

APPLICATION NO. 4
SMALL-SCALE AMENDMENT APPLICATION

Applicant	Applicant's Representative
TCAG, LLC, a Florida limited liability company. 13003 Zambrana Street Coral Gables , Florida 33156	Alberto J. Parlade, Esq.& Parlade J. Corral, Esq. Parlade Law Firm, P.A. 7050 SW 86 Avenue Miami, Florida 33143 (305) 595-2300

Requested Amendment to the CDMP

Redesignate the application site on the Land Use Plan map

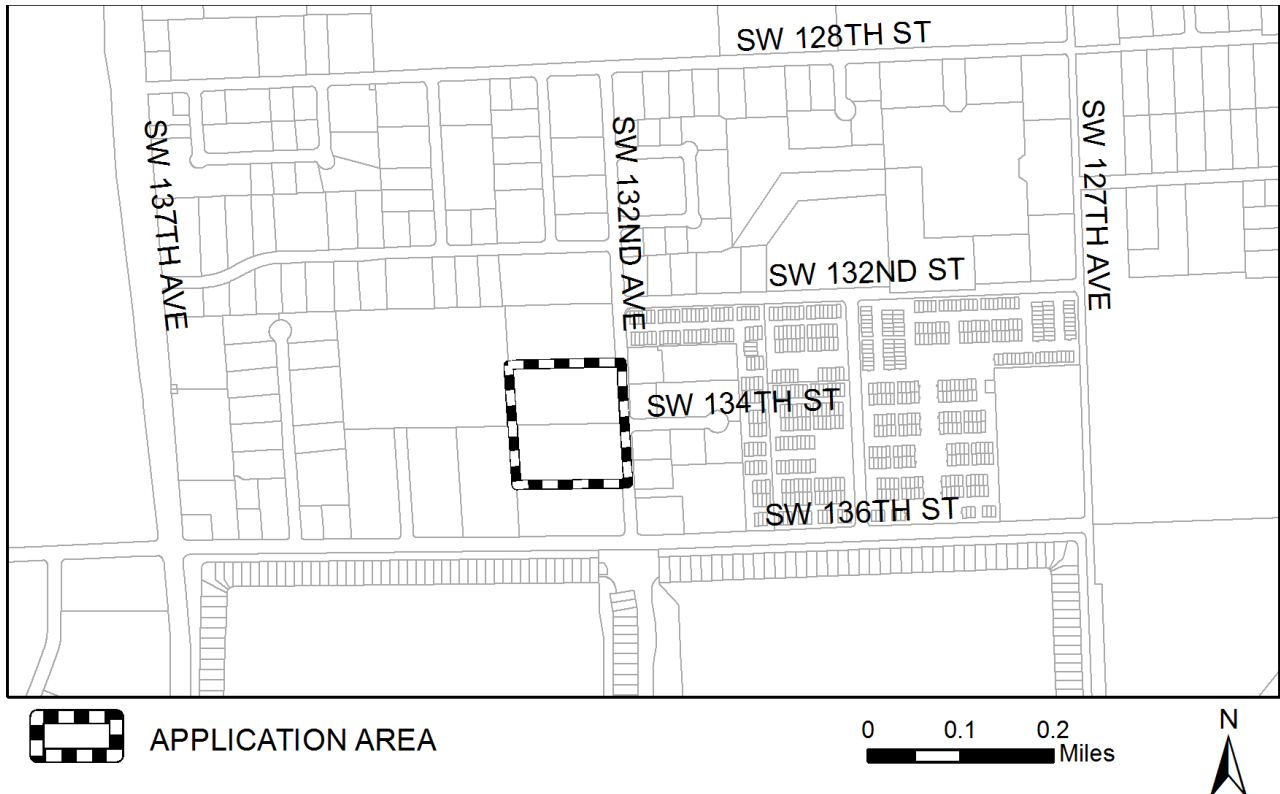
From: "Industrial and Office"

To: "Office/Residential"

Location: West side of SW 132 Avenue and ± 300 feet north of SW 136 Street

Acreage of Application Area: ± 10.0 gross acres; ± 9.9 net acres

Acreage Owned by Applicant: ± 9.9 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(S)

TCAG, LLC, a Florida limited liability company

2. APPLICANT'S REPRESENTATIVE

Alberto J. Parlade, Esq.
Carlos J. Corral, Esq.
Parlade Law Firm, P.A.
7050 SW 86th Avenue
Miami, Florida 33143
(305) 595-2300

By: 

Alberto J. Parlade, Esq.


Date

PLANNING DEPARTMENT
METROPOLITAN PLANNING SECT
2015 MAY 18 A 9:58

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 "Industrial and Office" to "Office/Residential".

B. Description of Subject Area.

Subject property consists of approximately 10 gross acres of vacant land located in Section 14, Township 55 South, Range 39 East, in unincorporated Miami-Dade County. This subject area is located West of the corner of Southwest 134th Street and Southwest 132nd Avenue, as depicted on the location map accompanying the legal description provided herein.

C. Acreage.

1. Subject application area: 9.9 gross acres
2. Acreage owned by applicant: 9.9 gross acres

D. Requested Changes.

1. It is requested that subject property be re-designated on the Future Land Use Plan map from "Industrial and Office" to "Office/Residential".
2. It is requested that this Application be processed as an expedited small scale amendment.

4. REASONS FOR AMENDMENT

The Applicant petitions Miami-Dade County to amend the Comprehensive Development Master Plan (CDMP) and redesignate the Future Land Use Plan Map (FLUM) designation for the 10 acres of land described in the legal description attached hereto and incorporated as Exhibit "A" (the "Property"). The requested amendment seeks to change the Property's land use designation from "Industrial and Office" to "Office/Residential".

The applicant is proposing the development of townhomes on the Property which is presently vacant land. Adoption of the Amendment will further the Goals, Objectives and Policies of the CDMP by encouraging the use of undeveloped land, promoting urban infill with environmentally suitable areas, by encouraging the production of housing units to accommodate county wide needs projections, and by establishing compatibility among proximate land uses.

The Application will also create a much needed mix of housing types in the area. Based on the current economic conditions and market demand for additional townhomes, the Applicant believes there is a need to provide additional housing units to both the surrounding existing residential community, as well as to future residents of the area and that the subject area is the appropriate location for this additional inventory. The site is ideally situated near major infrastructure and is accessible to employment, commercial, agricultural, and cultural centers.

The subject area is ideal for this type of proposed development for multiple reasons, firstly the Goals, Objectives and Policies of the CDMP encourage the creation of transitional areas between areas of commercial uses, industrial uses, or higher density residential and low density residential. Areas abutting and adjacent to activity nodes should serve as transition areas suitable for eligible higher residential densities, public and semipublic uses. The Property will act as a buffer and transitional area between the credit union directly to the south and the business center directly to the north, the townhomes to the Northwest of the Property, and the single-family homes directly South of the credit union.

Additionally, the proposed change of land use designation would not solely act as buffer would be compatible with the townhomes directly Northwest of the Property. Located directly South of the adjacent credit union are single family homes and therefore the proposed development on the Property is harmonious with the surrounding area.

The proposed townhome project will contribute to creating a variety of housing types within the surrounding community. The subject property is located near two major roadways, Florida State Road 874 (Don Shula Expressway) and the Florida Turnpike. The proposed designation of the subject property will be consistent and compatible with the existing surrounding uses.

Accordingly, approval of the requested Amendment would preserve and further the essential character of the community and further the implementation of the following CDMPS, objectives and policies:

LAND USE OBJECTIVE 1: The Location and configuration of Miami- Dade County's urban growth through the year 2015 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public 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 1E: In Conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami- Dade County shall seek to facilitate the planning of residential areas and 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 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 8A: Miami- Dade County shall strive to accommodate residential development in suitable location and densities which reflect such factors as recent trends in location and design of residential units; 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 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.

5. ADDITIONAL MATERIAL SUBMITTED

Additional items, in support of this application, including a proposed Declaration of Restrictions, will 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 "C"

Exhibit "A"
Legal Description of Property

PARCEL I:

The North one-half (N $\frac{1}{2}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of the Southwest one-quarter (SW $\frac{1}{4}$) of Section 14, Township 55 South, Range 39 East, lying and being in Miami-Dade County, Florida. (the "Property").

Property Identification No.: 30-5914-000-0101

PARCEL II:

The South one-half (S $\frac{1}{2}$) of the Northeast one-quarter (NE $\frac{1}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of the Southwest one-quarter (SW $\frac{1}{4}$) of Section 14, Township 55 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Property Identification No.: 30-5914-000-0100

EXHIBIT "C" - LOCATION MAP FOR APPLICATION

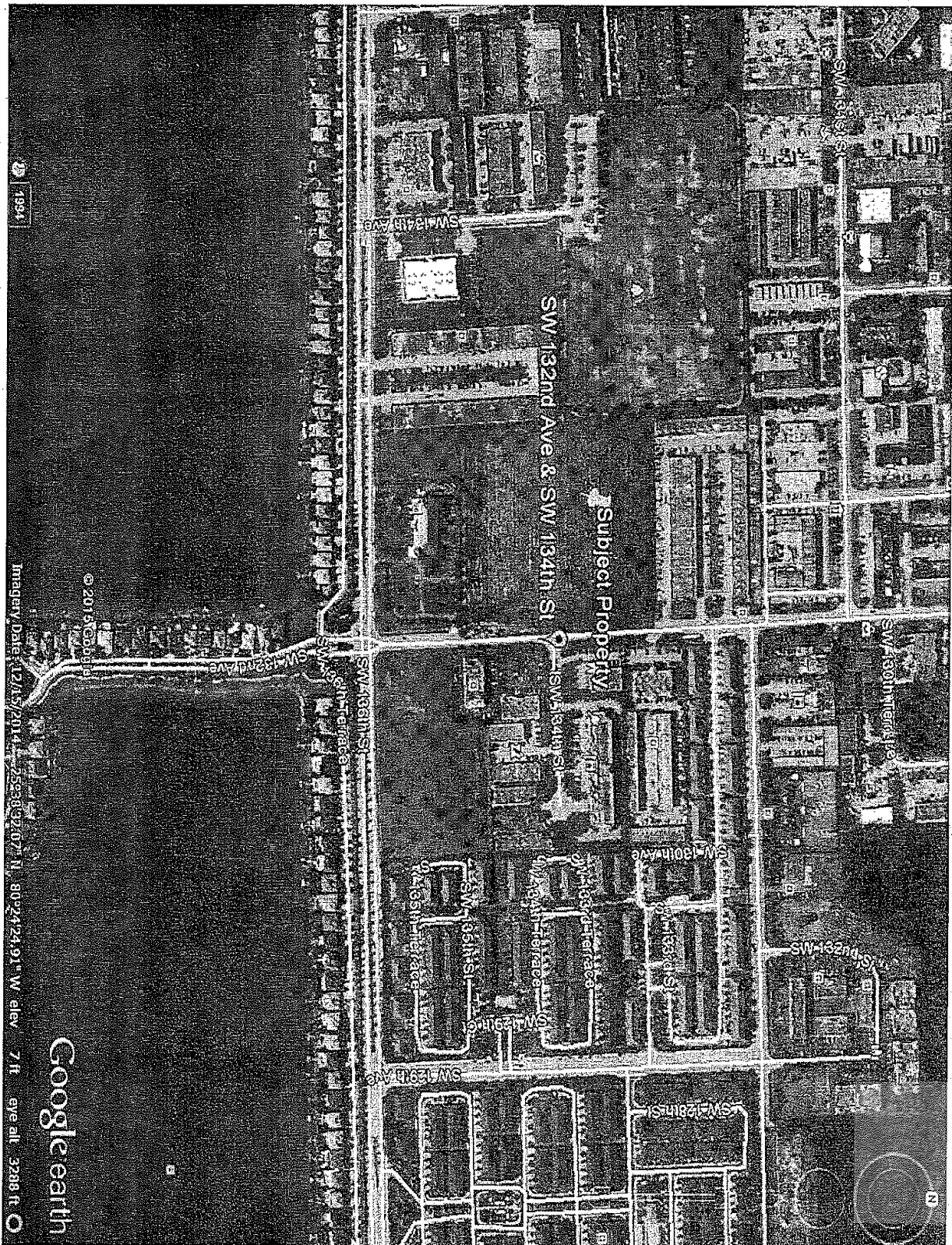


Exhibit "B"
DISCLOSURE OF INTEREST

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

1. APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: TCAG, LLC, 13003 Zambrana Street, Coral Gables, Florida 33156

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
A	TCAG, LLC	30-5914-000-0101	+/-5 acres
A	TCAG, LLC	30-5914-000-0100	+/-5 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 Explanation)	(Attach
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
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: TCAG, LLC, a Florida limited liability company

NAME, ADDRESS, AND OFFICE (if applicable)	PERCENTAGE OF STOCK
Jose Carro and Raquel Carro, his wife, as tenants by entireties 13003 Zambrana Street, Coral Gables, Florida 33156	50%
Capital Investments, Ltd., a Florida limited partnership (See Exhibit A for ownership breakdown) 267 Minorca Avenue, Suite 200, Coral Gables, Florida 33134	50%

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

TRUSTEES

NAME: N/A

BENEFICIARY'S NAME AND ADDRESS

PERCENTAGE OF
INTEREST

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

PARTNERSHIP NAME: N/A

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF
INTEREST

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

NAME AND ADDRESS

PERCENTAGE OF
INTEREST

N/A

Date of Contract: _____

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

N/A

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

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

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF
INTEREST

N/A

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

CORPORATION NAME: N/A

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

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

TRUSTEE'S NAME: N/A

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

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

PARTNERSHIP

NAME: N/A

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF
OWNERSHIP

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

NAME, ADDRESS, AND OFFICE (if applicable)

PERCENTAGE OF
INTEREST

N/A

Date of Contract: _____


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

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

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

Applicant's Signatures and Printed Names

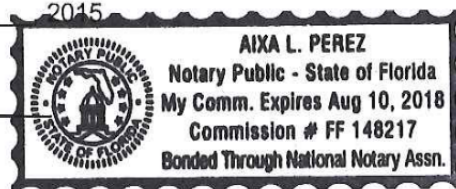
TCAG, LLC, a Florida limited liability company

By: 
By: Daniel Carrero

Sworn to and subscribed before me

this 13th day of May 2015

Notary Public, State of Florida at Large (SEAL)



My Commission Expires:

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

Exhibit "A" to Disclosure of Interest

1. The following is the ownership breakdown of Capital Investments, Ltd., a Florida limited partnership:

Principle Stockholders/Address	Percent of Ownership
1. Capital Investment Inc., a Florida corporation (General Partner) 267 Minorca Ave., Suite 200, Coral Gables, FL 33134	1%

The following is the list of individuals having the ultimate ownership interest in Capital Investment, Inc., a Florida corporation:

Individual Stockholders Name and Address	Percent of Ownership
Yovahnn Viñas – 10171 SW 62 Street Miami, Florida	20%
Yalennie Viñas – 10171 SW 62 Street Miami, Florida	20%
Yarlene Viñas - 10171 SW 62 Street Miami, Florida	20%
Robert Viñas - 9963 SW 27th Terr. Miami, Florida	20%
Anthony Garcia - 9963 SW 27th Terr. Miami, Florida	20%

2. **The Capital Investment Trust dated 5/30/2008 (Limited Partner)** 99%
267 Minorca Ave., Suite 200, Coral Gables, FL 33134

The following is the list of individuals having the ultimate ownership interest in The Capital Investment Trust dated 5/30/2008:

Individual Beneficiaries Name and Address	Percent of Ownership
Yovahnn Viñas – 10171 SW 62 Street Miami, Florida	20%
Yalennie Viñas – 10171 SW 62 Street Miami, Florida	20%
Yarlene Viñas - 10171 SW 62 Street Miami, Florida	20%
Robert Viñas - 9963 SW 27th Terr Miami, Florida	20%
Anthony Garcia - 9963 SW 27th Terr Miami, Florida	20%

Prepared by and return to:

Paul Palmer, Esq.
Attorney at Law
Palmer, Palmer & Mangiero, P.A.
12790 S. Dixie Highway
Miami, Florida 33156

OFF. REC. 1933100086

00R506105 2000 OCT 20 12:03

File Number: 00-330-Pintzow
Will Call No.:

Grantee S.S. No. ,
Parcel Identification No. 30-5914-000-0100

DOCSTPDEE 2,910.00 SURTX 2,182.50
HARVEY RUVIN, CLERK DADE COUNTY, FL

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 16th day of October, 2000 between Ronald S. Scherfer, a married man and William S. Pintzow, a married man whose post office address is of the County of , State of , grantor*, and TCAG, LLC., a Florida limited liability company whose post office address is 15725 S.W. 188 Street, Miami, Florida 33187 of the County of Miami-Dade, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

The South one-half (S 1/2) of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 14, Township 55 South, Range 39 East, lying and being in Miami-Dade County, Florida.

TOGETHER with all tenements, hereditaments and appurtenances, thereto belonging or in anywise appertaining, and any and all rights and privileges pertaining thereto, including all of Seller's right, title and interest, if any, in and to all rights-of-way, open and/or proposed streets, alleys, easements, and strips and gores of land, adjacent thereto.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime

10/20

OFF REC: 1933/PC0087

Signed, sealed and delivered in our presence:

R. M. Blanco
Witness Name: R. M. Blanco

Dawn Caballero
Witness Name: Dawn Caballero

Paul Palmer
Witness Name: Paul Palmer

Paul Palmer
Witness Name: Paul Palmer

Ronald S. Scherfer (Seal)
Ronald S. Scherfer
2333 BRICKELL AVENUE, #1111
MIAMI, FLA. 33129

William S. Pintzow (Seal)
William S. Pintzow
16142 BROADBENT DRIVE
MIAMI, FLORIDA 33157

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 14 day of October, 2000 by Ronald S. Scherfer and William S. Pintzow, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: PAUL PALMER

My Commission Expires: _____



Paul Palmer
MY COMMISSION # CC755342 EXPIRES
July 27, 2002
BONDED THRU TROY FARM INSURANCE, INC.

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT

This instrument was prepared by
and should be returned to:
Margarita J. Mendive, Esq.
Mark J. Boulris, P.A.
SunTrust International Center
Suite 1820
One Southeast Third Avenue
Miami, Florida 33131

OFF.
REC. 19214PM4033

00R362805 2000 JUL 27 13:34

Tax Folio Number: 30-5914-000-0101

DOCSTPDEE 2,451.00 SURTX 1,838.25
HARVEY RUVIN, CLERK DADE COUNTY, FL

WARRANTY DEED

THIS WARRANTY DEED (this "Deed") made as of the 18th day of July 2000, by MELVIN WOLFE, individually and as Trustee (hereinafter called "Grantor"), joined by his wife, LINDA WOLFE, for the purpose set forth below, whose address is 21313 N.E. 18th Place, Miami, Florida 33179, to TCAG, LLC, a Florida limited liability company, whose address is 15725 S.W. 188th Street, Miami, Florida 33187 (hereinafter called "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and their heirs, personal representatives, successors, and assigns.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100's DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land and improvements thereon situate and being in Dade County, Florida (the "Property"), more particularly described as follows:

The North one-half (N 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 14, Township 55 South, Range 39 East, lying and being in Miami-Dade County, Florida.

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

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

SUBJECT TO zoning, environmental and land use restrictions and ordinances imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; taxes for the year 2000 and subsequent years; and public utility easements of record.

AND said Grantor does hereby covenant with Grantee that at the time of delivery of this Deed, Grantor is lawfully seized of said Property in fee simple; that Grantor has good right and lawful authority to sell and convey said Property; that the Property is free from all encumbrances; and Grantor does hereby fully warrant the title to the Property, and does hereby covenant with Grantee that Grantor will defend said title against the lawful claims of all persons whomsoever.

GRANTOR is joined in the execution hereof by his wife, LINDA WOLFE, solely for the purpose of releasing her homestead rights, if any, in the Property.

[Continued on next page.]

"GRANTOR"

79

OFF.
REC: 19214004035

[Continuation of Warranty Deed from Wolfe to _____]

STATE OF FLORIDA)
) ss:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 18th day of July 2000, by LINDA WOLFE. She [☒] is personally known to me or [] produced _____ as identification [check appropriate box].



Signature of Notary Public, State of Florida

(NOTARIAL SEAL)




MARY Y. TAYLOR
COMMISSION # CC 724800
EXPIRES APR 5, 2002
BONDED THRU
ATLANTIC BONDING CO., INC

Print, type of stamp commissioned name of
Notary Public

My Commission Expires:

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT

THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND EACH SHEET
WILL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS
ATTACHED TO THE OTHERS.

 = ELEVATION INSIDE THIS SYMBOL NO TO BE USE FOR FILL CALCULATIONS

TRACT "A"
TRACT "A"
FOLIO No. 30-5914-000-0121
TAMiami INDUSTRIAL PARK
THREE LAKES PARK
P.B.1622 PG. 36

ALTA/COSM LAND TITLE SURVEY	MIAMI-DADE COUNTY, FLORIDA
SEC. 14-55-39	

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
399 PALMVIEW AVENUE, CORAL GABLES, FLORIDA 33134 • 305/445-1900 • LB 1912

2
OF 2 SHEETS