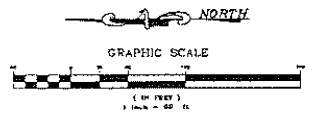
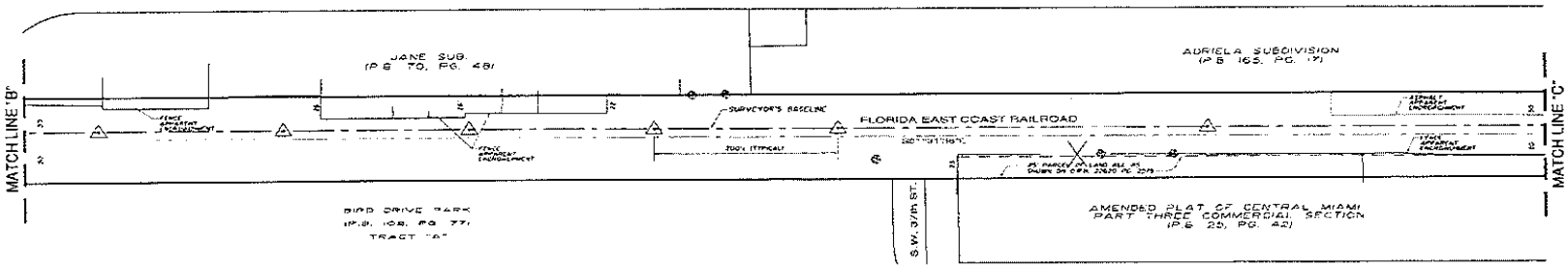
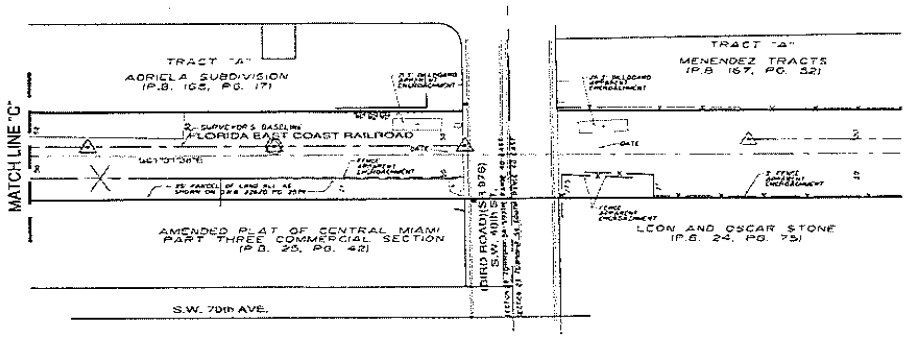
FIRST DRAFT

BOUNDARY/TOPOGRAPHIC SURVEY







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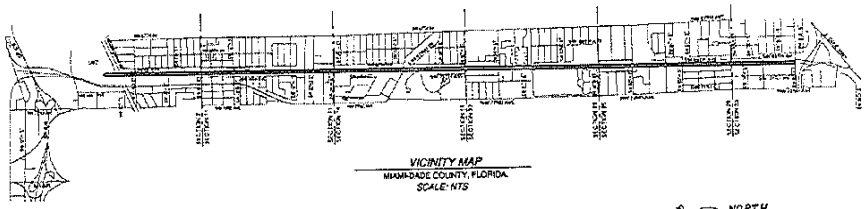
FIRST DRAFT

09

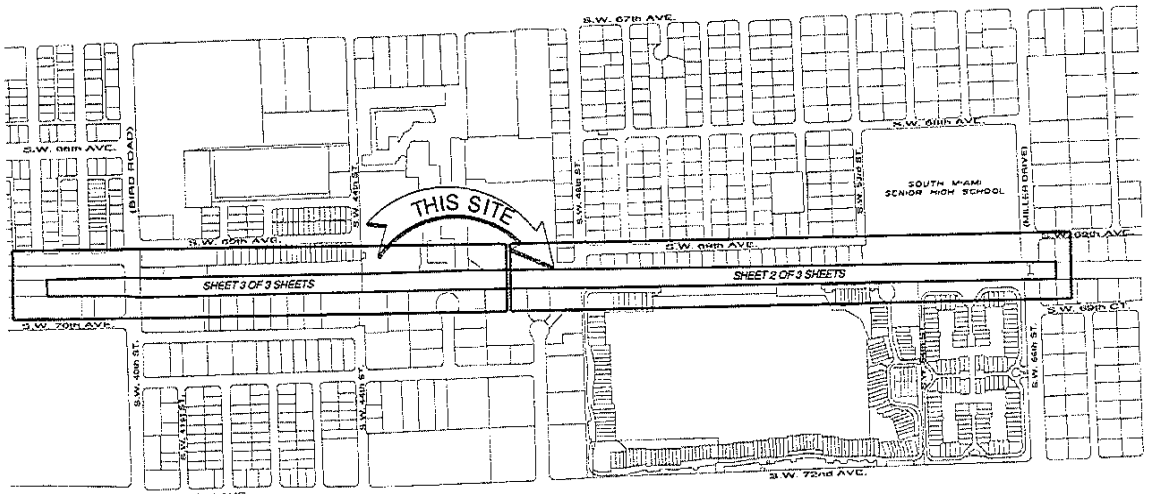
Zone 6/7 Draft

BOUNDARY/TOPOGRAPHIC SURVEY



VICINITY MAP
MIAMI-DADE COUNTY, FLORIDA.
SCALE: NTS

NORTH



LOCATION SKETCH
MIAMI-DADE COUNTY, FLORIDA.
SCALE: 1"=300'

LEGEND

AC	Air Conditioner
ANC	Anchor
ASPH	Asphalt
ASPH DWY	Asphalt Driveway
BBQ	Barbeque
BENCH	Bench Mark
BOL	Bollard
CBS	Concrete Block Structure
CBW	Concrete Block Wall
CONC	Concrete
CONC DWY	Concrete Driveway
CLF	Chain Link Fence
CONC	Concrete
CULV	Culvert
CURB & GUTTER	Curb & Gutter
DWF	Divided Wire Fence
DWY	Driveway
EOP	Edge of Water
FFE	Finish Floor Elevation
FPP	Flood Area Plane
FND	Found
GUARD RAIL	Guard Rail
IP	Iron Pipe
IRF	Iron Fence
IRP	Iron Pipe
L	Length of Curve
MEAS	Measured
MON	Monument Line
N&D	Nail & Disk
OR	Official Record Book
PC	Point of Curvature
PF	Plastic Fence
PIPE	Pipe
PI	Point of Intersection
PKY	Parking Spaces
PT	Point of Tangency
PVB	Pole Base
POB	Point of Beginning
POC	Point of Commence
POT	Point of Terminus
PORT	Portable
PROP LINE	Property Line
RAD	Radius
RECD	Record
R/W	Right-of-Way
SPK NAIL	Spike Nail
SQ FT	Square Feet
SQ YD	Square Yards
SWK	Sidewalk
TEMP	Temporary
TYP	Typical
TOB	Top of Bank
TOC	Top of Curb
WOOD	Wood
WIRE (Electrical)	Wood Fence
WOOD FENCE	Wood Fence
TREE	Tree
WATER UNKNOWN	Water Unknown
WATER METER	Water Meter
WATER VALVE	Water Valve
WOOD POWER POLE	Wood Power Pole
UNDERGROUND SEWER LINE	Underground Sewer Line
UNDERGROUND TELEPHONE LINE	Underground Telephone Line
UNDERGROUND WATER LINE	Underground Water Line
ELECTRICAL BOX	Electrical Box
BACKFLOW PREVENTER	Backflow Preventer
TELEPHONE MANHOLE	Telephone Manhole
TELEPHONE BOX	Telephone Box
TELEPHONE UTILITY BOX	Telephone Utility Box
ELECTRIC MANHOLE	Electric Manhole
ELECTRIC BOX	Electric Box
CATCH BASIN	Catch Basin
CLEAN OUT	Clean Out
CONCRETE LIGHT POLE	Concrete Light Pole
CONCRETE POWER POLE	Concrete Power Pole
CONCRETE TRAFFIC SIGNAL POLE	Concrete Traffic Signal Pole
DRAIN	Drain
DRAINAGE MANHOLE	Drainage Manhole
ELECTRIC BOX	Electric Box
ELECTRIC MANHOLE	Electric Manhole
FENCE MARKER	Fence Marker
FIRE BOX	Fire Box
FIRE MANHOLE	Fire Manhole
GAS MANHOLE	Gas Manhole
GAS VALVE	Gas Valve
GPS POINT	GPS Point
GREASE MANHOLE	Grease Manhole
GUARD POST	Guard Post
HANDICAP	Handicap
HANGER	Hanger
IRRIGATION BOX	Irrigation Box
IRRIGATION CONTROL VALVE	Irrigation Control Valve
IRRIGATION VALVE	Irrigation Valve
LIGHT BOARD	Light Board
LIGHT POLE	Light Pole
MAIL BOX	Mail Box
MONITOR WELL	Monitor Well/Irrigation
METAL LIGHT POLE	Metal Light Pole
METAL POWER POLE	Metal Power Pole
METAL TRAFFIC SIGNAL POLE	Metal Traffic Signal Pole
MONITORING WELL	Monitoring Well
SUMPGAS CABLE	Sump/Gas Cable
PCP (Permanent Control Point)	PCP (Permanent Control Point)
PRM (Permanent Reference Monument)	PRM (Permanent Reference Monument)
PALM	Palm
POLLUTION CONTROL BOX	Pollution Control Box
POWER MANHOLE	Power Manhole
POWER POLE	Power Pole
POST INDICATOR VALVE	Post Indicator Valve
POST INDICATOR VALVE BOX	Post Indicator Valve Box
QUICK VALVE	Quick Valve
SANITARY MANHOLE	Sanitary Manhole
SIGN	Sign
TV BOX	TV Box
TELEPHONE BOX	Telephone Box
TRAFFIC METER	Traffic Meter
TRAFFIC POLE	Traffic Pole
TRAFFIC SIGNAL CONTROL BOX	Traffic Signal Control Box
TRANSFORMER	Transformer
UNDERGROUND CABLE TV LINE	Underground Cable TV Line
UNDERGROUND ELECTRICAL LINE	Underground Electrical Line
UNDERGROUND GAS LINE	Underground Gas Line

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LEGEND:
△ Set Iron Pipe with red cap #1012
Pine Tree

FIRST DRAFT

SURVEYOR'S REPORT:

1. No instruments of record reflecting easements, right of way, and or ownership were furnished to this surveyor except as shown.
2. Bearings are based on an assumed value of (S02°12'15"E) along the centerline of N.W. 72nd Ave.
3. Unless otherwise noted record and measured data are in substantial agreement. All distances and elevations shown are in accord with the United States standard using feet.
4. The Street Right-of-Way abutting this property are physically open unless otherwise noted.
5. Fence ownership, if any, was established by visual means only, but legal ownership has not been determined.
6. Set Iron Pipe or Pin with cap #1012 (18" in length by 0.2 square inches, minimum) at all corners unless otherwise noted.
7. No underground installations or improvements have been located.
8. The symbols (if any) reflected in the legend and on the survey have been enlarged for clarity. The symbols have been plotted at the center of the field location and may not represent the actual size or shape of the feature.
9. The surveyor did not inspect the property for environmental hazards or jurisdictional wetlands.
10. The information depicted on this map represents the results of the survey on the date indicated and can only be considered as indicating the general conditions existing at that time.
11. Due to the frequent changes and interpretations of zoning ordinances it is the owner's responsibility to verify zoning restrictions before construction.
12. The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
13. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
14. The accuracy obtained by field measurement methods and office computations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Commercial High/Risk Area (linear: 1 foot in 10,000 feet) as defined in Chapter 5J-17.051, Florida Administrative Code.

TITLE LEGAL DESCRIPTION:
NONE

AS-SURVEYED LEGAL DESCRIPTION:
A portion of the West ½ of Section 23, TWP 54 S, RGE 40 E Miami-Dade County, Florida.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY: that the property as shown and described hereon was prepared under my supervision and that there are no above ground encroachments unless otherwise shown, also that this Boundary Survey meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-017, 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.
LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012

Arturo A. Soza
Surveyor and Mapper #629
State of Florida

Last Field Survey Date, 10-02-2013
Field Book: 11-879 Pg. 37-38

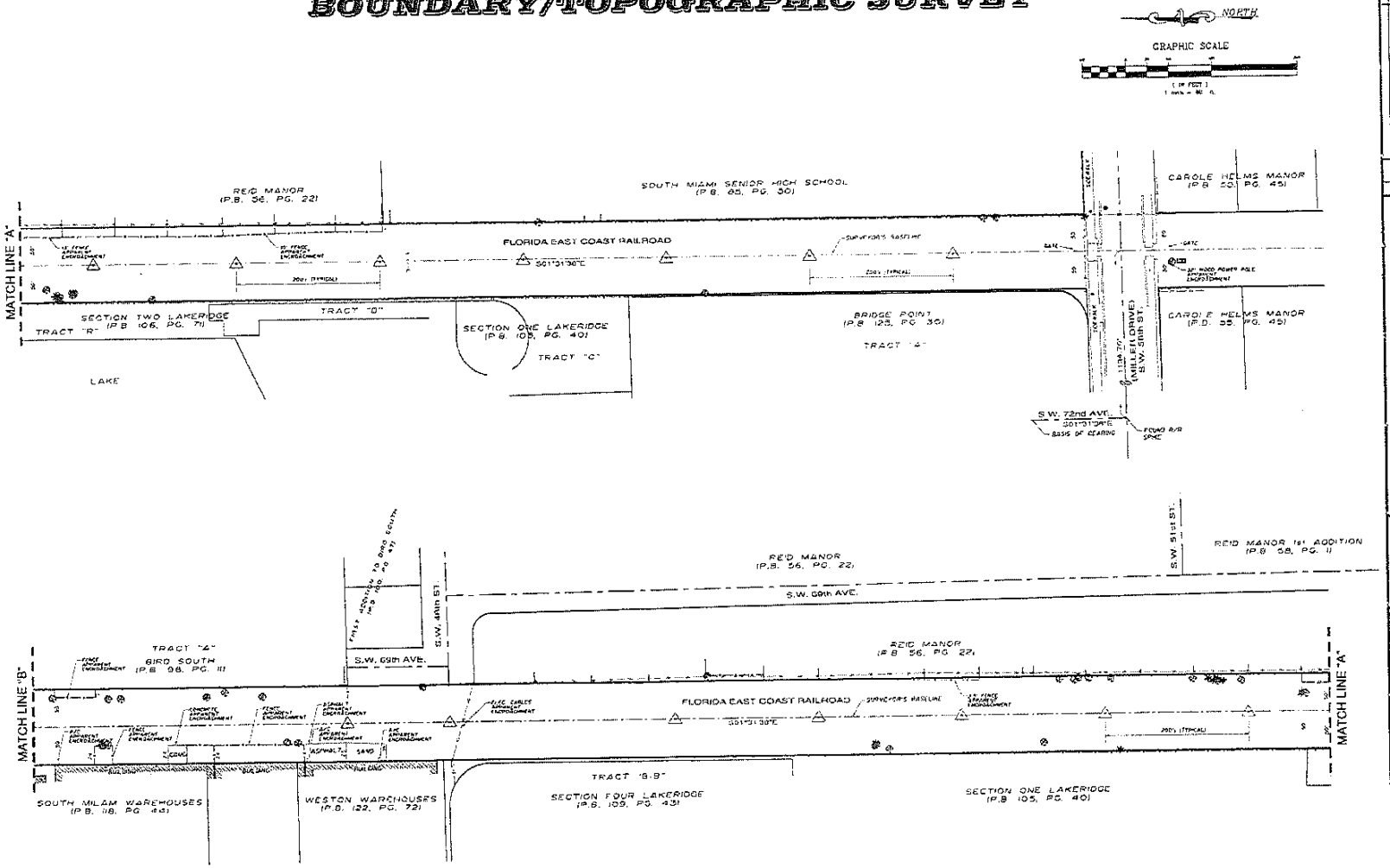
LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
3271 SALZEDO AVENUE, CORAL GABLES, FLORIDA 33134 - 305-445-1930 - FAX 445-1931

NO.	DATE	REVISIONS
1		

MIAMI-DADE COUNTY, FLORIDA
SEC. 23-54-40

PROJ. NO: 2013 27
DESIGNED: ---
DRAWN: SS
CHECKED: AAS
SCALE: AS NOTED
DATE: 10-02-2013
SHEET: 1 OF 3 SHEETS

BOUNDARY/TOPOGRAPHIC SURVEY



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FIRST DRAFT

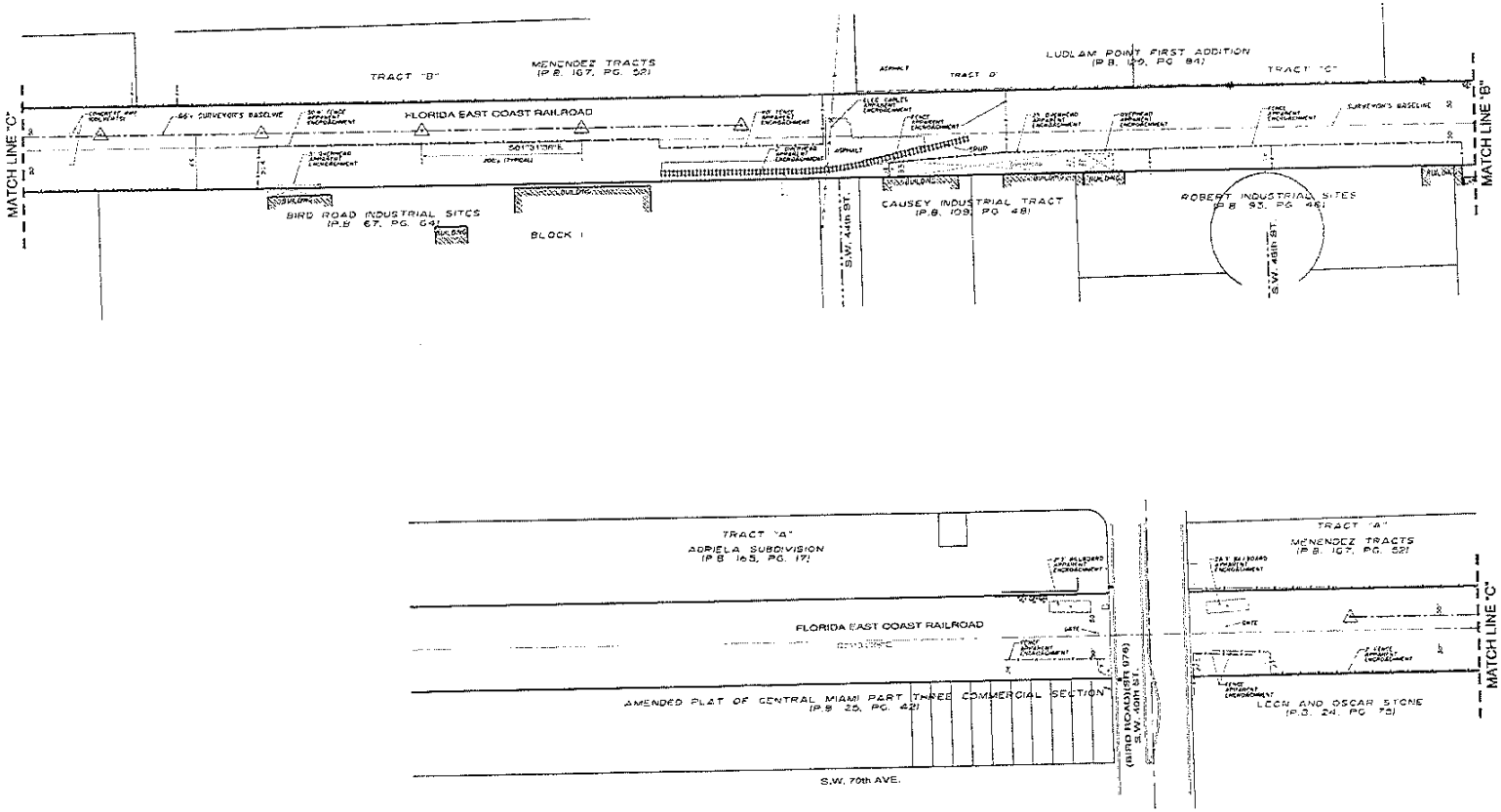
LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.

MIAMI-DADE COUNTY, FLORIDA

SEC. 23-54-40

PROJ. NO. 2013.27
DESIGNED ---
DRAWN JS
CHECKED AMC
SCALE AS NOTED
DATE 10-02-2013
SHEET 2 OF 3 SHEETS

BOUNDARY/TOPOGRAPHIC SURVEY



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FIRST DRAFT

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.

MIAMI-DADE COUNTY, FLORIDA

SEC. 23-54-40

SHEET: 3 OF 3 SHEETS

Zone 8/9 – not final

BOUNDARY/TOPOGRAPHIC SURVEY

LOCATION SKETCH
MIAMI-DADE COUNTY, FLORIDA
SCALE: 1"=200'

VICINITY MAP
MIAMI-DADE COUNTY, FLORIDA
SCALE: NTS

NORTH

LEGEND:

A/C Air Conditioning
A/C Anchor
ASPH Asphalt
DWY Asphalt Driveway
B Base Line
BM Bench Mark
C Centerline
Δ Central Angle of Curve
CDWY Concrete Driveway
CHD Chord, Distance, and Bearing
CLF Chain Link Fence
CONC. Concrete
CULV. Culvert
C&G Curb & Gutter
CWF Chicken Wire Fence
DC Deep Cut
DH Drill Hole
DW Decorative Wall
EOW Edge of Water
F.F.E. Finish Floor Elevation
FAR Floor Area Ratio
FND Found
GR Guard Rail
GRD Ground
IF Iron Fence
IP Iron Pipe
L Length of Curve
(M) Measured
M Monument Line
N&D Nail & Disc
O.R.B. Official Record Book
PC Point of Curvature
PF Plastic Fence
PG Page
PI Point of Intersection
PS Parking Spaces
PT Point of Tangent
P.B. Plat Book
POB Point of Beginning
POC Point of Commence
POT Point of Terminus
PORT. Portable
P Property Line
R Radius
(R) Record
R/W Right-of-Way
SN Set Nail
SWK Sidewalk
SF Square Feet
TOB Top of Bank
TOC Top of Curb
TYP. Typical
U.E. Utility Easement
WF Wood Fence
Tree
Valve Unknown
Water Meter
Water Valve
Wood Power Pole
Underground Sewer Line
Underground Telephone Line
Underground Water Line
Basketball Stand
Back Flow Preventer
Bell South Utility Box
Bell South Manhole
Bus Stop
Catch Basin
Clean Out
Concrete Light Pole
Concrete Power Pole
Concrete Traffic Signal Pole
Drain
Drainage Manhole
Electric Box
Electric Manhole
Electric Meter
Flow Arrow
FPL Box
FPL Manhole
Fire Hydrant
Gas Meter
Gas Valve
GPS Point
Grease Manhole
Guard Post
Handicap
Irrigation Control Valve
Irrigation Valve
Light Meter
Light Pole
Mail Box
Manhole Unknown
Metal Light Pole
Metal Power Pole
Metal Traffic Signal Pole
Monitoring Well
Overhead Cable
P.C.P. (Permanent Control Point)
P.R.M. (Permanent Reference Monument)
Palm
Pedestrian Signal Control Box
Phone Manhole
Plastic Light Pole
Post Indicator Valve
Rail Road Control Utility Box
Sewerage Pump
Sanitary Sewer Manhole
Sewer Valve
Storm Sewer Manhole
Street Sign
T.V. Box
Telephone Box
Traffic Meter
Traffic Pole
Traffic Signal Control Box
Transformer
Underground Cable TV Line
Underground Electrical Line
Underground Gas Line

NOTICE IS HEREBY GIVEN THAT SUNSHINE STATE ONE CALL OF FLORIDA, INC. MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT", PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.

THIS DOCUMENT CONSISTS OF FOUR (4) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

SURVEYOR'S REPORT:

1. No instruments of record reflecting easements, right of way, and or ownership were furnished to this surveyor except as shown.

2. Bearings are based on an assumed value of (S02°12'15"E) along the centerline of N.W. 72nd Ave.

3. Unless otherwise noted record and measured data are in substantial agreement. All distances and elevations shown are in accord with the United States standard using feet.

4. The Street Right-of-Way abutting this property are physically open unless otherwise noted.

5. Fence ownership, if any, was established by visual means only, but legal ownership has not been determined.

6. Set Iron Pipe or Pin with cap #1012 (18" in length by 0.2 square Inches, minimum) at all corners unless otherwise noted.

7. No underground installations or improvements have been located.

8. The symbols (if any) reflected in the legend and on the survey have been enlarged for clarity. The symbols have been plotted at the center of the field location and may not represent the actual size or shape of the feature.

9. The surveyor did not inspect the property for environmental hazards or jurisdictional wetlands.

10. The information depicted on this map represents the results of the survey on the date indicated and can only be considered as indicating the general conditions existing at that time.

11. Due to the frequent changes and interpretations of zoning ordinances it is the owner's responsibility to verify zoning restrictions before construction.

12. The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

13. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

14. The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Commercial High/Risk Area (linear: 1 foot in 10,000 feet) as defined in Chapter 5J-17.051, Florida Administrative Code.

DRAFT

LEGEND:
△ Set Iron Pipe with red cap #1012
Pine Tree

TITLE LEGAL DESCRIPTION:
NONE

AS-SURVEYED LEGAL DESCRIPTION:
A portion of the West ½ of Section 23, TWP 54 S, RGE 40 E Miami-Dade County, Florida.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY: that the property as shown and described hereon was prepared under my supervision and that there are no above ground encroachments unless otherwise shown, also that this Boundary Survey meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-017 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.
LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012

Arturo A. Sosa
Surveyor and Mapper 2629
State of Florida

Last Field Survey Date:
Field Book: 11-679 Pg

NO.	DATE	REVISIONS	BY	APP.

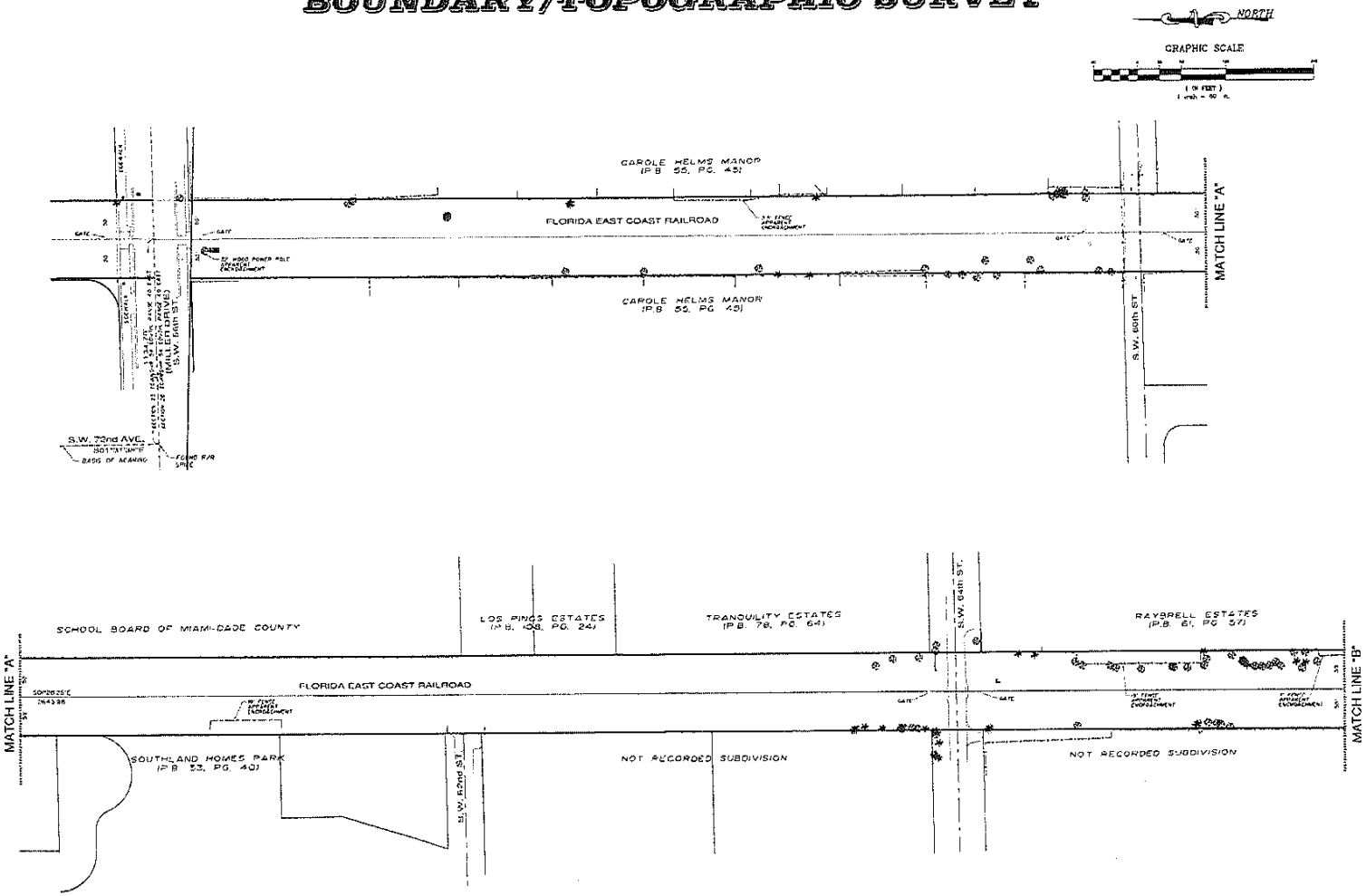
LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.

MIAMI-DADE COUNTY, FLORIDA

SEC. 26-54-40
SEC. 35-54-40

PROJ. NO.	2013 27
DESIGNED	---
DRAWN	SS
CHECKED	AAS
SCALE	AS NOTED
DATE	01-27-2014
SHEET	1 OF 4 SHEETS

BOUNDARY/TOPOGRAPHIC SURVEY



THIS DOCUMENT CONSISTS OF FOUR (4) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

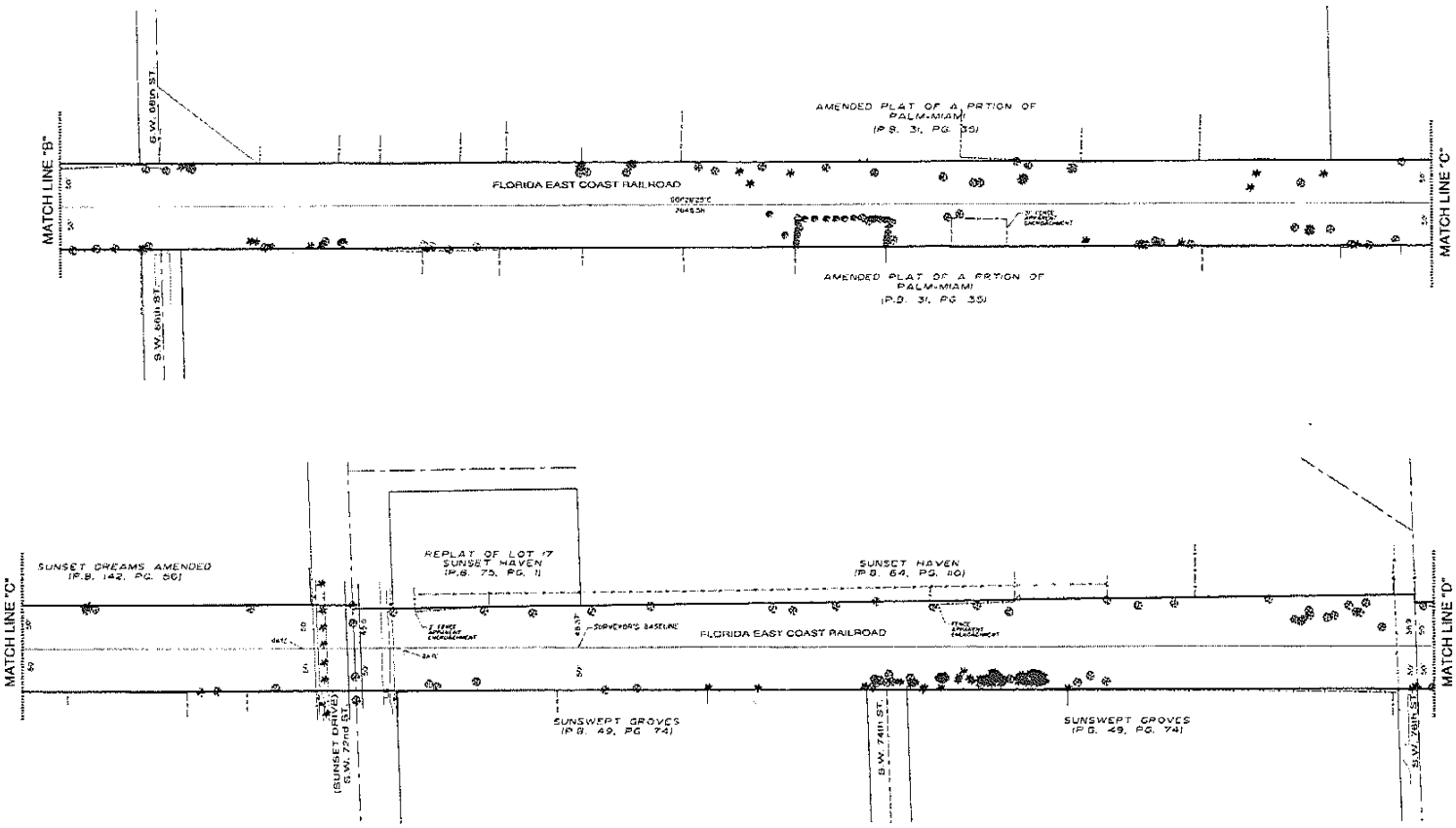
DRAFT

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.

MIAMI-DADE COUNTY, FLORIDA

PROJ. NO: 2013.27
DRAWN: SS
CHECKED: MS
SCALE: AS NOTED
DATE: 01-23-2014
SHEET 2 OF 4 SHEETS

BOUNDARY/TOPOGRAPHIC SURVEY



THIS DOCUMENT CONSISTS OF FOUR (4) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

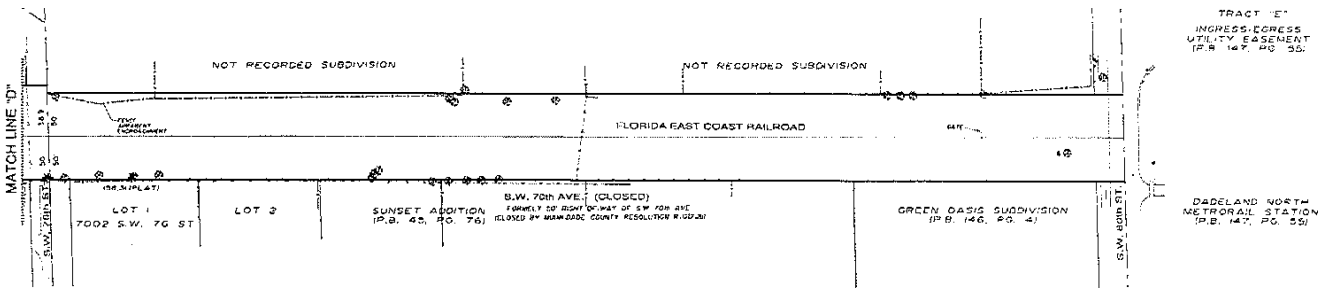
DRAFT

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.

MIAMI-DADE COUNTY, FLORIDA

PROJ. NO: 2013.27
DESIGNED: ---
DRAWN: RS
CHECKED: MC
SCALE: AS NOTED
DATE: 01-22-2014
SHEET: 3 OF 4 SHEETS

BOUNDARY/TOPOGRAPHIC SURVEY



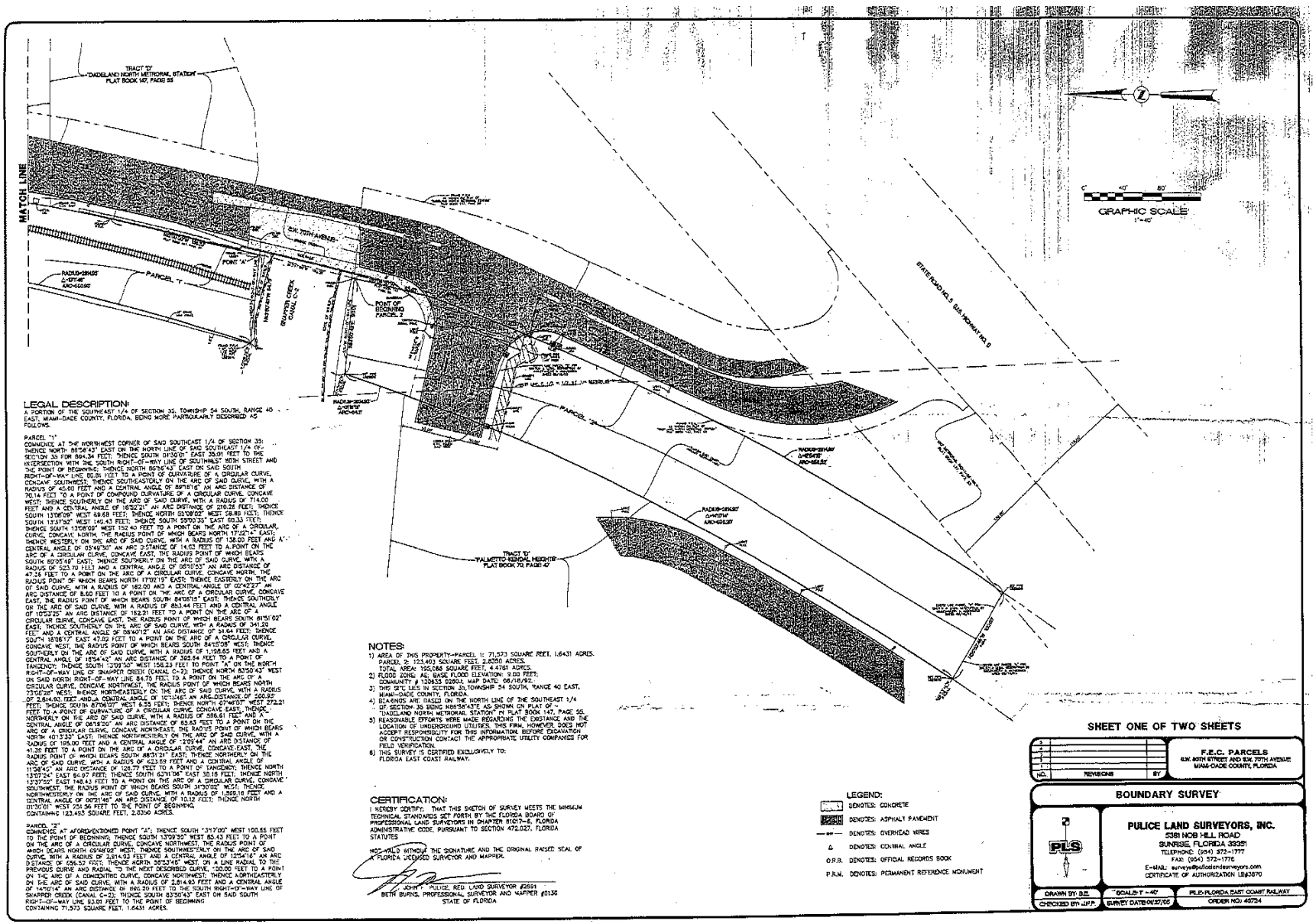
THIS DOCUMENT CONSISTS OF FOUR (4) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

DRAFT

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.

MIAMI-DADE COUNTY, FLORIDA
SEC. 35-54-40

PROJ. NO: 2013.27
DESIGNED: ---
DRAWN: SS
CHECKED: MS
SCALE: AS NOTED
DATE: 01-22-2014
SHEET: 4 OF 4 SHEETS



LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

PARCEL "1"
COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 35; THENCE NORTH 88°56'43" EAST ON THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 35 FOR 894.34 FEET; THENCE SOUTH 01°30'01" EAST 35.01 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST 107TH STREET AND THE POINT OF BEGINNING; THENCE NORTH 88°56'43" EAST ON SAID SOUTH RIGHT-OF-WAY LINE 80.81 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHWEST; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 89°18'16" AN ARC DISTANCE OF 70.14 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE, CONCAVE WEST; THENCE SOUTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 714.00 FEET AND A CENTRAL ANGLE OF 16°52'21" AN ARC DISTANCE OF 210.26 FEET; THENCE SOUTH 13°08'09" WEST 69.68 FEET; THENCE NORTH 05°09'02" WEST 58.80 FEET; THENCE SOUTH 13°37'52" WEST 149.43 FEET; THENCE SOUTH 59°09'35" EAST 69.33 FEET; THENCE SOUTH 13°08'09" WEST 152.40 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE NORTH, THE RADIUS POINT OF WHICH BEARS NORTH 13°52'21" EAST; THENCE WESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 138.00 FEET AND A CENTRAL ANGLE OF 05°49'30" AN ARC DISTANCE OF 14.03 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE EAST, THE RADIUS POINT OF WHICH BEARS SOUTH 89°05'49" EAST; THENCE SOUTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 523.70 FEET AND A CENTRAL ANGLE OF 05°10'53" AN ARC DISTANCE OF 47.36 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE NORTH, THE RADIUS POINT OF WHICH BEARS NORTH 17°02'19" EAST; THENCE EASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 162.00 AND A CENTRAL ANGLE OF 02°43'27" AN ARC DISTANCE OF 8.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE EAST, THE RADIUS POINT OF WHICH BEARS SOUTH 84°08'15" EAST; THENCE SOUTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 653.44 FEET AND A CENTRAL ANGLE OF 10°53'23" AN ARC DISTANCE OF 162.21 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE EAST, THE RADIUS POINT OF WHICH BEARS SOUTH 81°51'02" EAST; THENCE SOUTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 341.20 FEET AND A CENTRAL ANGLE OF 08°40'12" AN ARC DISTANCE OF 51.64 FEET; THENCE SOUTH 18°08'47" EAST 47.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE WEST, THE RADIUS POINT OF WHICH BEARS SOUTH 84°15'08" WEST; THENCE SOUTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 1,198.65 FEET AND A CENTRAL ANGLE OF 18°34'40" AN ARC DISTANCE OF 388.64 FEET TO A POINT OF TANGENCY; THENCE SOUTH 37°09'50" WEST 158.23 FEET TO POINT "A" ON THE NORTH RIGHT-OF-WAY LINE OF SNAPPER CREEK (CANAL C-2); THENCE NORTH 83°50'43" WEST ON SAID NORTH RIGHT-OF-WAY LINE 84.70 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWEST, THE RADIUS POINT OF WHICH BEARS NORTH 73°06'28" WEST; THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 2,814.80 FEET AND A CENTRAL ANGLE OF 10°13'48" AN ARC DISTANCE OF 502.50 FEET; THENCE NORTH 87°06'07" WEST 6.53 FEET; THENCE NORTH 87°46'07" WEST 272.21 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE EAST; THENCE NORTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 586.61 FEET AND A CENTRAL ANGLE OF 04°18'00" AN ARC DISTANCE OF 65.93 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEAST, THE RADIUS POINT OF WHICH BEARS NORTH 40°13'33" EAST; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 195.00 FEET AND A CENTRAL ANGLE OF 120°44" AN ARC DISTANCE OF 41.35 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE EAST, THE RADIUS POINT OF WHICH BEARS SOUTH 88°31'29" EAST; THENCE NORTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 423.69 FEET AND A CENTRAL ANGLE OF 11°58'45" AN ARC DISTANCE OF 126.79 FEET TO A POINT OF TANGENCY; THENCE NORTH 13°37'24" EAST 84.97 FEET; THENCE SOUTH 62°11'06" EAST 30.18 FEET; THENCE NORTH 13°37'02" EAST 140.43 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWEST, THE RADIUS POINT OF WHICH BEARS SOUTH 31°37'02" WEST; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 1,809.16 FEET AND A CENTRAL ANGLE OF 00°21'46" AN ARC DISTANCE OF 10.12 FEET; THENCE NORTH 01°30'01" WEST 251.56 FEET TO THE POINT OF BEGINNING.
CONTAINING 123,493 SQUARE FEET, 2.8350 ACRES.

PARCEL "2"
COMMENCE AT AFOREMENTIONED POINT "A"; THENCE SOUTH 13°37'00" WEST 100.55 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 13°09'50" WEST 85.43 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWEST, THE RADIUS POINT OF WHICH BEARS NORTH 05°48'09" WEST; THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 2,814.93 FEET AND A CENTRAL ANGLE OF 1°04'16" AN ARC DISTANCE OF 105.52 FEET; THENCE NORTH 39°53'45" WEST, ON A LINE RADIAL TO THE PREVIOUS CURVE AND RADIAL TO THE NEXT DESCRIBED CURVE, 100.00 FEET TO A POINT ON THE ARC OF A CONCENTRIC CURVE, CONCAVE NORTHWEST; THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 2,914.93 FEET AND A CENTRAL ANGLE OF 1°45'14" AN ARC DISTANCE OF 89.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SNAPPER CREEK (CANAL C-2); THENCE SOUTH 83°50'43" EAST ON SAID SOUTH RIGHT-OF-WAY LINE 93.01 FEET TO THE POINT OF BEGINNING
CONTAINING 71,573 SQUARE FEET, 1.6431 ACRES.

NOTES:

1) AREA OF THIS PROPERTY-PARCEL 1: 71,573 SQUARE FEET, 1.6431 ACRES.
   PARCEL 2: 123,493 SQUARE FEET, 2.8350 ACRES.
   TOTAL AREA: 195,066 SQUARE FEET, 4.4781 ACRES.
2) FLOOD ZONE: AE; BASE FLOOD ELEVATION: 9.00 FEET;
   COMMUNITY # 120635 0226G; MAP DATE: 06/16/92.
3) THIS SITE LIES IN SECTION 35, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.
4) BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 35 BEING N88°56'43"E AS SHOWN ON PLAT OF "DADELAND NORTH METRORAIL STATION" IN PLAT BOOK 147, PAGE 88.
5) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTANCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
6) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO:
   FLORIDA EAST COAST RAILWAY.

CERTIFICATION:

I HEREBY IDENTIFY: THAT THIS SKETCH OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOHN T. PULICE, REG. LAND SURVEYOR #2891
BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER #0136
STATE OF FLORIDA

LEGEND:

- CONC. — DENOTES: CONCRETE
- ASPH. — DENOTES: ASPHALT PAVEMENT
- OHW — DENOTES: OVERHEAD WIRES
- Δ — DENOTES: CENTRAL ANGLE
- O.R.B. — DENOTES: OFFICIAL RECORDS BOOK
- P.R.M. — DENOTES: PERMANENT REFERENCE MONUMENT

SHEET ONE OF TWO SHEETS

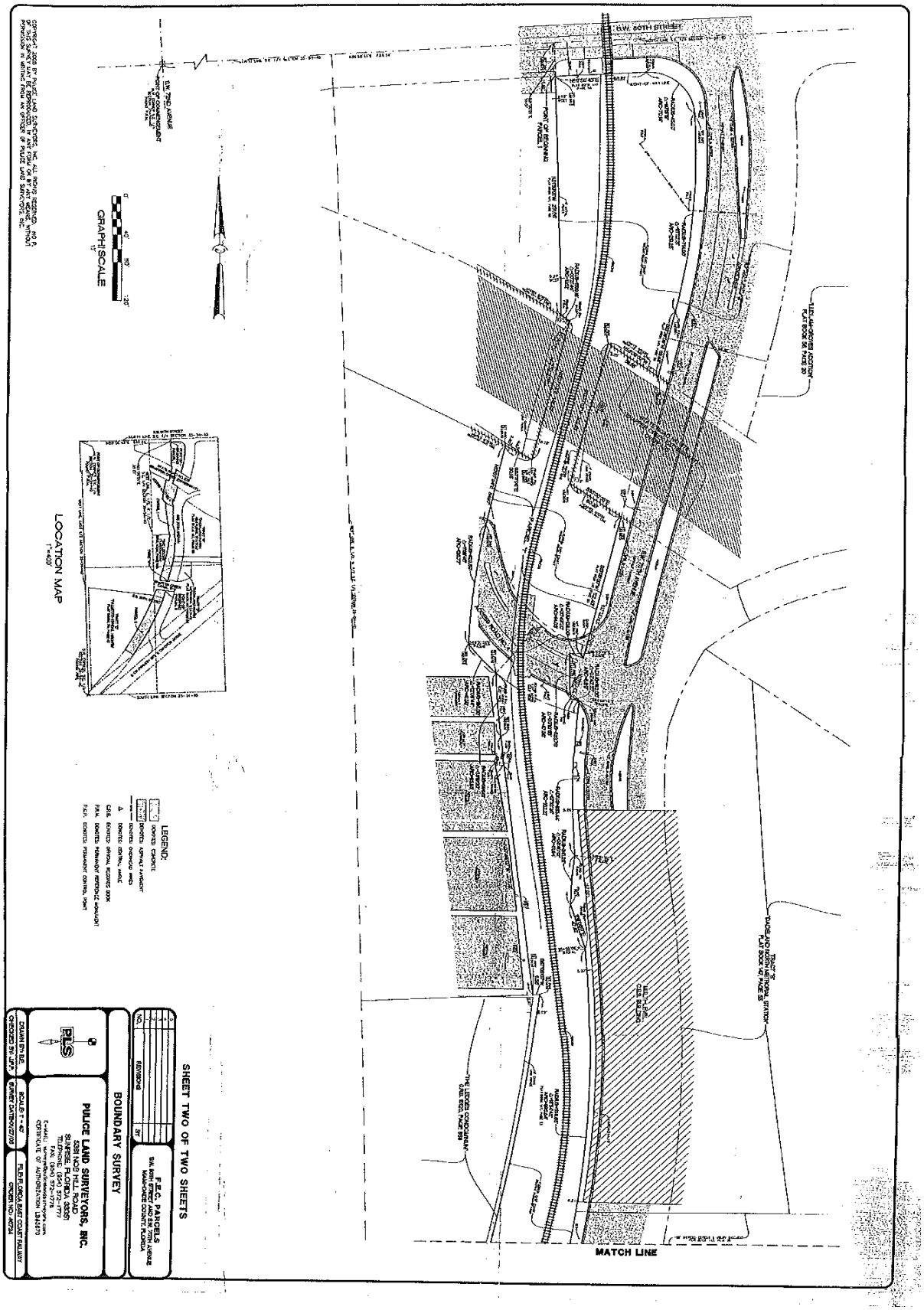
NO.	REVISIONS	BY

F.E.C. PARCELS
N.W. 80TH STREET AND N.W. 70TH AVENUE
MIAMI-DADE COUNTY, FLORIDA

BOUNDARY SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1776
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E.	SCALE: 1" = 40'	PLS-FLORIDA EAST COAST RAILWAY
CHECKED BY: J.P.P.	SURVEY DATE: 04/27/05	ORDER NO: 45724



SHEET TWO OF TWO SHEETS
F.E.C. PARCELS
BOUNDARY SURVEY
PULICE LAND SURVEYORS, INC.
LOCATION MAP
GRAPHIC SCALE
LEGEND:
MATCH LINE

EXHIBIT "B"

Proposed Sub-Category Text:

Ludlam Trail Corridor

The Ludlam Trail Corridor ("Corridor") is an approximately 6.2 mile long, generally one-hundred foot wide, abandoned Florida East Coast Railway spur-line that stretches from the southern edge of the Miami International Airport to the Downtown Kendall Urban Center. This Corridor abuts and navigates through a mix of uses including schools, parks, industrial, office, retail and residential. This subcategory contemplates the conversion and activation of this abandoned railway corridor into a public pedestrian and bicycle corridor planned and ultimately developed in conjunction with private development intended to connect to and integrate with these abutting uses. This sub-category accommodates a mix of land uses intended to correspond and be compatible with the abutting use, consisting primarily of residential, retail, personal and professional services, commercial and professional offices, hotels/motels, entertainment and cultural facilities, amusements and commercial/private/public recreation facilities. The mixing of residential and commercial uses, including live-work and work-live developments shall also be permitted, particularly where the Corridor serves as a buffer between commercial/industrial and residential areas.

It is understood that this Corridor is intended to serve, in part, as an active recreational amenity and, in part, private development, with associated benefits. Development of the Corridor should be compatible with adjacent and abutting uses and structures and effective land development regulations should provide for buffering, with landscaping and other features, the adjacent and adjoining residential uses. The compatible relationship between existing facilities and the development of the Corridor shall be governed by policies LU-4A - LU-4D. The width of the Corridor is expected to vary throughout its length and final configuration shall be established through the adopted zoning and land development regulations. Pedestrian and vehicular connections with, to, and through the Corridor shall be in accordance with adopted standards of and coordinated with the applicable governmental agencies with jurisdiction.

- Residential development may be authorized to occur in this sub-category at a density up to one density category higher than the highest LUP-designated density of the adjacent or adjoining residentially designated area, as shown on the LUP Map, or up to the density of any such existing residential development or zoning if the adjacent or adjoining land is undeveloped, whichever is higher.

- Where there is no residential use, zoning or designation on either side of the Corridor, the intensity of residential development, including height, bulk, and floor area ratio shall be no greater than that which would be permitted for an exclusively commercial use of the site. Residential density in such situations shall be based on the average unit sizes within the area. These areas may be developed with exclusively residential or non-residential uses or with a mix of uses or live-work units.

- The segment from NW 7 Street south to the Tamiami Canal extension may be developed at a residential density of up to 50 du/ac. Mixing of non-residential with residential uses or exclusively the development of non-residential uses within this area are also allowed.

- The segment from SW 56 Street (Miller Road) to SW 80 Street shall be developed at the existing land use designation of up to 2.5 du/ac. As described in more detail below, additional density afforded within this segment may be spread/transferred to other segments of the Corridor.

- Where SURs or TDRs are transferred parcels within the Corridor, which are zoned or to be used for residential development, or when a residential project utilizes the inclusionary zoning program the allowances of the Residential Communities section may be used within the limits provided in this paragraph.

It is anticipated that the pedestrian and bicycle recreational portion of the Corridor will be conveyed to an entity that would ensure its availability to the public. Notwithstanding any such conveyance, for purposes of calculating residential density or commercial intensity, gross acreage shall be used and shall include the entire corridor, including any portion of the Corridor that is dedicated to recreational use or conveyed to the public for such purpose, even after such conveyance is made. The residential density ceiling for land within this Corridor will apply to the entire corridor. The averaging or transfer of density may be authorized among different parcels throughout the Corridor. Portions of the Corridor may be developed at densities higher than that shown on the LUP map provided that other portions are developed at correspondingly lower densities so that the average density of the entire development does not exceed the maximum gross density limits shown on the LUP map, except that the increases in densities that may be otherwise be attributed to the development of lands abutting those areas designated for Estate Density may be spread/transferred throughout the Corridor from the Estate Density such that residential densities abutting those areas designated for Estate Density shall not exceed Estate Density. The above provisions, however, are all conditioned upon a determination being made that the requested density and housing types are compatible with the surrounding development and would not create a significant negative impact on services within the area.

EXHIBIT "D"

DISCLOSURE OF INTEREST

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

1. APPLICANT(S) NAME AND ADDRESS:

APPLICANT: LR 13-18 LLC

2855 Le Jeune Road, 4th Floor

Coral Gables, Florida 33134

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
X	LR 13-18 LLC	30-4011-000-0050	+/- 8.89
X	LR 13-18 LLC	30-4011-019-1100	+/- 0.34
X	LR 13-18 LLC	30-4011-018-0040	+/- 1.45
X	LR 13-18 LLC	30-4011-018-0080	+/- 1.44
X	LR 13-18 LLC	30-4014-000-0070	+/- 12.65
X	LR 13-18 LLC	30-4023-000-0500	+/- 12.12
X	LR 13-18 LLC	30-4026-000-0190	+/- 12.05
X	LR 13-18 LLC	30-4035-000-0210	+/- 3.17
X	LR 13-18 LLC	30-4035-000-1330	+/- 0.76
X	LR 13-18 LLC	30-4035-000-1440	+/- 0.76
X	LR 13-18 LLC	30-4035-000-1280	+/- 1.56
	Florida East Coast Railway	30-3052-000-0020	+/- 2.00

EXHIBIT "D"

DISCLOSURE OF INTEREST

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

1. APPLICANT(S) NAME AND ADDRESS:

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Coral Gables, Florida 33134

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
X	LR 13-18 LLC	30-4011-000-0050	+/- 5.61
X	LR 13-18 LLC	30-4011-019-1100	+/- 0.34
X	LR 13-18 LLC	30-4011-018-0040	+/- 1.45
X	LR 13-18 LLC	30-4011-018-0080	+/- 1.44
X	LR 13-18 LLC	30-4014-000-0070	+/- 12.65
X	LR 13-18 LLC	30-4023-000-0500	+/- 12.12
X	LR 13-18 LLC	30-4026-000-0190	+/- 12.05
X	LR 13-18 LLC	30-4035-000-0210	+/- 3.17
X	LR 13-18 LLC	30-4035-000-1330	+/- 0.76
X	LR 13-18 LLC	30-4035-000-1440	+/- 0.76
X	LR 13-18 LLC	30-4035-000-1280	+/- 1.56
	Florida East Coast Railway	30-3052-000-0020	+/- 2.00

Florida East Coast Railway	30-4002-000-0111	+/- 12.10
FDG Rail Holdings 32 LLC	30-4035-000-1320	+/- 0.56
FDG Rail Holdings 32 LLC	30-4035-000-1080	+/- 3.03
FDG Rail Holdings 32 LLC	30-4035-000-1170	+/- 7.73
FDG Rail Holdings 32 LLC	30-4035-000-1430	+/- 2.43

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)
X	X			X (see below)

The Applicant is seeking the approval of the application on behalf of the other property owners. Notices will be provided to those owners informing them that an application for an amendment to the Comprehensive Development Master Plan has been filed on their respective properties.

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	
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: LR 13-18 LLC, a Delaware limited liability company

NAME, ADDRESS, AND OFFICE (if applicable)	PERCENTAGE OF STOCK
See attached Exhibit D-1 for disclosure of interest information for LR 13-18 LLC	

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.

LR 13-18 LLC
a Delaware limited liability company

By: _____
Name: Kolleen Cobb
Title: Vice President

Sworn to and subscribed before me

this 2 **day of** June **, 2014**

_____
Notary Public, State of Florida at Large (SEAL)

My Commission Expires: September 6, 20

ESTRELLA L. MANSO
MY COMMISSION # EE 832824
EXPIRES: September 6, 2016
Bonded Thru Notary Public Underwriters

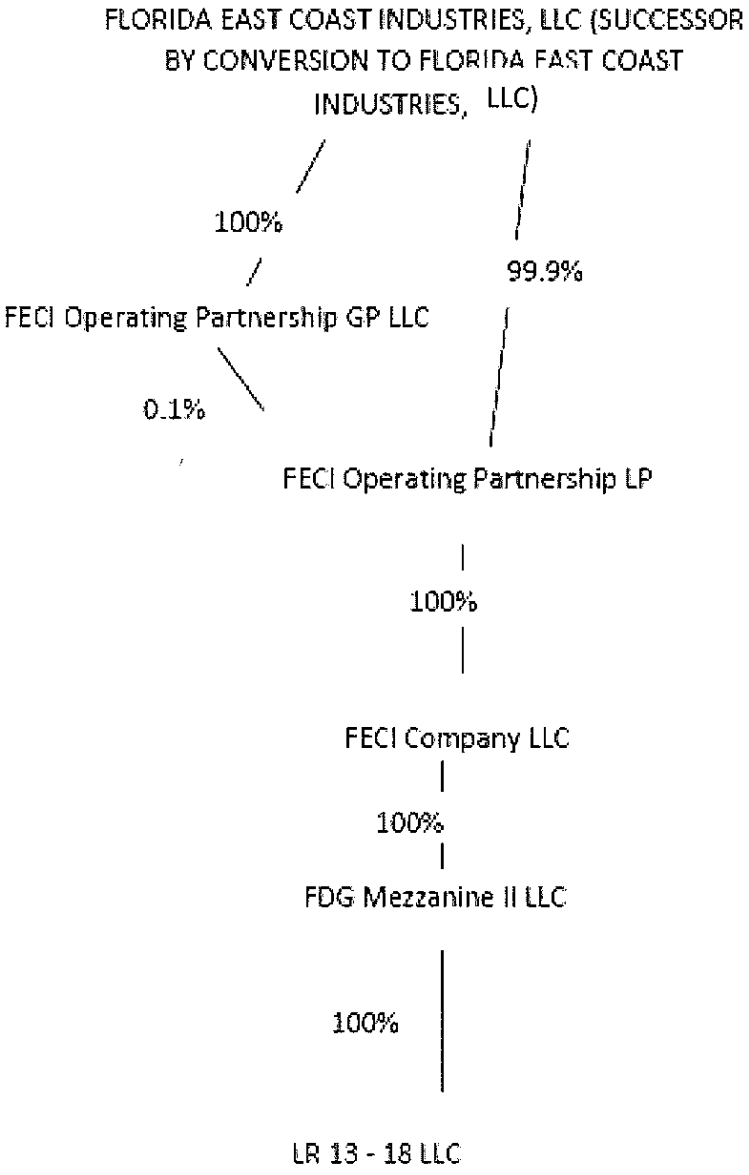
Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests 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 D-1

Disclosure of Interest information for LR 13-18 LLC:

LR 13-18 LLC is ultimately wholly owned by Florida East Coast Industries, LLC, a Delaware limited liability company.

Florida East Coast Industries, LLC, is majority owned by investment funds managed by affiliates of Fortress Investment Group, LLC, a publicly traded entity on the New York Stock Exchange (NYSE: FIG).



APPLICATION NO. 4
STANDARD AMENDMENT APPLICATION

Applicant	**Applicant's Representative**
OROT Flagler, LLC. C/O Manual Grosskopf, Manager 1000 East Hallandale Beach Blvd. Suite B Hallandale Beach, Florida 33009	Juan J. Mayol, Jr., Esq. Hugo P. Arza, Esq. Holland & Knight, LLP 701 Brickell Avenue Suite 3300 Miami, Florida 33131-2847 (305) 374-8500

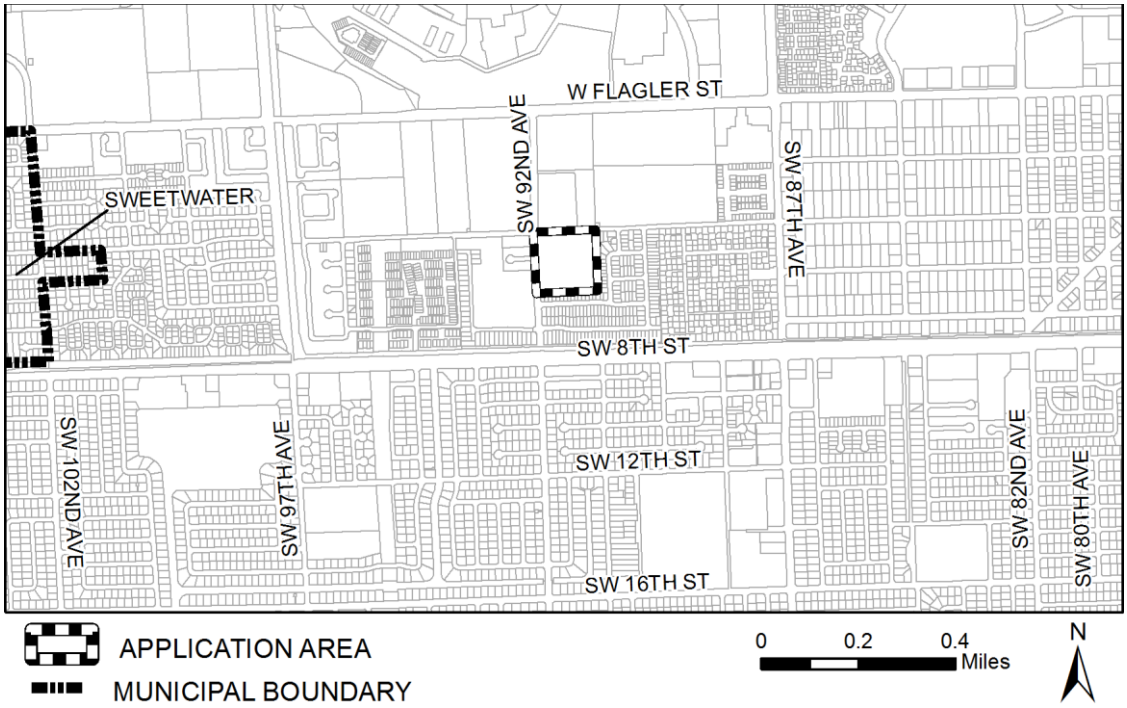
Requested Amendment to the Land Use Plan Map

From: "Low-Medium Density Residential (6 to 13 DU/Ac.)"
To: "Low-Medium Density Residential with One Density Increase (DI-1)"

Location: Southeast corner of the intersection of SW 4 Street and SW 92 Avenue.

Acreage: Application area: ±10.14 Gross Acres; ±9.58 Net Acres

Acreage Owned by Applicant: ±9.58 Net acres



Notes:

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

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

1. APPLICANT

OROT Flagler, LLC
c/o Manuel Grosskopf, Manager
1000 E. Hallandale Beach Blvd., Suite B
Hallandale Beach, Florida 33009

2014 JUN -2 P 4:36
PLANNING & ZONING
METROPOLITAN PLANNING SECT

2. APPLICANT'S REPRESENTATIVES

Juan J. Mayol, Jr., Esq.
Hugo P. Arza, Esq.
Holland & Knight, LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131-2847
(305) 374-8500
(305) 789-7799

By: _____ Date 6/2/14
Hugo P. Arza, Esq.
Juan J. Mayol, Jr., Esq.

3. DESCRIPTION OF REQUESTED CHANGE

A. Changes to the Land Use Plan Map. Applicant requests a change to the Land Use Plan (LUP) map designation on the subject property from "Low-Medium Density" to "Low-Medium Density With One Density Increase."

B. Description of the Subject Property (the "Property").

The Property contains approximately ±10.14 gross acres (±9.58 net acres) and is located on the southeast corner of SW 4 Street and SW 92 Avenue, in Section 04, Township 54 South, Range 40 East. The Property is Tract 8, Block 4, of Richardson-Kellett Company's Plat, according to the Plat thereof, as recorded in Plat Book 4, at Page 100, of the Public Records of Miami-Dade County, Florida, and is more particularly described in Exhibit "A" to this application.

C. Gross and Net Acreage.

Application area: ±10.14 gross acres (±9.58 net acres)
Acreage Owned by Applicant: Same as above.

D. Requested Change.

Applicant requests that the Property be re-designated on the Land Use Plan map from LOW-MEDIUM DENSITY to LOW-MEDIUM DENSITY WITH ONE DENSITY INCREASE on +/-10.14 gross acres identified in Exhibit "A."

4. REASONS FOR AMENDMENT

The Applicant is requesting the re-designation of the Property from "Low-Medium Density" to "Low-Medium Density with One Density Increase". The Property consists of ±10.14 gross acres (±9.58 net acres) and is located on the southeast corner of SW 4 Street and SW 92 Avenue. The purpose of this request is to address the demand for additional residential uses in the community. The Applicant is seeking to develop the Property with multi-family units, which are intended to meet the needs of a growing population in the area. Additionally, the Applicant plans to incorporate urban design elements into the proposed development to provide for enhanced compatibility with the surrounding developed area.

The Applicant intends to redevelop the Property, which fronts SW 4 Street and SW 92 Avenue and is currently vacant, with multi-family units. The Property is located on the southeast corner of an intersection with a half-section line road, SW 92 Avenue. The Property is bounded to the north by SW 4 Street, the west by SW 92 Avenue, and by a residential community to the south and east. The parcels of land to the north and northeast of the Property are designated "Office/Residential" and are improved with a parking lot that serves the Florida Power & Light facility located at the intersection of W Flagler Street and SW 92 Avenue. The property to the northeast is designated "Medium-Density" and is the site of the Century Parc multi-family residential community. The parcel to the west is designed "Low-Medium Density" and is improved with single family residences and the Big Five Club, a private club. The addition of the multi-family neighborhood will serve as infill development that accommodates the projected population and economic growth of the surrounding community, and will serve as an urban buffer between the Florida Power & Light and Big Five Club uses to the north and west, and the single family residences to the east and south.

The Property is located within Minor Statistical Area ("MSA") 3.2 and just to the north of MSA 5.4. MSA 3.2 is defined by SW 177 Avenue to the west, SW 8 Street to the south, NW 72 Avenue to the east, and US 27 to the north. More than half of the land within MSA 3.2 is outside of the Urban Development Boundary ("UDB"). Current Miami-Dade County population projections estimate a population increase in MSA 3.2 of roughly 20,275 residents from the year 2010 to 2020.[1] Table 1.1-9 of the 2010 Evaluation and Appraisal Report, Adopted March 23, 2011, indicates a Depletion Year of 2026 for mult-family housing in MSA 3.2

[1] As indicated in the Miami-Dade County Regulatory & Economic Resources Department Planning Research Section Population Estimates and Projections for 2010, 2020 and 2030, dated March, 2013.

The areas to the east, west and south are predominantly zoned RU-4L (Limited Apartment House District, maximum density 23 dwelling units per acre), RU-3M (Minimum Apartment House District, maximum density 12.9 dwelling units per acre), and RU-TH (Townhouse District, maximum density 8.5 dwelling units per acre). As the area has developed, the community's need for residential uses has become acute. The population has residential needs which are not currently met by the existing development in this general area. Thus, the re-designation of the property to " Low-Medium Density with One Density Increase " would serve to meet the demands of the area's residents and meet the CDMP directive to promote communities in developed, urbanized areas to utilize sound urban design principles.

The Property lies less than a quarter of a mile from the major commercial development taking place north of the intersection of W Flagler Street and SW 92 Avenue. The commercial uses will attract residents on the Property, and encourage short traveling times for residents with retail related needs. Additionally, the development will connect SW 92 Avenue to Fontainebleau Boulevard, promoting better distribution of residents traveling in the area. The retail development and improved roadway connectivity create an urban environment that justifies the type of multi-family development the Applicant is proposing under the land use designation sought pursuant to this application.

Furthermore, the need for urban residential development on the Property is supported by its location in an area served by transit. The northwest corner of the Property is roughly 0.27 miles from bus stops located on W Flagler Street served by Miami-Dade Transit Metrobus Routes 11 and 51, and roughly 0.20 miles from stops on SW 8 Street served by Route 8. These routes also have stops located to the east and west along their respective paths. The availability of neighborhood-supporting services near the Property will encourage ridership along these routes.

Based on the foregoing, the Applicant believes that the approval of this application would be a timely improvement to the Land Use Plan map and will help to promote the concentration of business uses at large roadway intersections to serve local communities. Accordingly, approval of the requested Amendment would further implementation of the following CDMP policies:

LAND USE OBJECTIVE 1: The location and configuration of Miami-Dade County's urban growth through the year 2030 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.

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

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

LAND USE POLICY 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.

LAND USE POLICY 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.

LAND USE POLICY 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.

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

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

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

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

i. Satisfy a deficiency in the Plan Map to accommodate projected population or economic growth of the County;

ii. Enhance or impede provision of services at or above adopted LOS Standards;

iii. Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and

iv. Enhance or degrade environmental or historical resources, features or systems of County significance; and

v. If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.

LAND USE POLICY LU-9H: Miami-Dade County shall reorient its special area planning program to emphasize preparation of physical land use and urban design plans for strategic and high growth locations, such as urban centers and certain transportation corridors as defined in the CDMP.

LAND USE POLICY LU-9J: Miami-Dade County shall continue to use, but not be limited exclusively to the design guidelines established in its urban design manual as additional criteria for use in the review of all applications for new residential, commercial and industrial development in unincorporated Miami-Dade County, and shall consider the inclusion of such guidelines into its land development regulations.

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

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

LAND USE POLICY LU-12D: The County shall consider developing strategies that promote infill development in specific areas.

5. ADDITIONAL MATERIAL SUBMITTED

Additional items in support of this application may be submitted at a later date.

6. COMPLETED DISCLOSURE FORMS

Attached as Exhibit "C"

Attachments: Legal Descriptions for the Property and Parcels - Exhibit "A"
Location Map for Application - Exhibit "B"
Disclosure of Interest Form - Exhibit "C"
Aerial Photograph – Exhibit "D"
Section Sheet – Exhibit "E"

Exhibit "A"

Legal Description for Property:

THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF THE SOUTHEAST 1/4, OF SECTION 4, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE WEST 35.00 FEET THEREOF; SUBJECT TO 30 FOOT ROAD AND DRAINAGE CANAL, RIGHT OF WAY AS SHOWN ON PLAT OF RICHARDSON-KELLETT COMPANY'S PLAT, SECTION 4, TOWNSHIP 54 SOUTH, RANGE 40 EAST ACCORDING TO THE PLAT THERE OF RECORDED IN PLAT BOOK 4, AT PAGE 100 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
CONTAINING 9.578 ACRES, MORE OR LESS.

EXHIBIT "B"

LOCATION MAP FOR APPLICATION TO AMEND
THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

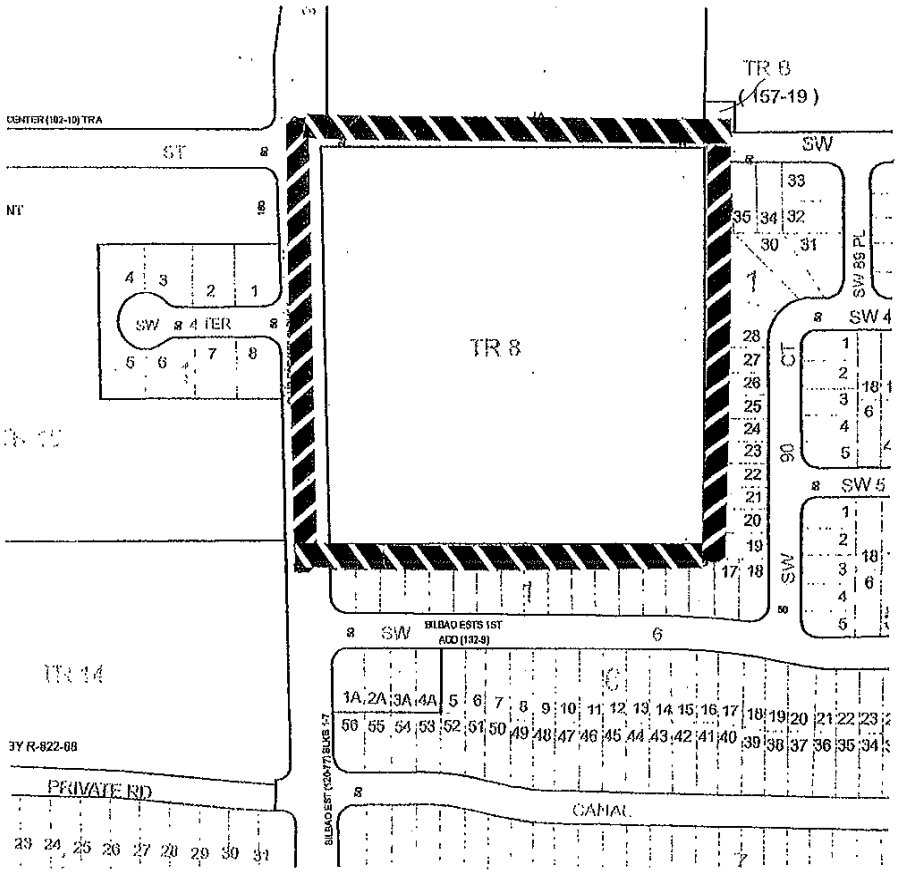
APPLICANTS / REPRESENTATIVE

OROT Flagler, LLC / Juan J. Mayol, Jr., Esq.

DESCRIPTION OF SUBJECT AREA

The Property consists of approximately ±10.14 gross acres (±9.58 net acres) of land located in Section 04, Township 54, Range 40, in unincorporated Miami-Dade County, Florida. The Property lies on the southeast corner of SW 4 Street and SW 92 Avenue, and is more specifically described in Exhibit "A" to this application.

LOCATION MAP



*The Property is 100% owned by the Applicant.

EXHIBIT "C"

DISCLOSURE OF INTEREST

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

1. APPLICANT (S) NAME AND ADDRESS:

APPLICANT: OROT Flagler, LLC, a Florida limited liability company

1000 E. Hallandale Beach Blvd., Suite B

Hallandale Beach, FL 33009

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
OROT Flagler, LLC	OROT Flagler, LLC	30-4004-024-0010 (A portion of the above folio no.)	+/- 2.3 net acres

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

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

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

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

INDIVIDUAL'S NAME AND ADDRESS	PERCENTAGE OF INTEREST
	%

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

CORPORATION NAME OROT Flagler, LLC, a Florida limited liability company

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

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

TRUSTEES NAME: _____

BENEFICIARY'S NAME AND ADDRESS	PERCENTAGE OF INTEREST

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

PARTNERSHIP NAME: _____

NAME AND ADDRESS OF PARTNERS	PERCENTAGE OF INTEREST

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,**

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.

OROT Flagler, LLC, a Florida limited liability company

By: _____

Name: Manuel Grosskopf

Title: Manager

Sworn to and subscribed before me * Personally Known

this 23 **day of** May **, 2014** **My Commission Expires:**

Max Rojas

Notary Public, State of Florida at Large (SEAL)

MAX ROJAS
MY COMMISSION # FF 107923
EXPIRES: April 12, 2018
Bonded Thru Notary Public Underwriters

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.

Disclosure of Interest for Orot Flagler, LLC:

Orot Flagler, Inc. 64%

Moises Aaron Smolarz
Fred Chaoul
Sadia Cohen
Sergio Grosskopf
(all parties own an equal interest in Orot Flagler, Inc.)

The Great Five, LLC 12%

Francisco Cervino
Dolores Cervino
Magdalena Cervino
Paula Cervino
Lucila Cervino
(all parties own an equal interest in The Great Five, LLC)

MG3 Orot, LLC 4%

Hernan Leonoff
Gustavo Bogomolni
Marcelo Saiegh
(all parties own an equal interest in MG3 Orot, LLC)

Orot Management, LLC 20%

Manuel Grosskopf

APPLICATION NO. 5
STANDARD AMENDMENT APPLICATION

Applicant	**Applicant's Representative**
George C. Busher, Jr. and Rosemary C. Busher, as Co-Trustees 8225 Los Pinos Circle Coral Gables, Florida 33143	Juan J. Mayol, Jr., Esq. Hugo P. Arza, Esq. Holland & Knight, LLP 701 Brickell Avenue Suite 3300 Miami, Florida 33131-2847 (305) 374-8500

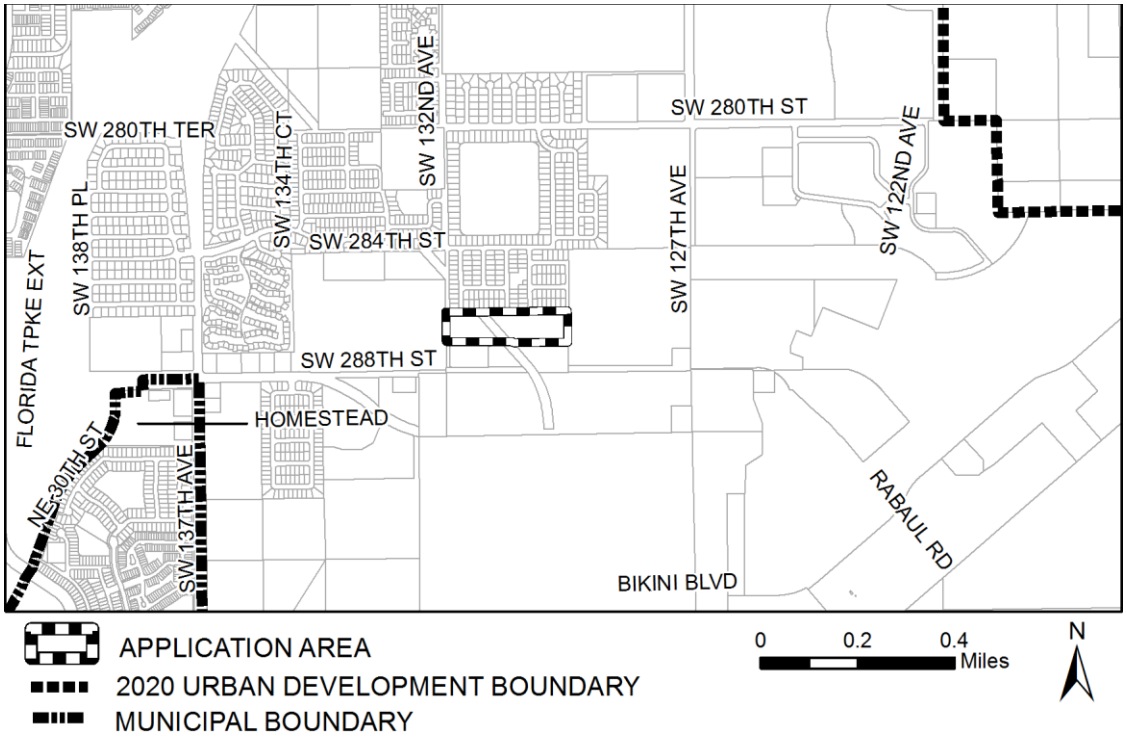
Requested Amendment to the Land Use Plan Map

From: "Low Density Residential (2.5 to 6 DU/Ac.)"
To: "Low-Medium Density Residential (6 to 13 DU/Ac.)"

Location: Southeast corner of the intersection of SW 286 Street and SW 132 Avenue.

Acreage: Application area: ±10.1 Gross Acres; ±9.06 Net Acres

Acreage Owned by Applicant: ±9.06 acres



Notes:

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

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

1. APPLICANT

George C. Busher, Jr., and Rosemary C. Busher, as Co-Trustees
of The George C. Busher Living Trust, dated July 8, 1999.
8225 Los Pinos Circle
Coral Gables, Florida 33143

2014 JUN -2 P 4:36
METROPOLITAN PLANNING SECT. PLANNING & ZONING

2. APPLICANT'S REPRESENTATIVES

Juan J. Mayol, Jr., Esq.
Hugo P. Arza, Esq.
Holland & Knight, LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131-2847
(305) 374-8500
(305) 789-7799

By: _____ 6/2/14
Hugo P. Arza, Esq. Date
Juan J. Mayol, Jr., Esq.

3. DESCRIPTION OF REQUESTED CHANGE

A. Changes to the Land Use Plan Map. Applicant requests a change to the Land Use Plan (LUP) map designation on the subject property from "Low Density" to "Low-Medium Density."

B. Description of the Subject Property (the "Property").

The Property contains approximately ±10.1 gross acres (±9.06 net acres) and is located on the southeast corner of SW 286 Street and SW 132 Avenue, in Section 02, Township 57 South, Range 39 East, and is more particularly described in Exhibit "A" to this application.

C. Gross and Net Acreage.

Application area: ±10.1 gross acres (±9.06 net acres)
Acreage Owned by Applicant: Same as above.

D. Requested Change.

Applicant requests that the Property be re-designated on the Land Use Plan map from LOW DENSITY to LOW-MEDIUM DENSITY on +/-10.1 gross acres identified in Exhibit "A."

4. REASONS FOR AMENDMENT

The Applicant is requesting the re-designation of the Property from "Low Density" to "Low-Medium Density ". The Property consists of ±10.1 gross acres (±9.06 net acres) and is located on the southeast corner of SW 286 Street and SW 132 Avenue. The Applicant is seeking the designation to address the demand for additional residential uses of a growing population in the area.

The Property, which is currently utilized as a construction storage yard and for farming, fronts SW 286 Street and SW 132 Avenue and is located just northeast of an intersection of two half-section line roads, SW 288 Street and SW 132 Avenue. The Property is bounded to the north by SW 286 Street, the west by SW 132 Avenue, by a warehouse facility to the south, and vacant land to the east. The areas to the north and northeast of the Property are improved with single family neighborhoods. The property to the east is currently vacant, and is designated on the land use map for low-density development. The lands to the south of SW 288 Street are part of the cluster of properties that serve as the site for the Homestead Air Reserve Base.

Designating the Property as Low-Medium Density will promote infill development that accommodates the projected population and economic growth of the surrounding community, and will serve as a buffer between the single family development to the north and northwest, and the government facilities to the south and southeast. Additionally, the presence of an IU-2 zoned parcel, improved with an active warehouse facility, encourages a transitional designation such as low-medium to provide for a progressive decrease in intensity from industrial to higher-density residential to existing low-density residential.

The Property is located within Minor Statistical Area ("MSA") 7.4. MSA 7.4 is defined by SW 248 Street to the north, the coastline to the east, SW 328 Street to the south, and US 1 to the west. Roughly half of the land within MSA 7.4 is outside of the Urban Development Boundary ("UDB"). Current Miami-Dade County population projections estimate a population increase in MSA 7.4 of roughly 64,505 residents from the year 2010 to 2020.[1] Table 1.1-11 of the 2010 Evaluation and Appraisal Report, Adopted March 23, 2011, indicates a Depletion Year of 2022 for both single family and multi-family housing in MSA 7.4.

The areas to the east and west are zoned RU-1, RU-1MA to the north, RU-3M to the southwest, and IU-2 to the south. As the area has developed, the community's need for a variety

[1] As indicated in the Miami-Dade County Regulatory & Economic Resources Department Planning Research Section Population Estimates and Projections for 2010, 2020 and 2030, dated March, 2013.

of residential uses has become acute. The population has residential needs which are not currently met by the existing development in this general area as evidenced by recent activity in entitlements and construction in the area. Thus, the re-designation of the property to "Low-Medium Density" would serve to meet the demands of the area's residents and meet the CDMP directive to promote communities offering a variety of single-family, townhome, and multi-family residential options.

The Property lies approximately a half mile from ongoing commercial development taking place at the intersection of SW 288 Street and SW 137 Avenue. The commercial uses will provide accessible and convenient retail services to the area. According to the County's projected population growth in the area, the Property, and vacant lands surrounding the Property, must offer a variety of residential uses to accomplish the County's goal of creating autonomous neighborhoods. Allowing mutually beneficial residential and commercial development in the area will accommodate the needs of the County's population growth in the future. The Property's location between the commercial and single family development to the west, and government facilities to the east, make it a prime location for townhome or multi-family uses to allow for this variety of housing types.

Furthermore, the need for a variety of residential development on the Property is supported by its location in an area served by transit. The Property is served by Miami-Dade Transit Metrobus Route 70 with a bus stop located just south of SW 286 Street along SW 132 Avenue and just west of the Property. Route 70 connects the Property to the Cutler Bay area to the north, the commercial corridor along US 1, and the Florida City area. The availability of neighborhood-supporting services near the Property will encourage ridership along this route.

Based on the foregoing, the Applicant believes that the approval of this application would be a timely improvement to the Land Use Plan map and will help to promote the concentration of business uses at large roadway intersections to serve local communities. Accordingly, approval of the requested Amendment would further implementation of the following CDMP policies:

LAND USE OBJECTIVE 1: The location and configuration of Miami-Dade County's urban growth through the year 2030 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.

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

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

LAND USE POLICY 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.

LAND USE POLICY 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.

LAND USE POLICY LU-1O: Miami-Dade County shall seek to prevent discontinuous, scattered development at the urban fringe in the Agriculture Areas outside the Urban Development Boundary, through its CDMP amendment process, regulatory and capital improvements programs and intergovernmental coordination activities.

LAND USE POLICY 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.

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

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

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

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

i. Satisfy a deficiency in the Plan Map to accommodate projected population or economic growth of the County;

ii. Enhance or impede provision of services at or above adopted LOS Standards;

iii. Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and

iv. Enhance or degrade environmental or historical resources, features or systems of County significance; and

v. If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.

LAND USE POLICY LU-9H: Miami-Dade County shall reorient its special area planning program to emphasize preparation of physical land use and urban design plans for strategic and high growth locations, such as urban centers and certain transportation corridors as defined in the CDMP.

LAND USE POLICY LU-9J: Miami-Dade County shall continue to use, but not be limited exclusively to the design guidelines established in its urban design manual as additional criteria for use in the review of all applications for new residential, commercial and industrial development in unincorporated Miami-Dade County, and shall consider the inclusion of such guidelines into its land development regulations.

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

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

LAND USE POLICY LU-12D: The County shall consider developing strategies that promote infill development in specific areas.

5. ADDITIONAL MATERIAL SUBMITTED

Additional items in support of this application may be submitted at a later date.

6. COMPLETED DISCLOSURE FORMS

Attached as Exhibit "C"

Attachments: Legal Descriptions for the Property and Parcels - Exhibit "A"
Location Map for Application - Exhibit "B"
Disclosure of Interest Form - Exhibit "C"
Aerial Photograph – Exhibit "D"
Section Sheet – Exhibit "E"

EXHIBIT "A"

Legal Description for Property:

The North 1/2 of the South 1/2 of the SW 1/4 of the NE 1/4 of Section 2, Township 57 South, Range 39 East, of the Public Records of Miami-Dade County, Florida, less the South 17.5 feet thereof.

EXHIBIT "B"

LOCATION MAP FOR APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

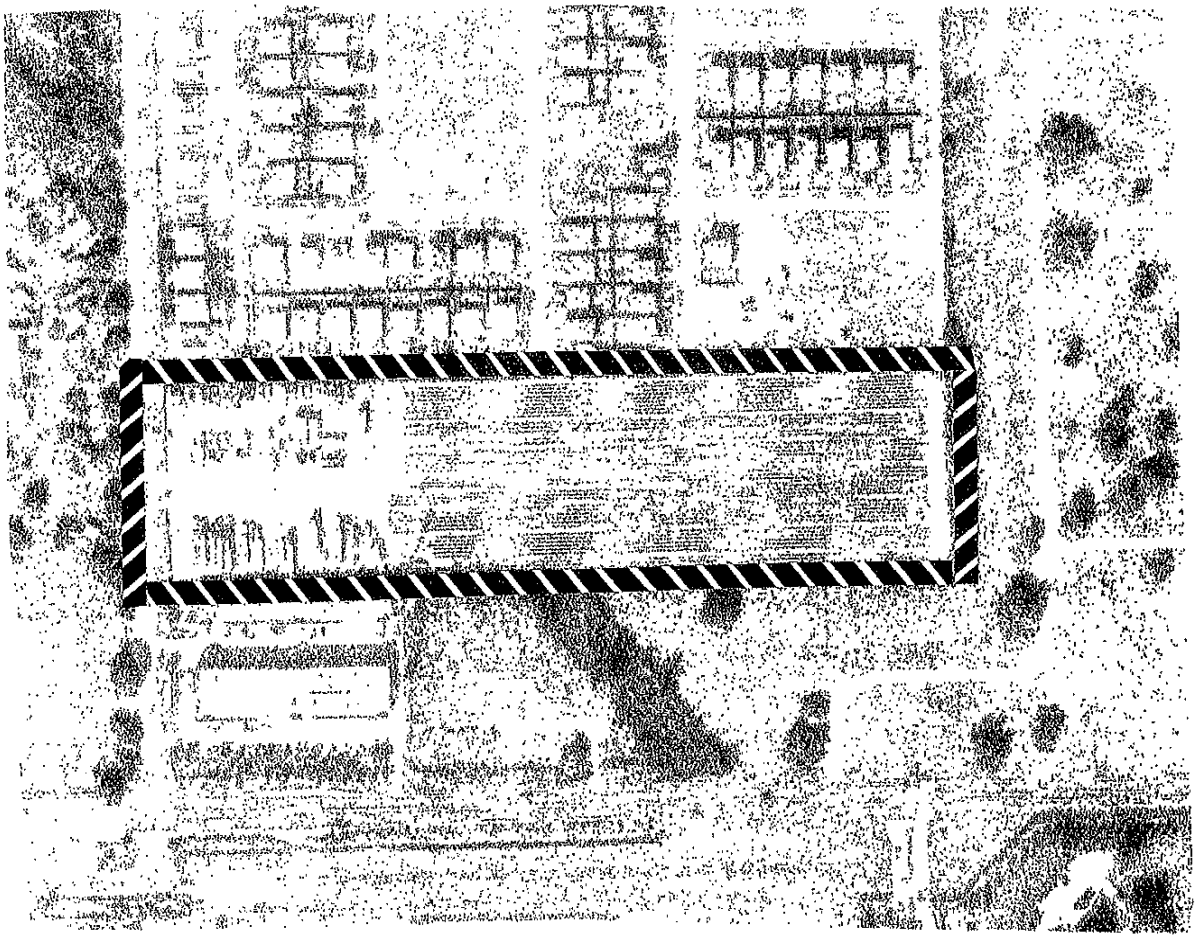
APPLICANTS / REPRESENTATIVE

OROT Flagler, LLC / Juan J. Mayol, Jr., Esq.

DESCRIPTION OF SUBJECT AREA

The Property consists of approximately ±10.1 gross acres (±9.06 net acres) of land located in Section 02, Township 57, Range 39, in unincorporated Miami-Dade County, Florida. The Property lies on the southeast corner of SW 286 Street and SW 132 Avenue, and is more specifically described in Exhibit "A" to this application.

LOCATION MAP



*The Property is 100% owned by the Applicant.

EXHIBIT "C"

DISCLOSURE OF INTEREST

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

1. APPLICANT (S) NAME AND ADDRESS:

APPLICANT: George C. Busher, Jr. and Rosemary C. Busher, as Co-Trustees

The George C. Busher Living Trust, dated July 8, 1999 (the "Trust")

8225 Los Pinos Circle

Coral Gables, Florida 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.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
The Trust	The Trust	30-7902-000-0051 (A portion of the above folio no.)	+/- 10.1 gross acres

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

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

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

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

INDIVIDUAL'S NAME AND ADDRESS	PERCENTAGE OF INTEREST
	%

DISCLOSURE OF INTEREST*

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 _____

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: The George C. Busher Living Trust, dated July 8, 1999.

NAME AND ADDRESS	Percentage of Interest
SEE ATTACHED.	

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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 AND ADDRESS (if applicable)	Percentage of Interest
SEE ATTACHED.	

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: _____

George C. Busher, Jr., Co-Trustee

Sworn to and subscribed before me this 29th day of May, 2014. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires _____

SIUDY FLEITES
MY COMMISSION # EE 87541
EXPIRES: April 16, 2017
Bonded Thru Notary Public Underwriters

EXPIRES: April 16, 2017
Bonded Thru Notary Public Underwriters

*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.

Disclosure of Interest for The George C. Busher Living Trust, dated July 8, 1999:

Antoinette Fischer

Marianne Busher

George Busher

Virginia Billia

Rosemary Metal

Genna Hoffmann

*All the beneficiaries listed above have an equal interest in the trust.

CFN 2003R0769051
OR Bk 21742 Pgs 3147 - 3152; (6p
RECORDED 10/15/2003 14:05:39
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared by:

Gabriel N. Steinberg
General Services Administration
Office of Regional Counsel
GSA, Region IV, Atlanta, GA
4-D-FL-1078-Property AA
Contract No. GS-04-D-01-CBE-0021

RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT, made this 2nd day of November, 2001, by and between the UNITED STATES OF AMERICA, acting by and through the Administrator of General Services, under and pursuant to the powers and authority contained in provisions of the Federal Property and Administrative Services Act of 1949, 63 Stat. 377, as amended, Grantor, and MARIANNA H. BUSHER, and Individual, whose mailing address is 1361 Alegriano Avenue, Coral Gables, Florida 33146, Grantee,

WITNESSETH:

WHEREAS, the Grantor acquired by Declaration of Taking No. 2, dated December 3, 1943, and filed in United States v. 150.253 Acres of Land, more or less, situate in Dade County, State of Florida, and South Dade Farms, Inc., et al., United States District Court, Southern District of Florida, an easement and right-of-way on the land identified herein and to enter thereupon and to construct, operate, use, maintain, repair, patrol and remove a railroad spur track; including all appurtenances and privileges thereunto belonging;

WHEREAS, the said easement was necessary to provide adequately a railroad spur track for a military airfield;

WHEREAS, the Grantor has determined that the continued use, occupancy or control of the easement and right-of-way, commonly referred to as the "Homestead AFB Railroad Spur Easement" is not needed; and

WHEREAS, the Grantee, subject to the conditions stated below, has requested and Grantor has agreed to release the portion of said easement that affects the property of the Grantee herein described.

NOW, THEREFORE,

The Grantor without monetary consideration, but for the conditions described herein, has released and quitclaimed and by these presents does remise, release, and quitclaim, without representation or warranty expressed or implied, "as is-where is" unto the said Grantee, her heirs, successors and assigns, all its right, title, interest and claim in and to all that land situate in Dade County, Florida, being described as a portion of an easement, to provide adequately for a railroad spur track for a military airfield, and for other related military purposes, the aforedescribed tract of land, lying and being in Dade County, Florida, and being that portion of the easement of record affecting the land situate, lying and being in Dade County, Florida, described as Folio No. 30 7902 000 0051 and shown on the attached list.

Subject to the easement being released "as is" the Grantor will not make any repairs or improvements to the property released herein and the Grantee, for herself, her heirs, successors and assigns, by acceptance of this Release of Easement hereby agrees to hold the Grantor harmless and indemnify it for any future liability associated with the easement.

(A) <u>NOTICE Regarding Hazardous Substance Activity</u>. Pursuant to 40 CFR 373.2

and Section 120(h)(3)(A)(i) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (CERCLA)(42 U.S.C. §9620(h)(3)(A)(i)), and based upon a complete search of agency files, the United States gives notice that no hazardous substances have been released or disposed of or stored for one year or more on the Property.

(B) CERCLA Covenant. **Grantor** warrants that all remedial action necessary to protect human health and the environment has been taken before the date of this conveyance. **Grantor** warrants that it shall take any additional response action found to be necessary after the date of this conveyance regarding hazardous substances located on the Property on the date of this conveyance.

(1) This covenant shall not apply:

(a) in any case in which **Grantee**, her heir(s), successor(s) or assign(s), or any successor in interest to the Property or part thereof is a Potentially Responsible Party (PRP) with respect to the Property immediately prior to the date of this conveyance; **OR**

(b) to the extent but only to the extent that such additional response action or part thereof found to be necessary is the result of an act or failure to act of the **Grantee**, her heir(s), successor(s) or assign(s), or any party in possession after the date of this conveyance that either:

(i.) results in a release or threatened release of a hazardous substance that was not located on the Property on the date of this conveyance; **OR**
(ii.) causes or exacerbates the release or threatened release of a hazardous substance the existence and location of which was known and identified to the applicable regulatory authority as of the date of this conveyance.

(2) In the event **Grantee**, her heir(s), successor(s) or assign(s), seeks to have **Grantor** conduct or pay for any additional response action, and, as a condition precedent to **Grantor** incurring any additional cleanup obligation or related expenses, the **Grantee**, her heir(s), successor(s) or assign(s), shall provide **Grantor** at least 45 days written notice of such a claim and provide credible evidence that:

(a) the associated contamination existed prior to the date of this conveyance; and

(b) the need to conduct any additional response action or part thereof was not the result of any act or failure to act by the **Grantee**, her heir(s), successor(s) or assign(s), or any party in possession.

(C) ACCESS. **Grantor** reserves a right of access to all portions of the Property for environmental investigation, remediation or other corrective action. This reservation includes the right of access to and use of available utilities at reasonable cost to **Grantor**. These rights shall be exercisable in any case in which a remedial action, response action or corrective action is found to be necessary after the date of this conveyance, or in which access is necessary to carry out a remedial action, response action, or corrective action on adjoining property. Pursuant to this reservation, the United States of America, and its respective officers, agents, employees, contractors and subcontractors shall have the right (upon reasonable advance written notice to the record title owner) to enter upon the Property and conduct investigations and surveys, to include drilling, test-pitting, borings, data and records compilation and other activities related to

environmental investigation, and to carry out remedial or removal actions as required or necessary, including but not limited to the installation and operation of monitoring wells, pumping wells, and treatment facilities. Any such entry, including such activities, responses or remedial actions, shall be coordinated with record title owner and shall be performed in a manner that minimizes interruption with activities of authorized occupants.

The property hereby released has heretofore been declared surplus to the needs of the UNITED STATES OF AMERICA, is presently under the jurisdiction of the General Services Administration, is available for disposal and its disposal has been heretofore authorized by the Administrator of General Services, acting pursuant to the above referred to laws, regulations and orders.

IN WITNESS WHEREOF, the Grantor has caused this RELEASE OF EASEMENT to be executed and sealed the day and year first above written.

UNITED STATES OF AMERICA
Acting by and through the
Administrator of General Services

WITNESSES:
Cheryl A. Harvey
Debra B. Young

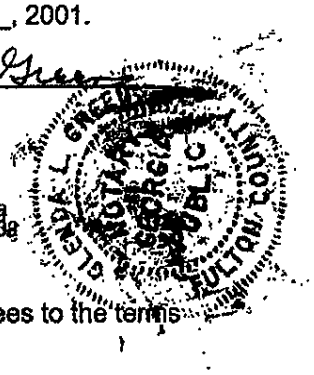
By: Laura Yeager
LAURA YEAGER
Branch Chief
Property Disposal Division
General Services Administration
Region IV, Atlanta, Georgia

STATE OF GEORGIA)
)
COUNTY OF FULTON)

I, the undersigned, a Notary Public in and for the State of Georgia, whose commission as such expires on the 2nd day of November, 2001, do hereby certify that this day personally appeared before me in the state and county aforesaid, LAURA YEAGER, Branch Chief, Property Disposal Division, General Services Administration, Region IV, Atlanta, Georgia, for and on behalf of the UNITED STATES OF AMERICA, personally well known or satisfactorily proven to me whose name is signed to the foregoing document dated the 2nd day of November, 2001, and acknowledged that, being authorized to do so, she executed the same for and on behalf of the UNITED STATES OF AMERICA.

Given under my hand and seal this 2nd day of November, 2001.

Glenda L. Green
Notary Public
State of Georgia



GSA Control No. 4-D-FL-1078, Property AA
Dade County, Florida
Release of Easement

Notary Public, Fulton County, Georgia
My Commission Expires March 26, 2002

The above named Grantee hereby accepts this Release of Easement and agrees to the terms and conditions therein.

Marianna H. Busher
Marianna H. Busher

OR BK 21742 PG 3152
LAST PAGE

Date: Wednesday, October 15, 2003 Time: 1:59:11 PM

10/15/2003 * * * PUBLIC VALUE INQUIRY * * * PTXM0186

FOLIO 30 7902 000 0051 PROP ADDR

MCD 3000

NAME AND LEGAL		VALUE HISTORY		
GEORGE C JR & ROSEMARY BUSHER	YEAR	2001	2002	06/16/2003
GEORGE C BUSHER TR	LAND	95670	95670	95670
6495 SW 116 ST	BLDG			
PINECREST FL	MARKET	95670	95670	95670
331564815				
2 57 39 8.70 AC M/L	ASSESS	95670	95670	95670
N1/2 OF S1/2 OF SW1/4 OF NE1/4	HEX			Y
LESS S17.5FT & LESS FEC R/W	WVDB			
LOT SIZE IRREGULAR	TOT EX			
OR 21198-4660 032003 4	TAXABLE	95670	95670	95670

STATE EXEMPT:

SALE DATE SALE AMT
SALE TYPE I/V SALE O/R

PF1-MORE LEGAL PF2-PARCEL INFO PF3-FOL SRCH PF5-TAX COLL PF7-PREV OWNER PF8-MENU
PF13-OCCUP LIC

STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that the foregoing is a true and correct copy of the original on file in this office. Oct. 16, AD 2003
HARVEY RUVIN, CLERK, of Circuit and County Courts
Deputy Clerk

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APPLICATION NO. 6
APPLICATION REQUESTING AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

1. APPLICANT

Miami-Dade County Department of Regulatory and Economic Resources
111 NW 1st Street, 12th Floor
Miami, Florida 33128-1972
(305) 375-2835

2. APPLICANT'S REPRESENTATIVE

Jack Osterholt, Deputy Mayor/Director
Miami-Dade County Department of Regulatory and Economic Resources
111 NW 1st Street, 29th Floor
Miami, Florida 33128-1972

By: _____ June 2, 2014

3. DESCRIPTION OF REQUESTED CHANGES

The following are proposed text amendments to the Land Use Element, Transportation Element, and Community Health and Design Element of the Comprehensive Development Master Plan (CDMP).

A. Amend the Land Use Element by revising the element Goal, Objectives LU-6 and LU-7, and Policies LU-6A, LU-7D and LU-8A;

B. Amend the Transportation Element by revising the element Goal, adding a new Policy TE-2H, and revising the monitoring measure for Traffic Subelement Objective TC-1; and

C. Amend the Community Health and Design Element by revising the element Goal, Policies CHD-1A, CHD-1C, CHD-1D, CHD-1H, CHD-2B, CHD-2C and CHD-2D, and the Monitoring Program including the preamble and monitoring measures for Objectives CHD-1 and CHD-4.

The specific proposed amendments to the above listed adopted CDMP element goals, objectives and policies are presented herein in strikethrough and underscore format. Words stricken through represent proposed deletions and words underlined represent proposed additions to the adopted CDMP text. All other words remain unchanged.

* * *

LAND USE ELEMENT

GOAL

PROVIDE THE BEST POSSIBLE DISTRIBUTION OF LAND USE AND SERVICES TO MEET THE PHYSICAL, SOCIAL, CULTURAL, H E A L T H AND ECONOMIC NEEDS OF THE PRESENT AND FUTURE POPULATIONS IN A TIMELY AND EFFICIENT MANNER THAT WILL MAINTAIN OR IMPROVE THE QUALITY OF THE NATURAL AND MAN-MADE ENVIRONMENT AND AMENITIES, AND PRESERVE MIAMI-DADE COUNTY'S UNIQUE AGRICULTURAL LANDS.

Objective LU-6

Miami-Dade County shall protect, preserve, ensure the proper management, and promote public awareness of historical, architectural, cultural, and archaeologically s i g n i f i c a n t ~~l y~~ sites and districts in Miami-Dade County, and shall continue to seek the addition of new listings to the National Register, and increase the number of locally designated historical and archeological sites, districts and zones.
Policies

LU-6A. Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural and archaeological significance.

Objective LU-7

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

Policies

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

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 of all ages and abilities.

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

TRANSPORTATION ELEMENT

GOAL

DEVELOP AND MAINTAIN AN INTEGRATED MULTIMODAL TRANS- PORTATION SYSTEM IN MIAMI-DADE COUNTY TO MOVE PEOPLE OF ALL AGES AND ABILITIES AND GOODS IN A MANNER CONSISTENT WITH OVERALL COUNTYWIDE LAND USE AND ENVIRONMENTAL PROTECTION GOALS.

Policies

TE-2H. The County shall ensure that sidewalks are well-maintained and free from tripping hazards and barriers to promote comfortable and safe sidewalk conditions for pedestrians of all ages and abilities through actions such as, but not limited to, providing tree grates covering tree planting areas in or adjacent to sidewalks; trimming overgrown bushes and trees within road rights-of way, as appropriate; and the repair or replacement of broken and uneven sidewalk pavement.

TRAFFIC CIRCULATION SUBELEMENT

Monitoring Program

Objective TC-1. Attainment of adopted traffic circulation level of service standards. Implementation of Transportation Demand Management program and quantify the number of strategies acted upon to reduce the use of single occupancy vehicles.

COMMUNITY HEALTH AND DESIGN ELEMENT

Introduction

The purpose of the Community Health and Design Element is to provide the framework for building communities that promote healthier lifestyles. The linkage between design and health has been well documented by numerous sources. Public and private organizations across the disciplines of planning and public health have conducted studies confirming the benefits pedestrian friendly development patterns can have in supporting health-sustaining activities, increasing physical activity and creating environments that are conducive to better health across generations. This research has been the foundation and reference for the goals, objectives and policies advanced within this element.

GOAL

TO DEVELOP SUSTAINABLE COMMUNITIES THROUGH DESIGN AND FOOD ACCESS POLICIES THAT IMPROVE THE HEALTH OF ALL RESIDENTS BY INCREASING PHYSICAL ACTIVITY, ASSURING SAFETY, PROVIDING A NUTRITIONAL FOOD ENVIRONMENT AND PROTECTING NATURAL SYSTEMS.

Objective CHD-1

Miami-Dade County shall apply design standards to the public domain to encourage physical activity across generations.
Policies

CHD-1A. Miami-Dade County shall create a network of sidewalks, trails, accessible parks and recreation facilities that establishes a pedestrian-friendly and bicyclist-friendly environment, which encourages physical activity and links destinations, such as restaurants, shops, work places, and neighborhood-based retail to each other and residential areas.

CHD-1C. Design and develop neighborhoods that provide a comfortable and safe environment conducive for programs that integrate physical activity in the daily lives of children and adults.

CHD-1D. Design communities to support ~~children's~~ the daily routines of its residents, particularly children and older adults, by establishing proximity among uses (e.g. schools, daycare, senior and/or community centers, recreation facilities, open space, etc.).

CHD-1H. Adopt and implement by 2014 a signage and way-finding program within the public realm that is an aesthetic enhancement to the community. It should clearly inform residents and visitors of key locations, corridors and pedestrian/bicycle routes to destinations and amenities.

Objective CHD-2

Miami-Dade County shall apply design standards to private development projects to encourage physical activity across generations.

Policies

CHD-2B. Encourage well-designed infill and redevelopment to reduce vehicle miles traveled, ~~and~~ improve air quality, and support an outdoor environment that is suitable for safe physical activity.

CHD-4C. Promote opportunities to obtain fresh foods in Miami-Dade County neighborhoods by encouraging the development of community gardens; fresh produce stands, farmer markets, mobile food markets, small businesses such as vegetable and fruit markets, butcher shops, fish markets; and grocery markets by providing flexibility in the zoning code and other regulations.

CHD-4D. Ensure that all neighborhoods have multi-modal access to fresh food products, and support and promote programs that increase or provide access to food products such as the County's Meals for the Elderly and Meals on Wheels programs.

Monitoring Program

In order to enable the preparation of the periodic evaluation and appraisal of the comprehensive plan ~~Evaluation and Appraisal Report (EAR)~~ as required by Section 163.3191, F.S., ~~the Minimum Criteria Rule (Rule 9J-5, F.A.C.) requires that local~~ the comprehensive plans should contain adopted procedures for monitoring and evaluating the Plan and its implementation ~~(Sections 9J-5.005[1][c][3], and 9J-5.005[7], F.A.C.). The section of Rule 9J-5, F.A.C. pertaining to minimum standards for optional elements was repealed in 2001, XI-10 but the general requirements for comprehensive plan elements still apply. Hence, a Monitoring Program is included.~~ There are no Level of Service standards for this element. This section outlines the substantive features of Miami-Dade County's monitoring program pertinent to the objectives, policies, and parameters referenced in this Element. It should be understood that the ~~proposed~~ monitoring program might be refined over time, as more experience is gained. Undoubtedly, by the time that the next ~~EAR~~ evaluation and appraisal of the comprehensive plan is conducted, which would include this Element, ~~is prepared~~ the measures and procedures outlined herein will have been modified somewhat to reflect practical considerations. ~~The administrative requirements for monitoring and preparation of the EAR as outlined in Section 9J-5.005(7), F.A.C. are not repeated here. They are outlined only in the Land Use Element to avoid redundancy. The reader is referred to that Element for a summary of those procedural requirements.~~

Objective CHD-1: Miami-Dade County shall apply design standards to the public domain to encourage physical activity across generations.

Mode split between car trips and other forms of transportation.

Florida Environmental Public Health Tracking: "Percent of the population that live within a ten-minute walk (½ mile) of an off-street trail system"

Florida Environmental Public Health Tracking- Community Access Data- "Percent of population who live within ½ mile of a park"

American Community Survey: "Means of Transportation to Work: Walking"

American Community Survey: "Means of Transportation to Work: Bicycling"

Objective CHD-4: Promote local food production and improve access to healthy food products for all residents of Miami-Dade County.

Percentage of locally grown products consumed in Miami-Dade County.

Number of markets within walking distance to residential development.

Florida Environmental Public Health Tracking: Community Access Data- "Percent of population who live within ½ mile of a healthy food source"

USDA Food Environmental Atlas: "Percent of Population with Low Access to Grocery Store"

* * *

4. REASONS FOR CHANGE

A. The Miami-Dade County Age-Friendly Initiative (the Initiative) was funded in November 2012 by the Pfizer Foundation and Grantmakers in Aging and managed by the Health Foundation of South Florida with guidance from a steering committee of key leader/representatives from multiple sectors in the community. The Initiative through the direction of the steering committee seeks to facilitate more age-friendly development, an age-friendly parks and recreation system, increased employment for older adults, and a neighborhood in which older adults will be more able to age in place.

   Through collaboration between the Miami-Dade County Department of Regulatory and Economic Resources, the Miami-Dade Parks, Recreation and Open Space Department, the Urban Health Partnerships, and other partners, amendments to the County's Comprehensive Development Master Plan (CDMP) were identified that are supportive of and would enhance the Initiative.

B. The introductory paragraph of the Monitoring Program in the Community Health and Design Element is revised to remove obsolete references to Chapter 9J-5 of the Florida Administrative Code.

5. ADDITIONAL MATERIALS SUBMITTED

None