

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY R AMOUNT OF FEE _____

RECEIPT # _____

DATE HEARD: 10, 4, 11

BY CZAB # 11

RECEIVED
Z10.057
OCT 21 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY MC

DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. Z10-051 (Resolution No. CZAB 11-11-11)

Filed in the name of (Applicant) Krome Agronomics, LLC

Name of Appellant, if other than applicant Krome Agronomics, LLC

Address/Location of APPELLANT'S property:
Southwest Corner of SW 136 Street and SW 177 Avenue (Krome Avenue)

Application, or part of Application being Appealed (Explanation):

Entire application which was denied in total by CZAB No. 11

Appellant (name): Krome Agronomics, LLC

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:

(State in brief and concise language)

The denial by the CZAB was not based on substantial competent evidence and the applicant's due process rights, including the right to a fair hearing were violated by the CZAB in allowing the angry mob of protesting neighbors to intimidate and harass the CZAB members and the applicant's team.

See attached letter for further grounds and reasons.

APPELLANT MUST SIGN THIS PAGE

Date: 20th day of October, year: 2011

Signed

Hugo Pereira, as Member/Manager
of Krome Agronomics, LLC

c/o Tony Recio, Esq. Print Name
2525 Ponce de Leon Blvd., #700
Coral Gables, FL 33134

Mailing Address

c/o Tony Recio, Esq.
(305)854-0800 (305)854-2323
Phone Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Representing
Krome Agronomics, LLC

Signature

Tony Recio, Esq.

Print Name

2525 Ponce de Leon Blvd., #700

Address

Coral Gables FL 33134
City State Zip

(305)854-0800

Telephone Number

Email: trecio@wsh-law.com

Subscribed and Sworn to before me on the 20th day of October, year 2011

A. Duarte
Notary Public

(stamp/seal)

Commission expires:



ALEIDA C. DUARTE
MY COMMISSION # DD 769292
EXPIRES: March 28, 2012
Bonded Thru Budget Notary Services

APPELLANT MUST SIGN THIS PAGE

Date: 21 day of OCTOBER, year: 2011

Signed

Hugo Pereira, as Member/Manager
of Krome Agronomics, LLC

c/o Tony Recio, Esq. Print Name
2525 Ponce de Leon Blvd., #700
Coral Gables, FL 33134 Mailing Address

c/o Tony Recio, Esq.
(305)854-0800 (305)854-2323
Phone Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Representing
Krome Agronomics, LLC

[Signature]
Signature

Tony Recio, Esq.
Print Name

2525 Ponce de Leon Blvd., #700
Address

Coral Gables FL 33134
City State Zip

(305)854-0800
Telephone Number

Email: trecio@wsh-law.com

Subscribed and Sworn to before me on the 21st day of October, year 2011

[Signature]
Notary Public



(stamp/seal)

Commission expires:

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami-Dade

Before me the undersigned authority, personally appeared Hugo Pereira, as Member/Manager of applicant, Krome Agronomics, LLC (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

- 1. Participation at the hearing
- 2. Original Applicant
- 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

[Signature]
Signature

Signature

Maura Velez
Print Name

Print Name

[Signature]
Signature

Signature

Nivia Perez
Print Name

Print Name

[Signature]
Appellant's signature

Appellant's signature

Hugo Pereira
Print Name
Krome Agronomics, LLC
(Member/Manager)

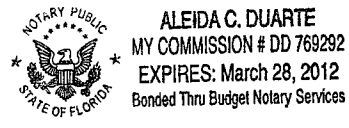
Print Name
Krome Agronomics, LLC
(Member/Manager)

Sworn to and subscribed before me on the 30th day of October, year 2011.

Appellant is personally know to me or has produced _____ as identification.

[Signature]
Notary
(Stamp/Seal)

Commission Expires:
[b:forms/affidapl.sam(9/08)]



WEISS SEROTA HELFMAN
PASTORIZA COLE & BONISKE, P.L.

ATTORNEYS AT LAW

A PROFESSIONAL LIMITED LIABILITY COMPANY
INCLUDING PROFESSIONAL ASSOCIATIONS

MIAMI-DADE OFFICE

2525 PONCE DE LEON BOULEVARD
SUITE 700
CORAL GABLES, FLORIDA 33134

TELEPHONE 305-854-0800

FACSIMILE 305-854-2323

WWW.WSH-LAW.COM

BROWARD OFFICE

200 EAST BROWARD BOULEVARD • SUITE 1900
FORT LAUDERDALE, FLORIDA 33301
TELEPHONE 954-763-4242 • FACSIMILE 954-764-7770

*OF COUNSEL

MITCHELL BIERMAN, P.A.
NINA L. BONISKE, P.A.
MITCHELL J. BURNSTEIN, P.A.
JAMIE ALAN COLE, P.A.
STEPHEN J. HELFMAN, P.A.
GILBERTO PASTORIZA, P.A.
MICHAEL S. POPOK, P.A.
JOSEPH H. SEROTA, P.A.
SUSAN L. TREVARTHEN, P.A.
RICHARD JAY WEISS, P.A.
DAVID M. WOLPIN, P.A.

DANIEL L. ABBOTT
GARY L. BROWN
JONATHAN M. COHEN
IGNACIO G. DEL VALLE
JEFFREY D. DECARLO
ALAN L. GABRIEL
DOUGLAS R. GONZALES
EDWARD G. GUEDES
JOSHUA D. KRUT
MATTHEW H. MANDEL
ALEXANDER L. PALENZUELA-MAURI
ANTHONY L. RECIO
BRETT J. SCHNEIDER
CLIFFORD A. SCHULMAN
LAURA K. WENDELL

LORI ADELSON*
LILLIAN M. ARANGO
SARA E. AULISIO
BROOKE P. DOLARA
RAQUEL ELEJABARRIETA
CHAD S. FRIEDMAN
OLIVER GILBERT*
ERIC P. HOCKMAN
JOHN J. KENDRICK III
HARLENE SILVERN KENNEDY*
KAREN LIEBERMAN*
JOHANNA M. LUNDGREN
ALEIDA MARTÍNEZ MOLINA*
KATHRYN M. MEHAFFEY
MATTHEW PEARL
TIMOTHY M. RAVICH*
AMY J. SANTIAGO
DANIEL A. SEIGEL
GAIL D. SEROTA*
JONATHAN C. SHAMRES
ESTRELLITA S. SIBILA
SCOTT M. SINGER*
ALISON F. SMITH
ANTHONY C. SOROKA
EDUARDO M. SOTO
JOANNA G. THOMSON
MICHELLE D. VOS
PETER D. WALDMAN*
JAMES E. WHITE
SAMUEL I. ZESKIND

October 21, 2011

VIA HAND DELIVERY

Mr. Charles Danger
Interim Director
Department of Permitting, Environment & Regulatory Affairs
Miami-Dade County
c/o Ronald Connally
111 NW 1 Street, 11th Floor
Miami, Florida 33128

And

Mr. Jock Osterholt
Interim Director
Department of Sustainability, Planning & Economic Enhancement
Miami-Dade County
c/o Ronald Connally
111 NW 1 Street, 11th Floor
Miami, Florida 33128

**Re: Appeal of Public Hearing Application No. Z10-051, Appellant Krome
Agronomics; Resolution No. CZAB11-11-11 (the "Resolution")**

Dear Messrs. Danger, Osterholt and Connally:

On behalf of the original applicant/appellant, and pursuant to Section 33-313 of the Miami-Dade County Code, we formally file this appeal of the Community Zoning Appeals Board No. 11 ("CZAB") decision officially posted on October 11, 2011, and described in the

attached Resolution. A copy of the Resolution is attached hereto as Exhibit "A." The Board of County Commissioners has jurisdiction to hear this appeal pursuant to Section 33-314(B)(2). The CZAB committed reversible error when it denied our application. A copy of the transcript of the October 4, 2011 hearing is attached hereto as Exhibit "B." The CZAB's error was invited – in large part – by the antics and vitriol of a sizable group of objectors to our application ("Objectors"). We highlight our application and some of the Objectors' intimidating behavior that prejudicially influenced CZAB members in the sections that follow.

I. Our Application

A. County Wide Public Need

Miami-Dade County needs a new cemetery and our application is designed to satisfy this pressing, County-wide need. Simply put, the County does not have sufficient burial lots or cremation niches to satisfy the County-wide need in the 15-year planning horizon. In fact, our exhaustive needs analysis demonstrates that the County's existing inventory will be depleted by 2021.¹ Because cemeteries require a good deal of lead time to zone, license, plan, and build out, now is the appropriate time to address the County's need and plan for the future. Miami-Dade County residents are already facing the disastrous prospect of having no place to inter the deceased in approximately 10 years. The reality is this: people will continue to die in Miami-Dade County and we will need space for us to care for our loved ones when they pass.

B. The Ideal Location

The site that is the subject of this appeal, located at the southwest corner of SW 136th Street and Krome Avenue (the "Site"), represents an ideal location for a new cemetery. The Site is located in a very sparsely populated area outside of the Urban Development Boundary ("UDB"). Highlighting the sparse residential population at this location, only 135 registered voters live in this precinct and only 62 public notices were mailed. The Site enjoys great accessibility at present and that condition will further improve with the widening of Krome Avenue at this location. Given its location outside the UDB, the cemetery use will not negatively impact readily developable inventory of commercial, industrial, or residential lands. Recognizing the County's obvious and overwhelming need for burial spaces, and the ideal attributes of the subject site, the County Planning and Zoning staff supported the application and recommend approval. See enclosed staff recommendation dated September 6, 2011, attached hereto as Exhibit "D."

The requested re-zoning to AU and companion requests are all consistent with the Comprehensive Development Master Plan and compatible with the surrounding agricultural uses.

¹A true and correct copy of our needs analysis is attached hereto as Exhibit "C."

C. No Adverse Impacts

Our professional team of experts confirmed to a certainty that there are no adverse impacts to the public health, safety, and welfare. Specifically,

- Dr. Jay Radke, a pathologist and medical examiner, prepared a report that conclusively demonstrates **no risk to drinking water**; *see Exhibit "E;"*
- Mr. Ed Swakon, an environmental engineer, provided **double confirmation** of this fact based on a water quality analysis of the conditions at an 80-year old cemetery surrounded by residential wells; *see Exhibit "F;"*
- Ms. Cathy Sweetapple, a transportation expert, confirmed that there is **no traffic or traffic safety issue** presented by this application; *see Exhibit "G;"*
- Mr. Andrew Dolkart, an economist, confirmed that there is **no impact on property values or crime**; *see Exhibit "H."*

Miami-Dade County's professional staff likewise opined that:

- Our application is consistent with the Comprehensive Development Master Plan ("CDMP");
- Our application is compatible with the surrounding area;
- There is a need for new cemetery interment spaces and this is the **best available land** to satisfy that need;

When viewed through the correct and objective lens that governs the consideration of our zoning application (and our appeal), it is clear – based on the facts – that our application should have been approved by the CZAB and it was error for them to deny it. The CZAB's decision should be reversed and our application should be approved.

II. The CZAB Proceedings

The intimidating actions of the Objectors influenced members of the CZAB to commit reversible error. The group and its leaders threatened board-members; falsely accused board members of taking bribes; spread injurious falsehoods about our burial practices; and fabricated "science" and "statistics" to support their objections. The Objectors directed much invective towards us prejudicing the CZAB's ability to fairly consider the evidence.

Some examples highlight the point.

- Ms. Ileana Petisco – an Objector – falsely told the local television crews that we “bought” the zoning board members. A true and correct copy of this statement by Ms. Petisco is attached hereto as Exhibit “I” and a CD-ROM containing the corresponding video of these comments is attached as Exhibit “J;”
- Ms. Ileana Petisco further accused us of contaminating the groundwater with “bacteria.” The video of these comments is included on the CD-ROM attached hereto as Exhibit “J.” We asked Ms. Petisco’s counsel for the source of this information but received no response. A copy of our letter is attached hereto as Exhibit “K.”
- The crowd was so boisterous and out-of-control that the hearing had to be relocated to a larger meeting area with police protection.²

In sum, the CZAB did not support its decision with competent substantial evidence. Compounding the error, the CZAB denied procedural due process when it allowed its proceeding to devolve into a popularity contest dominated by the those objectors who opposed the application

Pursuant to Section 33-313, we seek a hearing before the Board of County Commissioners. Although we intend to supplement the file and will do so in due course, at the outset we ask that all of the evidence previously entered into the record before the CZAB, including all transcripts, expert reports, expert testimony, and the like, be entered into the record of this appeal before the County Commission. In this regard, this correspondence does not contain an exclusive or exhaustive explanation of all of the reasons that merit reversal and we expressly reserve the right – consistent with your codes and ordinances – to provide supplemental arguments and evidence in connection with our public hearing presentation.

We have enclosed checks in the amount of \$1,188.88 to cover the appeal fee, and in the amount of \$43.36 to cover half the radius fee. Kindly forward a receipt for said fees at your earliest convenience.

² Notwithstanding the Objectors’ antics, we repeatedly reached out to the neighbors to try and meet with these objectors. Copies of our letters are attached hereto as Exhibit “L.” Unfortunately, we did not receive a response.

Messrs. Danger, Osterholt, and Connally
October 21, 2011
Page 5

Because this matter has been exhaustively reviewed by staff and has a fairly lengthy history of hearings, we trust that this matter will be scheduled immediately for hearing before the Board of County Commissioners in December.

Thank you for your prompt attention to this matter. Please call me if you have any questions.

Very truly yours,



Tony Recio

TR/ms
1298010
Enclosure

cc: Lori Spilde, Esq.
Steve Webster
Rene Iglesias
Jeff Bass, Esq.

RESOLUTION NO. CZAB11-11-11

WHEREAS, **KROME AGRONOMICS, LLC.** applied for the following:

- (1) GU to AU.
- (2) SPECIAL EXCEPTION to permit a proposed cemetery and associated mausoleums.
- (3) UNUSUAL USE to permit a Lake Excavation and lake filling.
- (4) Applicant is requesting to permit two (2) detached signs, one with an area of 81 square feet and the other with an area of 164 square feet (two 32 square feet sign permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "West Kendall Memorial Park," as prepared by DCG Development Consulting Group, consisting of twenty one (21) sheets dated stamped received 5/27/11. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of east 1,210.00 feet of the north 1,800.00 feet of the northeast ¼ of section 24, township 55 south, range 38 east, Miami-Dade County, Florida, being more particularly described as follows: Commence at the Northeast corner of said northeast ¼; thence S02°03'27" east on the east line of said northeast ¼ for 40.02 feet to the point of beginning; thence continue S02°03'27" east on said east line 519.06 feet; thence S87°56'33" west 15.00 feet to the intersection with the west line of the east 15.00 feet of said northeast ¼; thence S02°03'27" east on said west line 760.69 feet to the intersection with the north line of the southeast ¼ of said northeast ¼; thence S89°31'02" west on said north line 85.03 feet to the intersection with the west line of the east 100.00 feet of said northeast ¼; thence S02°03'27" east on said west line 330.04 feet to the intersection with the south line of the north ½ of the northeast ¼ of the southeast ¼ of said northeast ¼; thence N89°31'03" east on said south line 96.00 feet to the intersection with the west right-of-way line of southwest 177th Avenue; thence S01°11'34" east on said right-of-way line 150.41 feet to the intersection with the south line of the north 1,800.00 feet of said northeast ¼; thence S89°30'58" west on said south line 1,204.15 feet to the intersection with the west line of the east 1,210.00 feet of said northeast ¼; thence N02°03'27" west on said west line 1,760.66 feet to the intersection with the south line of the north 40.00 feet of said northeast ¼; thence N89°30'58" east on said south line 1,210.46 feet to the Point of beginning.

LOCATION: The Southwest Corner of SW 136 Street & SW 177 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 11 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions which among other things provided:

1. That said Property shall be developed substantially in accordance with the plans previously submitted for hearing entitled "West Kendall Memorial Park", as prepared by DCG Development Consulting Group, sheets SP1, SP4, SP5, SP10 and SP11, dated stamped received May 27, 2011, sheet LP9, dated stamped received August 22, 2011 and the remaining 15 sheets dated stamped received August 10, 2011, for a total of twenty-one (21) sheets, said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement.
2. That in the event that the Property is developed in accordance with (1) above, all fill excavated from the temporary lake on the southern portion of the property will only be used to raise the elevation of the Property for interment and site improvements, and no portion of such fill will be sold or otherwise distributed to any other property.

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that a district boundary change from GU to AU as the district boundary change relates to cemetery uses (Item #1) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied without prejudice, and that the requested special exception to permit a proposed cemetery and associated mausoleums (Item #2), the requested unusual use to permit a Lake Excavation and lake filling (Item #3), and the request to permit two (2) detached signs, one with an area of 81 square feet and the other with an area of 164 square feet (Item #4) would not be compatible with the area and its development and would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance, and that the requested special exception (Item #2) and the requested unusual use (Item #3) would have an adverse impact upon the public interest and should be denied without prejudice, and that Item #4 should be denied without prejudice, and

WHEREAS, a motion to deny Items #1 through #4 without prejudice was offered by Lleana R. Vazquez, seconded by Beatrice Suarez, and upon a poll of the members present the vote was as follows:

Patricia G. Davis	aye	Miguel A. Diaz	aye
Joseph E. Delaney	aye	Beatrice Suarez	aye
		Lleana R. Vazquez	aye
		Jeffery Wander	aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 11, that the requested district boundary change to AU (Item #1) be and the same is hereby denied without prejudice.

BE IT FURTHER RESOLVED that Items #2, 3, and 4 be and the same are hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs.

PASSED AND ADOPTED this 4th day of October, 2011.

Hearing No. 11-4-CZ11-1
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs as designated by the Director of the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 11, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB11-11-11 adopted by said Community Zoning Appeals Board at its meeting held on the 4th day of October, 2011.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 13th day of October, 2011.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Permitting,
Environment and Regulatory Affairs

SEAL





miamidade.gov

Department of Permitting, Environment and
Regulatory Affairs
111 NW 1 Street, 11 Floor
Miami, Florida 33128

October 13, 2011

KROME AGRONOMICS, LLC.
c/o Anthony Recio
2525 Ponce De Leon Blvd, 700
Miami, Florida 33133

Re: Hearing No. 11-4-CZ11-1
Location: The Southwest Corner of SW 136 Street &
SW 177 Avenue, Miami-Dade County, Florida

Dear Applicant:

Enclosed herewith is Resolution No. CZAB - -11, adopted by the Miami-Dade County Community Zoning Appeals Board 11, which denied your application with(out) prejudice.

Information regarding options and methods for challenging a decision of a Community Zoning Appeals Board may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

Copies of any court filings concerning this matter should be served upon both my office and:

R. A. Cuevas, Jr.
County Attorney
111 N.W. 1st Street, Suite 2810
Miami, Florida 33128-1993

The County Attorney is not permitted to accept official service of process.

Sincerely,

A handwritten signature in black ink that reads "Earl Jones". The signature is written in a cursive, flowing style.

Earl Jones
Deputy Clerk

Enclosure

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

COMMUNITY ZONING APPEALS BOARD 11
ARVIDA MIDDLE SCHOOL
10900 SW 127 Avenue, Miami
October 4, 2011 @ 7 p.m.

ITEM

KROME AGRONOMICS, LLC
(10-51)

MEMBERS OF THE BOARD
(Present)

Jeffrey C. Wander, Chairman
Ileana Vazquez, Vice Chairwoman
Patricia G. Davis
Joseph E. Delaney
Miguel A. Diaz
Beatriz Suarez

COUNTY ATTORNEY'S OFFICE

Thomas Robertson
Assistant County Attorney

STAFF

Earl Jones
Jorge Vital

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CHAIRMAN WANDER: Okay, Ladies and
Gentlemen, we're ready. It's October 4th
meeting of Community Zoning Appeals Board
11, Arvida Middle School.

The County reporter and the County
attorney are present? County reporter?

MR. ROBERTSON: Down there.

CHAIRMAN WANDER: Sorry.

At this time, we'll stand for the
Pledge of Allegiance. Is there a flag.

Someone to lead it? Any veterans?

(Pledge of Allegiance).

CHAIRMAN WANDER: Staff, please call
the roll.

MR. JONES: Councilman Delaney?

COUNCILMAN DELANEY: Present.

MR. JONES: Councilwoman Davis?

COUNCILWOMAN DAVIS: Present.

MR. JONES: Councilman Diaz?

COUNCILMAN DIAZ: Present.

MR. JONES: Councilwoman Suarez?

COUNCILWOMAN SUAREZ: Present.

MR. JONES: Vice Chair Vazquez?

Chairman Wander?

CHAIRMAN WANDER: Present.

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

COUNCIL MEMBERS

CHAIRMAN WANDER: 3-4, 6-7, 9-11, 16, 24-25,
27, 45, 74, 76-78, 81-82, 84-86, 88, 91-93,
95-100, 102, 104, 107, 109-110, 112, 114,
117-119, 121, 123, 125, 127-129, 131, 133, 135,
137, 150-151, 153, 163, 166-173.
VICE CHAIRWOMAN VAZQUEZ: 7, 46, 79, 168-173.
COUNCILMAN DELANEY: 3, 167, 173.
COUNCILWOMAN SUAREZ: 33, 167-168, 172-173.
COUNCILWOMAN DAVIS: 3, 7, 9, 30-31, 46-48, 52,
77-78, 91, 114-115, 170-173.
COUNCILMAN DIAZ: 3, 169, 171.

STAFF

MR. JONES: 3-6, 93, 112-113, 124, 170-173.
MR. ROBERTSON: 3, 7, 9, 11, 24, 28-29, 46, 52,
110, 151, 153, 164, 171.

ON BEHALF OF THE APPLICANT

MR. BASS: 8-10, 16-25, 45, 48-76, 81, 107-109,
137-153, 158-167.
DR. RADTKE: 138-158.

SUPPORTERS

PASTOR FOWLER: 82-84.
MR. GUZMAN: 85-86.
PASTOR HENDRIX: 86-89.
MR. PERCIVAL: 89-91.
MR. CRUZ: 91-92.

OBJECTORS

MR. KELSKY: 7-16, 25-47, 76-81, 95, 150,
153-158, 164.
MR. VEGA: 10-25.
DR. WEISKOPF: 26-78.
MR. DEL VALLE: 93-95.
MS. CANO: 96-98.
MR. PETISCO: 98-100, 166.
MR. ADVICULA: 100-102.
MR. BERNIE ORTEGA: 102-105.
MR. MANUEL ORTEGA: 105-110.
MR. HERNANDEZ: 110-112.
MS. MORALES: 112-115.
MS. RODRIGUEZ: 115-117.
MR. PINEDO: 118-119.
MS. VARGAS: 119-121.
MR. DERRINGER: 121-123.
MS. LY: 123-125.
MR. ACOSTA: 125-128.
MR. RUIZ: 128-129.
MS. WALKER: 129-131.
MS. THUEMLER: 131-133.
MS. FLORES: 133-135.
MS. PETISCO: 135-137, 150-151, 162-163, 166, 173.
MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. JONES: We have a quorum.

CHAIRMAN WANDER: Okay. Those of you
present, who wish to speak today, please
rise so the County reporter can swear you
in.

(Thereupon, all interested
individuals seeking to present testimony
in these proceedings were duly sworn to
tell the truth, the whole truth and
nothing but the truth, after which the
following transpired:)

CHAIRMAN WANDER: Okay. Just a
reminder that we are in a school facility.
We're limited in time. So if you can
please keep your comments brief, to the
point, try not to repeat what the person
in front of you has said, okay?

And would staff read the introductory
statement.

MR. JONES: In accordance with the
Code of Miami-Dade County, all items to be
heard this evening have been legally
advertised in the newspaper, notices have
been mailed and the properties have been
posted. Additional copies of the agenda

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 are available here at the meeting. Items
2 will be called up to be heard by agenda
3 number and name of applicant.

4 The record of the hearing on each
5 application will include the records of
6 the Department of Planning & Zoning.

7 (Thereupon, Vice Chairwoman Suarez
8 joined the other members at the dais).

9 MR. JONES: All these items are
10 physically present this evening, available
11 to all interested parties and available to
12 the Members of the Board, who examine
13 items from the record during the hearing.
14 Parties have the right of
15 cross-examination.

16 This statement, along with the fact
17 that all witnesses have been sworn, should
18 be included in any transcript of all or
19 any part of these proceedings.

20 In addition, the following
21 departments have representatives present
22 here at the meeting to address any
23 questions: The Department of Public
24 Works, the Department of Planning &
25 Zoning, the County Attorney's Office.

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 All exhibits used in presentation
2 before the Board become part of the public
3 record and will not be returned unless an
4 identical letter size copy is submitted
5 for the file.

6 Any person making impertinent or
7 slanderous remarks, or who becomes
8 boisterous while addressing the Community
9 Zoning Appeals Board, shall be barred from
10 further audience before the Community
11 Zoning Appeals Board by the presiding
12 officer, unless permission to continue or
13 again address the Board be granted by the
14 majority vote of the Board members
15 present.

16 The number of filed protests and
17 waivers on each application will be read
18 into the record at the time of hearing as
19 each application is read. Those items not
20 heard prior to the ending time for this
21 meeting will be deferred to the next
22 available zoning hearing meeting date for
23 this Board.

24 COUNCILMAN WANDER: Thank you.
25 * * * * *

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 MR. VITAL: The last item.

2 CHAIRMAN WANDER: The previously
3 deferred item.

4 MR. VITAL: Item A, Krome Agronomics
5 LLC, Application No. 1051; 10 objectors,
6 14 waivers.

7 COUNCILWOMAN DAVIS: Through the
8 Chair, I think we need to say something
9 about the fact that when we closed the
10 meeting, we said we would take up where we
11 left off last time.

12 MR. ROBERTSON: The last meeting did
13 not result in a deferral. It resulted in
14 a continuance. The Board will pick-up
15 exactly where it left off before, which
16 would be the opponent's attorney was in
17 the process of presenting his position,
18 and that is where we should pick-up right
19 now.

20 VICE CHAIRWOMAN VAZQUEZ: Okay.

21 CHAIRMAN WANDER: Sir, name and
22 address, for the record.

23 MR. KELSKY: Brad Kelsky, 11 -- 10189
24 Cleary Boulevard, Suite 102, Plantation,
25 Florida 33324. I represent Suburban Acres

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 Preservation Society and Ileana and Joe
2 Petisco.

3 We started the last hearing. This is
4 a continuation. There's just a few items
5 that I want to put into the record before
6 I call any additional witnesses.

7 The first item here is a decision, an
8 order from the Federal Trade Commission of
9 the United States regarding Service
10 Corporation International, SCI, who is the
11 ultimate party in this case, disclosed on
12 Exhibit B to the application for
13 discussing conflicts of interest, so on
14 and so forth. They were disclosed. I
15 want to put into the record the decision
16 and order of the Federal Trade Commission.

17 MR. BASS: I would object on the
18 grounds of relevance.

19 MR. KELSKY: It's precisely relevant,
20 because the FTC provided for certain
21 guidelines that SCI had to comply with
22 when applying for any cemetery application
23 in the State of Florida. And I'm putting
24 it into the record, because no such prior
25 approval from the Federal Trade Commission

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 exist and I think it's relevant for the
2 Board to have in front of it for purposes
3 of completeness of this application.

4 MR. BASS: Same objection. And this
5 Board has no jurisdiction to be applying
6 the rules and regulations of the Federal
7 Trade Commission. We're here on the
8 zoning matter. You apply the Zoning Code.

9 MR. ROBERTSON: He is correct, that
10 you apply the Zoning Code. However, it's
11 perfectly acceptable for them to offer it
12 as an exhibit. Then you will take into
13 account whether or not to weigh it or give
14 it any weight at all.

15 COUNCILWOMAN DAVIS: Objection
16 overruled.

17 CHAIRMAN WANDER: Yeah, the objection
18 is overruled. Just give it to staff.

19 MR. BASS: Can I have a copy?

20 CHAIRMAN WANDER: Okay. That
21 objection was overruled and it's been
22 accepted by staff.

23 Go ahead.

24 MR. KELSKY: Okay. Thank you.

25 The only thing I want to do next is,

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 I have a hearing transcript specific to
2 the Krome Agronomics hearing. I don't
3 know if it's already in the file, but if
4 it isn't, I just want to put it in anyway.

5 CHAIRMAN WANDER: That's a transcript
6 of a previous hearing?

7 MR. KELSKY: Yes, sir, the last
8 hearing.

9 MR. BASS: No objection.

10 MR. KELSKY: At this point in time,
11 I'd like to call a witness. Name is David
12 Vega.

13 CHAIRMAN WANDER: Mr. Vega. Have you
14 been sworn, Mr. Vega?

15 MR. VEGA: I'm sorry?

16 CHAIRMAN WANDER: Have you been
17 sworn?

18 MR. VEGA: Yes.

19 CHAIRMAN WANDER: Name and address
20 for the record.

21 MR. VEGA: My name is David Vega. My
22 address is 9822 Southwest 133 Place.

23 MR. KELSKY: Mr. Vega, please tell us
24 a little bit about your background.

25 CHAIRMAN WANDER: Sir, I think you're

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 going to need the microphone.

2 MR. KELSKY: I can be loud.

3 MR. ROBERTSON: It needs to be picked
4 up.

5 MR. KELSKY: Thank you.

6 DIRECT EXAMINATION

7 BY MR. KELSKY:

8 Q. Mr. Vega, tell us a little bit about
9 your background.

10 A. I've been -- I'm a resident of the
11 community. I've been in real estate business
12 for the last 23 years. I consult to large
13 companies and also just regular buyers and
14 sellers of lands and homes.

15 Q. Do you own a cemetery?

16 A. Yes, sir. I own the only independent
17 cemetery in the south part of Miami-Dade
18 County. I will be opening it soon, by the
19 second quarter of 2012.

20 Q. How many acres is that cemetery?

21 A. The cemetery is 25 acres. I have
22 space in the cemetery in the ground for excess
23 of 50,000. And with planned mausoleums in and
24 cremation niches, that land could exceed
25 150,000 just in my property.

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 Q. How many burials per acre does that
2 amount to?

3 A. Well, the industry standard now here
4 in Dade County, what we're using in the
5 surrounding cemeteries, the one that I've
6 physically been to for experience, is double
7 depth. They are anywhere between 2400 and 2600
8 per acre. That's only if you're going to use
9 the land.

10 Most of the cemeteries now are going
11 to cremation niches, because of the market, and
12 also mausoleums. So it goes up, you know.
13 There's eight levels per floor and usually two
14 to three floors in height. So that number
15 multiplies the capacity in the cemeteries
16 existing in mine.

17 Q. I'm going to show you what is known
18 as Table 2 that was produced by the economist
19 for the applicant in connection with their
20 needs analysis. I'm going to ask you to take a
21 look at this and tell me how many cemeteries in
22 terms of number are located on this particular
23 document.

24 A. Well, there's 14 here.

25 Q. How many cemeteries are there in

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

Miami-Dade County?

A. There could be more -- or there is more, because mine's not on here. They should have known that mine is an existing cemetery. It's been licensed since 1955. And all the large cemeteries in the County know about my cemetery, know about the opening of my cemetery.

Q. And you said that your cemetery alone has the capacity for 150,000 bodies?

A. Yes, including cremation niches and planned mausoleums. Yes, eventually we'll have in excess of 150,000 just, on my 25 acres.

Q. Do you have any idea why your cemetery is not listed here?

A. I don't know. I was never contacted by these people. I don't know them in specific, but the large cemetery companies, Memorial Plan and Woodlawn, not only do they know about my cemetery, they've been with me there at the cemetery physically. So all the large cemeteries, Vista Memorial, I know him. I'm a member of the Board also, the state association. So the owners and operators of these cemeteries know who I am, including the MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

Catholic cemetery. They all know me.

Q. Would -- in your experience, you mentioned that the industry standard was about 2400 to 2600?

A. Yes.

Q. Is that based upon your experience?

A. Yes. As I mentioned, I physically seen the last -- or the latest lawn crypt sections that have been installed in Memorial Plan on 117.

North Star Cemetery, that's adjacent to it just to the north and they have over 10 acres of open, untouched space.

Woodlawn, that's on 117th and 112th, they have a large part just to the north of their funeral home. They're planning on putting a large mausoleum on there. So the numbers are really big there. And also on the southeast corner, they have a large parcel there, maybe three or four acres, that can accommodate quite a bit of spaces.

Q. Is 1200 spaces per acre below what you understand the industry standard to be in Miami-Dade County?

A. Absolutely, considering what I've

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 seen from all the -- what's been installed now.
2 Hicks Industries is the largest builder of
3 cremation -- I mean, I'm sorry, mausoleums, and
4 crypts, lawn crypts and they install them. I
5 have a document here from them, from their
6 brochure, showing that, yes, you could put in
7 -- their numbers are much higher than mine.
8 They put -- you can put in up to -- where am I?
9 Let me go through it. I'm sorry. Here. They
10 state here you can put up to 4,000 burials per
11 acre. So that number -- I mean, just using
12 that number, with 25 acres, you're looking at,
13 you know, 100,000. I'm a little more
14 conservative, but, you know, we'll have
15 mausoleums and cremation niches.

The market has gone a lot to cremation, because of the economy, and a lot of people just favored that, so it saves a lot of space. And that's why, you know, what we have in space now, there wouldn't be a need for another cemetery for at least 20 years here, considering mine coming in, another 120 acres that are approved on Krome Avenue and all the spaces that are -- all the space that's available in the local cemeteries here in the

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 south part of Miami-Dade County.

2 MR. KELSKY: Thank you, Mr. Vega. I
3 don't have any other questions for you.

4 MR. BASS: I have some questions.

5 CHAIRMAN WANDER: Could I ask
6 something? I missed it before. What is
7 the address, location of your cemetery?

8 MR. VEGA: Southwest 137 Avenue and
9 240 Street. It runs from 240 to 232, just
10 about half a mile there on 137 Avenue.

11 CHAIRMAN WANDER: Thank you.

12 CROSS-EXAMINATION

13 BY MR. BASS:

14 Q. Mr. Vega, where do you live?

15 A. 9822 Southwest 133 Place, right here.

16 Q. Did you get a notice of the hearing
17 tonight?

18 A. No.

19 Q. How did you know to be here?

20 A. I saw it on the news.

21 Q. And why did you decide to come?

22 A. Well, because I saw somebody on the
23 news saying that there was so much need for
24 cemeteries, I thought that that was absurd.

25 Q. You're a competitor of ours, correct?

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

A. Who are you?

Q. The applicant.

A. Well, I don't know. I wouldn't say I'm a competitor.

Q. What would you say you are?

A. I'd say I'm somebody else coming in the industry.

Q. And you operate a cemetery?

A. I'm gonna operate a cemetery.

Q. Oh, you're going to operate a cemetery?

A. Yes.

Q. Are you operating a cemetery now?

A. Well, I have --

Q. Yes or no, right now, are you operating a cemetery?

A. Sir, can I answer your question or you're gonna --

Q. Sure, sure, answer it.

A. Right now I have the right to bury somebody right now. As I explained, 137th Avenue is going to be built through my cemetery and it will be opened at that time.

Q. Well, how long have you owned the cemetery?

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

A. For about five years.

Q. Okay.

And how many people have you buried there in the last five years?

A. I haven't buried, because of the access.

Q. Okay. Well, what have you been waiting for?

A. The road. 137th Avenue was just approved recently, and it's just been funded. And the contract, in fact, was just awarded this year to a construction company to be built. They're working on the right-of-way acquisitions and it's gonna to be built soon. It's been a long time coming. A lot of work I put into it with the commissioner of the area, the former commissioner, Ms. Sorenson. And we took it through a lot of help from the right-of-way division and we finally got it all approved. And we're on our way. Finally, I think I'm going to open soon.

Q. Okay. Now, you know my client, correct, Krome Ergonomics, the applicant here?

A. No, I don't know them.

Q. Okay.

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 Well, let's look at it this way.

2 Have you ever offered to sell your cemetery to
3 another cemetery operator here in Miami-Dade
4 County?

5 A. I've never offered it to them. I
6 don't know them.

7 Q. Who have you offered it to?

8 A. I haven't offered it formally to
9 anybody.

10 Q. You have not asked Memorial Plan to
11 buy your cemetery?

12 A. Memorial Plan has been to my cemetery
13 and they wanted to do some type of joint
14 venture. And I said when it's needed, we'll do
15 it. They actually told me that there's no need
16 at that point and it was a luncheon with the
17 president of Memorial Plan.

18 Q. Okay. So you're against competition?

19 A. I'm not against competition. I
20 haven't said that.

21 Q. Okay. So would you like to see our
22 cemetery succeed and your cemetery succeed?

23 A. Well, I don't think there's a need
24 for a cemetery. If we're here on this
25 application based on a need, there's no need

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 for an additional cemetery. And I think it
2 will saturate the market right now, bringing a
3 50-acre cemetery. How economic times are, you
4 would just put more stress on independents like
5 myself. You know, a large company would crush
6 another independent, and there's no need for
7 it.

8 Q. And so you wouldn't want that to
9 happen, right? You wouldn't want the
10 competition?

11 A. I don't think so. And also by the
12 people here, we see that it would be a burden
13 in the area.

14 Q. Okay. What kind of burden would it
15 be?

16 A. Well, I think it's a bad location
17 personally, because it's right on one -- on
18 Krome Avenue. I grew up in the area, they're
19 in the Redlands, and I think it's a hazard.
20 All the cars coming in and out of that.

21 And also they have an argument about
22 water. That's, you know, nothing that I'm an
23 expert on, so I wouldn't be able to say
24 anything on that part, but I think it's a bad
25 location.

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 And if it's their neighboring -- I
2 don't have neighbors around me. I'm in an
3 industrial area and I'm off -- right off U.S.1.
4 I have good access. I'm right by the Turnpike.
5 I'm going to be on a six-lane highway, which is
6 137th Avenue. So as far as access-wise, I
7 think I'm in a location that merits something
8 that is going to have a lot of cars coming in
9 and out.

10 Q. So you think your location is better
11 than our location?

12 A. Well, I think that my location is not
13 intrusive into the community. I think my
14 location -- well, I've been there for a long
15 time. The cemetery has been there since the
16 30's. So, around me, like I say, is all
17 commercial/industrial space.

18 Q. Okay. Now, I just want to understand
19 your testimony. You say you bought this place
20 five years ago?

21 A. Yes.

22 Q. And you haven't buried a single
23 person in five years, correct?

24 A. Right, because of the access.

25 Q. Okay.

1 Have you operated another cemetery,
2 other than this one?

3 A. No.

4 Q. Okay.

5 So basically you have no experience
6 operating a cemetery, correct?

7 A. Well, I haven't operated my cemetery.
8 I've worked on putting my plan together. I
9 visited most of the cemeteries in the State of
10 Florida, and I've been working with operators
11 of cemeteries and I've gone to all these
12 cemeteries when they were working on there.
13 That's why I know about the cremation, you
14 know, the double depth cremation, and how they
15 install these crypts, and the amount, the
16 volume, and the amount that's allowed at these.

17 Q. I have a very simple question for
18 you. You have never operated a cemetery,
19 correct?

20 A. I haven't operated my cemetery yet.

21 Q. You haven't operated another
22 cemetery, correct?

23 A. I can bury somebody tomorrow.

24 Q. You have not operated a cemetery,
25 have you, Mr. Vega?

1 A. I'm operating mine. I'm maintaining
2 it. And I have --

3 Q. Okay.

4 Let's talk about the maintenance.

5 What are you doing to maintain it, you mowing
6 the grass?

7 A. I mow the grass.

8 Q. Okay.

9 So you know a lot about lawn
10 maintenance, correct?

11 A. Yes, I have cremation niches -- I
12 mean, lawn crypt sections that I'm installing
13 right now. I have lawn crypts that I've
14 already bought, and I'm going to start
15 installing them and I know how to do that. You
16 don't, do you?

17 Q. So right now you think -- right now
18 you're ready to start operating a cemetery?

19 A. Absolutely.

20 MR. BASS: Okay. This witness has no
21 personal knowledge. He was offered up as
22 a fact witness. He's never operated a
23 cemetery. He owns a big piece of land,
24 which he hopes to start a cemetery on, but
25 I move to strike his testimony --

1 MR. ROBERTSON: Mr. Bass.

2 MR. BASS: -- as incompetent.

3 MR. ROBERTSON: Mr. Bass, okay, if
4 you have an objection, make it please.

5 MR. BASS: I would object to this
6 witness's testimony. It is outside the
7 scope of being a fact witness. He's been
8 offered as an expert witness to give
9 opinions about burial rates and burials
10 per acreage, yet he has no experience
11 doing so. So I've preserved my objection.
12 I would move to strike his testimony as
13 incompetent, lay opinion on an expert
14 subject. Thank you.

15 CHAIRMAN WANDER: The objection is
16 overruled.

17 MR. BASS: That's fine.

18 MR. VEGA: One thing. Besides
19 myself, I have a letter here that was
20 submitted earlier today. This is a
21 gentleman that's owned two cemeteries in
22 this market for over 50 years and he
23 states --

24 MR. BASS: Objection, hearsay.

25 MR. VEGA: He states that there's no

need, that there's no need for a cemetery.

CHAIRMAN WANDER: It's going to have to be introduced as evidence through the counsel.

MR. BASS: And I object to it as hearsay. The author of the letter is not here. We don't know who he is. We have no way to authenticate --

CHAIRMAN WANDER: Do we know who he is?

MR. BASS: -- what this letter means or what it says.

CHAIRMAN WANDER: Do we know?

MR. KELSKY: The author is a guy named Philip Coleman, former cemetery operator in Miami-Dade County. I'm not offering it as any expert opinion whatsoever, but a letter that would be submitted into the record as anybody else could write and submit a letter into the record.

CHAIRMAN WANDER: It will be accepted as that.

MR. KELSKY: Thank you, Mr. Vega.

MR. VEGA: Thank you.

1 what does that mean?

2 **A. Hmm. Economist is someone who has**
3 **studied seven years of graduate work in the**
4 **field of economics. I specialize in**
5 **development economics and urban economics. And**
6 **more recently in Florida, I've gotten involved**
7 **in the economics of the region, that is, the**
8 **Everglades region and the 17 counties of the**
9 **South Florida Water Management District. I've**
10 **worked on a lot of projects involving economics**
11 **of our area.**

12 **Q.** Let me just step over here for a
13 second and grab something.

14 I'm handing you a document that says
15 Richard Weiskopf, PhD. Is that your curriculum
16 vitae?

17 **A. Yes.**

18 **Q.** Is it accurate and up-to-date?

19 **A. Yes.**

20 **MR. KELSKY: It was contained within**
21 **the -- our expert disclosure. I'd like to**
22 **move his CV separately into the record.**

23 CHAIRMAN WANDER: Yes.

24 MR. KELSKY: At this point in time,
25 I'd like to tender Dr. Weiskopf as an

MR. KELSKY: At this point in time,
I'm going to call Dr. Richard Weiskopf.

DIRECT EXAMINATION

BY MR. KELSKY:

Q. Dr. Weiskopf, please state your name
and professional address.

**A. I am Richard Weiskopf. And my
address?**

Q. Professional address.

**A. Professional address, I work at the
University of Miami in -- I teach economics in
the Department of International Studies.**

Q. Tell us about your educational
background, please.

**A. I went to Harvard College. Then
Harvard graduate school in economics. And then
I taught at Yale University for five years, and
Iowa State University for seven years and in
Israel for four years. I moved to Miami 20
years ago, and I started all over again
teaching here and now I'm a full professor in
University of Miami.**

Q. Are you tenured?

A. Yes.

Q. And you said you're an economist,

1 expert economist.

2 **MR. ROBERTSON: There is no necessity**
3 **for tendering in front of a body such as**
4 **this.**

5 BY MR. KELSKY:

6 **Q.** Okay.

7 Dr. Weiskopf, did you have an
8 opportunity to review the need study that was
9 prepared by the applicant?

10 **A. Yes.**

11 **Q.** Did you, in turn, do your own
12 research?

13 **A. Yes.**

14 **Q.** Did you create any documents, .
15 spreadsheets for purposes of your analysis?

16 Did you answer the question?

17 **A. Yes, I did do my own analysis and I**
18 **did study their analysis.**

19 **Q.** Okay.

20 Based upon the documents that you
21 reviewed and the research that you did, do you
22 have an opinion whether a cemetery is a
23 necessity or in the public interest in
24 Miami-Dade County?

25 **A. Yes, I have an opinion.**

Q. What is that opinion?

A. **My opinion is that, according to the numbers, there's no need. It doesn't add up. There's absolutely -- it's irrelevant.**

Q. Okay.

And let's go through your spreadsheets, if we can. These are a portion of the documents that were submitted and the expert disclosures required by the ordinance. There are six separate pages. If I could hand you each one, so that you could follow along.

MR. KELSKY: I'll give one to the clerk.

MR. ROBERTSON: Give them to the clerk. He'll distribute them.

MR. KELSKY: Thank you.

BY MR. KELSKY:

Q. In the documents that you provided, one of them is called New Table 1. Is that correct?

A. Yes.

Am I allowed to say anything before?

Q. Yeah. Go ahead.

A. **Ladies and Gentlemen, let me preface one thing. I was -- when I studied the need's**

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

study that was presented from the company, I looked at it and I said certain things didn't make a lot of sense, okay? So it's one thing to criticize them and to find out where the errors are and another thing to try to say what the correct answers are.

So that's what I've tried to do here, is that there were certain trends that they wrote in their paper that didn't -- weren't sensible and they contradicted by evidence that I knew about, but then the second -- my spreadsheet say what the right answers are, in my opinion. That's what I want to say.

Q. Before we get into that, let's just establish some parameters.

Did the applicant show an increase in death rate over the period of time that they calculated?

A. Yes.

Q. Is that correct?

COUNCILWOMAN DAVIS: Through the Chair, can I have an explanation of how the spreadsheet is laid out, so I can follow along?

MR. KELSKY: Right. Right now we're

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 doing some background and then we'll get
2 into the spreadsheet directly.

3 COUNCILWOMAN DAVIS: Okay. Thank
4 you.

5 BY MR. KELSKY:

6 Q. The applicant provided a death rate
7 in Miami-Dade County that increased over time
8 in terms of numbers, correct?

9 A. **Yeah. They said -- there's no rate
10 in their numbers. It was just the number of
11 depths that would occur from 2011 to 2025, an
12 increasing number of dying people.**

13 Q. Okay.

14 So, for example, in year 2015, they
15 had 21,967, correct?

16 A. **Right.**

17 Q. And in 2016, what did they have?

18 A. **2016, it's 22,110, an increasing
19 number.**

20 Q. So there were -- according to the
21 applicant, there were more people that were
22 going to die in 2016 than there were in 2015,
23 correct?

24 A. Yes.

25 Q. All right. What did your research

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 show?

2 A. **Well, I looked at the vital
3 statistics for the last five years of people
4 who have been dying in Miami-Dade County, and
5 the trend has been fewer people in the last
6 five years have been dying in successive years,
7 so --**

8 Q. Let me stop you for one second.
9 When you say vital statistics, what
10 are you referring to?

11 A. **Well, the State of Florida keeps
12 vital statistics for all the counties. So
13 that's the actual recorded number of people
14 that have died in each of our counties.**

15 Q. Now, I understand that, and we heard
16 the applicant's testimony last time. They were
17 talking about numbers relied upon by Miami-Dade
18 County themselves, correct?

19 A. **I don't remember what he said last
20 time.**

21 Q. But you had an opportunity to speak
22 with Miami-Dade County about their numbers,
23 correct?

24 A. **Well, wait a minute. The vital
25 statistics are there. I mean, there are a**

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

number of people that are dying. If you use old numbers when there was an increasing death rate and you don't revise that, then you think that the increasing deaths are going to continue into the future, but in the last five years, if you go up from 2010, right, back 2009, eight, seven, six, the number of people in Miami-Dade that are dying are fewer in number. It's called resident deaths. That is, Miami-Dade residents who have died, whether it's here or outside the County, so that number is decreasing.

Q. Okay.

Now, the applicant had a -- my recollection was that the applicant had a static 37% cremation rate in their calculations of cremations. Is that your understanding?

A. They don't give that number, but we calculated it and they had a fixed cremation rate, that's correct.

Q. And what was that rate?

A. Oh, I don't -- I don't have that.

Q. Well, if it's fixed, what are the numbers that you found show?

A. Okay. What I have -- it's very

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

interesting, because in my spreadsheet, when I calculated from 2000 to 2010, the rate of cremation has been increasing from 34 up to 44 percent, right, from 34, a third, up to almost a half, 44 percent, in 2010, which is the latest number that we have, 2009 is the latest number. So it's gone up 10 percentage points in 10 years.

Q. So it's not static at all?

A. No. And it's increasing. So if you project to the future, it should be increasing.

Q. What about the rates of burial?

A. Ah. So, according to the numbers here and the state's vital statistics, when someone dies, they could either be buried and entombed is the word they use, right, or cremated. I think those are the two choices for disposition.

Now, of the burials, there's no numbers on how many are buried below the ground in its spot, or how many are buried in tombs, or in mausoleums, or in crypts, above the ground, four levels high or six levels high, whatever, crypts. So that -- we don't know that. All we know is people that are not

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 cremated, you might say.

2 Q. Okay. And what is -- and how -- what
3 is that trend?

4 A. Well, the percent that are buried or
5 entombed used to be almost 60% and that's
6 fallen to almost 50%. So that's gone down 10
7 percentage points. So the rate of -- the rate
8 of death has fallen. And of those people
9 dying, the numbers that -- the percent that
10 want to be buried has fallen, the difference
11 being cremated.

12 Q. Okay.

13 So based upon the numbers that were
14 provided by the applicant, do they, in fact,
15 comport with the vital statistics numbers that
16 you actually obtained from the State of
17 Florida?

18 A. Well, I mean, the vital statistics
19 rates tell me what -- I'm going to calculate
20 the death rates from that. I don't think they
21 used those vital statistics in their
22 calculations. All I have is the burials
23 projected. I don't know how they got those.
24 That's why I started this research. There's
25 one fact that you missed.

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 Q. Okay.

2 A. All right. And that's the
3 population, 'cause if the -- 10 years ago, we
4 thought -- before the 2010 census, we thought
5 the population in Miami-Dade has been going up,
6 up, up, up, up, you know, for the last 50
7 years.

8 And it's funny, because in 2002, they
9 make a projection for 2010. They said this is
10 going to be the population. Usually when they
11 get to the 2000 -- the next census, they found
12 out that those projections are very
13 conservative and they have to revise them
14 upward. This is the first time that we've ever
15 had the reverse, that they've made projections
16 to 2010. We got to the census, whoop, and
17 we're below the projections, because people are
18 leaving Miami-Dade and people aren't moving in
19 at the rate we had before because of the
20 economic factors. In other words, population
21 is an economic factor.

22 So what the applicant did -- there is
23 no population estimates in his -- in his -- all
24 we have is the number of deaths, but for me to
25 calculate the number of people dying, I want to

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

know what the population is and then I apply a rate to say how many people will die.

Where do you get population projections through 2025? Because Miami-Dade hasn't made them. And the applicant got his death rate and all his statistics from a source that's on the web that was printed, it was made up, it was computed in 2007, before the two -- before the 2010 census. In other words, they're using pre-census data for their need's study.

Okay. Well, there was a census in 2010, and Miami-Dade isn't yet updated its projections. Who has? Well, Gainesville bureau of economic and business research, that's a state bureau, and they do the population estimates for all the counties of Florida. And they have made -- and I submitted that document. They made projections for the next -- for every five years through the next 40 years based on the 2010 census. And they had it revised also the estimates backwards, because when the 2000 census came out, that meant all the projections that had been made were incorrect and they had to revise them

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

backward and revise the projections forward. You follow? So that's the way it works.

So now we have correct, correct population estimates, I mean, corrected by the authorities, whereas Miami-Dade wasn't willing to provide us with those, because they haven't done them yet. They said they'll be out another three or four months.

So now we have population. We have death rates that are falling. We have burial rates that are falling, because people can't afford it or they prefer to -- this other way of -- yeah.

Q. So tell us why, in your opinion, there is no need for a cemetery?

A. Okay. Everything I just said has to do with the need for space, to put bodies, right? So that's the demand for cemeteries.

Now, what's the supply of cemeteries? So that's a second half of this, you know, the other part of the scissors.

This is demand, demand for space, which I find is very low, and the numbers are in front of us. We could look at the numbers actually. And then there's the supply.

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 So here's the tricky part. We have
2 their Table 2 in the need's study presents
3 those 14 cemeteries that we have talked about
4 in the previous person, the previous witness.
5 I took their numbers on face value.

6 I asked the question, let's believe
7 those numbers for a minute. And how many
8 people per acre are being buried on the
9 developed land and the undeveloped land? When
10 you do that division, you come out with very
11 funny numbers. Because of those 14 cemeteries
12 that are there, the number of people per acre
13 ranges from 30 to 150 per acre. We were
14 talking 1500 before or 2000 before. Now we're
15 -- that's developed? How could that be
16 developed? I think developed means that
17 there's a road there and there's land, but it's
18 not filled up, I think, but I don't know yet.

19 Then there's another -- on their
20 Table 2, they say undeveloped. On the
21 undeveloped land, they list -- they list the
22 number of acres for each cemetery and then the
23 number of burial spaces. And it's funny, they
24 all turn out to be about 1,120 burial spaces
25 per acre. Now, maybe that was a rule of thumb,

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 but that's the number they applied and that way
2 they got a total number of acres and a total
3 number of spaces.

4 And in my view, they underestimated
5 the spaces available, because they were putting
6 30 people per acre on these developed lands.
7 So there they overestimated the number of dying
8 people and they underestimated the amount of
9 space that was there for those people.

10 And when you do the correct
11 calculation on the number of acres that are
12 existing on these 14 known cemeteries,
13 excluding the ones that aren't on the list, I
14 looked -- I did a Google search. I found 39
15 cemeteries listed in Miami-Dade. Now, some of
16 those might be little -- I hate to use the word
17 niche cemeteries. They could be historical
18 cemeteries or little places, but there were 39
19 listed. And I didn't have the time to check
20 out each one of those, but I know a full need
21 study should do that. Before asking for more
22 space, you should check out each cemetery and
23 ask what's the real space available.

24 Now, basically, if you take the
25 acreage that they have estimated, which is 676

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 total acres and you multiply it by 1,100 burial
2 spots per acre, you come out to be almost 700
3 -- the number is 760,000. It was only 100 --
4 only 110,000 people dying over the next 25
5 years. So you have a 100 -- nope, sorry, over
6 15 -- the next 15 years. So there's 110,000
7 people that need to be buried and there's spots
8 of 700,000.

9 Now, if you do a more conservative
10 number of spots, the cemetery operator I spoke
11 to said -- suggested a number of 700 burials
12 spots per acre. Even at 700, we have a total
13 area that is available. 470,000 burial spots
14 available. So whatever it is, we have enough
15 land, according to these numbers. As an
16 economist, that's what the numbers show.

17 Q. And then how many deaths are
18 projected over the next 15 years?

19 A. The total deaths, the people dying,
20 resident deaths, is 250,000 -- 256,000.
21 256,000 people dying over the next 15 years.

22 Q. And how many spots were available?

23 A. Wait a minute. Of those deaths, how
24 many want to be buried as opposed to cremated?

25 Q. Uh-hum.

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 A. So if you apply the burial rate,
2 there's 110,000 burial spots needed over the
3 15.

4 Q. And how many are available?

5 A. Anywhere from 400 -- 500,000 to
6 750,000 on my calculations.

7 Q. All right. Now, let's talk about
8 cremation niches.

9 A. Okay.

10 Q. Did you have an opportunity to
11 consider those in your analysis?

12 A. Well, since I was dealing with
13 cemetery space, I just have the rate of being
14 cremated, but I didn't look at the space needs.

15 Q. The cremation -- the total number of
16 cremation is going to go up. Is that correct?

17 A. Yes.

18 Q. And the cremation niche requires much
19 less space than a burial, correct?

20 A. Yes.

21 Q. Is there anything in your New Table
22 1, which the Board has here, that you can
23 pinpoint for them to be able to see your
24 numbers in action?

25 A. Yes, on New Table 1, at the bottom

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 line, the bottom two lines, the next to the
2 bottom line says the sum 2011 to 2025. And
3 then the number of cremations is column five.

4 See, the way it works are the years
5 down the left side and the total. Now, that
6 solid black line that goes through the middle
7 of the table, that just indicates below it are
8 projections and above it are actual data that I
9 found in different sources and the sources are
10 all noted below.

11 Q. Okay.

12 And the numbers that you were just
13 talking about with respect to the 115,000
14 versus the 500,000, where are those calculated?

15 A. Okay, that's Table 2B. So the Table
16 1 is the demand for spaces. The supply is
17 Table 2B called Processed Available Cemetery
18 Space, which is following their Table 2, all
19 right? This is Table 2B.

20 On the left side are the 14, poorly
21 typed, but they're the names of the cemeteries.

22 And the very -- Line 15, the bottom
23 line is the total. If you follow it all
24 across, all across the page, the very next to
25 last column says 759,864 total spots, at a

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 burial date -- the next number is 1,124 burial
2 spots per acre. That's what that means.

3 Q. And if the burial rate was actually
4 2400 per acre, what would that -- how would the
5 math work there?

6 A. Well, 2400 per acre would mean there
7 would be double the 760,000, so that's, you
8 know, 1,500 -- a million and a half spots. A
9 million and a half spots for 110,000 people.
10 That's almost 100 spots per person. Wow!

11 Q. Any other reasons that we haven't
12 talked about that support your opinion that the
13 cemetery is not a public necessity and is not
14 needed in Miami-Dade County?

15 A. Yes.

16 Q. Go ahead.

17 A. Well, I've worked on other studies in
18 this area. One was the South Miami watershed
19 study. And there -- there are two priorities
20 in this land: One is agriculture and the other
21 is parks. I had done a study on parkland in
22 Miami and there's a shortage of parks, parks
23 for people, for living people. And it's also
24 world prices of food are going up and high and
25 rising. So food production in --

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

MR. BASS: I need to object. This is well beyond the scope of the disclosure of this expert.

DR. WEISKOPF: Wait a minute. That's not true.

MR. KELSKY: Hold on.

The disclosure was that he was going to give an opinion as to whether or not the needs -- whether or not there was a need for this cemetery, and that's clearly in the disclosure.

CHAIRMAN WANDER: But he's going to watershed now.

MR. KELSKY: He's talking about how that relates to why there is no need for a cemetery.

CHAIRMAN WANDER: All right, continue.

DR. WEISKOPF: I think there is a need for parks and there is a need for agriculture and that land should be kept in one of those two uses, especially -- especially agriculture. So if you're taking land out of agriculture for something that's not needed in the next 15

1 particular plot was considered fallow. Am I correct or incorrect on that? Would you know?

2 MR. KELSKY: It is zoned agriculture.

3 COUNCILWOMAN DAVIS: No, I know it's zoned agriculture, but my understanding was it wasn't able to be used at this time.

4 No, no, no, you -- I'm asking him. You guys get your turn later. Hang on.

5 DR. WEISKOPF: My understanding, the word fallow doesn't mean -- I mean, that's an agricultural term. Fallow generally means regenerating. And in my understanding of the land in that area and that land, that if it's not this year used, it could be used next year or the year after. And the fact that we have a 10-month growing season means you could get two or three crops out of that land. So it's just not land in New York or land in Minnesota. So it could be very productive land. And if it's not used now, it could be used in agriculture and zoned agriculture. And we have a way of

years, when we're facing a crisis in that field the land is being used for now, it doesn't make any sense.

BY MR. KELSKY:

Q. Have we covered your opinions?

A. Yes.

MR. KELSKY: Thank you, sir. I don't have any other questions.

COUNCILWOMAN DAVIS: When do -- are we allowed to -- through the Chair, sorry. When we get to our period, can we question the witnesses or can we question before, during or after procedurally?

MR. ROBERTSON: Procedurally, if you have a question that you would like to ask a witness once they have completed their questioning, there's no reason why you can't ask.

COUNCILWOMAN DAVIS: Thank you.

VICE CHAIRWOMAN VAZQUEZ: So now or later?

COUNCILWOMAN DAVIS: What I would like to ask on the agriculture, my understanding was, though, that the land that we were talking about for this

1 making land productive as opposed taking it out -- irrevocably taking it out of production.

2 COUNCILWOMAN DAVIS: Thank you.

CROSS-EXAMINATION

BY MR. BASS:

Q. Sir, if I may, Dr. Weiskopf, good evening. Nice to see you.

A. Hi.

Q. You just referenced the South Dade watershed study, correct?

A. Yes.

Q. Are you familiar with that study?

A. Yes.

Q. Could you tell the Board whether it was adopted by the County Commission or rejected by the County Commission?

A. No, I couldn't. I had a hand in making -- in getting the contract for that study, and in planning the economic program that would be used for that study and then I resigned from it, but in doing the research for that, I got to know the area quite well.

Q. My question, Dr. Weiskopf, is do you know whether the Miami-Dade County Commission

1 accepted the watershed study or rejected the
2 watershed. Yes or no, please, Dr. Weiskopf?

3 **A. I don't know.**

4 **Q.** Dr. Weiskopf, you will agree with me
5 that the population of Miami-Dade County will
6 increase between now and 2020, correct?

7 Why don't you tell the Board what
8 you're reading from when you're answering my
9 question.

10 **A. You're asking me if the population
11 will increase between 2010 --**

12 **Q.** Uh-hum.

13 **A. -- and 2020. I'm looking at the
14 numbers for the census of 2010 and the BEBR
15 projections to 2020. I find the answer to your
16 question is, yes, it will increase.**

17 **Q.** And can you tell this Board, with any
18 degree of precision, how many people will be
19 living in Miami-Dade County in 2030?

20 **A. No.**

21 **Q.** Okay.

22 If you had reference to the BEBR
23 projections, would you be able to answer that
24 question?

25 **A. Yes.**

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 **Q.** Okay.

2 And how would you answer that
3 question?

4 **A. Well, we'd have to look at -- I have
5 the tables to 2030, so -- but I was following
6 the guidelines of going to 2025 and I stopped
7 there. So I don't have the exact numbers.**

8 **Q.** Okay.

9 Now, you handed the Board a chart
10 where you contained population projections from
11 BEBR, correct?

12 **A. Yes.**

13 **Q.** Okay.

14 Now, Dr. Weiskopf, your opinion is
15 only as good as the data upon which you relied,
16 correct?

17 **A. Better. It could be better.**

18 **Q.** It could be better?

19 **A. It could be better.**

20 **Q.** But in this case, Dr. Weiskopf, for
21 your population projections, you relied on
22 BEBR, correct?

23 **A. Yes.**

24 **Q.** Okay. And if BEBR is wrong, then you
25 are wrong, correct?

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 **A. I don't understand the question.**

2 **Q.** You relied on no source, other than
3 BEBR, for your population projections, correct?

4 **A. No, there are three other sources,
5 all right? You want me to go over those with
6 you now?**

7 **Q.** I just want to direct your attention

8 --

9 **A. Wait, let me tell you something.**

10 **Q.** I want to direct your attention to
11 your chart, Dr. Weiskopf.

12 **A. My chart -- BEBR is consistent with
13 -- the legislative branch also makes
14 projections and the County makes projections.
15 The County has not made its projections yet.
16 Usually they're very -- it's very interesting,
17 'cause they do a study at the end of every five
18 years.**

19 **Q.** Dr. Weiskopf.

20 **A.** No, no, no.

21 **Q.** This is cross-examination, Dr.

22 Weiskopf. I get to ask the questions. You get
23 to answer the questions.

24 **A. Okay, got it.**

25 **Q. You had plenty of time to answer**

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 **Mr. Kelsky's questions --**

2 **MR. ROBERTSON:** Mr. Bass, Mr. Bass.

3 **MR. BASS:** Yes.

4 **MR. ROBERTSON:** You asked him a
5 question. He was trying to answer it.

6 **COUNCILWOMAN DAVIS:** Yeah.

7 **BY MR. BASS:**

8 **Q.** Okay, fine. Go ahead. Finish the
9 answer.

10 **A. Wait a minute. The question was, if
11 BEBR is wrong, then I'm wrong. Now -- which is
12 a set-up question. It's ridiculous, because
13 BEBR is known as very conservative. The
14 legislative districting is done on the basis of
15 BEBR's numbers. The money given to the
16 counties is based on BEBR's numbers. So, yeah,
17 everything could be wrong, yeah, sure, but, you
18 know, you got to start somewhere.**

19 **Q.** You disagree with Mr. Dolkart's
20 numbers, correct?

21 **A. Is he the author of these tables, one
22 and two?**

23 **Q.** Yes.

24 **A. Yeah, I do.**

25 **Q.** Okay.

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 And, in fact, Dr. Weiskopf, you
2 disagree with BEBR's numbers, correct?

3 **A. No, I -- what do you mean?**

4 **Q.** You, yourself, discredit the BEBR
5 numbers, correct?

6 **A. No.**

7 **Q.** Okay.

8 Did you write a book, Dr. Weiskopf?

9 **A. Wait -- did you say -- did you
10 understand my answer?**

11 **Q.** Yeah, you said no.

12 Did you write a book, Dr. Weiskopf?

13 **A. Two books.**

14 **Q.** Is this a copy of the book that you
15 wrote?

16 **A. Yes.**

17 **Q.** Okay.

18 When did you write that book, Dr.
19 Weiskopf?

20 **A. You're missing the cover of the book,
21 which is more attractive than the one that's up
22 there.**

23 **Q.** Okay. Thank you. I hope you can get
24 some Amazon sales from that. I had to check it
25 out of the library.

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 But that's the book that you wrote,
2 correct?

3 **A. Yes.**

4 **Q.** Okay.

5 Do you remember what you wrote about
6 in your book with respect to the accuracy of
7 BEBR?

8 **A. Not exactly.**

9 **Q.** Okay. Well, let's see if I can
10 refresh your recollection for a moment, please.

11 Do you recall making the statement
12 that BEBR consistently under forecasts our
13 population. Do you recall saying that?

14 **A. Right, that was true of the boom
15 period.**

16 **Q.** Okay.

17 But do you recall making that
18 statement?

19 **A. Yeah, but it was special. We
20 referred to the boom, which is what I said to
21 the Board earlier, that as long as the
22 population was zooming, the estimates of the
23 projections of the future, which were BEBR's,
24 right, tended to underestimate it. So when you
25 got to the census, you had to jump up, right?**

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 **But that -- and this is the reverse, it's
2 jumping down with the 2010 census.**

3 **Q.** But I want to focus on your book now
4 and we'll get back to that.

5 Did you say in your book that for
6 decades BEBR has consistently under forecasted
7 populations?

8 **A. Yeah, that was true during the boom
9 period, that's right.**

10 **Q.** And when did you write your book?

11 **A. I wrote it between 2002 and 2004.**

12 **Q.** And when was it published?

13 **A. 2005.**

14 **Q.** Okay.

15 So is your book no longer current?

16 **A. No, it's the greatest book that
17 exist, really, but in terms of projections,
18 they have to be updated.**

19 **Q.** Okay. Well, let's focus on your
20 words here. Let's look at -- if we can zoom
21 this up.

22 Do you recall making a statement in
23 your book that the forecast for all of Florida
24 fail equally to win our confidence. Do you
25 recall making that statement?

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 **A. Yeah, but look at the next sentence.
2 It says the statement statewide medium forecast
3 for '82 -- in 1982 for 2020. In other words,
4 when you go -- look, I hope -- I'm going to
5 explain. Give me one minute. Please don't
6 interrupt.**

7 **Q.** Sure. Take all the time you want.

8 **A. This is tricky.**

9 **Q.** Evidently.

10 Were you trying to be tricky?

11 **A. No, not at all.**

12 **Q.** Okay.

13 **A. But what we had before was the case
14 that we all lived through. When the estimates
15 that were made for our future were
16 underestimated and so we ended up needing more
17 fire stations, and more water and more schools,
18 'cause more people came in than they expected.
19 And the reason they came in was because we had
20 good like favorable tax rates, and lots of
21 incentives to get people to move here, and
22 inexpensive living, low down payments, et
23 cetera. So people came much more than they
24 expected and we got in trouble in the building
25 side. That's your experience.**

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

The last three years has been the reverse. The last three years has been we still think we're in a boom. And so we have a lot of construction going on, we had, that kept on going even though they knew there was a crash.

And now you're holding me for the boom responsible, criticizing the BEBR, because it was superconservative on underestimating the boom, but now in the decline, I'm saying that the BEBR statistics are the best -- are much -- are better, because -- they might be, because it's the only things we have right now.

Q. Okay. Well, I'm not criticizing anything, Doctor. I'm trying to focus in on your criticism.

So if I could, you made the statement that there have been several decades of consistently underestimating future populations.

Do you agree with that statement?

A. Right, during the boom period.

Q. Okay.

A. In 2003, everything was going up, up, up. In 2007, it all crashed and it's not going

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

to go up, up, up.

Q. Okay.

And you would agree with the statement that our growth has consistently exceeded all statistical and demographic expectations?

A. Up until 2005. That's six years ago.

Q. Or up until you were hired to give the testimony today, correct?

A. No, no, this is a good record, this is a historical record, but I wouldn't want to apply projections made in 2007, which is what your side is doing, to the projections for 2025.

See, you're still in the optimistic phase. And I'm saying there's been a decline and the leveling off of population and a falling death rate. You have an increasing death rate and an increasing -- in a booming population. I'm saying it's not realistic.

Q. Okay.

But I'm talking about absolute deaths, not the death rate, right?

A. Uh-hum.

Q. Do you recall describing certain

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 statistics as a mirage, because against the
2 backdrop of the statistic, the under -- the
3 population is itself growing. Do you recall
4 making that statement in your book?

5 A. You'd have to give me the citation of
6 it.

7 Q. Okay, I will in a moment.

8 Do you recall whether or not BEBR,
9 the document that you just filed, said that we
10 expect growth to increase -- after a year or
11 two of low growth, we expect growth to increase
12 thereafter, reaching levels more in line with
13 historical patterns by the middle of the
14 decade?

15 A. Right.

16 Q. You agree with that?

17 A. Well, that's what they said, but they
18 said they'd have to look at that, because --
19 wait a minute.

20 I said in economic terms, some people
21 say that the recession is not going to go away
22 in two years. If that's true, then this BEBR
23 statement you just read might also be very
24 optimistic, if construction stays low and
25 immigration stays low.

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 Q. Let's pull up the chart that you gave
2 to the Board members, your Table 1. Let's
3 focus on your chart.

4 A. Okay.

5 Q. As you indicated before, the black
6 line are all your projections, correct?

7 A. Below the black line.

8 Q. Below the black line are your
9 projections?

10 A. No, they're projections, not
11 necessarily mine.

12 Q. They're BEBR projections, correct?

13 A. No.

14 Q. But what are those population
15 projections below the line?

16 A. Right. The population are BEBR
17 projections. The resident deaths is my -- the
18 only thing that's BEBR are the population
19 projections, column one.

20 Q. Okay.

21 So all of your below the line column
22 1 projections are from BEBR, correct? And in
23 2009, you report that 17,814 people died,
24 correct?

25 A. That's from vital statistics.

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

Q. And you based your model in part on the fact that in 2009, and you've told this Board, that 17,814 people died, correct?

A. Yes.

Q. Okay.

But this isn't the only page of the report that you've prepared, correct? You've prepared other charts, correct?

A. They were rough drafts.

Q. Okay.

Well, let me show you another chart that you've prepared. This is your chart as well, Dr. Weiskopf, on the board, is it not? Did you prepare this chart?

A. Yes.

Q. Okay.

Now, in 2009, you're telling this Board not that 17,000 people died, but rather that 18,337 people died, correct?

A. Yes.

Q. Okay.

So your own numbers disagreed with -- you disagree with your own numbers, correct?

A. No, no.

Q. So how do you have in 2009 --

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 called resident deaths.

2 By this -- the second table that I'm
3 working with, not this one, that's the rough
4 draft, I'm using --

5 Q. Oh, this is a rough draft?

6 A. The one -- yeah, the 1-A, yeah.

7 Q. So we shouldn't pay attention to 1-A?

8 A. Oh, you could pay attention. It's a
9 historical document.

10 Q. Okay.

11 But you're not relying on 1-A?

12 A. Yeah, I'm just explaining the
13 difference. I'm explaining that there's these
14 concepts that I think that you also used in
15 deaths. And that the relevant idea, the
16 relevant concept is resident deaths as opposed
17 to that other idea of deaths, so that accounts
18 for the thousand.

19 Q. Have you compared your -- you've done
20 your own population predictions, correct?

21 A. No.

22 Q. You never have?

23 A. Oh, you mean in this exercise or
24 elsewhere?

25 Q. Elsewhere.

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

A. Right, 17,000.

Q. -- 17,000 and 18,000 people died?

A. Good question. I'm glad you asked me that.

Q. Okay.

A. 'Cause I had to ask that question, too. So I called the vital statistics people. I said what's going on here, you have two sources, two different numbers. And they said it's like this. There's something called resident deaths and then -- what's the other category? There's another category.

Resident deaths are Miami-Dade citizens that have died either here, or in Idaho, or in New York, or in the Bahamas or someplace else.

And then deaths, I forgot what that other term was, is all people that have died in Miami-Dade. So they're vacationing people from Idaho that come here and they die.

Now -- so when calculating a death rate, you don't want -- those people, their bodies usually leave. The family reclaims them. So there's something about deaths that happen in the county and then there's something

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 A. I have used other authorities to
2 calculate Miami-Dade -- well, all of South
3 Florida, yeah, population.

4 Q. And you've been critical, Dr.
5 Weiskopf, of BEBR's population projections; you
6 personally have, correct?

7 A. Yes, in the boom period for another
8 reason. I'll explain.

9 For me, population is an economic
10 concept. See, for BEBR, population is a
11 concept of people get married, they have
12 children, and they immigrate and they die.
13 That's all they do.

14 I would say population, the way we
15 have it, and this is the correct way of looking
16 at it is, because there's opportunity here, and
17 people move in, because wages are good and
18 there's opportunity and things like that. So
19 BEBR doesn't do an economic modeling of
20 population. I tried to do that in my book.

21 Q. Okay.

22 A. On that basis, theirs was very
23 conservative and resulted in the shortchanging
24 of the Miami-Dade citizenry with services.
25 That's my point of the book.

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 Q. So, in fact, you did a graph, where
2 you contrasted your predictions against BEBR
3 predictions?

4 A. **(The witness nods his head in the
5 affirmative.)**

6 Q. Correct? And is that a copy of the
7 graph?

8 A. **Well, I made a large economic model,
9 which population is the result of wage
10 differences, where people move in due to
11 population. So if there's a boom, the
12 population is going to grow faster than the
13 rate of births and deaths is going to indicate.**

14 Q. Does your graph, your chart, Dr.
15 Weiskopf, show a swing in population
16 projections between what you predict we'll be
17 looking at in 2030 and what BEBR predicts we'll
18 be looking at?

19 A. **Yeah, let's see. If you go out -- I
20 can't see that far, you know. I have to get my
21 glasses.**

22 Q. Well, it's in your book.

23 A. **Yeah, tell me the page. Tell me the
24 table. Let me answer you conceptually.**

25 Q. Page 41. Sure.

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 A. **Okay, so --**

2 Q. You need a microphone.

3 A. **Does that work?**

4 **So, I mean, this is six years ago,
5 this work. B is BEBR low, BEBR medium and BEBR
6 high. So Weiskopf low -- again, this would
7 have been -- if you take that boom -- and BEBR
8 has always been low. So even the BEBR high is
9 lower and Weiskopf medium is a little bit
10 higher and Weiskopf high. That's right. So --
11 yeah, the forecast then that BEBR would have
12 underestimated the future, given the boom. I
13 haven't answered you.**

14 Q. You've answered the question that was
15 pending.

16 A. **Okay.**

17 Q. Let's pull up your demand chart,
18 Demand 1, the first chart. Let's zoom below
19 the line 2011 to 2000 and -- we're almost done
20 with you, Dr. Weiskopf. You there?

21 A. **No. Just a second. Okay.**

22 Q. Okay.

23 You show in 2009 17,814 people died,
24 correct?

25 A. **17,814, yes.**

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 Q. How many people in 2009 bought a
2 cemetery space on a pre-need basis?

3 A. **I don't know.**

4 Q. In 2010, how many people bought a
5 cemetery space on a pre-need basis?

6 A. **I don't know.**

7 Q. Can you tell me, Dr. Weiskopf, in
8 2013, how many people will buy a cemetery space
9 on a pre-need basis?

10 A. **Oh, a cemetery space?**

11 Q. Yeah, how many people buy a cemetery
12 space?

13 A. **Well, the only way to know that, all
14 right, is -- you want to know how many people
15 are buried -- will be buried?**

16 Q. No, that wasn't my question.

17 How many people in 2009 bought a
18 cemetery space? Your answer was you don't
19 know?

20 A. **I don't know.**

21 Q. How many people in 2010, bought a
22 cemetery space?

23 A. **I don't know.**

24 Q. Okay.

25 Do only dead people buy cemetery

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 space?

2 A. **Usually not.**

3 Q. Okay.

4 So your entire exercise here
5 attempted to lead this Board to believe that
6 demand for cemetery space was caused purely by
7 deaths, but that is not the entirety of the
8 demand side, correct, Dr. Weiskopf?

9 A. **No, that's not right, what you just
10 said. I disagree with you.**

11 Q. Okay.

12 You will agree with me that you have
13 no idea what the ratio is between people dying
14 and the selling of cemetery spaces on a
15 pre-need planning basis. Yes or no, do you
16 know what the number is?

17 A. **Let me think. Let me think.**

18 **Ask me again. That was a complicated
19 question.**

20 Q. Do you know the ratio between deaths
21 and the purchase of cemetery space on a
22 pre-need or planning basis, yes or no?

23 A. **No. And let me explain.**

24 Q. Sure.

25 A. **Okay. That the nature of a demand**

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

analysis for cemetery space is not how many -- when they buy it. So I may buy one for my children and my grandchildren now in 2011 and my great grandchildren, right? I can do that, right?

But we're asking the Board to consider whether we have to make physical provision for people that want to be buried in the County based on their dying, not on whether they're buying in speculation or buying for their great, great grandchildren.

Q. Okay.

You will agree with me that you can't be buried in a site that I've paid for, correct?

A. Site. I don't understand the question.

Q. Well, let me ask you this way. When a site, a burial site is sold on a preplanning basis, when a husband and wife come in, and they reach that age where they want to make arrangements and they buy sites, maybe one for each of them -- or to use your example, maybe they buy for their grand kids, and if it's a big family, maybe they buy it for the kids and

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 An economist can calculate the real
2 need as opposed to the market. You could --
3 there's a demand for product, like water, and
4 air, and automobiles and then there's the sales
5 and the financing of it. You're asking me
6 about the financing of a plan.

7 Q. Well, I'm asking you about the sales.
8 My question was about the sales, because you're
9 looking at statistics of death, right?

10 A. Right.

11 Q. And you've conceded that living
12 people buy cemetery spaces as well as dead
13 people, correct?

14 A. Well, I thought living people have to
15 buy spaces. I mean, when you're dead, you
16 don't really buy it.

17 Q. The decision to make -- the decision
18 can be made to buy a cemetery space before you
19 die, correct? And you did not factor that in
20 in your demand?

21 A. That's interesting. Let me answer
22 that.

23 Q. Uh-hum.

24 A. Because I just came from three
25 cemeteries in this area and I wanted to see

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 the spouses and the like, correct? You have no
2 knowledge about that, correct?

3 A. I'm an economist. I'm talking about
4 the demand for space in Miami-Dade in the next
5 15 years. The financing of it and the
6 provision of it is not in this analysis. It's
7 not of concern here.

8 Q. So I'm going to ask you as simply as
9 I can, Dr. Weiskopf. You did not consider
0 cemetery sales sold on a pre-need or
1 preplanning basis in calculating your demand,
2 yes or no?

3 A. No, no, no, no, I'll answer you.
4 No, but I did calculate the need for
5 cemetery space on a real basis, whether it's
6 pre-sold or not pre-sold.

7 This is the need. There's a need for
8 110,000 spaces, but there's a supply of 800,000
9 spaces, then there's no need, regardless of
0 whether you're selling 800,000 spaces or 50,000
1 spaces.

2 Q. But you can't reach that opinion
3 unless you know how many spaces were sold,
4 correct?

5 A. No, that's not correct.

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 whether, in fact, these --

2 Q. My question asks for a yes or no.
3 You could explain your answer. My question
4 called for a yes or no.

5 Did you consider it in your demand
6 analysis, the fact that people buy cemetery
7 space on a pre-need basis?

8 A. The consideration of buying ahead of
9 -- like one person buying five spots, right,
10 for mausoleum or for his family is not of
11 concern here. What is of concern is what is
12 the need of the people of the County for spaces
13 in which to bury themselves honorably during
14 the next 15 years. If they buy 100 spaces and
15 creating demand that's not needed, then we
16 should know that. If there's no need, then we
17 should know that also.

18 Q. Okay.

19 But as it relates to actual sales,
20 you would just be speculating, correct?

21 A. I don't know about sales.

22 Q. You're an economist you stated
23 before, right?

24 A. I'm --

25 Q. You're an economist?

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

A. I have a degree in economics.

Q. Okay.

Is a burial a purely economic decision?

A. Burial is a purely spiritual decision.

Q. Okay.

And how do the laws of economics apply on the spiritual side?

A. Right. I don't know. I don't know how -- what those factors are. I know that -- I think there are economic treatises written on this, but I have not studied how a family, especially in times of economic difficulty, make that decision, to go from burial, to entombment, to cremation. I don't know what those factors are.

Q. So you're just looking at statistics. You are not focusing on the noneconomic decision-making that goes into the decision to be buried or to be cremated?

A. That's correct. I just looked at the trends. And since I saw that in your analysis, there was an increasing number of burials, when, in fact, the last five years have shown a

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

decreasing number, I just projected those trends into the future.

Q. Do you know at what age most people make their decisions about burial?

A. No, I don't.

Q. Do you know what a baby boomer is?

A. I've heard the term used. I couldn't -- I couldn't really define it for you.

Q. When you were doing your projections, did you focus in on the age of the population within Miami-Dade County on a cohort basis to look at who might be buying cemetery spaces when?

CHAIRMAN WANDER: Repeat that expression. I didn't hear it. The last question.

BY MR. BASS:

Q. Oh.

Did you look at the age on a cohort -- baby boomer? I'm sorry. Baby boomer? My mouth is a little dry. Baby boomer.

A. So you're asking me if I looked at the -- can repeat it.

Q. Did you look on a cohort basis, for

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 example, on the baby boomers and their buying
2 of -- their securing of arrangements for their
3 death?

A. Okay. It's a good question.

I asked the BEBR demographers exactly that question. I asked them, when you gave me projections over the next 20 years, could you give it to me by age cohort for each county. And they said we haven't -- that's coming out in a few months.

Q. Is the baby boomer's age, would you expect them to be making funeral arrangements, burial arrangements?

A. I'm not an expert on this.

Q. Dr. Weiskopf, we talked about cremation as a very personal decision, correct, a spiritual decision?

A. You asked me as an economist, if I had an opinion about this, and I told you I had none.

Q. You're just simply looking at trends, correct?

A. I looked at the trends on cremation and burials. Those are the numbers, because they seem to contradict the reality.

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

Q. Is your argument, though, that we should be doing more cremations, so that we conserve more land and, therefore, we do not have to build a new cemetery? Is that your argument?

A. No.

Q. Okay.

You're not suggesting that people should be choosing cremation over burial?

A. No. I'm just -- no. I'm saying is that the vital statistics showed decline in the number of burials and an increase in the number of cremations. And your statistics ignored those trends and so I tried to put those trends into the numbers and see what the results would be.

Q. But, at the end of the day, you believe the decision to be buried or cremated is purely a personal one?

A. I have no opinion on it. I'm just looking at the numbers.

MR. BASS: Okay. Thank you.

CHAIRMAN WANDER: Ladies and Gentlemen, let's take a five-minute break.

MR. KELSKY: I have three questions

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

for him.

COUNCILWOMAN DAVIS: No, we -- I have to take a five-minute break. Thank you.

(Thereupon, at 8:26 p.m., a recess was taken until 8:36 p.m., after which the hearing continued as follows:)

CHAIRMAN WANDER: Ladies and Gentlemen, we're back in session. Back in session. Please take your seats.

MR. KELSKY: May I? Thank you. Sorry about trying to hold up the break.

REDIRECT-EXAMINATION

BY MR. KELSKY:

Q. Dr. Weiskopf, in the applicant's economic analysis that has been provided to you, did you see any data on pre-need purchases and how that would affect supply or demand?

A. I don't recall it being discussed in here.

Q. We're talking about BEBR, which they spent a long time trying to impeach you on. Let's talk about that. Your book was published when?

A. It came out in 2005.

Q. And your criticism was related to a MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

boom?

A. Boom, yeah, which -- 'cause my data goes up to 2001, 2002, so it's really right after the 2000 census. And that's the period.

Q. We're talking about two different periods of accuracy, then and now?

A. Accuracy of -- one was this unprecedented boom that we thought would go on forever and now we're into a major, major, major recession that's not going to go away in one or two years. So it's like the flip side of it.

MR. KELSKY: Those are all the questions I have.

Thank you, Dr. Weiskopf.

CHAIRMAN WANDER: Thank you.

MR. KELSKY: At this point in time, we don't have anymore witnesses to call, but I would like to just make --

CHAIRMAN WANDER: Did you have any questions?

MR. KELSKY: Did you want to ask him any questions?

COUNCILWOMAN DAVIS: Not at this time.

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

MR. KELSKY: Okay.

DR. WEISKOPF: Anybody?

VICE CHAIRWOMAN VAZQUEZ: No, sir. Thank you.

MR. KELSKY: Since it's the close of our case, I just wanted to address a few things.

The numbers that the applicant picked were cherry picked from SCI. SCI is the company here that's is trying to ultimately get an application approved. Their data is based on faulty projections as far as death population, cremation rate and burial rate. The numbers that we've actually provided are hard economic numbers, taken directly from BEBR, the Department of Vital Statistics in the State of Florida, and have been accurately analyzed and portrayed to this Board to show that the numbers are so grossly under inflated so as to create an artificial demand with a diminishing supply that are completely out of whack to reality and the numbers that are presented before you.

Obviously, the applicant has an MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

economic interest in making that window shorter, so that they can prove that there's a need or a public necessity. Clearly that's not the case here and it's not based upon any competent substantial evidence, whereas the hard data relied upon by Dr. Weiskopf is clearly competent substantial evidence.

When we look at the overall picture here, you got to look at who the ultimate benefactor is. The ultimate benefactor is SCI. And I would point your attention to the Table 2, which is the reliance of the data that was submitted by the applicant. And if you look at the lower left-hand corner, the data comes from SCI and the Miami-applied economics, who is the expert from the applicant.

If you remember a couple of weeks ago, I spent a lot of time on cross-examination with Mr. Dolkart going over the data that he relied upon. And although he said he relied upon data from the department of vital statistics, his numbers don't anywhere approach the

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 accurate numbers. And the reason that I'm
2 going over this and kind of harping on
3 this is the fact that SCI numbers are the
4 numbers -- they're numbers for a reason,
5 and that is try to create need where one
6 doesn't exist.

7 All you have to do is listen to
8 Dr. Weiskopf's testimony showing accurate
9 statistics from the State of Florida and
10 you will see, not only is there no need,
11 the request of the applicant is absurd
12 based upon the actual numbers that are
13 provided.

14 That's really the focus of what I
15 want to talk about. We'll hear a lot in
16 public comment from the people that I
17 represent about this particular
18 application.

19 Thank you.

20 CHAIRMAN WANDER: Thank you.

21 Rebuttal.

22 MR. BASS: Mr. Chair, what I would
23 like to do is, I may have to rebut many of
24 the comments made by the public, so I'd
25 like to have the public here, who are to

1 unfortunately.

2 My reason for being here tonight is,
3 it is such an important thing to be able
4 to know that your loved one is cared for.
5 They're watched over. And in some places,
6 the living consider that a hallowed spot.

7 I've been in a lot of different
8 cemeteries. I am familiar with the
9 cemetery that is being discussed this
10 evening.

11 My personal experiences have been
12 incredible. Two years ago, I did a
13 service for a man's wife. It happened to
14 be with the cemetery that we're speaking
15 of this evening. As I walked in that
16 evening, her husband was the only one
17 seated there by the casket. I sat. I
18 waited. I asked the staff there, are
19 there anybody coming? And they told me he
20 is the only one. And I saw something that
21 night that went beyond a job. It went
22 beyond being paid for something. I saw
23 the staff that were working at that
24 funeral home that evening gather around
25 that man as his family could have, if they

1 speak against it and in favor of it speak
2 and then I'll wrap up with a rebuttal
3 after I hear every issue raised by each of
4 the speakers.

5 Thank you.

6 CHAIRMAN WANDER: All right, thank
7 you.

8 All right we're going to open the
9 public hearing.

10 Those who support the application,
11 please speak first. Anybody in favor of
12 the application, state your name and
13 address for the record.

14 PASTOR FOWLER: Good evening, my name
15 is Robert Fowler. I'm a pastor. I live
16 at 13300 Southwest 17 Court, in Miramar,
17 Florida.

18 I would like to state that I'm not
19 employed by any funeral homes, nor am I
20 employed by any cemeteries, but I am one
21 of those few pastors that do a lot of
22 funerals, unfortunately. Many faiths,
23 many types of people. And I spend
24 probably more time in a cemetery than most
25 of these that are here tonight,

1 were there, and they escorted him, did not
2 have to, but escorted him to the cemetery,
3 where his beloved wife was laid to rest.
4 That is my experience.

5 I think that there are so many
6 different pros and cons that people can
7 bring up, but I do know one thing. A
8 cemetery is not a nuisance. A cemetery is
9 not something to be afraid of. It's a
10 holy place. It's a place where we go
11 sometimes to think, sometimes to visit our
12 loved ones and other times just to
13 meditate. So that is my feeling, that is
14 my opinion. And I would like to close
15 with those remarks.

16 Thank you.

17 CHAIRMAN WANDER: Thank you.

18 Something I forgot to mention, we're
19 going to try and keep public comment down
20 to two minutes per person. That was
21 within two minutes.

22 PASTOR FOWLER: Thank you.

23 CHAIRMAN WANDER: Anybody else in
24 favor of the application? Name and
25 address for the record. Keep it to two

minutes.

MR. GUZMAN: Good evening, David Carcacha Guzman. And for my protection, my office address is 1172 South Dixie Highway, Suite 388, Coral Gables, Florida 33146. Why do I state that? Because last time when we were here, as I was walking to my car, I was attacked by several of these people.

Let me state this, that the first time that this item was heard before this Council, we were in the Kendall Village, and only nine people, neighbors, came to speak against it, which they have the right to do so, okay? But the fact is that this is not neighbors that are against it. This is a church, an organized church that's against it. Why do I say this? Because I know some of the people that attend this church that are here present that do not live in Community Council 11, okay? So -- but having said that, County ordinance allows any residents of Miami-Dade County to speak at any public hearing, whether in favor or

against.

I stand before you, Chairman, Councilwoman, Chairman -- Councilman, as a taxpayer, as a voter, as a constituent, as a citizen.

In April of this year, the United States census released the information. And that's why Miami-Dade County has been having public hearings on the redistricting.

And I would like to submit this for the record. This is public information, that there's been an increase of citizens Countywide. Just in District 11, there's been an increase of 36,263 more people.

MR. ROBERTSON: Two minutes.

MR. GUZMAN: Thank you.

CHAIRMAN WANDER: Thank you.

Next. Name and address, for the record, sir.

PASTOR HENDRIX: John Hendrix, 21875 Southwest 212 Avenue, Miami, 33170-1006. I've been a pastor down in the South Florida area since 1956. Been in practically every funeral home in the

1 South Dade area and conducted services in
2 churches as well as funerals from Pembroke
3 Pines all the way to Key West. So I've
4 had quite an experience in the past few
5 years.

6 What I have found is that there are
7 many people, unbeknown to the general
8 public, who go to cemeteries simply to be
9 with their loved ones and to have an
10 opportunity to enjoy the quiet, the
11 serenity, and, yes, even speak to them.
12 This happens more often than you think.

13 One little story I would tell you. I
14 had a service in one of our large Miami
15 downtown cemeteries. Following the
16 services, I was going to the car. This
17 little boy, maybe eight or nine years old,
18 came up to me, because I wear the clerical
19 collar. He said, "Would you pray for my
20 grandfather?" And I said, "Well, sure.
21 Where is your grandfather?" "Oh, he's
22 over here."

23 So we walked over a little ways and
24 there was a burial spot. I don't know how
25 long the grandfather had been gone. We

1 had a prayer. And the little boy said,
2 "Thank you so much. This is such a
3 beautiful place. And I feel so good and I
4 know my grandfather feels good, too."

5 That is one of the examples that I
6 would show you as to why perhaps more
7 spaces are necessary, for people to go and
8 enjoy the green, which is the big thing
9 now in all kinds of politics and
10 everything else, we got to go green, but
11 also to find an opportunity for serenity,
12 for spiritual help and for doing --

13 MR. ROBERTSON: Two minutes.

14 PASTOR HENDRIX: -- a person's
15 grieving.

16 Thank you very much.

17 CHAIRMAN WANDER: Thank you, sir.
18 Anyone else speaking in favor of the
19 application?

20 MR. PERCIVAL: Good evening, Mr.
21 Chair, Councilwoman, Council Members,
22 Lawrence Percival, 11945 Southwest 127
23 Court.

24 All of you know me, because I've been
25 to more than 90% of your Community Council

1 meetings. I'm probably a figure in this
2 audience more than anyone else and
3 empirically I have a lot of knowledge from
4 the things that I've learned coming here
5 as many times as I have.

6 This is a process where you rely on
7 factual information, not on gossip, not on
8 innuendo, not on emotional elements
9 regarding any application. Tonight is an
10 exceptionally unusual night in terms of
11 the size of the audience that's interested
12 in this issue. For whatever the reasons,
13 they're always welcome here, but you have
14 tried very, very hard, over three
15 meetings, to make sure that you could get
16 the facts out and understand them, so you
17 could make an informed decision.

18 With that being said, I'd like to
19 make this suggestion. I recently became a
20 member of the Miami Metro Zoo rotary club,
21 after 29 years being in Kiwanis. We have
22 a four-way test of things we do, say and
23 think.

24 First, is it the truth? That's what
25 you're here to assess. And a lot of this

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 conversation tonight has been about
2 whether there really is a need for this
3 cemetery or not. Regarding the testimony
4 of both sides, my empirical sense of the
5 issue is, there absolutely is a need. We
6 have more banks. We have more gas
7 stations. We have more restaurants. We
8 have more everything. We're growing. And
9 you've also heard testimony that even in
10 this district alone, we're more than
11 36,000 more people than we were
12 previously. Empirically, I think we can
13 continue to project that even with the
14 booms and the ups and the downs, we're
15 going to still see more people wanting to
16 come here and empirically people are going
17 to die here and some of them are going to
18 want to be cremated.

19 MR. ROBERTSON: Two minutes.

20 MR. PERCIVAL: But, most importantly,
21 they're all going to make a decision of
22 where they want to be buried. And if we
23 have a choice between being buried in
24 Homestead or being buried out here, I
25 would like to have that choice in having a

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 place near to where I live, so I can be
2 buried there. So I think that's
3 important, too.

4 CHAIRMAN WANDER: Mr. Percival.

5 MR. PERCIVAL: If you will allow me,
6 please, let me wrap.

7 COUNCILWOMAN DAVIS: If we give you
8 more --

9 CHAIRMAN WANDER: We'll have to give
10 everyone.

11 MR. PERCIVAL: Thank you. Thank you
12 for your consideration.

13 CHAIRMAN WANDER: Anyone else wishing
14 to speak in favor of the application?

15 Anyone wishing to speak in opposition
16 to the application?

17 In favor? Hang on just a second. In
18 favor or in opposition?

19 MR. CRUZ: Favor, favor.

20 My name is Carlos Cruz. I live at
21 10240 Southwest 124 Street. I'm an
22 employer of Florida International Seafood,
23 and I have an employee of mine by the name
24 of Cardenas, which lost his son two days
25 before the school started. This young man

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 was a victim to an accident and his father
2 has to drive approximately an hour just to
3 go to where the young man was buried.

4 And I think everybody should have an
5 opportunity, at least a parent or a family
6 member, to be able to decide where they
7 can bury a person or even have an option
8 to be able to save money if another place
9 is going to give them a better -- a better
10 price or something where they can decide
11 on that.

12 And I'm coming on behalf of them.
13 And they live right by that place. They
14 live right off of 136 Street and roughly
15 197th Avenue. And if they would have had
16 that opportunity there, they would be able
17 to be a lot closer to their -- to their
18 home and be able to visit their family
19 member, which they go two or three times a
20 week just to go see where he's buried now.

21 Thank you very much.

22 CHAIRMAN WANDER: Thank you.

23 Anyone else in favor of the
24 application?

25 All right, anybody opposed?

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

Sir, name and address, for the record, please.

MR. DEL VALLE: My name is Norman Del Valle. I live at 8001 Southwest 138th Court. I am a 74-year-old man. I've been in contact with South Dade since 1957. I was a farmer. I was a general engineering contractor. I own a real estate appraising company. And I have been in touch with this area for over 50 years.

I've been in contact also with the cemetery industry, because I work for Stewart Enterprises for seven years. And all I want to do in these two minutes that I have is to describe what disinterment is.

When you look in here, when you look in here, it's a casket into -- get it right. A casket into one of those -- into one of those vaults. The vault has a hole at the bottom. To give you an idea how much damage, what you see down here is rust and you have a hole there.

Yesterday, I put my boots on and I went back to the Redlands and I measured

the water level, 30 inches below ground level. I don't care what they do, how much they raise their land. When you're doing a disinterment, the first thing you do, when you have a vault or a crypt full of water, is bring a water pump and you start pumping water from that place into the grave around you. You don't take it away to other place. You just poo, poo, poo, poo, you just dump it there. At the time you're doing that, that body that was buried there has from one and a half of two gallons of formal (sic). That's what they put in you when you die, okay? And that thing goes in there and just seep down to those 30 inches. And that is the water that you're going to be drinking, sooner or later. That's the water that we're telling these people who live in that area to be drinking. Sooner or later, that's what's going to happen. That's what's going to happen. Nothing else.

MR. ROBERTSON: Two minutes.

MR. DEL VALLE: You see -- you see

1 these people with gloves, they don't want
2 to touch anything. They don't want to
3 touch the body. They don't want to touch
4 the liquid. And that's why they use
5 gloves. Look at the face. Look at the
6 face. That's the reaction of a person
7 who's doing a disinterment, the smell, the
8 rotting flesh, the smelly water that
9 you're pumping out, all that junk, and
10 that's going into the ground.

11 MR. ROBERTSON: Three minutes.

12 MR. DEL VALLE: Thirty inches, 30
13 inches below.

14 Thank you.

15 CHAIRMAN WANDER: Thank you.

16 MR. JONES: Mr. Chair, do you have
17 reduced copies? Because since you showed
18 that to the Board --

19 MS. PETISCO: Yes, yes.

20 MR. KELSKY: The black and white
21 copies were in our submission. I don't
22 have color copies, but the black and white
23 are in the record.

24 MS. PETISCO: Yes, we do have.

25 MR. KELSKY: They have them.

1 CHAIRMAN WANDER: All right, next.
2 MS. CANO: Good evening. My name is
3 Yvette Silva Cano. I live at 14805
4 Southwest 184 Avenue. I'm a citizen and
5 I'm an environmental educator.

6 I'm here to tell you that South
7 Florida is a landscape that floods. It
8 always has and it always will. As a
9 matter of fact, we pump out 1.5 billion
10 gallons of water daily into the ocean just
11 to prevent South Florida from flooding.
12 As a matter of fact, as designated by
13 Miami-Dade County, this is an area that is
14 -- that has the potential to flood between
15 one to three feet already as is.

16 It does not take an expert to realize
17 that altering and raising 40 acres of land
18 will cause all kinds of negative damages
19 on all of South Florida.

20 Climate change is real. When would
21 you have thought that a hurricane would
22 have ended up in New York City? For us,
23 it means stronger storms, heavier rains,
24 longer droughts, harsher winters, hotter
25 summers. The planet is changing. Caskets

1 will flood, creating a soup of human
2 remains and chemicals that will go
3 directly into our aquifer.

4 Sprinkler trucks will pull water from
5 the surrounding aquifer and spray your
6 fruits and vegetables with things like
7 formaldehyde, arsenic, ammonia, lead, just
8 to name a few.

9 The altering of this land for a
10 cemetery will contribute to all aspects of
11 pollution. The chemicals from dead bodies
12 and caskets, heavy fertilizer for the
13 beautiful cemetery landscapes, oil, gas
14 and emissions from heavy machinery. As
15 far as those pollution-catching wells, if
16 pollution is discovered, then what?

17 MR. ROBERTSON: Two minutes.

18 MS. CANO: When, in fact, I can pour
19 something into the aquifer right here.
20 It's constantly flowing and it will be
21 discovered in the aquifer several miles
22 down the road.

23 CHAIRMAN WANDER: Ma'am, if you'd
24 wrap it up.

25 MS. CANO: Yes. The wells will be

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 MR. PETISCO: What about our wells?
2 What about our wells? The subject site,
3 in particular, is located well outside of
4 any well field protection area, and, thus,
5 is ideally suited for cemetery
6 development.

7 DERM did -- they tested the water on
8 16 cemeteries and they found one cemetery
9 that had high concentrations of ammonia.
10 One cemetery had high concentrations of
11 ammonia.

12 Ladies and Gentlemen, we are on well
13 water. Our wells depend for our children.
14 My son is asleep. He's five years old.
15 Ask yourself, would you give a glass of
16 ammonia to your son? Even one drop, one
17 cemetery that has ammonia in it is too
18 much. It would be immoral for you to vote
19 for this cemetery.

20 MR. ROBERTSON: Two minutes.

21 MR. PETISCO: There's 120 acres
22 already designated for cemetery use. It's
23 already there.

24 CHAIRMAN WANDER: Sir, two minutes.

25 MR. PETISCO: Yeah, but the

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 too late, and now it becomes a problem for
2 everybody, for all of the water drinkers
3 of South Florida.

4 CHAIRMAN WANDER: Thank you.

5 MS. CANO: Thank you.

6 CHAIRMAN WANDER: Next. Anyone?

7 MR. PETISCO: Jose Petisco, 14590
8 Southwest 179 Avenue.

9 You know, Mr. Bass here, the attorney
10 for them, he pretty much summed it up when
11 he was telling Dr. Weiskopf about sales,
12 because that's what it's all about, isn't
13 it? At the end of the day, it's all about
14 money. It really is.

15 Their application completely
16 contradicts itself. The viability of this
17 site for a cemetery is itself questionable
18 due to the environmental concerns posed by
19 its close proximity to a major well field
20 serving Monroe County. That's part of
21 this gentleman's application. That's part
22 of his application. Are not our wells
23 important to you guys?

24 CHAIRMAN WANDER: Speak into the
25 microphone, sir.

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 problem --

2 CHAIRMAN WANDER: Could you wrap it
3 up?

4 MR. PETISCO: I'm sorry, I'm going to
5 wrap it up.

6 But the problem is, and I quote Mr.
7 Recio once again, the viability of this
8 site is itself questionable due to the
9 environmental concerns posed by its close
10 proximity to a major well field serving
11 Monroe County. Ladies and Gentlemen, you
12 serve Dade County.

13 CHAIRMAN WANDER: Sir, that's two
14 minutes.

15 MR. PETISCO: Thank you very much.

16 CHAIRMAN WANDER: Thank you.

17 MR. ADVINCULA: Good evening. For
18 the record, Eugenio Advincula, 20311
19 Southwest 79 Avenue.

20 Mr. Weiskopf gave us some very
21 valuable information. Made me think. And
22 what I thought was that considering the
23 rate of death, the rate of need and the
24 rate that the cemetery has proposed at 700
25 or some odd spaces that they're going to

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

have available, I think we're being overcharged for these spaces, because at the rate that we're being charged for these spaces, there is no demand for it. So why don't they lower the rate?

The Secretary of Agriculture of the State of Florida came down to South Florida and visited all the agricultural area in South Florida. They are proposing programs by the state and federal to help agriculture come back in South Florida. We need to grow food for, not only the entire nation, but the world, from South Florida.

We need an economic program that raises up out of this economic straits that we have. We need to jump on that. If we allow anything to go in the area that's going to affect our water, our plants, that's gonna hinder our possibility come out of this economic crisis that we have, Number 1.

Number 2, crime. Cemeteries are known to be used by religious organizations for slaughtering of animals,

for religious rituals that they use, the crime.

The area that this cemetery is being proposed has only two streets, Krome Avenue and 136th. That's a big T. Usually when programs like this or projects like this come to the County, they benefit the County. They either do infrastructure, pay revenues and taxes to the County. The County just went through a budget hearing where they're in the red again and they're having to cut down on programs. What does this cemetery benefit the county? Are they offering infrastructure? Are they offering revenue to the County?

MR. ROBERTSON: Two minutes.

MR. ADVINCULA: It's really going to be a burden on the County money-wise with no offering to the County.

CHAIRMAN WANDER: Thank you.

MR. BERNIE ORTEGA: My name is Bernie Ortega, 14650 Southwest 177 Avenue, 33196.

In answer to one of the ladies from somebody before, the answer to the revenue

1 or the production of those approximately
2 50 acres, if you were to have corn, you
3 have 50 acres at about 500 bushels, at 55
4 pounds, three times a year equals four
5 million one hundred and twenty-five pounds
6 of corn for the people in Dade County.
7 Similar production would be for any of the
8 row crops.

9 Miami-Dade County's agricultural
10 industry is one of the most diverse in
11 this country. Our tropical climate
12 provides us year-round growing season, as
13 well as the ability to produce an
14 extremely wide range of crops, employing
15 more than 20,000 people and producing more
16 than 2.7 billion in economic impact this
17 year. This industry is valuable resource
18 for Miami-Dade County, coupled with the
19 economic benefits, are environmental and
20 aesthetic advantages.

21 The farmer's land, in addition to
22 producing crops, also acts as an open
23 space, allows for water recharge and
24 wildlife habitat, providing benefits to
25 all residents of the County. Everyday

1 we're losing more valuable land to
2 development, except for the last few
3 years. Over the last dozen years or so,
4 we have lost over a thousand acres that
5 will never go back to agricultural use.
6 If we had a more effective Land Use Plan,
7 perhaps the employment and dollar amounts
8 would be significantly higher. The
9 agricultural community, as a whole, is
10 trying to develop and introduce new ways
11 to market our most valuable resource, our
12 lands --

13 MR. ROBERTSON: Two minutes.

14 MR. BERNIE ORTEGA: -- as spoken.

15 CHAIRMAN WANDER: Sir, wrap it up.

16 MR. BERNIE ORTEGA: Yeah.

17 The approval of this parcel will
18 effectively remove approximately 50 acres
19 from our agricultural lands forever,
20 impacting our community, the income and
21 its employment. So please consider the
22 long-term effects of the cemetery's
23 approval --

24 CHAIRMAN WANDER: Thank you.

25 MR. BERNIE ORTEGA: -- at this

location. Thank you.

MR. MANUEL ORTEGA: Manuel Ortega. No relation to the previous Ortega. Cousin, I guess. 14381 Southwest 182nd Avenue.

Experts on the side of the cemetery testified that the land value around other such venues are not affected up or down. They did not, however, take into account that those homes had municipal-treated water service.

Our properties use well water. Ask yourselves, if you look to buy a property so close to the cemetery knowing that the only source of drinking water was from a well, what would be in the back of your mind and how would that affect your buying decision?

The testimony on the side of the cemetery would have you to believe that only a few neighbors would be impacted, that, in fact, there are no homes to the north or east of the property in question.

Agriculture is third only behind tourism and exports in Dade County as an

industry.

We have all heard the news reports of contaminated produce. Most recently the Colorado cantaloupe crop that was linked to 84 illnesses and as many as 17 deaths.

Directly to the north and east of the property in question grows the tomatoes, peppers, squash, beans, et cetera, that we will consume locally and send to all corners of our nation.

To the southwest, my family proudly lives and grows an avocado grove. With over 500 trees, chances are, you will try some of our delicious fruits over the next five years. We and all our neighbors water our crops with well water.

What impact will a cemetery and otherwise agricultural area have on our community? Will we some day make national news due to contaminated crops? And how would this affect the thousands of jobs already available here in our County? People need to eat.

MR. ROBERTSON: Two minutes.

MR. MANUEL ORTEGA: It is a fact of

1 life and we will always need agriculture to feed them.

2 CHAIRMAN WANDER: Thank you.

3 MR. MANUEL ORTEGA: Thank you.

4 MR. BASS: I just have a couple of quick questions, please.

5 Thank you.

6 Good evening.

7 MR. MANUEL ORTEGA: Good evening.

8 MR. BASS: And thank you for coming. We may disagree about this, but thank you for participating.

9 Just a few quick questions.

10 You talked about the fact that you're on well water.

11 MR. MANUEL ORTEGA: Yes, we are.

12 MR. BASS: Okay. And you talked about the fact that you water your crops from well water, correct?

13 MR. MANUEL ORTEGA: That's correct.

14 MR. BASS: You're not on sewer, are you?

15 MR. MANUEL ORTEGA: No.

16 MR. BASS: You're on septic, correct?

17 MR. MANUEL ORTEGA: That is correct.

1 MR. BASS: Okay. And you have toilets in your house, correct?

2 MR. MANUEL ORTEGA: That's correct.

3 MR. BASS: And so do all your neighbors, correct?

4 MR. MANUEL ORTEGA: Correct.

5 MR. BASS: And they flush those toilets --

6 MR. MANUEL ORTEGA: Yes.

7 MR. BASS: -- daily? Constantly, correct?

8 MR. MANUEL ORTEGA: Yes.

9 MR. BASS: And your septic tank is on your property, correct?

10 MR. MANUEL ORTEGA: Yes.

11 MR. BASS: And it's close to your well water, correct?

12 MR. MANUEL ORTEGA: By County standards, I believe it's about 150 feet.

13 MR. BASS: Okay. Our cemetery is further from your well than your septic?

14 MR. MANUEL ORTEGA: Not that far. We're at the corner of the cemetery.

15 MR. BASS: Okay. Well, your

16 neighbors are putting their waste into the

1 ground around you, correct?

2 MR. MANUEL ORTEGA: That is correct.

3 MR. BASS: And you're putting your
4 waste in the ground right underneath your
5 own home, correct?

6 MR. MANUEL ORTEGA: That is correct.

7 MR. BASS: And have you ever been
8 made sick by drinking water from your well
9 or your septic?

10 MR. MANUEL ORTEGA: Actually, yes. I
11 owe Baptist Hospital over \$11,000 as of
12 two months ago, because I did become sick
13 from the well water.

14 MR. BASS: From your own well water?

15 MR. MANUEL ORTEGA: From my own well
16 water.

17 MR. MANUEL ORTEGA: Without even
18 having a cemetery next to you?

19 MR. MANUEL ORTEGA: Without even --
20 can you imagine with the cemetery?

21 MR. BASS: I can.

22 MR. MANUEL ORTEGA: Thank you.

23 CHAIRMAN WANDER: Anyone else?

24 Let's try and keep it brief and don't
25 repeat what the previous speakers have

1 we bought a little section of land that
2 connects to Krome Avenue, okay, to build a
3 nursery. When we tried to go to zoning,
4 to build a little sandwich shop, okay,
5 zoning told us when we went to the
6 pre-zoning meeting, they told us we had
7 20% chance, okay, of doing it, because
8 they wanted to keep it agriculture, five
9 acre per residents, okay? And now we're
10 going to have a cemetery right next to our
11 property, right there. We're going to
12 wake up and we're going to see the
13 cemetery.

14 They have to build a berm, okay, to
15 keep the water inside. By the way, I'm an
16 architect. I worked for David Morton and
17 Associates for 14 years. They had to
18 build a berm that's over our fence, over
19 six feet in order to retain the water.

20 We don't want it. Whatever they do,
21 whatever they say that might, you know,
22 be legal or whatever, we just don't want
23 it. We don't want a berm. We don't want
24 to see a cemetery. Everybody that buries
25 their family there, my father has to see

1 spoken, so we can conclude this
2 application tonight.

3 MR. HERNANDEZ: Good evening.

4 UNIDENTIFIED SPEAKER: Can we know
5 how much time we have?

6 CHAIRMAN WANDER: We have until about
7 9:30.

8 MR. ROBERTSON: Contract time tonight
9 is 10:30.

10 CHAIRMAN WANDER: 10:30? Okay.

11 MR. HERNANDEZ: We've got lots of
12 time. Good evening, Ladies and Gentlemen,
13 my name is Ken Hernandez. I don't live
14 with my dad, but my dad is the one that
15 lives right parallel to the property, at
16 18000 Southwest 136 Street, okay? So
17 we'll be affected by whatever they do,
18 okay?

19 My father had to buy this land,
20 because he had to sell the land that he
21 had, the property that he had on 168
22 Street and 237 Avenue under eminent
23 domain, because of the federal government.

24 He bought this property because it
25 was agriculture. When we were building,

1 it. And sooner or later, so will I and so
2 will my kids. Everybody that has a loved
3 one buried there is going to come on a
4 Saturday or a Sunday and that's what we're
5 going to see every single weekend. So,
6 no, we don't want it. We just don't want
7 the cemetery there.

8 Thank you.

9 CHAIRMAN WANDER: Thank you.

10 MS. MORALES: Finally. I'm going to
11 read it so I can be faster.

12 Last time when we were here --

13 CHAIRMAN WANDER: Name and address.

14 MS. MORALES: Isabel Morales, 14185
15 Southwest 182 Avenue.

16 They want to build their cemetery in
17 back of my backyard, right there. Last
18 time we were here, Mrs. Davis told us to
19 do our homework. I did. I went to their
20 cemetery on 117 Street and took pictures
21 of their existing cemetery. This is the
22 way they keep it. This is what -- this is
23 the beautiful park that they want to make
24 in my backyard. This, all that sand and
25 all that land, all that dirt that they

have there is going to be in my pool area, my air conditioning, not to mention the danger and the hazard that that's going to bring to our kids that run free in farmland, which we bought because the Master Plan said agriculture land use. My avocado trees, crops are going to go -- if they get a lot of water, they will damage. It will ruin the whole crop, my whole money that I make.

And not only that, you want me to trust this company? This is the company that had the legal problem with the Jewish cemetery that they took out their remains and just threw them there. Trust them? Would you trust them? I ask you not to. As Board members, how can you trust this company?

We have proven -- and everyone last time he was standing here, he said all those white T-shirts. All those are taxpayers, residents, neighbors, that live in our area. They can stand up here and tell you which -- there's no church. They all own property here, where we live. And

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

you can ask each one of them to stand up and give their address, because they own land. Not only houses, but land.

So I took the pictures and I brought it. This is what they use. This is their existing cemetery.

MR. ROBERTSON: Two minutes.

MS. MORALES: This is what they use, barricades for their well water pumps and all that.

CHAIRMAN WANDER: Two minutes. Thank you.

MR. JONES: You have --

COUNCILWOMAN DAVIS: I need to ask a question.

Because we're not allowed to discuss applications, I just want to be clear, for the record, did I discuss the application with you in any way?

MS. MORALES: No, ma'am, but you said in the first meeting, there was nine people.

COUNCILWOMAN DAVIS: Everybody, that's everybody.

MS. MORALES: Yeah, nine people, nine

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 people came. That was nine people,
2 because only nine people were sent little
3 cards, too, because we live in five-acre
4 homes.

5 COUNCILWOMAN DAVIS: Right. I
6 remember.

7 MS. MORALES: And she said do your
8 homework. We're in the 21 century. I
9 took your advice. I went and did -- I
10 don't have attorneys, and all their
11 experts, and all their Harvard education
12 and all that. I just live there. I'm a
13 farmer. I live of this, and I sell my
14 avocados to you.

15 MR. JONES: Mr. Chair, Mr. Chair.

16 MS. MORALES: So you can have them,
17 honey. I don't want them. I don't want
18 them in a picture. I don't want my kids
19 to see them.

20 Thank you.

21 MS. RODRIGUEZ: Good evening, my name
22 is Adi Rodriguez. I live in 13600
23 Southwest 182nd Avenue. I belong to the
24 Suburban Acres Preservation Society.

25 And I want to let you know that you

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 have been misled. DERM did not
2 administratively approve this application,
3 because this application did not meet two
4 sections: 24-43(4) and (6) of the Code of
5 Miami-Dade County, which deals with the
6 waste management and disposal and water
7 supplied from wells. These are two of the
8 same concerns that all of us here have
9 tonight.

10 SCI or Memorial, whatever you want to
11 call them, have been denied initial
12 approval and they went to plan B, which
13 was the Environmental Quality Control
14 Board. This Board conditioned this
15 application to maintain water monitoring
16 wells, which they call sentinel wells.
17 However, these wells don't sample the
18 water for all possible contaminants.
19 Since we saw from their own expert
20 testimony last hearing, that they would
21 need for us to give them a list of what
22 they should look for in the water sample.
23 Shouldn't they know this? Shouldn't they
24 have done their due diligence before?

25 This monitoring plan is a corrective plan

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

to detect contaminants already in the ground for months. It's not a preventative plan.

And, also, when you find contamination, then what? You know, after we're sick, then what's going to happen? The damage is already done. Our kids are sick. We are sick. We're going to have to -- yeah, we're going to pay high bills to Baptist Hospital like the other gentleman said.

This is unacceptable. And I appeal to your heart. And, you know, you guys are here for us. We are taxpayers, we're voters and we trust that you are going to make the right decision for our community.

You know, one of the previous hearings the attorney said don't look -- don't look at the white T-shirts. Well, tonight, you know, don't look at all the Memorial Plan buttons either. You know, we are here as concerned citizens, because we do not want this to affect our health.

Thank you.

CHAIRMAN WANDER: Thank you.

1 of horses, of cows, with ropes and things.
2 And when that cemetery is going to be
3 constructed, the number of ever increasing
4 rituals, animalistic rituals, animal
5 sacrifice grows with the cemetery that's
6 present. The smell, the plague, the
7 bacteria that I have seen in the last six
8 months has not stopped, but has increased.
9 So there is an effect in that area, with
10 all of these things are preparing for that
11 cemetery.

12 CHAIRMAN WANDER: Thank you.

13 MS. MULLEN VARGAS: Good evening. My
14 name is Judith Mullen Vargas. I'm going
15 to read, so I can go fast and I don't
16 stumble. My property is located at 13915
17 Southwest 182nd Avenue, directly west of
18 the proposed cemetery.

19 I'm a lifelong resident of Dade
20 County and purchased the property with my
21 husband almost 10 years ago. We had
22 planned to retire there. Right now it
23 functions as a Paso Fino show horse
24 breeding operation.

25 It's always been my understanding

Anyone else?

Name and address, for the record.

MR. PINEDO: Good evening, Alexander Pinedo, 16441 Southwest 146th Court.

I walk every morning from 4:30 to about 5:30 in the morning, 4 o'clock in the morning to 5:30 in the morning down 136 Street. We go every single morning. We do exercise. We walk down all that landscaping, all the way to about 144 Avenue with a group of people. With ever increasing amount of cultures and amount of people that are growing here in Miami-Dade County, there's also an ever increasing amount of religious practices.

Amongst that I studied diverse religions, in that area itself, the preparation of ceremonial things that have been done in the actual place of the cemetery is every single week a number of animals, a number of animal sacrifices. The last time we took a picture of a 400-pound pig with beads and blood that was shed on the land of the cemetery. You have in the past -- I have more pictures

1 that the function of government is to
2 safeguard its citizens and their property.
3 And by allowing the cemetery to be built,
4 my property and that of my neighbors will
5 most assuredly be negatively impacted.

6 I know you've heard about our
7 concerns of the water and Fire-Rescue,
8 police access, Fire Department access.

9 I'd like to address the potential
10 damage to my livestock and the livestock
11 of my neighbors when excavation and
12 probably blasting occurs to dig a lake.
13 There's no escape from the dirt and dust
14 thrown into the air from my animals.
15 There's no face mask. There's no house to
16 escape into. This air pollution can cause
17 a great deal of harm to both humans and
18 animals. The blasting that will have to
19 be done can panic a stabled animal and
20 cause terrible injury. Will I have to
21 move my animals to another location at
22 great expense to protect them?

23 I ask you will our choice of domicile
24 become our worst nightmare out here? If
25 we cannot continue to live in this

1 beautiful area due to the various problems
2 brought out by my fellow neighbors, will
3 that buyer be out there looking for a home
4 and he tells his agent, hmm, I need a
5 five-acre property and please make sure
6 it's near the cemetery. Right.

7 MR. ROBERTSON: Two minutes.

8 MS. VARGAS: How many of you folks
9 insisting that the cemetery be approved
10 told your broker when you were looking for
11 a home --

12 CHAIRMAN WANDER: Two minutes.

13 MS. VARGAS: Thank you. I
14 respectfully request that you deny this
15 request and protect our property, our
16 well-being and our investments.

17 CHAIRMAN WANDER: Thank you.

18 MS. VARGAS: Please vote against this
19 intrusion into our agricultural area.
20 Thank you.

21 MR. DERRINGER: Good evening. Joseph
22 Derringer, 14901 Southwest 179th Avenue.

23 I've heard a lot of reasons why this
24 cemetery shouldn't go in out in that area.
25 One of the things that I'm really

1 concerned with, when I started to look in
2 that area for more land, a little quieter
3 way of life, I started looking to speak to
4 police officers that worked in the area.
5 And I was a little concerned the first few
6 days I was driving around and I didn't see
7 any. And, finally, I stumbled upon one
8 parked at 136 Street and Krome Avenue and
9 asked him, you know, how the crime was in
10 the area. He said it's fairly quiet. You
11 know, there's a few illegal bars way out
12 west, probably halfway to Naples, on 136
13 Street. And so I purchased, you know,
14 five acres, and hoped that it was a quiet
15 area.

16 And the reason the cemetery concerns
17 me, I visited my parents' grave in City of
18 Miami a few months ago and I noticed all
19 the vases were gone from numerous graves.
20 And I went into the office, and not only
21 my grandparents, my aunt, uncle, buried
22 out there, my parents, and they said they
23 were having an extremely bad crime problem
24 with thefts of vases and plaques. And I
25 went to a funeral a few weeks ago at Vista

1 Memorial, which is right around the corner
2 from the police station, and she told me
3 that they had up to 700 thefts of all the
4 vases and name plates from the grave sites
5 over the past few weeks. 700. I guess
6 they consider each one of them a single
7 theft.

8 Unfortunately, because of the tough
9 economic crimes -- economic times, people
10 with addictions are stealing these and
11 going to metal recycling plants to buy
12 money for drugs. These people are also
13 known to be involved in armed robberies,
14 auto theft, car jacking's, burglaries. So
15 now these people are going to travel to a
16 remote area to do the same thefts that
17 they're committing in neighborhoods right
18 around the corner from police stations.

19 MR. ROBERTSON: Two and a half.

20 MR. DERRINGER: Thank you.

21 CHAIRMAN WANDER: Thank you.

22 MS. LY: Hi. Good evening, Ladies
23 and Gentlemen, my name is Hue Ly, 18100
24 Southwest 136 Street. For the record, I'm
25 the third house next to the cemetery, if

1 they build. Anyway, I'm also a real
2 estate agent in the area.

3 I have one listing right on 136
4 Street and it make a lot of interesting
5 story, the second house next to the
6 proposal cemetery. A lot of people call
7 me almost everyday. And the last sentence
8 they say before they hang up the phone is
9 that they don't view a cemetery there.
10 Okay. So whoever say not going to affect
11 your value, it does, because I have two
12 people, like the first one would be Jesus,
13 I don't know the last name. For the
14 record, phone number 786-287-2424. Jesus
15 offered me 240 for a 10-acre house,
16 10-acre land with avocado, with everything
17 ready to make money. With a house 3/2,
18 built in 1996, 4100 square foot, 450. Not
19 a cent more. And the same thing Jesus
20 told me, you better sell now. Talk to
21 your owner, because when the cemetery
22 build, you're not going to be able to
23 sell.

24 Second person, Maria, the same. I
25 don't ask for last name. Maria call me,

the same thing, tell me, honey, you better go up -- go down on your price, because there is a cemetery going to build on 136 Street and Krome Avenue. You don't live in that area. You don't know what going on. I asked for her name. And I say, Maria, thank you for your information. Actually, I live in the area. I'm the third one next to that cemetery they going to build.

MR. ROBERTSON: Two minutes.

MS. LY: And that's the reason we -- I am in --

CHAIRMAN WANDER: Ma'am, two minutes.

MS. LY: Attend every meeting they have fight for what my right.

CHAIRMAN WANDER: Ma'am, two minutes. It's up.

Ms. LY: Anybody give me two minutes? Can we ask? Can we ask for somebody donate me two minutes? Eddie? Eddie, can you --

CHAIRMAN WANDER: No, no.

MS. LY: No?

MR. ACOSTA: Okay. Good evening. My

name is Carlos Acosta. I live at 15023 Southwest 184 Avenue.

And I actually have some information here from Department of Transportation, I'd like to provide you a copy, and from the Urban Environmental League. And these are recent crashes that have occurred on Krome. I'm going to be talking about the --

MR. JONES: I'm going to need a copy of that.

MR. ACOSTA: Well, that's a chart.

The other party had made comments about that actually Krome is safe, that there's very few accidents. This is a board that DOT has, and there's a copy there. You can look at from 1994, they had 170 crashes. In 2004, which is 10 years later, they had 366 crashes. 60% of the crashes result in fatalities and injuries on Krome. 56 crashes from 1998 to 2005. 71 fatalities, 1998 to 2005. This is from the Department of Transportation. These are not numbers that I made up. This is data that's

1 available online.

2 And as far as the widening of the
3 road, there's a -- from Urban
4 Environmental League, you have a copy
5 there, that just widening the road would
6 not resolve the issue of the accidents, if
7 they don't put some type of barrier in the
8 center, which is not proposed.

9 Also, in the study from Department of
10 Transportation, it gives you current
11 numbers. Right now there's an average of
12 17,000 vehicles that travel in this area
13 from 88 Street to 184th Street. And it's
14 projected that it will be 40,000 in the
15 next -- by 2020. So you're talking
16 doubling the amount of vehicles that are
17 traveling now.

18 MR. ROBERTSON: Two minutes.

19 MR. ACOSTA: And according to their
20 improvements, the first thing they list on
21 here is roadway safety, traffic mobility,
22 roadway capacity.

23 CHAIRMAN WANDER: Sir.

24 MR. ACOSTA: And these are their
25 studies that are issued by the Department

1 of Transportation.

2 CHAIRMAN WANDER: Two minutes are up.

3 UNIDENTIFIED SPEAKER: I give my two
4 minutes.

5 MR. ACOSTA: Okay, I just provided --

6 UNIDENTIFIED SPEAKER: That doesn't
7 mean we're going to stop.

8 CHAIRMAN WANDER: No, your two
9 minutes are up, sir. We understand the
10 point you're making.

11 MR. ACOSTA: Okay.

12 MR. RUIZ: Hi, my name is Eddie Ruiz,
13 14551 Southwest 182nd Avenue.

14 I just want to bring something here
15 that I heard when they were talking about
16 the property values and some party
17 mentioned about areas like on 72nd Avenue,
18 that there is a cemetery and the houses
19 around that area hasn't diminished. Well,
20 there's a simple fact. The cemetery was
21 there and the house came afterward. Here
22 is completely around: The houses are
23 there and now come the cemetery. Besides
24 in that area, used to be wells. Not
25 anymore. It's city water. And I'm sure

1 you tell those people what they want:
2 Well, water or city water. If they will
3 have a choosing, they will choose the well
4 water, a lot less expensive, but they went
5 to the city water because of the
6 situation, they're right next to the
7 cemetery.

8 Thank you.

9 CHAIRMAN WANDER: Thank you.
10 Anyone else?

11 MS. WALKER: Jane Walker, 14250
12 Southwest 105 Terrace. And I was not here
13 to be sworn in. Do you want to swear me
14 in?

15 CHAIRMAN WANDER: Yes.

16 (Thereupon, Jane Walker was duly
17 sworn in).

18 MS. WALKER: Yes. I'll be brief.
19 The lady who has the avocado grove, I'd
20 like to add a statistic to that. Our
21 direct sales for avocados in Dade County
22 is approximately 700 million dollars a
23 year.

24 I don't know if any of you are
25 watching C-SPAN or anything that's going

1 on, but we have to worry about job
2 protection. And I don't know if you
3 remember when they put a high school in
4 the middle of agriculture and then a
5 couple of years later we had TV stations
6 there swabbing the tops of desk for
7 pesticide residue. Well, excuse me,
8 that's what happens when you have
9 incompatible zoning.

10 So aside from this parcel of land and
11 how it is zoned, you have to look at the
12 impact of the surrounding areas. That 700
13 million dollars trickles down in our
14 community, the second, and third, and
15 fourth, and fifth and six layer economic
16 engines. I mean, it is an economic
17 engine.

18 And to the gentleman who was
19 complaining that there are people out of
20 area here, who are talking about this
21 application, I am advocating for people
22 who don't live in my area. I live in
23 Kendall, and I don't live on the edge of
24 this and I'm not worried about my
25 particular home value, but I absolutely am

1 worried about the water quality of
2 somebody who lives in the Redlands or
3 Homestead, who is on a well and they can't
4 drink the well water. And you guys know
5 that, because I've been here talking about
6 water and agriculture and job
7 preservation. And it seems like now what
8 I'm talking about is a lot more relevant
9 than it was five years ago, when we were
10 making a lot of terrible mistakes.

11 And thank you to the economist, who
12 put up fences that were so logical that a
13 very sharp attorney could not get around
14 them. It's about need, Ladies and
15 Gentlemen.

16 Thank you so much.

17 CHAIRMAN WANDER: Thank you.
18 Anyone else?

19 MS. THUEMLER: Rosa Thuemler, 14950
20 Southwest 179 Avenue. Looks like I wore
21 the wrong color, but I drive a long way to
22 get home.

23 I made a choice. Me, my family, my
24 husband, my parents, we all live in that
25 area. There is a very vibrant community

1 west of Krome Avenue. We invested a lot
2 of money in our property, in our trees.
3 We live from -- we do have benefit from
4 the leaches that we grow in our homes.

5 And I don't have a speech. I'm not
6 an expert. All I know is that when I take
7 my daughter to school everyday -- and I do
8 commute an hour and a half to go to work
9 everyday, but that's my choice. My reward
10 is to come home to the area that I chose
11 to live. And I chose to live there,
12 because that area was designated for
13 agricultural, because I knew I could see
14 the sunset everyday and I could enjoy that
15 lifestyle. And that is a sacrifice to me,
16 because, yeah, some people go to the
17 cemetery once a week, once a month, while
18 I commute an hour and a half everyday each
19 way, because that was my choice.

20 And I know that when I stand on 136
21 and Krome everyday to take my daughter to
22 school in my little mini van, I have to
23 stand there for 10 minutes looking both
24 ways, because there's no traffic lights
25 and there is a lot of traffic. I can only

1 imagine when the people that are going to
2 go visit the cemetery to meditate, to
3 enjoy, that's even more traffic than they
4 have put in their reports, because I think
5 -- I don't even know what they said at the
6 last meeting regarding the traffic.

7 All I know is what I live everyday
8 and the choices that we made based on a
9 commitment from the County as to what the
10 expectations were for the property, and a
11 cemetery wasn't any part of it. It's
12 agriculture, it's at homes and it should
13 be respected. And I ask of you to please
14 take that into consideration when you make
15 your decision.

16 Thank you so much.

17 CHAIRMAN WANDER: Thank you.
18 Anyone else?

19 MS. FLORES: I wasn't sworn in as
20 well, because I didn't think I was going
21 to speak. Do I have to be sworn?

22 (Thereupon, Olga Flores was duly
23 sworn).

24 CHAIRMAN WANDER: Name and address,
25 for the record.

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 the people that have pre-bought, that
2 means that the other seven or 690,000,
3 those are already sold for us to have a
4 need for it? I don't think so, okay?

5 As a mother, I am against this, and I
6 ask that you have the wisdom to choose
7 correctly.

8 Thank you very much.

9 CHAIRMAN WANDER: Thank you.
10 Anyone else?

11 MS. PETISCO: My name is Ileana
12 Petisco, 14590 Southwest 179 Avenue.

13 First thing I want to do is enter 698
14 names of a petition. These are all the
15 way from 8 Street, all the way to
16 Homestead. You will see the addresses
17 here. This doesn't belong to any church.
18 This doesn't belong to anything. It
19 belongs to residents, residents that are
20 concerned for our safety, concerned for
21 our community, worried about a Master Plan
22 that was promised, voted on many times by
23 our elected officials that is in danger of
24 being broken. The floodgates are going to
25 be open for anything and everything.

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 MS. FLORES: My name is Olga Flores,
2 290 SE 7th Avenue. My brother lives out
3 in this area, in the 202 and 184. I'm a
4 mother of three. I am a citizen of the
5 United States. I'm a voter. I'm grateful
6 for this opportunity, because if it were
7 not for this, nine people would have only
8 heard of this.

9 I am against this. I'm concerned as
10 a mother, when something happens on the
11 other side of the world or in a very far
12 away state and it affects us where we
13 can't eat the ground beef or the
14 cantaloupes and the illnesses that are out
15 there in the world today. Alzheimer, my
16 father, a man that never smoked, never
17 drank and through whatever has Alzheimer.
18 The outburst of children that have autism.

19 Yes, as a mother, I'm concerned that
20 there is no need. And as the lawyer said,
21 trying to undo what the economist was
22 saying, that there is -- the people that
23 have bought the plans, okay, I had a
24 question for myself. If there's only a
25 need for 110,000, and he's saying about

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 We have to protect the Master Plan.
2 You have to protect the Master Plan. The
3 Master Plan can only be broken when there
4 is a need that has been established. That
5 need has not been established, Ladies and
6 Gentlemen.

7 Miguel, Patricia, Jeff, Ileana,
8 Beatriz, Joseph, you're here to protect
9 us. We trust in you. You're up there
10 because we elect you. We have our trust
11 in you. I still have faith in you. I
12 don't have faith in this attorney. I
13 don't have faith in CSI -- in SCI. SCI is
14 here to make money. They're here for the
15 dollar.

16 This Federal Trade Commission, the
17 Federal Trade Commission of the United
18 States, has put an order against this
19 company. I am going to read to you from
20 Page 16 of this order. "For a period of
21 10 years from this date of this order,"
22 which is, by the way, 2006, December of
23 2006, "without providing advance notice,
24 notification to the Commission with
25 respect to any areas listed in appendix

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

B," which Miami-Dade happens to be one of them, the entire Miami-Dade County --

MR. ROBERTSON: Two minutes.

MS. PETISCO: -- "they are not allowed to acquire directly or indirectly through subsidiaries, or otherwise, any leasehold ownership interest or any other interest in whole or in part, in any concern, corporate or noncorporate, or in any assets engaged in any provision of funeral services or cemetery services." They're trying to go against this order and they're telling you to go against the order.

CHAIRMAN WANDER: Thank you.

Anyone else?

All right, seeing none, you're ready for rebuttal, Counselor?

MR. BASS: Yes. Would you all need a short break before we do? I'm okay time-wise.

CHAIRMAN WANDER: No. Go ahead.

MR. BASS: Thank you.

I'd like to call as a rebuttal witness Dr. Jay Radtke.

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

examiner in the State of Florida?

A. Yes, I have. I worked for the Dade County Medical Examiner the previous year, 2010, 2011, and I'm currently working in Monroe County Medical Examiner Office there.

Q. Dr. Radtke, do you routinely work with dead bodies?

A. Yes, I do, on a daily basis.

Q. Did you work with one today?

A. Yes, I performed an autopsy this morning.

Q. And as part of your professional training, do you study and work with dead bodies in various states of decomposition?

A. Yes, I do, I study all the states of decomposition as well as work with bodies in multiple states of decomposition.

Q. And do you have experience with discarded human remains that were not buried, and, say, left exposed to the elements?

A. Yes, I do.

Q. And do you have experience inspecting bodies that were previously buried, in accordance with modern burial procedures?

A. Yes, I do.

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

DIRECT EXAMINATION

BY MR. BASS:

Q. Good evening, Dr. Radtke.

A. Good evening, Mr. Bass. Good evening, Chairman, Board members.

Q. Dr. Radtke, could you please introduce yourself to the Board.

A. My name is Dr. Jay Michael Radtke. I live at 7590 Southwest 82nd Street, #F220.

Q. What do you do for a living, Dr. Radtke?

A. I'm a forensic pathologist.

Q. Did you say forensic pathologist?

A. Yes, forensic pathologist.

Q. Briefly, describe your training as a forensic pathologist.

A. My training undertook four years of medical school. I did a four-year residency in pathology, as well as a one-year fellowship in forensic pathology.

Q. And are you licensed in the State of Florida, Dr. Radtke?

A. Yes, I'm a licensed medical doctor in the State of Florida.

Q. And have you ever worked as a medical

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

Q. Is there a science, Dr. Radtke, that studies the microbiology and biochemistry of what happens to us when our remains are placed in the ground?

A. Yes, there is.

Q. And could you describe for the Board basically what that science is called?

A. As a pathologist, we study the normal flora that's usually associated with humans when they die as well as their basic byproducts when they break down.

Q. Now, you've been here all night, Dr. Radtke?

A. Yes, I have.

Q. And you've heard a lot of talk about bacteria getting into the ground and into the water table and poisoning people. Did you hear that testimony?

A. Yes, I did.

Q. Okay.

So let me talk about bacteria, if you will, since that seems to be so important.

You studied bacteria as part of your work as a forensic pathologist, correct?

A. Yes, both as a regular pathologist

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 and a forensic pathologist, I study
2 microbiology.

3 Q. Do living bodies contain bacteria?

4 A. Yes, every living body contains
5 bacteria.

6 Q. And does dirt contain bacteria?

7 A. Dirt as well contains bacteria.

8 Q. And does air contain bacteria?

9 A. Yes.

10 Q. And does water contain bacteria?

11 A. Yes, it does.

12 Q. Now, here's a very important
13 question, Dr. Radtke, because we've heard a lot
14 about it, both in this hearing and in other
15 hearings. When a person dies, does the
16 bacteria in them change?

17 A. No. When someone dies, it's the same
18 bacteria is there that was there when they're
19 living.

20 Q. Okay.

21 Does a new strain of virulent
22 bacteria emerge and attach to the body after
23 somebody dies?

24 A. No, there's no super bug. There's no
25 new bacteria that comes and attacks bodies once

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 they die.

2 Q. Okay.

3 Now, this bacteria that is in humans,
4 is in the air, and is in the ground, and is in
5 the water that we drink and would be in the
6 ground if we were to be buried, is that what
7 you would call harmful bacteria?

8 A. No. Like I said, this is a normal
9 flora bacteria. It's bacteria that's necessary
10 for us to live. It's nonpathogenic. It helps
11 us to digest food. It's vitally important for
12 our lives.

13 Q. Do I have more bacteria in me than
14 human cells right now?

15 A. Yes. You have about -- all of us
16 have about 10 more bacterial cells in our body
17 currently than we do human cells.

18 Q. And that bacteria is necessary for us
19 to live, correct?

20 A. Yes, it's necessary.

21 Q. Are you familiar with normal burial
22 practices?

23 A. Yes, I am.

24 Q. Could you describe for the Board, for
25 example, how a body is laid to rest.

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 A. In modern burial techniques, a body
2 is usually embalmed. It's placed in a plastic
3 bag, more or less. It's then dressed. It's
4 placed into either a metal or wood coffin.
5 Most coffins are metal nowadays. That coffin
6 is placed into a concrete burial chamber and
7 then a lid is put on top of the burial chamber.

8 Q. Are you familiar, for example, with
9 the gauge of the metal used in most of these
10 coffins?

11 A. Usually, the gauge is between 18 and
12 20 gauge, depending on if it's going to be in a
13 mausoleum or in the ground.

14 Q. And are you familiar with the type of
15 concrete from which the burial container is
16 comprised?

17 A. Yes. From the manufacturer's
18 specifications that I've read, it's 2500 P.S.I.
19 concrete. It's about two inches thick. It's
20 pretty thick concrete.

21 Q. When dead bodies are buried, in
22 accordance with modern burial practices, do
23 they release harmful bacteria?

24 A. No, they don't release bacteria.
25 It's the same bacteria that's inside you when

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 you're alive. It's there when you're dead.
2 And then when you finish, it leaves you and it
3 dies.

4 Q. And when dead bodies are buried in
5 the ground, does the human bacteria penetrate
6 into the ground?

7 A. No, it doesn't.

8 Q. Does this bacteria -- you've heard a
9 lot of talk about bacteria. The bacteria that
10 is in us when we die, does it have the ability
11 to roam?

12 A. No, this bacteria doesn't grow legs
13 and walk up and look for a new human to live
14 on. It stays with you and it dies off as you
15 die.

16 Q. Assuming that this bacteria could get
17 out of the plastic bag that you described, and
18 out of the metal casket that you described, and
19 out of the concrete burial container that you
20 described and into the water, assume all of
21 that would happen -- well, first of all, do you
22 have an opinion as to whether or not that could
23 happen?

24 A. In my opinion, that's near impossible
25 for it to happen. You're talking about four or

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 five different layers for it to move through.
 2 Most bodies are embalmed, which kills about 99%
 3 of the bacteria that's in a body. And for it
 4 to even get into the soil, it's the same
 5 bacteria that you find in the soil, that you
 6 find in the water, that you find in the air,
 7 that you find in everybody. So it's just going
 8 to be putting more in the same into what's
 9 already there.

10 Q. Now, assuming that it did break
 11 through all those barriers and found its way
 12 into the water table, would it be harmful?

13 A. No, it wouldn't.

14 Q. Let's transition briefly and talk
 15 about viruses. There's been talk about
 16 viruses. Do viruses live after we die?

17 A. Viruses need human cells to replicate
 18 and they need human cells to live. They don't
 19 have those mechanisms on their own. So once
 20 you die, the viruses can't replicate and they
 21 die off as well.

22 Q. Is any risk posed to the water table
 23 by the escape of human viruses that have been
 24 buried and embalmed and placed in the ground?

25 A. No, no risk associated with that.

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 Q. Let's talk about embalming very
 2 briefly. And I'll move this through, Mr.
 3 Chair, as briefly as I can, but this is an
 4 important issue that was raised repeatedly, so
 5 I just want to really focus to put this one to
 6 rest, no pun intended.

7 Are you familiar with the type of
 8 embalming agents typically used in Miami-Dade
 9 County?

10 A. Yes, I've studied the manufacturer's
 11 specifications for embalming fluids used here
 12 in Miami-Dade.

13 Q. And do you work with embalmed bodies
 14 as a medical examiner?

15 A. Yes, I do.

16 Q. Well, what happens to the bacteria in
 17 human body when it is embalmed?

18 A. When a body is embalmed, about 99% of
 19 the bacteria and the viruses are killed.
 20 Embalming is a process that denatures the
 21 proteins inside the cells. And once this
 22 process happens, the bacteria can't feed off
 23 those cells anymore and they die or are killed
 24 by the formaldehyde themselves and embalming
 25 fluid.

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 Q. Now, are you familiar with the
 2 various basic components of embalming fluid?

3 A. Yes.

4 Q. What is -- if you could tell the
 5 Board briefly, what is embalming fluid made of?

6 A. Embalming fluids typically is made of
 7 about 30, 35% of formaldehyde, and anywhere
 8 between 10 to 15 % methanol.

9 Q. Are these harmful chemicals?

10 A. Generally, no, they're not that
 11 harmful.

12 Q. What happens to formaldehyde when it
 13 is exposed to water?

14 A. When formaldehyde is exposed to water
 15 or moisture, it's broken down and biodegraded.
 16 It becomes formic acid and it's further
 17 converted onto carbon dioxide and water.

18 Q. And are these harmful to human
 19 beings?

20 A. No, carbon dioxide and water are
 21 necessary for living beings.

22 Q. Does formaldehyde exist in cosmetic
 23 products?

24 A. Yes, it exist in cosmetic products.

25 It's in food. The human body makes

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 formaldehyde in small amounts and it's
 2 prevalent in our atmosphere.

3 Q. And how long would it take
 4 formaldehyde to break down?

5 A. In water, formaldehyde breaks down
 6 usually in about three days, 72 hours.

7 Q. Okay.

8 And what happens when they're exposed
 9 to the air?

10 A. The same thing, when formaldehyde is
 11 exposed to air, it also breaks down. It's a
 12 little bit more rapid. It's usually in under
 13 five hours.

14 Q. And can human beings digest
 15 formaldehyde?

16 A. In diluted small amounts, human
 17 beings can digest formaldehyde. It's converted
 18 into formate, which is a nontoxic chemical,
 19 which is excreted in the urine. Almost all the
 20 organs in the body can convert formaldehyde and
 21 in the lung it's converted to CO2 and exhaled.

22 Q. Okay.

23 Tell the Board, again, we went
 24 through it very briefly, but how are embalmed
 25 bodies buried. Describe just very briefly the

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 process by which an embalmed body is placed in
2 the ground.

3 **A. An embalmed body is placed in a bag,**
4 **clothed, placed into a wood or metal coffin,**
5 **and then placed into a concrete burial chamber,**
6 **which is already in the ground. It has a lid**
7 **put on and then dirt put on top of that.**

8 **Q.** Now, Do you have a professional
9 opinion, Dr. Radtke, as to whether or not the
10 burial of human remains embalmed or not, in the
11 ground, in a casket, in a concrete burial
12 container poses any risk whatsoever to the
13 water table?

14 **A. In my professional opinion, it does**
15 **not pose a risk. This is something -- the**
16 **bacteria, first of all, is going to be killed**
17 **by the embalming process. Anything wasn't**
18 **killed, for it to go through all these layers,**
19 **to move through the clothes, to move through**
20 **the metal coffin, to move through the concrete,**
21 **to move through the limestone that's underneath**
22 **the ground and get into the water fer, it's**
23 **near impossibility. Even if it did get there,**
24 **it's not going to pose a risk, because it's**
25 **your normal human flora that we get from all**

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 around us.

2 **Q.** I'd like to play a brief video for
3 you, Dr. Radtke, if I may.

4 **A. Okey doke.**

5 **MS. PETISCO: Uh, uh, uh.**

6 **CHAIRMAN WANDER: Quiet.**

7 **MR. BASS: I'm not done -- I'm not**
8 **done with this witness.**

9 **MR. KELSKY: I have an objection. I**
10 **have an objection. I'm not aware of a**
11 **video being filed with the -- in**
12 **accordance with the requirements for**
13 **expert disclosure. And if it is, then I**
14 **object to it.**

15 **MR. BASS: I will proffer. The video**
16 **is of Ms. Petisco talking.**

17 **MS. PETISCO: No, no.**

18 **MR. KELSKY: Not in the record.**

19 **MR. BASS: It doesn't matter. We're**
20 **going to play the vide.**

21 **MS. PETISCO: No, no, no.**

22 **MR. KELSKY: Hold on.**

23 **CHAIRMAN WANDER: Legal advice, it**
24 **can't be used.**

25 **MR. BASS: It's a statement by a**

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 party.

2 **CHAIRMAN WANDER: No, no.**

3 **MR. BASS: It could be used in any**
4 **purpose in any proceeding.**

5 **MS. PETISCO: No.**

6 **MR. ROBERTSON: Not in this situation**
7 **like this.**

8 **MR. BASS: Say again.**

9 **MR. ROBERTSON: Not in a situation**
10 **like this.**

11 **MR. BASS: Why not?**

12 **MR. ROBERTSON: He's not a party.**

13 **MR. BASS: Ms. Petisco is a party.**

14 **MS. PETISCO: No.**

15 **MR. BASS: The lawyer has stood here**
16 **saying that he's representing Ms.**
17 **Petisco.**

18 **MR. ROBERTSON: He's representing Ms.**
19 **Petisco, but what he has to say is not**
20 **evidence, just the same as what you say is**
21 **not evidence.**

22 **MR. BASS: Okay.**

23 **BY MR. BASS:**

24 **Q.** Are you aware of the statement made
25 by Mr. Petisco?

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 **A. Yes, I am.**

2 **Q.** Are you aware that Ms. Petisco told
3 the news camera that there is substantial data
4 that exist to suggest that the burial of bodies
5 in the ground increases the amount of bacteria
6 in the ground?

7 **A. Yes, I'm aware of that statement.**

8 **Q.** Do you have an opinion as to whether
9 that's a true statement?

10 **A. My opinion is that's a very false and**
11 **misleading statement. As I've explained to you**
12 **before, that just doesn't happen. The bacteria**
13 **is going to be killed by the embalming process.**
14 **And any bacteria that gets out is the same**
15 **bacteria that's already inside of us. It's**
16 **already in the dirt. It's already in the**
17 **water. It's already in the air.**

18 **Q.** Is there any scientific basis to
19 support the concerns expressed by these
20 neighbors about the interplay between our
21 cemetery and their drinking water?

22 **A. No, there's no scientific evidence.**
23 **There's no studies that show any link between**
24 **the claims that they've been making and the**
25 **cemetery.**

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 MR. BASS: Thank you.

2 DR. RADTKE: You're welcome.

3 CROSS-EXAMINATION

4 BY MR. KELSKY:

5 Q. Hi, sir. We've never met before.

6 A. **Good evening.**

7 Q. Did I hear you correctly --

8 CHAIRMAN WANDER: One moment, one
9 moment. This is rebuttal. He gets to
10 rebut?

11 MR. ROBERTSON: He is entitled to
12 cross-examine any witness.

13 CHAIRMAN WANDER: Okay.

14 BY MR. KELSKY:

15 Q. Did I hear you correctly that you've
16 done disinterments?

17 A. **Yes, I have.**

18 Q. And disinterment is what, when they
19 take a body out of a grave?

20 A. **Correct.**

21 Q. And you just -- you don't wear
22 protective gear? You don't wear gloves? You
23 don't wear a coat? You just get in there and
24 touch the body?

25 A. **Usually wear gloves, because you**

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 A. **Yes, I am.**

2 Q. And what are they?

3 A. **The W.H.O.**

4 Q. Okay, but what do they do?

5 A. **They monitor different health
6 situations around the world.**

7 Q. Have you ever read any articles from
8 the World Health Organization on dead bodies?

9 A. **Yes, I have.**

10 Q. Oh, good. Okay.

11 Are you aware that the World Health
12 Organization -- and I'm going to read -- I'm
13 going to quote it for you. And the paper is
14 called The Impact of Cemeteries on the
15 Environment and Public Health, an introductory
16 briefing. It was published in 1998.

17 Tell me if you agree with this
18 statement:

19 "In cemeteries, human corpses may
20 cause groundwater pollution, not because of any
21 specific toxicity they possess, but by
22 increasing the concentrations of naturally
23 occurring organic and inorganic substances to a
24 level sufficient to render groundwaters
25 unusable or unpotable." Do you agree with that

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 **don't want to get anything on your hands.**

2 Q. What don't you want to get on your
3 hands, dead body?

4 A. **Yeah. I mean, it's sticky. It's
5 muddy. Why not have your hands protected and
6 clean and then you can just take off the gloves
7 off and you don't have to worry about it.**

8 Q. Well, if I'm understanding correctly,
9 there really be no need for coffin either. If
10 it's so perfectly preserved, you can just put
11 it right in the ground?

12 A. **Which they do in many burial
13 practices.**

14 Q. And that's actually good, because
15 there is no permeability of the concrete,
16 right?

17 A. **No.**

18 Q. No? Water comes in, doesn't it?

19 A. **Yes.**

20 Q. And when water touches a dead body,
21 according to you, nothing happens?

22 A. **Correct.**

23 Q. Okay.

24 Now, you're familiar with the World
25 Health Organization?

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 statement?

2 A. **No, I don't.**

3 Q. It continues.

4 "Viruses are fixed to soil particles
5 more easily than bacteria and they are not
6 carried into groundwaters in large numbers."
7 Do you agree with that?

8 A. **Could you repeat that, please.**

9 Q. Sure.

10 "Viruses are fixed to soil particles
11 more easily than bacteria and they are not
12 carried into groundwaters in large numbers."

13 Do you agree with that statement?

14 A. **The viruses are usually dead, so I
15 really don't know if I can comment on that.**

16 Q. Okay.

17 So you disagree with the World Health
18 Organization?

19 A. **If I had the article to read and I
20 could see the complete context in it, I could
21 offer a better opinion.**

22 Q. Do you agree with this statement:

23 "Nevertheless, pathogenic organisms
24 are largely retained at or near the soil
25 surface. Because of these features, the risk

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

of pollution would seem to be greatest for users of wells, which access shallow water-bearing stratum."

A. I don't know in which terms those bodies are buried that they studied, so I can't make a comment on that.

Q. Why do you think there are monitoring wells in cemeteries?

A. There's monitoring wells all over.

Q. Why? Why would you need one in a cemetery, if nothing ever, you know, gets into groundwater from a dead body?

A. From the studies that I've read that shows that even having those sentinel wells, they show no contamination.

Q. But to put it the other way, you don't even believe a sentinel well is necessary?

A. No. No.

Q. I'm correct?

A. (The witness nods his head in the affirmative.)

Q. Am I correct, that you don't think --

A. Yes.

Q. And you understand that DERM requires

1 The overwhelming weight of the
2 evidence supports this application. And
3 no competent and substantial evidence has
4 been presented to you to deny it.

5 Our objectors have raised a series of
6 objections. They've tried to pick a way
7 at the perimeter of our application, but
8 none of those objections are rooted to
9 science or to fact.

10 Let's review briefly the trajectory
11 of their objections. At the first
12 hearing, they came to you and they said,
13 well, the rock that we're going to harvest
14 from our borrowed site is not appropriate
15 to be used as fill.

16 We know, because we filed an expert
17 report, and you heard the expert testimony
18 of Mr. Ed Swakon, the report previously
19 filed with the record, that all the
20 statements about the use of the rock are
21 categorically untrue.

22 Let me use this to just further
23 eliminate an issue. We will not be
24 blasting and we will accept a condition
25 that prohibits us from blasting. This

them, though, right?

A. That's fine.

Q. But they're irrelevant in your mind?

A. Correct.

Q. Do coffins rust?

A. Yes, they do.

Q. And when there's rust, is there a breach in the integrity of the coffin?

A. After a while, yes.

Q. And that also is irrelevant, because even if water got into the coffin, nothing would come out of the dead body to potentially pollute the groundwater?

A. By the time that it would rust, everything inside the body would be dead in the formaldehyde, and any contact with moisture, by the time that could get to the groundwater would be broken down.

MR. KELSKY: Thank you.

DR. RADTKE: Thank you.

MR. BASS: Thank you. Thank you.

Mr. Chairman, I'm going to wrap up right now and I'll do so as briefly as I can, but there's been a lot of things said here, so I just need to focus you.

1 lake will be dug without blasting. There
2 was a comment raised about blasting and
3 vibration and the wildlife, that's a
4 nonissue. You can impose that condition
5 on us.

6 There was a comment made about the
7 earth being dusty. Well, when it's
8 dredged from a lake, it is wet and not
9 dusty.

10 They complained about traffic. At
11 the first hearing, at the second hearing
12 and even tonight they complained about
13 traffic. Well, our professional traffic
14 engineer, Kathy Sweetapple, prepared an
15 exhaustive report, which you have in the
16 record. She talked to you about the
17 widening of Krome Avenue. She went out
18 and counted the trips. She looked at the
19 volumes. She looked at the flow. And she
20 rendered her professional opinion, that
21 although there are accidents on Krome
22 Avenue, they're not accidents of a
23 significant amount at this segment of
24 Krome Avenue, but, more importantly, they
25 don't occur during the off-peak hours that

1 our cemetery would be in operation. So to
2 look at a bunch of undifferentiated
3 statistics about crashes on Krome Avenue,
4 throughout the entirety of it, those that
5 happen in the middle of the night or at
6 dawn, is to misstate -- is to misstate the
7 picture.

8 They complained about property
9 values. Well, we have the expert report
10 of Dr. Andy Dolkart, who did a statistical
11 -- Mr. Andy Dolkart who did a statistic
12 analysis of the impact of the cemetery and
13 property values. He looked at a very
14 well-established and stable residential
15 development that grew up around the
16 cemetery. And so to the extent that the
17 statement has been made that nobody would
18 ever want to live next to a cemetery, Dr.
19 Dolkart's report categorically refutes
20 that. Not remotely true.

21 They complained about flooding.
22 There was talk about flooding. Councilman
23 Delaney asked us to take a look at this
24 issue. And at the prior hearing, we told
25 you, and our engineers have designed a

1 site that keeps all of our storm water on
2 our property well above -- Councilman
3 Davis, well above the minimum standard.
4 We keep it all on our property during a
5 100-year storm. So during a 100-year
6 storm there could be flooding in that
7 area, but our property will not be flooded
8 and that flooding will not be caused by
9 us, because of the robust use of retention
10 areas on our property.

11 Now, at this point in time, I was
12 going to play you a video, but the County
13 attorney has suggested to me that that's
14 not appropriate, so I will share with you
15 a transcript of statements made by Ms.
16 Petisco following the last hearing, where
17 she went in front of Channel 23, at the
18 close of this hearing, and she said to
19 them that we bribed you. She said that
20 you all were bought by us.

21 MS. PETISCO: No, I was talking about
22 you specifically.

23 MR. BASS: The reporter asked the
24 zoning committee. And the translation is
25 exactly, and I have the video, if you want

1 to see it. Of course, that's not true.
2 We know that's not true. These people
3 will say what they want to say to try to
4 deny this application.

5 MS. PETISCO: They're ridiculous.

6 CHAIRMAN WANDER: Shh.

7 MR. BASS: There was a statement made
8 to the press that we have made no effort
9 to meet with our neighbors. I just want
10 to show you -- because I think every good
11 zoning lawyer should try the best that
12 they can to reach out and meet with their
13 neighbors. We sent letter, after letter,
14 after letter, saying --

15 UNIDENTIFIED SPEAKER: I never got
16 it. I never got one.

17 MS. PETISCO: No, I didn't get a
18 letter.

19 CHAIRMAN WANDER: Please, please.

20 MS. PETISCO: Nobody got any letters.

21 MR. BASS: These are letters that
22 have been filed with your department.
23 They're addressed to Mr. Kelsky, the
24 lawyer representing them. As an ethical
25 matter, I cannot communicate with people

1 who represented by counsel. I have to
2 speak to their lawyers.

3 So on August 12th, we sent them a
4 letter saying we'd love to meet with you.
5 In fact, we'll make it as convenient as
6 possible. We know you're in Broward
7 County. We'll drive up and meet with you.
8 Did we get the courtesy of a response?

9 MR. KELSKY: I have an objection. I
10 have an objection. Closing arguments are
11 things that are before the Board, not
12 things that are not before the Board.
13 There was no submission of it.

14 MR. ROBERTSON: These items have been
15 filed with the --

16 MR. KELSKY: I object.

17 MR. ROBERTSON: -- record and the
18 record of the zoning department is a
19 record of this proceeding.

20 MR. BASS: So we sent him three
21 letters, week after week, "Would you meet
22 with us, so we can talk to you? So we can
23 try to address these concerns."

24 Ms. Petisco, on the video that I was
25 going to play for you, she quoted

1 statistics about data about bacteria.
2 Well, we wanted to learn the source of
3 that so we could actually look at it and
4 be prepared. We didn't get the courtesy
5 of a single response to any of our
6 letters, not one.

7 Now, they complain to you about the
8 viruses and the bacteria that would be
9 contaminating their drinking water. They
10 have no evidence to support that.

11 We had Mr. Swakon's professional
12 report. He tested wells. He found
13 nothing.

14 And, more importantly, Dr. Radtke
15 testified to you, without equivocation,
16 that their fears about viruses and
17 bacteria are not supported by science.
18 They've presented no evidence to
19 contradict that.

20 We have satisfied our burden.

21 I'd like to emphasize that your
22 independent Miami-Dade County professional
23 staff, your staff, not our team, not their
24 team, your staff reviewed our application.
25 They conducted their own independent

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 analysis and your staff recommended
2 approval of our application.

3 MR. PETISCO: On ammonia.

4 MR. BASS: They recommended approval,
5 because they found us to be consistent
6 with your comprehensive plan. They found
7 us to be compatible with the surrounding
8 area. And they have recommended approval,
9 because our application satisfies all of
10 the legal standards for approval.

11 And I'm going to say it again, and
12 they might laugh at me, but I'll take it.
13 The number of white shirts in this
14 audience is not evidence. It is not
15 something that you should be considering.
16 This is a zoning hearing. It adjudicates
17 property --

18 MS. PETISCO: It's a public zoning
19 hearing.

20 MR. PETISCO: The public's hearing.

21 CHAIRMAN WANDER: Please.

22 MR. BASS: This is about the facts,
23 and this is about the law. And when you
24 look at the facts through the lens of the
25 law, you will see quite clearly that we

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 have satisfied our burden of proving the
2 entitlement to this use at this location,
3 and they have not carried their burden to
4 disprove that.

5 We would respectfully request that
6 you move to approve this application in
7 total. We accept all of staff's
8 conditions. And if you want to add the
9 condition that there be no blasting, we
10 would gladly accept that, too.

11 Thank you for your patience
12 throughout these proceedings and thank you
13 for the difficult job that you do.

14 CHAIRMAN WANDER: Thank you.

15 Any questions from the Council?

16 Mr. Delaney.

17 COUNCILMAN DELANEY: No questions at
18 this time.

19 CHAIRMAN WANDER: Ms. Suarez?

20 COUNCILWOMAN SUAREZ: No, I don't
21 have questions, but I have to say
22 something, you know, very briefly.

23 I don't want to say anything, because
24 everything have said here, the pros and
25 why not, why yes.

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 But I just want to say something that
2 Ms. Ileana trying to remind us. Yes, when
3 I was elected, the residents put their
4 trust in me. I hold this trust sacred.
5 And I will seek for what is the best of
6 our residents. Tonight, and on several
7 other occasions, the residents have voiced
8 their strong opposition of having a
9 cemetery in their backyards for numerous
10 reasons. Above all, I am open minded to
11 new development.

12 Saying this, my conclusion is that,
13 based on our needs and based on our -- on
14 what is best for the wellbeing of our
15 residents, I strongly believe that this is
16 not the place to build the proposed
17 cemetery.

18 Thank you. Thank you.

19 CHAIRMAN WANDER: Ms. Vazquez.

20 VICE CHAIRWOMAN VAZQUEZ: We have sat
21 and listened, as Ms. Suarez has said, to
22 both the pros and the cons. And in good
23 faith of sitting here to listen and make
24 an objective decision, not a subjective
25 one, but an objective decision, I listened

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 carefully. I read a lot. And based on a
2 bunch of what I have noted, I don't see
3 that a need has been established in this
4 section of our County at this time.
5 People -- a gentleman stepped up, and he
6 indicated that a 25-acre cemetery will
7 open in 2012. That there is unused burial
8 spaces, about 100 acres already approved.

9 Then there is a contradiction in the
10 need study presented by the applicant and
11 Dr. Weiskopf, but in terms of the data
12 that Dr. Weiskopf did present, it appears
13 that there is burial space to meet the
14 needs of this community, of the residents
15 of Florida for the next 15 years.

16 When this application was first
17 heard, my main concern was what DERM
18 indicated in their letter, and DERM was
19 not able to approve the application until
20 the variances were obtained by the
21 Environmental Quality Board.

22 Therefore, I do not have any
23 questions, but it is my opinion that the
24 need for this proposed site has not been
25 established.

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 fear, disease. I do not believe that the
2 cemetery poses any threat to the health of
3 the community, but I do believe that there
4 is -- since this is a zoning application,
5 I truly do not trust the figures that tell
6 me that there is a need. I do not believe
7 that there is a need at this time. And I
8 must be very candid about that.

9 CHAIRMAN WANDER: Thank you.

10 Mr. Diaz, any questions or statement?

11 COUNCILMAN DIAZ: I don't have any
12 questions, but it's just -- it's very
13 simple. My list of cons is a lot longer
14 than my list of pros for this application.
15 That's it.

16 CHAIRMAN WANDER: Thank you.

17 Mr. Attorney, shall we take this
18 proposed motion in a positive format
19 rather than a negative? Would that be
20 better?

21 MR. ROBERTSON: You can take whatever
22 motion you want to bring -- whoever wants
23 to make a motion gets to make it.

24 CHAIRMAN WANDER: Thank you.

25 Okay, calling for a motion on the

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 CHAIRMAN WANDER: Thank you, Ms.
2 Vazquez.

3 VICE CHAIRWOMAN VAZQUEZ: Yes.

4 CHAIRMAN WANDER: Ms. Davis.

5 COUNCILWOMAN DAVIS: Thank you.

6 I don't actually have any questions
7 either, and I concur with what my fellow
8 Council Members have said.

9 I have also gone into this
10 application with a very, very open mind.
11 And my initial concern -- not my initial,
12 excuse me, my greatest concern at this
13 point is, I truly believe that the need
14 has not been demonstrated. I truly
15 believe that in our country people have
16 the right to find ways to make a living,
17 and I think that pre-sold burial is a
18 great way. And I'm grateful to my
19 grandmother, who made arrangements for
20 many of us. And I do understand that
21 these are decisions that are emotional,
22 are spiritual, are principle -- principle
23 decisions and different for every person.

24 I think that both sides have done a
25 very good job in addressing the areas of

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 application.

2 COUNCILWOMAN SUAREZ: All right.

3 VICE CHAIRWOMAN VAZQUEZ: You're
4 making a motion?

5 CHAIRMAN WANDER: No.

6 VICE CHAIRWOMAN VAZQUEZ: I'm making
7 a motion to deny.

8 MR. JONES: Is that with prejudice or
9 without prejudice?

10 VICE CHAIRWOMAN VAZQUEZ: Can you --

11 CHAIRMAN WANDER: Without --

12 MR. JONES: If it's with prejudice,
13 they have to come back in 12 months. If
14 it's without, it's 18 months.

15 VICE CHAIRWOMAN VAZQUEZ: Without.

16 CHAIRMAN WANDER: Is there a second?

17 COUNCILWOMAN SUAREZ: I second it.

18 MR. JONES: Who made the second?

19 CHAIRMAN WANDER: Ms. Suarez.

20 Call the roll.

21 MR. JONES: Yes. Motion to -- motion
22 to deny the application without prejudice.

23 Councilwoman Davis?

24 COUNCILWOMAN DAVIS: Yes.

25 MR. JONES: Councilman Delaney?

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

1 COUNCILMAN DELANEY: Yes.
 2 MR. JONES: Councilman Diaz?
 3 COUNCILMAN DIAZ: Yes.
 4 MR. JONES: Councilwoman Suarez?
 5 COUNCILWOMAN SUAREZ: Yes.
 6 MR. JONES: Vice Chair Vazquez?
 7 VICE CHAIRWOMAN VAZQUEZ: Yes.
 8 MR. JONES: Chairman Wander?
 9 CHAIRMAN WANDER: Yes.
 10 MR. JONES: The motion for denial has
 11 passed unanimously. So the application
 12 has been denied without prejudice.
 13 MS. PETISCO: Thank you all so, so
 14 very much.
 15 CHAIRMAN WANDER: Motion to adjourn.
 16 COUNCILWOMAN DAVIS: Motion to
 17 adjourn.
 18 VICE CHAIRWOMAN VAZQUEZ: Oh, second.
 19 CHAIRMAN WANDER: All in favor?
 20 (Thereupon, at 10:11 p.m., the
 21 hearing was concluded and the meeting
 22 adjourned).
 23
 24
 25

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

CERTIFICATE OF REPORTER

1
 2
 3
 4 I, Lorena Ramos, National Registered
 5 Professional Reporter and Florida Professional
 6 Reporter, do hereby certify that I was
 7 authorized to and did report the hearing of
 8 KROME AGRONOMICS, LLC, 10-51, before Community
 9 Zoning Appeals Board 11, on the 10th day of
 10 October 2011, and that the transcript, pages 1
 11 through 173, is a true and correct record of my
 12 stenographic notes.

13
 14 DATED this 18th day of October 2011 at
 15 Miami-Dade County, Florida.
 16
 17
 18
 19
 20

21 _____
 22 LORENA RAMOS, RPR & FPR
 23 COURT REPORTER
 24
 25

MIAMI-DADE COUNTY COURT REPORTERS, INC. (305) 373-5600

#	7:23, 85:22, 86:14, 174:9	43:20, 111:17	18,337 [1] - 61:19	2012 [2] - 11:19, 169:7
#F220 [1] - 138:9	110 [1] - 2:9	14185 [1] - 112:14	18000 [1] - 110:16	2013 [1] - 67:8
\$	110,000 [6] - 41:4, 41:6, 42:2, 44:9, 70:18, 134:25	14250 [1] - 129:11	18100 [1] - 123:23	2015 [2] - 31:14, 31:22
\$11,000 [1] - 109:11	110-112 [1] - 2:20	14381 [1] - 105:4	182 [1] - 112:15	2016 [3] - 31:17, 31:18, 31:22
,	112 [1] - 2:2	144 [1] - 118:10	182nd [4] - 105:4, 115:23, 119:17, 128:13	202 [1] - 134:3
'82 [1] - 56:3	112-113 [1] - 2:7	14551 [1] - 128:13	184 [3] - 96:4, 126:2, 134:3	2020 [5] - 49:6, 49:13, 49:15, 56:3, 127:15
1	112-115 [1] - 2:20	14590 [2] - 98:7, 135:12	184th [1] - 127:13	2025 [5] - 31:11, 37:4, 43:2, 50:6, 58:14
1 [9] - 29:19, 42:22, 42:25, 43:16, 60:2, 60:22, 66:18, 101:22, 174:10	112th [1] - 14:14	14650 [1] - 102:23	18th [1] - 174:14	2030 [3] - 49:19, 50:5, 65:17
1,100 [1] - 41:1	114 [1] - 2:2	146th [1] - 118:4	1955 [1] - 13:5	20311 [1] - 100:18
1,120 [1] - 39:24	114-115 [1] - 2:6	14805 [1] - 96:3	1956 [1] - 86:24	21 [1] - 115:8
1,124 [1] - 44:1	115,000 [1] - 43:13	14901 [1] - 121:22	1957 [1] - 93:6	21,967 [1] - 31:15
1,500 [1] - 44:8	115-117 [1] - 2:21	14950 [1] - 131:19	197th [1] - 92:15	212 [1] - 86:22
1-A [3] - 63:6, 63:7, 63:11	117 [2] - 14:10, 112:20	15 [11] - 41:6, 41:18, 41:21, 42:3, 43:22, 45:25, 70:5, 72:14, 147:8, 169:15	1982 [1] - 56:3	21875 [1] - 86:21
1.5 [1] - 96:9	117-119 [1] - 2:3	45:25, 70:5, 72:14, 147:8, 169:15	1994 [1] - 126:17	22,110 [1] - 31:18
10 [12] - 7:5, 14:12, 34:7, 34:8, 35:6, 36:3, 119:21, 126:18, 132:23, 136:21, 142:16, 147:8	1172 [1] - 85:4	150 [3] - 2:15, 39:13, 108:19	1996 [1] - 124:18	23 [2] - 11:12, 162:17
10-25 [1] - 2:16	117th [1] - 14:14	150,000 [3] - 11:25, 13:10, 13:13	1998 [3] - 126:21, 126:22, 155:16	232 [1] - 16:9
10-51 [2] - 1:8, 174:8	118-119 [1] - 2:21	150-151 [1] - 2:3		237 [1] - 110:22
10-acre [2] - 124:15, 124:16	119-121 [1] - 2:22	150-151,162-163,166 [1] - 2:25	2	24 [1] - 2:8
10-month [1] - 47:19	11945 [1] - 88:22	1500 [1] - 39:14	2 [6] - 12:18, 39:2, 39:20, 43:18, 80:13, 101:23	24-25 [1] - 2:1
100 [5] - 41:3, 41:5, 44:10, 72:14, 169:8	12 [1] - 172:13	15023 [1] - 126:1	2.7 [1] - 103:16	24-43(4) [1] - 116:4
100,000 [1] - 15:13	120 [2] - 15:22, 99:21	151 [1] - 2:9	20 [4] - 15:21, 26:19, 75:7, 143:12	240 [3] - 16:9, 124:15
100-102 [1] - 2:18	1200 [1] - 14:22	153 [2] - 2:3, 2:9	20% [1] - 111:7	2400 [4] - 12:7, 14:4, 44:4, 44:6
100-year [2] - 162:5	121 [1] - 2:3	153-158 [1] - 2:15	20,000 [1] - 103:15	25 [4] - 11:21, 13:13, 15:12, 41:4
10189 [1] - 7:23	121-123 [1] - 2:22	158-167 [1] - 2:10	2000 [6] - 34:2, 36:11, 37:23, 39:14, 66:19, 78:4	25-47 [1] - 2:15
102 [2] - 2:2, 7:24	122 [1] - 172:13	16 [3] - 2:1, 99:8, 136:20	2001 [1] - 78:3	25-acre [1] - 169:6
102-105 [1] - 2:19	122-125 [1] - 2:23	16-25 [1] - 2:10	2002 [3] - 36:8, 55:11, 78:3	250,000 [1] - 41:20
10240 [1] - 91:21	124 [2] - 2:7, 91:21	163 [1] - 2:3	2003 [1] - 57:24	2500 [1] - 143:18
104 [1] - 2:2	125 [1] - 2:3	164 [2] - 2:9, 2:15	2004 [2] - 55:11, 126:18	256,000 [2] - 41:20, 41:21
105 [1] - 129:12	125-128 [1] - 2:23	16441 [1] - 118:4	2005 [5] - 55:13, 58:7, 77:24, 126:22	26-78 [1] - 2:16
105-110 [1] - 2:19	127 [2] - 1:2, 88:22	166 [1] - 2:18	2006 [2] - 136:22, 136:23	2600 [2] - 12:7, 14:4
1051 [1] - 7:5	127-129 [1] - 2:3	166-173 [1] - 2:3	2007 [3] - 37:8, 57:25, 58:12	27 [1] - 2:2
107 [1] - 2:2	128-129 [1] - 2:24	167 [1] - 2:4	2009 [9] - 33:7, 34:6, 60:23, 61:2, 61:17, 61:25, 66:23, 67:1, 67:17	28-29 [1] - 2:8
107-109 [1] - 2:10	129-131 [1] - 2:24	167-168 [1] - 2:5	2010 [15] - 33:6, 34:2, 34:5, 36:4, 36:9, 36:16, 37:9, 37:13, 37:21, 49:11, 49:14, 55:2, 67:4, 67:21, 139:4	29 [1] - 89:21
109-110 [1] - 2:2	12th [1] - 164:3	168 [1] - 110:21	2011 [8] - 1:3, 31:11, 43:2, 66:19, 69:3, 139:4, 174:10, 174:14	290 [1] - 134:2
10900 [1] - 1:2	131 [1] - 2:3	168-173 [1] - 2:4		2B [3] - 43:15, 43:17, 43:19
10:11 [1] - 173:20	131-133 [1] - 2:25	169 [1] - 2:6		3
10:30 [2] - 110:9, 110:10	133 [3] - 2:3, 10:22, 16:15	17 [3] - 27:8, 82:16, 106:5		3 [4] - 2:4, 2:5, 2:6, 2:8
10th [1] - 174:9	133-135 [1] - 2:25	17,000 [4] - 61:18, 62:1, 62:2, 127:12		3-4 [1] - 2:1
11 [7] - 1:1, 2:8, 3:4,	13300 [1] - 82:16	17,814 [4] - 60:23, 61:3, 66:23, 66:25		3-6 [1] - 2:7
	135 [1] - 2:3	170 [1] - 126:18		3/2 [1] - 124:17
	136 [9] - 92:14, 110:16, 118:8, 122:8, 122:12, 123:24, 124:3, 125:3, 132:20	170-173 [2] - 2:6, 2:7		30 [6] - 39:13, 40:6, 94:1, 94:16, 95:12, 147:7
	136th [1] - 102:5	171 [2] - 2:6, 2:9		30's [1] - 21:16
	137 [3] - 2:3, 16:8, 16:10	172-173 [1] - 2:5		30-31 [1] - 2:5
	137-153 [1] - 2:10	173 [3] - 2:4, 2:25, 174:11		33 [1] - 2:5
	137th [3] - 17:21, 18:9, 21:6	177 [1] - 102:23		33146 [1] - 85:6
	138-158 [1] - 2:11	179 [3] - 98:8, 131:20, 135:12		33170-1006 [1] - 86:22
	138th [1] - 93:4	179th [1] - 121:22		33196 [1] - 102:23
	13915 [1] - 119:16	18 [2] - 143:11, 172:14		33324 [1] - 7:25
	14 [7] - 7:6, 12:24, 39:3, 39:11, 40:12,	18,000 [1] - 62:2		

<p>34 [2] - 34:3, 34:4 35% [1] - 147:7 36,000 [1] - 90:11 36,263 [1] - 86:15 366 [1] - 126:19 37% [1] - 33:16 388 [1] - 85:5 39 [2] - 40:14, 40:18</p>	<p style="text-align: center;">7</p> <p>7 [5] - 1:3, 2:4, 2:5, 2:8, 2:8 7-16 [1] - 2:15 700 [8] - 41:2, 41:11, 41:12, 100:24, 123:3, 123:5, 129:22, 130:12 700,000 [1] - 41:8 71 [1] - 126:22 72 [1] - 148:6 72nd [1] - 128:17 74 [1] - 2:2 74-year-old [1] - 93:5 750,000 [1] - 42:6 759,864 [1] - 43:25 7590 [1] - 138:9 76-78 [1] - 2:2 76-81 [1] - 2:15 760,000 [2] - 41:3, 44:7 77-78 [1] - 2:6 786-287-2424 [1] - 124:14 79 [2] - 2:4, 100:19 7th [1] - 134:2</p>	<p>95-100 [1] - 2:2 96-98 [1] - 2:17 98-100 [1] - 2:18 9822 [2] - 10:22, 16:15 99% [2] - 145:2, 146:18 9:30 [1] - 110:7</p>	<p>acre [17] - 12:1, 12:8, 14:22, 15:11, 39:8, 39:12, 39:13, 39:25, 40:6, 41:2, 41:12, 44:2, 44:4, 44:6, 111:9, 115:3, 121:5 acreage [2] - 24:10, 40:25 acres [19] - 11:20, 11:21, 13:13, 14:13, 14:20, 15:12, 15:22, 39:22, 40:2, 40:11, 41:1, 96:17, 99:21, 103:2, 103:3, 104:4, 104:18, 122:14, 169:8 Acres [2] - 7:25, 115:24 action [1] - 42:24 acts [1] - 103:22 actual [5] - 32:13, 43:8, 72:19, 81:12, 118:19 add [3] - 29:3, 129:20, 167:8 addictions [1] - 123:10 addition [2] - 5:20, 103:21 additional [3] - 4:25, 8:6, 20:1 address [22] - 5:22, 6:13, 7:22, 10:19, 10:22, 16:7, 26:6, 26:8, 26:9, 26:10, 79:6, 82:13, 84:25, 85:4, 86:19, 93:1, 112:13, 114:2, 118:2, 120:9, 133:24, 164:23 addressed [1] - 163:23 addresses [1] - 135:16 addressing [2] - 6:8, 170:25 Adi [1] - 115:22 adjacent [1] - 14:11 adjourn [2] - 173:15, 173:17 adjourned [1] - 173:22 adjudicates [1] - 166:16 administratively [1] - 116:2 adopted [1] - 48:16 advance [1] - 136:23 advantages [1] - 103:20 advertised [1] - 4:23</p>	<p>advice [2] - 115:9, 150:23 ADVICULA [1] - 2:18 ADVINCULA [2] - 100:17, 102:18 Advincula [1] - 100:18 advocating [1] - 130:21 aesthetic [1] - 103:20 affect [6] - 77:17, 101:19, 105:17, 106:21, 117:23, 124:10 affected [2] - 105:8, 110:17 affects [1] - 134:12 afford [1] - 38:12 afraid [1] - 84:9 age [6] - 69:21, 74:3, 74:11, 74:20, 75:8, 75:11 agenda [2] - 4:25, 5:2 agent [2] - 121:4, 124:2 agents [1] - 146:8 ago [12] - 21:20, 26:20, 36:3, 58:7, 66:4, 80:20, 83:12, 109:12, 119:21, 122:18, 122:25, 131:9 agree [11] - 49:4, 57:21, 58:3, 59:16, 68:12, 69:13, 155:17, 155:25, 156:7, 156:13, 156:22 agricultural [9] - 47:13, 101:8, 103:9, 104:5, 104:9, 104:19, 106:18, 121:19, 132:13 Agriculture [1] - 101:6 agriculture [18] - 44:20, 45:21, 45:23, 45:24, 46:23, 47:4, 47:6, 47:24, 47:25, 101:11, 105:24, 107:1, 110:25, 111:8, 113:6, 130:4, 131:6, 133:12 Agronomics [2] - 7:4, 10:2 AGRONOMICS [2] - 1:8, 174:8 ahead [6] - 9:23, 29:23, 44:16, 52:8, 72:8, 137:22 air [10] - 71:4, 113:2, 120:14, 120:16, 141:8, 142:4, 145:6,</p>
<p style="text-align: center;">4</p> <p>4 [2] - 1:3, 118:6 4,000 [1] - 15:10 40 [2] - 37:21, 96:17 40,000 [1] - 127:14 400 [1] - 42:5 400-pound [1] - 118:23 41 [1] - 65:25 4100 [1] - 124:18 44 [2] - 34:3, 34:5 45 [2] - 2:2, 2:10 450 [1] - 124:18 46 [2] - 2:4, 2:8 46-48 [1] - 2:5 470,000 [1] - 41:13 48-76 [1] - 2:10 4:30 [1] - 118:5 4th [1] - 3:2</p>	<p style="text-align: center;">8</p> <p>8 [1] - 135:15 8-10 [1] - 2:10 800,000 [2] - 70:18, 70:20 8001 [1] - 93:4 81 [1] - 2:10 81-82 [1] - 2:2 82-84 [1] - 2:12 82nd [1] - 138:9 84 [1] - 106:5 84-86 [1] - 2:2 85-86 [1] - 2:12 86-89 [1] - 2:13 88 [2] - 2:2, 127:13 89-91 [1] - 2:13 8:26 [1] - 77:4 8:36 [1] - 77:5</p>	<p style="text-align: center;">A</p> <p>ability [2] - 103:13, 144:10 able [11] - 20:23, 42:23, 47:7, 49:23, 83:3, 92:6, 92:8, 92:16, 92:18, 124:22, 169:19 absolute [1] - 58:22 absolutely [5] - 14:25, 23:19, 29:4, 90:5, 130:25 absurd [2] - 16:24, 81:11 accept [3] - 159:24, 167:7, 167:10 acceptable [1] - 9:11 accepted [3] - 9:22, 25:22, 49:1 access [7] - 18:6, 21:4, 21:6, 21:24, 120:8, 157:2 access-wise [1] - 21:6 accident [1] - 92:1 accidents [4] - 126:15, 127:6, 160:21, 160:22 accommodate [1] - 14:21 accordance [4] - 4:20, 139:24, 143:22, 150:12 according [6] - 29:2, 31:20, 34:13, 41:15, 127:19, 154:21 account [2] - 9:13, 105:9 accounts [1] - 63:17 accuracy [3] - 54:6, 78:6, 78:7 accurate [3] - 27:18, 81:1, 81:8 accurately [1] - 79:18 acid [1] - 147:16 ACOSTA [7] - 2:23, 125:25, 126:12, 127:19, 127:24, 128:5, 128:11 Acosta [1] - 126:1 acquire [1] - 137:5 acquisitions [1] - 18:14</p>	<p style="text-align: center;">A</p> <p>ability [2] - 103:13, 144:10 able [11] - 20:23, 42:23, 47:7, 49:23, 83:3, 92:6, 92:8, 92:16, 92:18, 124:22, 169:19 absolute [1] - 58:22 absolutely [5] - 14:25, 23:19, 29:4, 90:5, 130:25 absurd [2] - 16:24, 81:11 accept [3] - 159:24, 167:7, 167:10 acceptable [1] - 9:11 accepted [3] - 9:22, 25:22, 49:1 access [7] - 18:6, 21:4, 21:6, 21:24, 120:8, 157:2 access-wise [1] - 21:6 accident [1] - 92:1 accidents [4] - 126:15, 127:6, 160:21, 160:22 accommodate [1] - 14:21 accordance [4] - 4:20, 139:24, 143:22, 150:12 according [6] - 29:2, 31:20, 34:13, 41:15, 127:19, 154:21 account [2] - 9:13, 105:9 accounts [1] - 63:17 accuracy [3] - 54:6, 78:6, 78:7 accurate [3] - 27:18, 81:1, 81:8 accurately [1] - 79:18 acid [1] - 147:16 ACOSTA [7] - 2:23, 125:25, 126:12, 127:19, 127:24, 128:5, 128:11 Acosta [1] - 126:1 acquire [1] - 137:5 acquisitions [1] - 18:14</p>	<p>advice [2] - 115:9, 150:23 ADVICULA [1] - 2:18 ADVINCULA [2] - 100:17, 102:18 Advincula [1] - 100:18 advocating [1] - 130:21 aesthetic [1] - 103:20 affect [6] - 77:17, 101:19, 105:17, 106:21, 117:23, 124:10 affected [2] - 105:8, 110:17 affects [1] - 134:12 afford [1] - 38:12 afraid [1] - 84:9 age [6] - 69:21, 74:3, 74:11, 74:20, 75:8, 75:11 agenda [2] - 4:25, 5:2 agent [2] - 121:4, 124:2 agents [1] - 146:8 ago [12] - 21:20, 26:20, 36:3, 58:7, 66:4, 80:20, 83:12, 109:12, 119:21, 122:18, 122:25, 131:9 agree [11] - 49:4, 57:21, 58:3, 59:16, 68:12, 69:13, 155:17, 155:25, 156:7, 156:13, 156:22 agricultural [9] - 47:13, 101:8, 103:9, 104:5, 104:9, 104:19, 106:18, 121:19, 132:13 Agriculture [1] - 101:6 agriculture [18] - 44:20, 45:21, 45:23, 45:24, 46:23, 47:4, 47:6, 47:24, 47:25, 101:11, 105:24, 107:1, 110:25, 111:8, 113:6, 130:4, 131:6, 133:12 Agronomics [2] - 7:4, 10:2 AGRONOMICS [2] - 1:8, 174:8 ahead [6] - 9:23, 29:23, 44:16, 52:8, 72:8, 137:22 air [10] - 71:4, 113:2, 120:14, 120:16, 141:8, 142:4, 145:6,</p>
<p style="text-align: center;">5</p> <p>50 [6] - 24:22, 36:6, 93:10, 103:2, 103:3, 104:18 50% [1] - 35:6 50,000 [2] - 11:23, 70:20 50-acre [1] - 20:3 500 [2] - 103:3, 106:13 500,000 [2] - 42:5, 43:14 52 [2] - 2:5, 2:8 55 [1] - 103:3 56 [1] - 126:21 5:30 [2] - 118:6, 118:7</p>	<p style="text-align: center;">9</p> <p>9 [2] - 2:5, 2:8 9-11 [1] - 2:1 90% [1] - 88:25 91 [1] - 2:6 91-92 [1] - 2:14 91-93 [1] - 2:2 93 [1] - 2:7 93-95 [1] - 2:17 95 [1] - 2:15</p>	<p>95-100 [1] - 2:2 96-98 [1] - 2:17 98-100 [1] - 2:18 9822 [2] - 10:22, 16:15 99% [2] - 145:2, 146:18 9:30 [1] - 110:7</p>	<p>acre [17] - 12:1, 12:8, 14:22, 15:11, 39:8, 39:12, 39:13, 39:25, 40:6, 41:2, 41:12, 44:2, 44:4, 44:6, 111:9, 115:3, 121:5 acreage [2] - 24:10, 40:25 acres [19] - 11:20, 11:21, 13:13, 14:13, 14:20, 15:12, 15:22, 39:22, 40:2, 40:11, 41:1, 96:17, 99:21, 103:2, 103:3, 104:4, 104:18, 122:14, 169:8 Acres [2] - 7:25, 115:24 action [1] - 42:24 acts [1] - 103:22 actual [5] - 32:13, 43:8, 72:19, 81:12, 118:19 add [3] - 29:3, 129:20, 167:8 addictions [1] - 123:10 addition [2] - 5:20, 103:21 additional [3] - 4:25, 8:6, 20:1 address [22] - 5:22, 6:13, 7:22, 10:19, 10:22, 16:7, 26:6, 26:8, 26:9, 26:10, 79:6, 82:13, 84:25, 85:4, 86:19, 93:1, 112:13, 114:2, 118:2, 120:9, 133:24, 164:23 addressed [1] - 163:23 addresses [1] - 135:16 addressing [2] - 6:8, 170:25 Adi [1] - 115:22 adjacent [1] - 14:11 adjourn [2] - 173:15, 173:17 adjourned [1] - 173:22 adjudicates [1] - 166:16 administratively [1] - 116:2 adopted [1] - 48:16 advance [1] - 136:23 advantages [1] - 103:20 advertised [1] - 4:23</p>	<p>advice [2] - 115:9, 150:23 ADVICULA [1] - 2:18 ADVINCULA [2] - 100:17, 102:18 Advincula [1] - 100:18 advocating [1] - 130:21 aesthetic [1] - 103:20 affect [6] - 77:17, 101:19, 105:17, 106:21, 117:23, 124:10 affected [2] - 105:8, 110:17 affects [1] - 134:12 afford [1] - 38:12 afraid [1] - 84:9 age [6] - 69:21, 74:3, 74:11, 74:20, 75:8, 75:11 agenda [2] - 4:25, 5:2 agent [2] - 121:4, 124:2 agents [1] - 146:8 ago [12] - 21:20, 26:20, 36:3, 58:7, 66:4, 80:20, 83:12, 109:12, 119:21, 122:18, 122:25, 131:9 agree [11] - 49:4, 57:21, 58:3, 59:16, 68:12, 69:13, 155:17, 155:25, 156:7, 156:13, 156:22 agricultural [9] - 47:13, 101:8, 103:9, 104:5, 104:9, 104:19, 106:18, 121:19, 132:13 Agriculture [1] - 101:6 agriculture [18] - 44:20, 45:21, 45:23, 45:24, 46:23, 47:4, 47:6, 47:24, 47:25, 101:11, 105:24, 107:1, 110:25, 111:8, 113:6, 130:4, 131:6, 133:12 Agronomics [2] - 7:4, 10:2 AGRONOMICS [2] - 1:8, 174:8 ahead [6] - 9:23, 29:23, 44:16, 52:8, 72:8, 137:22 air [10] - 71:4, 113:2, 120:14, 120:16, 141:8, 142:4, 145:6,</p>
<p style="text-align: center;">6</p> <p>6 [1] - 116:4 6-7 [1] - 2:1 60% [2] - 35:5, 126:19 676 [1] - 40:25 690,000 [1] - 135:2 698 [1] - 135:13</p>	<p>9 [2] - 2:5, 2:8 9-11 [1] - 2:1 90% [1] - 88:25 91 [1] - 2:6 91-92 [1] - 2:14 91-93 [1] - 2:2 93 [1] - 2:7 93-95 [1] - 2:17 95 [1] - 2:15</p>	<p>95-100 [1] - 2:2 96-98 [1] - 2:17 98-100 [1] - 2:18 9822 [2] - 10:22, 16:15 99% [2] - 145:2, 146:18 9:30 [1] - 110:7</p>	<p>acre [17] - 12:1, 12:8, 14:22, 15:11, 39:8, 39:12, 39:13, 39:25, 40:6, 41:2, 41:12, 44:2, 44:4, 44:6, 111:9, 115:3, 121:5 acreage [2] - 24:10, 40:25 acres [19] - 11:20, 11:21, 13:13, 14:13, 14:20, 15:12, 15:22, 39:22, 40:2, 40:11, 41:1, 96:17, 99:21, 103:2, 103:3, 104:4, 104:18, 122:14, 169:8 Acres [2] - 7:25, 115:24 action [1] - 42:24 acts [1] - 103:22 actual [5] - 32:13, 43:8, 72:19, 81:12, 118:19 add [3] - 29:3, 129:20, 167:8 addictions [1] - 123:10 addition [2] - 5:20, 103:21 additional [3] - 4:25, 8:6, 20:1 address [22] - 5:22, 6:13, 7:22, 10:19, 10:22, 16:7, 26:6, 26:8, 26:9, 26:10, 79:6, 82:13, 84:25, 85:4, 86:19, 93:1, 112:13, 114:2, 118:2, 120:9, 133:24, 164:23 addressed [1] - 163:23 addresses [1] - 135:16 addressing [2] - 6:8, 170:25 Adi [1] - 115:22 adjacent [1] - 14:11 adjourn [2] - 173:15, 173:17 adjourned [1] - 173:22 adjudicates [1] - 166:16 administratively [1] - 116:2 adopted [1] - 48:16 advance [1] - 136:23 advantages [1] - 103:20 advertised [1] - 4:23</p>	<p>advice [2] - 115:9, 150:23 ADVICULA [1] - 2:18 ADVINCULA [2] - 100:17, 102:18 Advincula [1] - 100:18 advocating [1] - 130:21 aesthetic [1] - 103:20 affect [6] - 77:17, 101:19, 105:17, 106:21, 117:23, 124:10 affected [2] - 105:8, 110:17 affects [1] - 134:12 afford [1] - 38:12 afraid [1] - 84:9 age [6] - 69:21, 74:3, 74:11, 74:20, 75:8, 75:11 agenda [2] - 4:25, 5:2 agent [2] - 121:4, 124:2 agents [1] - 146:8 ago [12] - 21:20, 26:20, 36:3, 58:7, 66:4, 80:20, 83:12, 109:12, 119:21, 122:18, 122:25, 131:9 agree [11] - 49:4, 57:21, 58:3, 59:16, 68:12, 69:13, 155:17, 155:25, 156:7, 156:13, 156:22 agricultural [9] - 47:13, 101:8, 103:9, 104:5, 104:9, 104:19, 106:18, 121:19, 132:13 Agriculture [1] - 101:6 agriculture [18] - 44:20, 45:21, 45:23, 45:24, 46:23, 47:4, 47:6, 47:24, 47:25, 101:11, 105:24, 107:1, 110:25, 111:8, 113:6, 130:4, 131:6, 133:12 Agronomics [2] - 7:4, 10:2 AGRONOMICS [2] - 1:8, 174:8 ahead [6] - 9:23, 29:23, 44:16, 52:8, 72:8, 137:22 air [10] - 71:4, 113:2, 120:14, 120:16, 141:8, 142:4, 145:6,</p>

148:9, 148:11, 152:17	anyway [2] - 10:4, 124:1	architect [1] - 111:16	125:15	B
Alexander [1] - 118:3	appeal [1] - 117:12	area [46] - 18:16, 20:13, 20:18, 21:3, 27:11, 41:13, 44:18, 47:15, 48:23, 71:25, 86:24, 87:1, 93:10, 94:20, 96:13, 99:4, 101:9, 101:18, 102:3, 106:18, 113:1, 113:23, 118:17, 119:9, 121:1, 121:19, 121:24, 122:2, 122:4, 122:10, 122:15, 123:16, 124:2, 125:5, 125:8, 127:12, 128:19, 128:24, 130:20, 130:22, 131:25, 132:10, 132:12, 134:3, 162:7, 166:8	attention [5] - 51:7, 51:10, 63:7, 63:8, 80:12	baby [5] - 74:6, 74:21, 75:1, 75:11
alive [1] - 144:1	Appeals [4] - 3:3, 6:9, 6:11, 174:9	areas [5] - 128:17, 130:12, 136:25, 162:10, 170:25	attorney [8] - 3:6, 7:16, 98:9, 117:18, 131:13, 136:12, 162:13, 171:17	Baby [1] - 74:22
Allegiance [1] - 3:10	APPEALS [1] - 1:1	argument [3] - 20:21, 76:1, 76:5	Attorney [1] - 1:19	backdrop [1] - 59:2
Allegiance [1] - 3:12	appendix [1] - 136:25	arguments [1] - 164:10	Attorney's [1] - 5:25	background [4] - 10:24, 11:9, 26:14, 31:1
allow [2] - 91:5, 101:18	applicant [19] - 5:3, 12:19, 17:2, 18:23, 28:9, 30:16, 31:6, 31:21, 33:14, 33:15, 35:14, 36:22, 37:5, 79:8, 79:25, 80:14, 80:18, 81:11, 169:10	armed [1] - 123:13	ATTORNEY'S [1] - 1:18	backward [1] - 38:1
allowed [5] - 22:16, 29:22, 46:10, 114:16, 137:5	APPLICANT [1] - 2:9	arrangements [5] - 69:22, 75:2, 75:12, 75:13, 170:19	attorneys [1] - 115:10	backwards [1] - 37:22
allowing [1] - 120:3	applicant's [2] - 32:16, 77:14	arsenic [1] - 97:7	attractive [1] - 53:21	backyard [2] - 112:17, 112:24
allows [2] - 85:23, 103:23	Application [1] - 7:5	article [1] - 156:19	audience [4] - 6:10, 89:2, 89:11, 166:14	backyards [1] - 168:9
almost [9] - 34:4, 35:5, 35:6, 41:2, 44:10, 66:19, 119:21, 124:7, 148:19	application [41] - 5:5, 6:17, 6:19, 8:12, 8:22, 9:3, 19:25, 79:11, 81:18, 82:10, 82:12, 84:24, 88:19, 89:9, 91:14, 91:16, 92:24, 98:15, 98:21, 98:22, 110:2, 114:18, 116:2, 116:3, 116:15, 130:21, 159:2, 159:7, 163:4, 165:24, 166:2, 166:9, 167:6, 169:16, 169:19, 170:10, 171:4, 171:14, 172:1, 172:22, 173:11	articles [1] - 155:7	August [1] - 164:3	bacteria [44] - 119:7, 140:16, 140:21, 140:23, 141:3, 141:5, 141:6, 141:7, 141:8, 141:10, 141:16, 141:18, 141:22, 141:25, 142:3, 142:7, 142:9, 142:13, 142:18, 143:23, 143:24, 143:25, 144:5, 144:8, 144:9, 144:12, 144:16, 145:3, 145:5, 146:16, 146:19, 146:22, 149:16, 152:5, 152:12, 152:14, 152:15, 156:5, 156:11, 165:1, 165:8, 165:17
alone [2] - 13:9, 90:10	applications [1] - 114:17	artificial [1] - 79:21	auto [1] - 123:14	bacterial [1] - 142:16
altering [2] - 96:17, 97:9	applied [2] - 40:1, 80:17	Arvida [1] - 3:4	automobiles [1] - 71:4	bad [3] - 20:16, 20:24, 122:23
Alzheimer [2] - 134:15, 134:17	apply [6] - 9:8, 9:10, 37:1, 42:1, 58:12, 73:9	ARVIDA [1] - 1:2	autopsy [1] - 139:10	bag [3] - 143:3, 144:17, 149:3
Amazon [1] - 53:24	applying [2] - 8:22, 9:5	aside [1] - 130:10	Available [1] - 43:17	Bahamas [1] - 62:15
amazonia [6] - 97:7, 99:9, 99:11, 99:16, 99:17, 166:3	appraising [1] - 93:9	asleep [1] - 99:14	available [14] - 5:1, 5:10, 5:11, 6:22, 15:25, 40:5, 40:23, 41:13, 41:14, 41:22, 42:4, 101:1, 106:22, 127:1	banks [1] - 90:6
amount [10] - 12:2, 22:15, 22:16, 40:8, 118:12, 118:15, 127:16, 152:5, 160:23	approach [1] - 80:25	aspects [1] - 97:10	average [1] - 127:11	Baptist [2] - 109:11, 117:10
amounts [3] - 104:7, 148:1, 148:16	appropriate [2] - 159:14, 162:14	assess [1] - 89:25	avocado [4] - 106:12, 113:7, 124:16, 129:19	barred [1] - 6:9
analysis [12] - 12:20, 28:15, 28:17, 28:18, 42:11, 69:1, 70:6, 72:6, 73:23, 77:15, 161:12, 166:1	approval [8] - 8:25, 104:17, 104:23, 116:12, 166:2, 166:4, 166:8, 166:10	assets [1] - 137:10	avocados [2] - 115:14, 129:21	barricades [1] - 114:9
analyzed [1] - 79:19	approve [3] - 116:2, 167:6, 169:19	Assistant [1] - 1:19	awarded [1] - 18:11	barrier [1] - 127:7
andy [1] - 161:10	approved [6] - 15:23, 18:10, 18:20, 79:11, 121:9, 169:8	associated [2] - 140:9, 145:25	aware [5] - 150:10, 151:24, 152:2, 152:7, 155:11	barriers [1] - 145:11
Andy [1] - 161:11	April [1] - 86:6	Associates [1] - 111:17		bars [1] - 122:11
animal [3] - 118:21, 119:4, 120:19	aquifer [4] - 97:3, 97:5, 97:19, 97:21	association [1] - 13:24		based [15] - 14:6, 19:25, 28:20, 35:13, 37:21, 52:16, 61:1, 69:9, 79:12, 80:5, 81:12, 133:8, 168:13, 169:1
animalistic [1] - 119:4		assume [1] - 144:20		basic [2] - 140:10, 147:2
animals [5] - 101:25, 118:21, 120:14, 120:18, 120:21		assuming [2] - 144:16, 145:10		basis [15] - 52:14, 64:22, 67:2, 67:5, 67:9, 68:15, 68:22, 69:20, 70:11, 70:15, 72:7, 74:12, 74:25,
answer [18] - 17:17, 17:19, 28:16, 49:15, 49:23, 50:2, 51:23, 51:25, 52:5, 52:9, 53:10, 65:24, 67:18, 70:13, 71:21, 72:3, 102:24, 102:25		assuredly [1] - 120:5		
answered [2] - 66:13, 66:14		atmosphere [1] - 148:2		
answering [1] - 49:8		attach [1] - 141:22		
answers [2] - 30:6, 30:12		attacked [1] - 85:8		
		attacks [1] - 141:25		
		attempted [1] - 68:5		
		attend [2] - 85:20,		

139:8, 152:18	147:21, 148:14, 148:17	Board [38] - 3:3, 5:12, 6:2, 6:9, 6:11, 6:13, 6:14, 6:23, 7:14, 9:2, 9:5, 13:23, 42:22, 48:15, 49:7, 49:17, 50:9, 54:21, 60:2, 61:3, 61:18, 68:5, 69:6, 79:19, 95:18, 113:17, 116:14, 138:5, 138:7, 140:6, 142:24, 147:5, 148:23, 164:11, 164:12, 169:21, 174:9	67:17, 67:21, 110:24, 111:1, 113:5, 134:23, 135:1, 162:20	burglaries [1] - 123:14
BASS [59] - 2:10, 8:17, 9:4, 9:19, 10:9, 16:4, 16:13, 23:20, 24:2, 24:5, 24:17, 24:24, 25:5, 25:11, 45:1, 48:6, 52:3, 52:7, 74:18, 76:22, 81:22, 107:10, 107:17, 107:21, 107:24, 108:1, 108:4, 108:7, 108:10, 108:13, 108:16, 108:20, 108:24, 109:3, 109:7, 109:14, 109:21, 137:19, 137:23, 138:2, 150:7, 150:15, 150:19, 150:25, 151:3, 151:8, 151:11, 151:13, 151:15, 151:22, 151:23, 153:1, 158:21, 162:23, 163:7, 163:21, 164:20, 166:4, 166:22	belong [3] - 115:23, 135:17, 135:18	bodies [18] - 13:10, 38:17, 62:23, 97:11, 139:7, 139:14, 139:16, 139:23, 141:3, 141:25, 143:21, 144:4, 145:2, 146:13, 148:25, 152:4, 155:8, 157:5	Boulevard [1] - 7:24	burial [38] - 24:9, 34:12, 38:10, 39:23, 39:24, 41:1, 41:13, 42:1, 42:2, 42:19, 44:1, 44:3, 69:19, 73:3, 73:5, 73:15, 74:4, 75:13, 76:9, 79:14, 87:24, 139:24, 142:21, 143:1, 143:6, 143:7, 143:15, 143:22, 144:19, 149:5, 149:10, 149:11, 152:4, 154:12, 169:7, 169:13, 170:17
bass [5] - 52:2, 98:9, 107:5, 138:4	beloved [1] - 84:3	body [22] - 28:3, 94:11, 95:3, 141:4, 141:22, 142:16, 142:25, 143:1, 145:3, 146:17, 146:18, 147:25, 148:20, 149:1, 149:3, 153:19, 153:24, 154:3, 154:20, 157:12, 158:12, 158:15	Brad [1] - 7:23	burials [9] - 12:1, 15:10, 24:9, 34:19, 35:22, 41:11, 73:24, 75:24, 76:12
Bass [2] - 24:1, 24:3	below [12] - 14:22, 34:20, 36:17, 43:7, 43:10, 60:7, 60:8, 60:15, 60:21, 66:18, 94:1, 95:13	boisterous [1] - 6:8	branch [1] - 51:13	buried [34] - 18:3, 18:5, 21:22, 34:15, 34:20, 34:21, 35:4, 35:10, 39:8, 41:7, 41:24, 67:15, 69:8, 69:14, 73:21, 76:18, 90:22, 90:23, 90:24, 91:2, 92:3, 92:20, 94:12, 112:3, 122:21, 139:19, 139:23, 142:6, 143:21, 144:4, 145:24, 148:25, 157:5
beads [1] - 118:23	benefactor [2] - 80:11	book [18] - 53:8, 53:12, 53:14, 53:18, 53:20, 54:1, 54:6, 55:3, 55:5, 55:10, 55:15, 55:16, 55:23, 59:4, 64:20, 64:25, 65:22, 77:22	breach [1] - 158:8	buries [1] - 111:24
beans [1] - 106:8	benefit [3] - 102:8, 102:13, 132:3	books [1] - 53:13	break [7] - 76:24, 77:3, 77:11, 137:20, 140:11, 145:10, 148:4	bury [4] - 17:20, 22:23, 72:13, 92:7
bearing [1] - 157:3	benefits [2] - 103:19, 103:24	boom [14] - 54:14, 54:20, 55:8, 57:3, 57:8, 57:10, 57:22, 64:7, 65:11, 66:7, 66:12, 78:1, 78:2, 78:8	breaks [2] - 148:5, 148:11	bushels [1] - 103:3
Beatriz [2] - 1:15, 136:8	berm [3] - 111:14, 111:18, 111:23	boomer [4] - 74:6, 74:21, 74:22	breeding [1] - 119:24	business [2] - 11:11, 37:15
beautiful [4] - 88:3, 97:13, 112:23, 121:1	BERNIE [5] - 2:19, 102:22, 104:14, 104:16, 104:25	boomer's [1] - 75:11	brief [4] - 4:15, 109:24, 129:18, 150:2	buttons [1] - 117:21
BEBR [34] - 49:14, 49:22, 50:11, 50:22, 50:24, 51:3, 51:12, 52:11, 52:13, 53:4, 54:7, 54:12, 55:6, 57:8, 57:11, 59:8, 59:22, 60:12, 60:16, 60:18, 60:22, 64:10, 64:19, 65:2, 65:17, 66:5, 66:7, 66:8, 66:11, 75:5, 77:20, 79:16	Bernie [1] - 102:22	boomers [1] - 75:1	briefing [1] - 155:16	buy [18] - 19:11, 67:8, 67:11, 67:25, 69:2, 69:22, 69:24, 69:25, 71:12, 71:15, 71:16, 71:18, 72:6, 72:14, 105:13, 110:19, 123:11
BEBR's [5] - 52:15, 52:16, 53:2, 54:23, 64:5	best [4] - 57:11, 163:11, 168:5, 168:14	booming [1] - 58:19	briefly [10] - 138:15, 145:14, 146:2, 146:3, 147:5, 148:24, 148:25, 158:23, 159:10, 167:22	buying [7] - 69:10, 72:8, 72:9, 74:13, 75:1, 105:17
became [1] - 89:19	better [12] - 21:10, 50:17, 50:18, 50:19, 57:12, 92:9, 124:20, 125:1, 156:21, 171:20	booms [1] - 90:14	bring [5] - 84:7, 94:6, 113:4, 128:14, 171:22	BY [15] - 11:7, 16:13, 26:4, 28:5, 29:17, 31:5, 46:4, 48:6, 52:7, 74:18, 77:13, 138:2, 151:23, 153:4, 153:14
become [3] - 6:2, 109:12, 120:24	between [13] - 12:7, 49:6, 49:11, 55:11, 65:16, 68:13, 68:20, 90:23, 96:14, 143:11, 147:8, 152:20, 152:23	boots [1] - 93:24	bring [5] - 84:7, 94:6, 113:4, 128:14, 171:22	byproducts [1] - 140:10
becomes [3] - 6:7, 98:1, 147:16	bills [1] - 117:10	borrowed [1] - 159:14	brochure [1] - 15:6	
beef [1] - 134:13	biochemistry [1] - 140:2	bottom [5] - 42:25, 43:1, 43:2, 43:22, 93:21	broken [4] - 135:24, 136:3, 147:15, 158:18	
behalf [1] - 92:12	biodegraded [1] - 147:15	bought [12] - 21:19, 23:14, 67:1, 67:4,	broker [1] - 121:10	
BEHALF [1] - 2:9	births [1] - 65:13		brother [1] - 134:2	
behind [1] - 105:24	bit [5] - 10:24, 11:8, 14:21, 66:9, 148:12		brought [2] - 114:4, 121:2	
beings [4] - 147:19,	black [6] - 43:6, 60:5, 60:7, 60:8, 95:20, 95:22		Broward [1] - 164:6	
	blasting [7] - 120:12, 120:18, 159:24, 159:25, 160:1, 160:2, 167:9		budget [1] - 102:11	
	blood [1] - 118:23		bug [1] - 141:24	
	board [2] - 61:13, 126:16		build [11] - 76:4, 111:2, 111:4, 111:14, 111:18, 112:16, 124:1, 124:22, 125:3, 125:10, 168:16	
	BOARD [2] - 1:1, 1:11		builder [1] - 15:2	
			building [2] - 56:24, 110:25	
			built [5] - 17:22, 18:13, 18:14, 120:3, 124:18	
			bunch [2] - 161:2, 169:2	
			burden [6] - 20:12, 20:14, 102:19, 165:20, 167:1, 167:3	
			bureau [2] - 37:15, 37:16	

C				
<p>C-SPAN [1] - 129:25 calculate [5] - 35:19, 36:25, 64:2, 70:14, 71:1 calculated [4] - 30:18, 33:19, 34:2, 43:14 calculating [2] - 62:21, 70:11 calculation [1] - 40:11 calculations [3] - 33:16, 35:22, 42:6 camera [1] - 152:3 candid [1] - 171:8 cannot [2] - 120:25, 163:25 CANO [5] - 2:17, 96:2, 97:18, 97:25, 98:5 Cano [1] - 96:3 cantaloupe [1] - 106:4 cantaloupes [1] - 134:14 capacity [3] - 12:15, 13:10, 127:22 car [3] - 85:8, 87:16, 123:14 carbon [2] - 147:17, 147:20 Carcacha [1] - 85:3 Cardenas [1] - 91:24 cards [1] - 115:3 care [1] - 94:2 cared [1] - 83:4 carefully [1] - 169:1 Carlos [2] - 91:20, 126:1 carried [3] - 156:6, 156:12, 167:3 cars [2] - 20:20, 21:8 case [5] - 8:11, 50:20, 56:13, 79:6, 80:4 caskey [5] - 83:17, 93:18, 93:19, 144:18, 149:11 caskeys [2] - 96:25, 97:12 catching [1] - 97:15 categorically [2] - 159:21, 161:19 category [2] - 62:12 Catholic [1] - 14:1 caused [2] - 68:6, 162:8 cells [7] - 142:14, 142:16, 142:17, 145:17, 145:18, 146:21, 146:23 cemeteries [32] - 12:5, 12:10, 12:15, 12:21,</p>	<p>12:25, 13:6, 13:22, 13:25, 15:25, 16:24, 22:9, 22:11, 22:12, 24:21, 38:18, 38:19, 39:3, 39:11, 40:12, 40:15, 40:17, 40:18, 43:21, 71:25, 82:20, 83:8, 87:8, 87:15, 99:8, 101:23, 155:19, 157:8 Cemeteries [1] - 155:14 Cemetery [2] - 14:11, 43:17 cemetary [147] - 8:22, 11:15, 11:17, 11:20, 11:21, 11:22, 13:4, 13:7, 13:8, 13:9, 13:15, 13:18, 13:20, 13:21, 14:1, 15:21, 16:7, 17:8, 17:9, 17:11, 17:13, 17:16, 17:22, 17:25, 19:2, 19:3, 19:11, 19:12, 19:22, 19:24, 20:1, 20:3, 21:15, 22:1, 22:6, 22:7, 22:18, 22:20, 22:22, 22:24, 23:18, 23:23, 23:24, 25:1, 25:15, 28:22, 38:15, 39:22, 40:22, 41:10, 42:13, 44:13, 45:10, 45:16, 67:2, 67:5, 67:8, 67:10, 67:11, 67:18, 67:22, 67:25, 68:6, 68:14, 68:21, 69:1, 70:10, 70:15, 71:12, 71:18, 72:6, 74:13, 76:4, 82:24, 83:9, 83:14, 84:2, 84:8, 90:3, 93:12, 97:10, 97:13, 98:17, 99:5, 99:8, 99:10, 99:17, 99:19, 99:22, 100:24, 102:3, 102:13, 105:6, 105:14, 105:20, 106:17, 108:20, 108:23, 109:18, 109:20, 111:10, 111:13, 111:24, 112:7, 112:16, 112:20, 112:21, 113:14, 114:6, 118:20, 118:24, 119:2, 119:5, 119:11, 119:18, 120:3, 121:6, 121:9, 121:24, 122:16, 123:25, 124:6, 124:9, 124:21,</p>	<p>125:3, 125:9, 128:18, 128:20, 128:23, 129:7, 132:17, 133:2, 133:11, 137:11, 152:21, 152:25, 157:11, 161:1, 161:12, 161:16, 161:18, 168:9, 168:17, 169:6, 171:2 cemetary's [1] - 104:22 census [13] - 36:4, 36:11, 36:16, 37:9, 37:10, 37:12, 37:21, 37:23, 49:14, 54:25, 55:2, 78:4, 86:7 cent [1] - 124:19 center [1] - 127:8 century [1] - 115:8 ceremonial [1] - 118:18 certain [4] - 8:20, 30:2, 30:8, 58:25 CERTIFICATE [1] - 174:1 certify [1] - 174:6 cetera [2] - 56:23, 106:8 Chair [11] - 3:23, 7:8, 30:22, 46:10, 81:22, 88:21, 95:16, 115:15, 146:3, 173:6 Chairman [7] - 1:13, 3:24, 86:2, 86:3, 138:5, 158:22, 173:8 CHAIRMAN [103] - 2:1, 3:1, 3:8, 3:13, 3:25, 4:2, 4:12, 7:2, 7:21, 9:17, 9:20, 10:5, 10:13, 10:16, 10:19, 10:25, 16:5, 16:11, 24:15, 25:2, 25:9, 25:13, 25:22, 27:23, 45:12, 45:17, 74:15, 76:23, 77:7, 78:16, 78:20, 81:20, 82:6, 84:17, 84:23, 86:18, 88:17, 91:4, 91:9, 91:13, 92:22, 95:15, 96:1, 97:23, 98:4, 98:6, 98:24, 99:24, 100:2, 100:13, 100:16, 102:21, 104:15, 104:24, 107:3, 109:23, 110:6, 110:10, 112:9, 112:13, 114:11, 117:25, 119:12, 121:12, 121:17, 123:21, 125:14, 125:17,</p>	<p>125:23, 127:23, 128:2, 128:8, 129:9, 129:15, 131:17, 133:17, 133:24, 135:9, 137:15, 137:22, 150:6, 150:23, 151:2, 153:8, 153:13, 163:6, 163:19, 166:21, 167:14, 167:19, 168:19, 170:1, 170:4, 171:9, 171:16, 171:24, 172:5, 172:11, 172:16, 172:19, 173:9, 173:15, 173:19 CHAIRWOMAN [12] - 2:4, 7:20, 46:20, 79:3, 168:20, 170:3, 172:3, 172:6, 172:10, 172:15, 173:7, 173:18 Chairwoman [2] - 1:13, 5:7 chamber [3] - 143:6, 143:7, 149:5 chance [1] - 111:7 chances [1] - 106:13 change [2] - 96:20, 141:16 changing [1] - 96:25 Channel [1] - 162:17 charged [1] - 101:3 chart [12] - 50:9, 51:11, 51:12, 60:1, 60:3, 61:11, 61:12, 61:14, 65:14, 66:17, 66:18, 126:12 charts [1] - 61:8 check [3] - 40:19, 40:22, 53:24 chemical [1] - 148:18 chemicals [3] - 97:2, 97:11, 147:9 cherry [1] - 79:9 children [4] - 64:12, 69:3, 99:13, 134:18 choice [6] - 90:23, 90:25, 120:23, 131:23, 132:9, 132:19 choices [2] - 34:17, 133:8 choose [2] - 129:3, 135:6 choosing [2] - 76:9, 129:3 chose [2] - 132:10, 132:11 church [5] - 85:17,</p>	<p>85:18, 85:20, 113:24, 135:17 churches [1] - 87:2 citation [1] - 59:5 citizen [3] - 86:5, 96:4, 134:4 citizenry [1] - 64:24 citizens [4] - 62:14, 86:13, 117:22, 120:2 City [2] - 96:22, 122:17 city [3] - 128:25, 129:2, 129:5 claims [1] - 152:24 clean [1] - 154:6 clear [1] - 114:17 clearly [4] - 45:10, 80:4, 80:7, 166:25 Cleary [1] - 7:24 clerk [1] - 87:18 clerk [2] - 29:13, 29:15 client [1] - 18:22 climate [2] - 96:20, 103:11 close [7] - 79:5, 84:14, 98:19, 100:9, 105:14, 108:16, 162:18 closed [1] - 7:9 closer [1] - 92:17 closing [1] - 164:10 clothed [1] - 149:4 clothes [1] - 149:19 club [1] - 89:20 CO2 [1] - 148:21 coat [1] - 153:23 Code [4] - 4:21, 9:8, 9:10, 116:4 coffin [7] - 143:4, 143:5, 149:4, 149:20, 154:9, 158:8, 158:11 coffins [3] - 143:5, 143:10, 158:5 cohort [4] - 74:12, 74:20, 74:25, 75:8 Coleman [1] - 25:15 collar [1] - 87:19 College [1] - 26:15 color [2] - 95:22, 131:21 Colorado [1] - 106:4 column [4] - 43:3, 43:25, 60:19, 60:21 coming [10] - 15:22, 17:6, 18:15, 20:20, 21:8, 75:9, 83:19, 89:4, 92:12, 107:10 comment [6] - 81:16, 84:19, 156:15, 157:6, 160:2, 160:6</p>

comments [3] - 4:15, 81:24, 126:13	147:2	72:8, 91:12, 133:14	90:1	COUNCILMAN [9] - 2:4, 2:6, 3:16, 3:20, 6:24, 167:17, 171:11, 173:1, 173:3
commercial/ industrial [1] - 21:17	comport [1] - 35:15	considered [1] - 47:1	convert [1] - 148:20	Councilman [7] - 3:15, 3:19, 86:3, 161:22, 162:2, 172:25, 173:2
Commission [10] - 8:8, 8:16, 8:25, 9:7, 48:16, 48:17, 48:25, 136:16, 136:17, 136:24	comprehensive [1] - 166:6	considering [4] - 14:25, 15:22, 100:22, 166:15	converted [3] - 147:17, 148:17, 148:21	COUNCILWOMAN [27] - 2:5, 2:5, 3:18, 3:22, 7:7, 9:15, 30:21, 31:3, 46:9, 46:19, 46:22, 47:5, 48:4, 52:6, 77:2, 78:24, 91:7, 114:14, 114:23, 115:5, 167:20, 170:5, 172:2, 172:17, 172:24, 173:5, 173:16
Commissioner [2] - 18:16, 18:17	comprised [1] - 143:16	consistent [2] - 51:12, 166:5	copies [4] - 4:25, 95:17, 95:21, 95:22	Councilwoman [6] - 3:17, 3:21, 86:3, 88:21, 172:23, 173:4
commitment [1] - 133:9	computed [1] - 37:8	consistently [4] - 54:12, 55:6, 57:19, 58:4	copy [8] - 6:4, 9:19, 53:14, 65:6, 126:5, 126:10, 126:16, 127:4	counsel [2] - 25:4, 164:1
committee [1] - 162:24	conceded [1] - 71:11	constantly [2] - 97:20, 108:10	Coral [1] - 85:5	Counselor [1] - 137:18
committing [1] - 123:17	concentrations [3] - 99:9, 99:10, 155:22	constituent [1] - 86:4	corn [2] - 103:2, 103:6	couted [1] - 160:18
communicate [1] - 163:25	concept [3] - 63:16, 64:10, 64:11	constructed [1] - 119:3	corner [5] - 14:19, 80:16, 108:23, 123:1, 123:18	counties [5] - 27:8, 32:12, 32:14, 37:17, 52:16
community [11] - 11:11, 21:13, 104:9, 104:20, 106:19, 117:16, 130:14, 131:25, 135:21, 169:14, 171:3	concepts [1] - 63:14	construction [3] - 18:12, 57:4, 59:24	corners [1] - 106:10	country [2] - 103:11, 170:15
Community [6] - 3:3, 6:8, 6:10, 85:21, 88:25, 174:8	conceptually [1] - 65:24	consult [1] - 11:12	corporate [1] - 137:9	county [3] - 62:25, 75:8, 102:14
COMMUNITY [1] - 1:1	concern [7] - 70:7, 72:11, 137:9, 169:17, 170:11, 170:12	consume [1] - 106:9	Corporation [1] - 8:10	COUNTY [1] - 1:18
commute [2] - 132:8, 132:18	concerned [7] - 117:22, 122:1, 122:5, 134:9, 134:19, 135:20	contact [3] - 93:6, 93:11, 158:16	corpses [1] - 155:19	County [66] - 1:19, 3:5, 3:6, 4:4, 4:21, 5:25, 11:18, 12:4, 13:1, 13:6, 14:24, 16:1, 19:4, 25:16, 28:24, 31:7, 32:4, 32:18, 32:22, 33:11, 44:14, 48:16, 48:17, 48:25, 49:5, 49:19, 51:14, 51:15, 69:9, 72:12, 74:12, 85:23, 85:24, 86:8, 96:13, 98:20, 100:11, 100:12, 102:7, 102:8, 102:10, 102:16, 102:19, 102:20, 103:6, 103:18, 103:25, 105:25, 106:22, 108:18, 116:5, 118:14, 119:20, 129:21, 133:9, 137:2, 139:3, 139:5, 146:9, 162:12, 164:7, 165:22, 169:4, 174:15
companies [2] - 11:13, 13:18	concerns [7] - 98:18, 100:9, 116:8, 120:7, 122:16, 152:19, 164:23	contacted [1] - 13:16	correct [84] - 9:9, 16:25, 18:23, 21:23, 22:6, 22:19, 22:22, 23:10, 29:20, 30:6, 30:20, 31:8, 31:15, 31:23, 32:18, 32:23, 33:20, 38:3, 40:10, 42:16, 42:19, 47:2, 48:11, 49:6, 50:11, 50:16, 50:22, 50:25, 51:3, 52:20, 53:2, 53:5, 54:2, 58:9, 60:6, 60:12, 60:22, 60:24, 61:3, 61:7, 61:8, 61:19, 61:23, 63:20, 64:6, 64:15, 65:6, 66:24, 68:8, 69:15, 70:1, 70:2, 70:24, 70:25, 71:13, 71:19, 72:20, 73:22, 75:16, 75:22, 107:19, 107:20, 107:24, 107:25, 108:2, 108:3, 108:5, 108:6, 108:11, 108:14, 108:17, 109:1, 109:2, 109:5, 109:6, 140:24, 142:19, 153:20, 154:22, 157:20, 157:23, 158:4, 174:11	corrected [1] - 38:4
company [9] - 18:12, 20:5, 30:1, 79:10, 93:9, 113:12, 113:18, 136:19	conclude [1] - 110:1	contained [2] - 27:20, 50:10	corrective [1] - 116:25	correctly [4] - 135:7, 153:7, 153:15, 154:8
COMMUNITY [1] - 1:1	concluded [1] - 173:21	container [3] - 143:15, 144:19, 149:12	correctly [4] - 135:7, 153:7, 153:15, 154:8	cosmetic [2] - 147:22, 147:24
commute [2] - 132:8, 132:18	conclusion [1] - 168:12	contains [2] - 141:4, 141:7	cosmetic [2] - 147:22, 147:24	COUNCIL [1] - 2:1
companies [2] - 11:13, 13:18	concrete [9] - 143:6, 143:15, 143:19, 143:20, 144:19, 149:5, 149:11, 149:20, 154:15	contaminants [2] - 116:18, 117:1	Council [6] - 85:12, 85:22, 88:21, 88:25, 167:15, 170:8	
company [9] - 18:12, 20:5, 30:1, 79:10, 93:9, 113:12, 113:18, 136:19	concur [1] - 170:7	contaminated [2] - 106:3, 106:20		
compared [1] - 63:19	condition [3] - 159:24, 160:4, 167:9	contaminating [1] - 165:9		
compatible [1] - 166:7	conditioned [1] - 116:14	contamination [2] - 117:5, 157:15		
competent [3] - 80:5, 80:7, 159:3	conditioning [1] - 113:2	context [1] - 156:20		
competition [3] - 19:18, 19:19, 20:10	conditions [1] - 167:8	continuation [1] - 7:14		
competitor [2] - 16:25, 17:4	conducted [2] - 87:1, 165:25	continuance [1] - 8:4		
complain [1] - 165:7	confidence [1] - 55:24	continue [5] - 6:12, 33:5, 45:18, 90:13, 120:25		
complained [4] - 160:10, 160:12, 161:8, 161:21	conflicts [1] - 8:13	continued [1] - 77:6		
complaining [1] - 130:19	connection [1] - 12:19	continues [1] - 156:3		
complete [1] - 156:20	connects [1] - 111:2	contract [3] - 18:11, 48:19, 110:8		
completed [1] - 46:16	cons [3] - 84:6, 168:22, 171:13	contractor [1] - 93:8		
completely [3] - 79:23, 98:15, 128:22	conservative [5] - 15:14, 36:13, 41:9, 52:13, 64:23	contradict [2] - 75:25, 165:19		
completeness [1] - 9:3	conserve [1] - 76:3	contradicted [1] - 30:10		
complicated [1] - 68:18	consider [7] - 42:11, 69:7, 70:9, 72:5, 83:6, 104:21, 123:6	contradiction [1] - 169:9		
comply [1] - 8:21	consideration [3] - 147:2	contradicts [1] - 98:16		
components [1] - 147:2		contrasted [1] - 65:2		
		contribute [1] - 97:10		
		Control [1] - 116:13		
		convenient [1] - 164:5		
		conversation [1] - 90:1		

<p>County's [1] - 103:9 Countywide [1] - 86:14 couple [3] - 80:19, 107:5, 130:5 coupled [1] - 103:18 course [1] - 163:1 COURT [1] - 174:22 Court [4] - 82:16, 88:23, 93:5, 118:4 courtesy [2] - 164:8, 165:4 cousin [1] - 105:4 cover [1] - 53:20 covered [1] - 46:5 cows [1] - 119:1 crash [1] - 57:6 crashed [1] - 57:25 crashes [6] - 126:7, 126:18, 126:19, 126:20, 126:21, 161:3 create [3] - 28:14, 79:21, 81:5 creating [2] - 72:15, 97:1 cremated [8] - 34:17, 35:1, 35:11, 41:24, 42:14, 73:21, 76:18, 90:18 cremation [21] - 11:24, 12:11, 13:11, 15:3, 15:15, 15:17, 22:13, 22:14, 23:11, 33:16, 33:19, 34:3, 42:8, 42:15, 42:16, 42:18, 73:16, 75:16, 75:23, 76:9, 79:13 cremations [4] - 33:17, 43:3, 76:2, 76:13 crime [4] - 101:23, 102:2, 122:9, 122:23 crimes [1] - 123:9 crisis [2] - 46:1, 101:21 critical [1] - 64:4 criticism [2] - 57:16, 77:25 criticize [1] - 30:4 criticizing [2] - 57:8, 57:14 crop [2] - 106:4, 113:9 crops [8] - 47:20, 103:8, 103:14, 103:22, 106:16, 106:20, 107:18, 113:7 CROSS [3] - 16:12, 48:5, 153:3 cross [4] - 5:15,</p>	<p>51:21, 80:21, 153:12 CROSS- EXAMINATION [3] - 16:12, 48:5, 153:3 cross-examination [3] - 5:15, 51:21, 80:21 cross-examine [1] - 153:12 crush [1] - 20:5 Cruz [1] - 91:20 CRUZ [2] - 2:14, 91:19 crypt [3] - 14:8, 23:12, 94:5 crypts [6] - 15:4, 22:15, 23:13, 34:22, 34:24 CSI [1] - 136:13 cultures [1] - 118:12 current [2] - 55:15, 127:10 curriculum [1] - 27:15 cut [1] - 102:12 CV [1] - 27:22</p>	<p>165:1, 169:11 date [4] - 6:22, 27:18, 44:1, 136:21 DATED [1] - 174:14 daughter [2] - 132:7, 132:21 David [4] - 10:11, 10:21, 85:2, 111:16 Davis [6] - 1:14, 3:17, 112:18, 162:3, 170:4, 172:23 DAVIS [21] - 2:5, 3:18, 7:7, 9:15, 30:21, 31:3, 46:9, 46:19, 46:22, 47:5, 48:4, 52:6, 77:2, 78:24, 91:7, 114:14, 114:23, 115:5, 170:5, 172:24, 173:16 dawn [1] - 161:6 days [3] - 91:24, 122:6, 148:6 dead [16] - 67:25, 71:12, 71:15, 97:11, 139:7, 139:13, 143:21, 144:1, 144:4, 154:3, 154:20, 155:8, 156:14, 157:12, 158:12, 158:15 deal [1] - 120:17 dealing [1] - 42:12 deals [1] - 116:5 death [15] - 30:17, 31:6, 33:2, 35:8, 35:20, 37:6, 38:10, 58:18, 58:19, 58:23, 62:21, 71:9, 75:3, 79:13, 100:23 deaths [21] - 33:4, 33:9, 36:24, 41:17, 41:19, 41:20, 41:23, 58:23, 60:17, 62:11, 62:13, 62:17, 62:24, 63:1, 63:15, 63:16, 63:17, 65:13, 68:7, 68:20, 106:5 decade [1] - 59:14 decades [2] - 55:6, 57:18 December [1] - 136:22 decide [3] - 16:21, 92:6, 92:10 decision [19] - 8:7, 8:15, 71:17, 73:4, 73:6, 73:15, 73:20, 75:16, 75:17, 76:18, 89:17, 90:21, 105:18, 117:16, 133:15, 168:24, 168:25</p>	<p>decision-making [1] - 73:20 decisions [3] - 74:4, 170:21, 170:23 decline [3] - 57:10, 58:16, 76:11 decomposition [3] - 139:14, 139:16, 139:17 decreasing [2] - 33:12, 74:1 deferral [1] - 7:13 deferred [2] - 6:21, 7:3 define [1] - 74:8 degree [2] - 49:18, 73:1 DEL [4] - 2:17, 93:3, 94:25, 95:12 Del [1] - 93:3 DELANEY [4] - 2:4, 3:16, 167:17, 173:1 Delaney [5] - 1:14, 3:15, 161:23, 167:16, 172:25 delicious [1] - 106:14 Demand [1] - 66:18 demand [17] - 38:18, 38:22, 43:16, 66:17, 68:6, 68:8, 68:25, 70:4, 70:11, 71:3, 71:20, 72:5, 72:15, 77:17, 79:22, 101:4 demographers [1] - 75:5 demographic [1] - 58:5 demonstrated [1] - 170:14 denatures [1] - 146:20 denial [1] - 173:10 denied [2] - 116:11, 173:12 deny [5] - 121:14, 159:4, 163:4, 172:7, 172:22 Department [10] - 5:6, 5:23, 5:24, 26:12, 79:17, 120:8, 126:4, 126:23, 127:9, 127:25 department [3] - 80:24, 163:22, 164:18 departments [1] - 5:21 depth [2] - 12:7, 22:14 depths [1] - 31:11 DERM [5] - 99:7, 116:1, 157:25, 169:17, 169:18 Derringer [1] - 121:22 DERRINGER [3] - 2:22, 121:21, 123:20</p>	<p>describe [5] - 93:15, 138:15, 140:6, 142:24, 148:25 described [3] - 144:17, 144:18, 144:20 describing [1] - 58:25 designated [3] - 96:12, 99:22, 132:12 designed [1] - 161:25 desk [1] - 130:6 detect [1] - 117:1 develop [1] - 104:10 developed [5] - 39:9, 39:15, 39:16, 40:6 development [5] - 27:5, 99:6, 104:2, 161:15, 168:11 Diaz [4] - 1:15, 3:19, 171:10, 173:2 DIAZ [4] - 2:6, 3:20, 171:11, 173:3 die [15] - 31:22, 37:2, 62:20, 64:12, 71:19, 90:17, 94:14, 140:10, 142:1, 144:10, 144:15, 145:16, 145:20, 145:21, 146:23 died [10] - 32:14, 33:10, 60:23, 61:3, 61:18, 61:19, 62:2, 62:14, 62:18, 66:23 dies [6] - 34:15, 141:15, 141:17, 141:23, 144:3, 144:14 difference [2] - 35:10, 63:13 differences [1] - 65:10 different [8] - 43:9, 62:9, 78:5, 83:7, 84:6, 145:1, 155:5, 170:23 difficult [1] - 167:13 difficulty [1] - 73:14 dig [1] - 120:12 digest [3] - 142:11, 148:14, 148:17 diligence [1] - 116:24 diluted [1] - 148:16 diminished [1] - 128:19 diminishing [1] - 79:22 dioxide [2] - 147:17, 147:20 DIRECT [3] - 11:6, 26:3, 138:1 direct [3] - 51:7,</p>
D				
<p>dad [2] - 110:14 Dade [53] - 4:21, 11:17, 12:4, 13:1, 14:24, 16:1, 19:3, 25:16, 28:24, 31:7, 32:4, 32:17, 32:22, 33:8, 33:10, 36:5, 36:18, 37:4, 37:13, 38:5, 40:15, 44:14, 48:10, 48:25, 49:5, 49:19, 62:13, 62:19, 64:2, 64:24, 70:4, 74:12, 85:24, 86:8, 87:1, 93:6, 96:13, 100:12, 103:6, 103:9, 103:18, 105:25, 116:5, 118:14, 119:19, 129:21, 137:1, 137:2, 139:2, 146:8, 146:12, 165:22, 174:15 daily [3] - 96:10, 108:10, 139:8 dais [1] - 5:8 damage [4] - 93:22, 113:8, 117:7, 120:10 damages [1] - 96:18 danger [2] - 113:3, 135:23 data [15] - 37:10, 43:8, 50:15, 77:16, 78:2, 79:12, 80:6, 80:14, 80:16, 80:22, 80:23, 126:25, 152:3,</p>				

<p>51:10, 129:21 directly [6] - 31:2, 79:16, 97:3, 106:6, 119:17, 137:5 dirt [6] - 112:25, 120:13, 141:6, 141:7, 149:7, 152:16 disagree [6] - 52:19, 53:2, 61:23, 68:10, 107:11, 156:17 disagreed [1] - 61:22 discarded [1] - 139:19 disclosed [2] - 8:11, 8:14 disclosure [5] - 27:21, 45:2, 45:7, 45:11, 150:13 disclosures [1] - 29:9 discovered [2] - 97:16, 97:21 discredit [1] - 53:4 discuss [2] - 114:16, 114:18 discussed [2] - 77:18, 83:9 discussing [1] - 8:13 disease [1] - 171:1 disinterment [4] - 93:15, 94:4, 95:7, 153:18 disinterments [1] - 153:16 disposal [1] - 116:6 disposition [1] - 34:18 disprove [1] - 167:4 distribute [1] - 29:15 district [1] - 90:10 District [2] - 27:9, 86:14 districting [1] - 52:14 diverse [2] - 103:10, 118:16 division [2] - 18:19, 39:10 Dixie [1] - 85:4 Doctor [1] - 57:15 doctor [1] - 138:23 document [6] - 12:23, 15:5, 27:14, 37:19, 59:9, 63:9 documents [4] - 28:14, 28:20, 29:8, 29:18 doke [1] - 150:4 Dolkart [3] - 80:21, 161:10, 161:11 Dolkart's [2] - 52:19, 161:19 dollar [2] - 104:7, 136:15 dollars [2] - 129:22,</p>	<p>130:13 domain [1] - 110:23 domicile [1] - 120:23 donate [1] - 125:21 done [13] - 38:7, 44:21, 52:14, 63:19, 66:19, 116:24, 117:7, 118:19, 120:19, 150:7, 150:8, 153:16, 170:24 DOT [1] - 126:16 double [3] - 12:6, 22:14, 44:7 doubling [1] - 127:16 down [23] - 3:7, 35:6, 43:5, 55:2, 56:22, 84:19, 86:23, 93:22, 94:16, 97:22, 101:7, 102:12, 105:8, 118:7, 118:9, 125:2, 130:13, 140:11, 147:15, 148:4, 148:5, 148:11, 158:18 downs [1] - 90:14 downtown [1] - 87:15 dozen [1] - 104:3 Dr [47] - 26:2, 26:5, 27:25, 28:7, 48:7, 48:24, 49:2, 49:4, 50:14, 50:20, 51:11, 51:19, 51:21, 53:1, 53:8, 53:12, 53:18, 61:13, 64:4, 65:14, 66:20, 67:7, 68:8, 70:9, 75:15, 77:14, 78:15, 80:7, 81:8, 98:11, 137:25, 138:3, 138:6, 138:8, 138:10, 138:22, 139:6, 140:1, 140:12, 141:13, 149:9, 150:3, 161:10, 161:18, 165:14, 169:11, 169:12 DR [8] - 2:11, 2:16, 45:4, 45:19, 47:11, 79:2, 153:2, 158:20 draft [2] - 63:4, 63:5 drafts [1] - 61:9 drank [1] - 134:17 dredged [1] - 160:8 dressed [1] - 143:3 drink [2] - 131:4, 142:5 drinkers [1] - 98:2 drinking [6] - 94:17, 94:20, 105:15, 109:8, 152:21, 165:9</p>	<p>drive [3] - 92:2, 131:21, 164:7 driving [1] - 122:6 drop [1] - 99:16 droughts [1] - 96:24 drugs [1] - 123:12 dry [1] - 74:22 due [6] - 65:10, 98:18, 100:8, 106:20, 116:24, 121:1 dug [1] - 160:1 duly [3] - 4:8, 129:16, 133:22 dump [1] - 94:10 during [8] - 5:13, 46:13, 55:8, 57:22, 72:13, 160:25, 162:4, 162:5 dust [1] - 120:13 dusty [2] - 160:7, 160:9 dying [13] - 31:12, 32:4, 32:6, 33:1, 33:8, 35:9, 36:25, 40:7, 41:4, 41:19, 41:21, 68:13, 69:9</p>	<p>edge [1] - 130:23 education [1] - 115:11 educational [1] - 26:13 educator [1] - 96:5 effect [1] - 119:9 effective [1] - 104:6 effectively [1] - 104:18 effects [1] - 104:22 effort [1] - 163:8 eight [3] - 12:13, 33:7, 87:17 either [7] - 34:15, 62:14, 102:8, 117:21, 143:4, 154:9, 170:7 elect [1] - 136:10 elected [2] - 135:23, 168:3 elements [2] - 89:8, 139:20 eliminate [1] - 159:23 elsewhere [2] - 63:24, 63:25 embalmed [10] - 143:2, 145:2, 145:24, 146:13, 146:17, 146:18, 148:24, 149:1, 149:3, 149:10 embalming [10] - 146:1, 146:8, 146:11, 146:20, 146:24, 147:2, 147:5, 147:6, 149:17, 152:13 emerge [1] - 141:22 eminent [1] - 110:22 emissions [1] - 97:14 emotional [2] - 89:8, 170:21 emphasize [1] - 165:21 empirical [1] - 90:4 empirically [3] - 89:3, 90:12, 90:16 employed [2] - 82:19, 82:20 employee [1] - 91:23 employer [1] - 91:22 employing [1] - 103:14 employment [2] - 104:7, 104:21 end [3] - 51:17, 76:17, 98:13 ended [2] - 56:16, 96:22 ending [1] - 6:20 engaged [1] - 137:10 engine [1] - 130:17</p>	<p>engineer [1] - 160:14 engineering [1] - 93:7 engineers [1] - 161:25 engines [1] - 130:16 enjoy [4] - 87:10, 88:8, 132:14, 133:3 enter [1] - 135:13 Enterprises [1] - 93:13 entire [3] - 68:4, 101:13, 137:2 entirety [2] - 68:7, 161:4 entitled [1] - 153:11 entitlement [1] - 167:2 entombed [2] - 34:16, 35:5 entombment [1] - 73:16 Environment [1] - 155:15 Environmental [4] - 116:13, 126:6, 127:4, 169:21 environmental [4] - 96:5, 98:18, 100:9, 103:19 equally [1] - 55:24 equals [1] - 103:4 equivocation [1] - 165:15 Ergonomics [1] - 18:23 errors [1] - 30:5 escape [3] - 120:13, 120:16, 145:23 escorted [2] - 84:1, 84:2 especially [3] - 45:22, 45:23, 73:14 establish [1] - 30:15 established [5] - 136:4, 136:5, 161:14, 169:3, 169:25 estate [3] - 11:11, 93:8, 124:2 estimated [1] - 40:25 estimates [6] - 36:23, 37:17, 37:22, 38:4, 54:22, 56:14 et [2] - 56:22, 106:8 ethical [1] - 163:24 Eugenio [1] - 100:18 evening [26] - 4:22, 5:10, 48:8, 82:14, 83:10, 83:15, 83:16, 83:24, 85:2, 88:20, 96:2, 100:17, 107:8, 107:9, 110:3, 110:12, 115:21,</p>
E				
	<p>Earl [1] - 1:23 earth [1] - 160:7 easily [2] - 156:5, 156:11 east [2] - 105:23, 106:6 eat [2] - 106:23, 134:13 economic [24] - 20:3, 36:20, 36:21, 37:15, 48:20, 59:20, 64:9, 64:19, 65:8, 73:3, 73:12, 73:14, 77:15, 79:15, 80:1, 101:15, 101:16, 101:21, 103:16, 103:19, 123:9, 130:15, 130:16 economics [10] - 26:11, 26:16, 27:4, 27:5, 27:7, 27:10, 73:1, 73:8, 80:17 economist [12] - 12:18, 26:25, 27:2, 28:1, 41:16, 70:3, 71:1, 72:22, 72:25, 75:18, 131:11, 134:21 economy [1] - 15:17 Ed [1] - 159:18 Eddie [3] - 125:21, 128:12</p>			

118:3, 119:13, 121:21, 123:22, 125:25, 138:3, 138:4, 138:5, 153:6 eventually [1] - 13:12 Everglades [1] - 27:8 everyday [8] - 103:25, 124:7, 132:7, 132:9, 132:14, 132:18, 132:21, 133:7 evidence [12] - 25:3, 30:10, 80:6, 80:8, 151:20, 151:21, 152:22, 159:2, 159:3, 165:10, 165:18, 166:14 evidently [1] - 56:9 exact [1] - 50:7 exactly [4] - 7:15, 54:8, 75:5, 162:25 EXAMINATION [7] - 11:6, 16:12, 26:3, 48:5, 77:12, 138:1, 153:3 examination [3] - 5:15, 51:21, 80:21 examine [2] - 5:12, 153:12 examiner [2] - 139:1, 146:14 Examiner [2] - 139:3, 139:5 example [5] - 31:14, 69:23, 75:1, 142:25, 143:8 examples [1] - 88:5 excavation [1] - 120:11 exceed [1] - 11:24 exceeded [1] - 58:5 except [1] - 104:2 exceptionally [1] - 89:10 excess [2] - 11:22, 13:13 excluding [1] - 40:13 excreted [1] - 148:19 excuse [2] - 130:7, 170:12 exercise [3] - 63:23, 68:4, 118:9 exhaled [1] - 148:21 exhaustive [1] - 160:15 Exhibit [1] - 8:12 exhibit [1] - 9:12 exhibits [1] - 6:1 exist [6] - 9:1, 55:17, 81:6, 147:22, 147:24, 152:4 existing [5] - 12:16, 13:4, 40:12, 112:21, 114:6 expect [3] - 59:10, 59:11, 75:12 expectations [2] - 58:6, 133:10 expected [2] - 56:18, 56:24 expense [1] - 120:22 expensive [1] - 129:4 experience [10] - 12:6, 14:2, 14:6, 22:5, 24:10, 56:25, 84:4, 87:4, 139:18, 139:22 experiences [1] - 83:11 expert [17] - 20:23, 24:8, 24:13, 25:17, 27:21, 28:1, 29:9, 45:3, 75:14, 80:17, 96:16, 116:19, 132:6, 150:13, 159:16, 159:17, 161:9 experts [2] - 105:6, 115:11 explain [4] - 56:5, 64:8, 68:23, 72:3 explained [2] - 17:21, 152:11 explaining [2] - 63:12, 63:13 explanation [1] - 30:22 exports [1] - 105:25 exposed [5] - 139:20, 147:13, 147:14, 148:8, 148:11 expressed [1] - 152:19 expression [1] - 74:16 extent [1] - 161:16 extremely [2] - 103:14, 122:23	13:4, 40:12, 112:21, 114:6 expect [3] - 59:10, 59:11, 75:12 expectations [2] - 58:6, 133:10 expected [2] - 56:18, 56:24 expense [1] - 120:22 expensive [1] - 129:4 experience [10] - 12:6, 14:2, 14:6, 22:5, 24:10, 56:25, 84:4, 87:4, 139:18, 139:22 experiences [1] - 83:11 expert [17] - 20:23, 24:8, 24:13, 25:17, 27:21, 28:1, 29:9, 45:3, 75:14, 80:17, 96:16, 116:19, 132:6, 150:13, 159:16, 159:17, 161:9 experts [2] - 105:6, 115:11 explain [4] - 56:5, 64:8, 68:23, 72:3 explained [2] - 17:21, 152:11 explaining [2] - 63:12, 63:13 explanation [1] - 30:22 exports [1] - 105:25 exposed [5] - 139:20, 147:13, 147:14, 148:8, 148:11 expressed [1] - 152:19 expression [1] - 74:16 extent [1] - 161:16 extremely [2] - 103:14, 122:23	factor [2] - 36:21, 71:19 factors [3] - 36:20, 73:11, 73:17 facts [3] - 89:16, 166:22, 166:24 factual [1] - 89:7 fail [1] - 55:24 fairly [1] - 122:10 faith [4] - 136:11, 136:12, 136:13, 168:23 faiths [1] - 82:22 fallen [3] - 35:6, 35:8, 35:10 falling [3] - 38:10, 38:11, 58:18 fallow [3] - 47:1, 47:12, 47:13 false [1] - 152:10 familiar [8] - 48:13, 83:8, 142:21, 143:8, 143:14, 146:7, 147:1, 154:24 family [10] - 62:23, 69:25, 72:10, 73:13, 83:25, 92:5, 92:18, 106:11, 111:25, 131:23 far [7] - 21:6, 65:20, 79:13, 97:15, 108:22, 127:2, 134:11 farmer [2] - 93:7, 115:13 farmer's [1] - 103:21 farmland [1] - 113:5 fast [1] - 119:15 faster [2] - 65:12, 112:11 fatalities [2] - 126:20, 126:22 father [4] - 92:1, 110:19, 111:25, 134:16 faulty [1] - 79:12 favor [12] - 82:1, 82:11, 84:24, 85:25, 88:18, 91:14, 91:17, 91:18, 91:19, 92:23, 173:19 favorable [1] - 56:20 favor [1] - 15:18 fear [1] - 171:1 fears [1] - 165:16 features [1] - 156:25 federal [2] - 101:10, 110:23 Federal [6] - 8:8, 8:16, 8:25, 9:6, 136:16, 136:17	feed [2] - 107:2, 146:22 feet [3] - 96:15, 108:19, 111:19 fellow [2] - 121:2, 170:7 fellowship [1] - 138:19 fence [1] - 111:18 fences [1] - 131:12 fer [1] - 149:22 fertilizer [1] - 97:12 few [15] - 8:4, 75:10, 79:6, 82:21, 87:4, 97:8, 104:2, 105:21, 107:13, 122:5, 122:11, 122:18, 122:25, 123:5, 126:15 fewer [2] - 32:5, 33:8 field [5] - 27:4, 46:2, 98:19, 99:4, 100:10 fifth [1] - 130:15 fight [1] - 125:16 figure [1] - 89:1 figures [1] - 171:5 file [2] - 6:5, 10:3 filed [7] - 6:16, 59:9, 150:11, 159:16, 159:19, 163:22, 164:15 fill [1] - 159:15 filled [1] - 39:18 finally [4] - 18:19, 18:20, 112:10, 122:7 financing [3] - 70:5, 71:5, 71:6 fine [3] - 24:17, 52:8, 158:2 finish [2] - 52:8, 144:2 Fino [1] - 119:23 fire [1] - 56:17 Fire [2] - 120:7, 120:8 Fire-Rescue [1] - 120:7 first [17] - 8:7, 36:14, 66:18, 82:11, 85:10, 89:24, 94:4, 114:21, 122:5, 124:12, 127:20, 135:13, 144:21, 149:16, 159:11, 160:11, 169:16 five [25] - 18:1, 18:4, 21:20, 21:23, 26:17, 32:3, 32:6, 33:5, 37:20, 43:3, 51:17, 72:9, 73:25, 76:24, 77:3, 99:14, 103:5, 106:15, 111:8, 115:3, 121:5, 122:14, 131:9, 145:1, 148:13 five-acre [2] - 115:3, 121:5 five-minute [2] - 76:24, 77:3 fixed [4] - 33:19, 33:23, 156:4, 156:10 flesh [1] - 95:8 flip [1] - 78:11 flood [2] - 96:14, 97:1 flooded [1] - 162:7 floodgates [1] - 135:24 flooding [5] - 96:11, 161:21, 161:22, 162:6, 162:8 floods [1] - 96:7 floor [1] - 12:13 floors [1] - 12:14 flora [3] - 140:9, 142:9, 149:25 Flores [2] - 133:22, 134:1 FLORES [3] - 2:25, 133:19, 134:1 Florida [31] - 7:25, 8:23, 22:10, 27:6, 27:9, 32:11, 35:17, 37:18, 55:23, 64:3, 79:18, 81:9, 82:17, 85:5, 86:24, 91:22, 96:7, 96:11, 96:19, 98:3, 101:7, 101:8, 101:9, 101:11, 101:14, 138:22, 138:24, 139:1, 169:15, 174:5, 174:15 flow [1] - 160:19 flowing [1] - 97:20 fluid [3] - 146:25, 147:2, 147:5 fluids [2] - 146:11, 147:6 flush [1] - 108:7 focus [8] - 55:3, 55:19, 57:15, 60:3, 74:11, 81:14, 146:5, 158:25 focusing [1] - 73:19 folks [1] - 121:8 follow [4] - 29:11, 30:24, 38:2, 43:23 following [6] - 4:11, 5:20, 43:18, 50:5, 87:15, 162:16 follows [1] - 77:6 food [5] - 44:24, 44:25, 101:12,
F			
face [4] - 39:5, 95:5, 95:6, 120:15 facility [1] - 4:13 facing [1] - 46:1 fact [26] - 5:16, 7:9, 18:11, 23:22, 24:7, 35:14, 35:25, 47:18, 53:1, 61:2, 65:1, 72:1, 72:6, 73:25, 81:3, 85:15, 96:9, 96:12, 97:18, 105:22, 106:25, 107:14, 107:18, 128:20, 159:9, 164:5			

142:11, 147:25	future [7] - 33:5, 34:11, 54:23, 56:15, 57:19, 66:12, 74:2	grass [2] - 23:6, 23:7	H	117:18, 141:15
foot [1] - 124:18		grateful [2] - 134:5, 170:18		hearsay [2] - 24:24, 25:6
forecast [3] - 55:23, 56:2, 66:11	G	grave [4] - 94:8, 122:17, 123:4, 153:19	habitat [1] - 103:24	heart [1] - 117:13
forecasted [1] - 55:6		great [6] - 69:4, 69:11, 120:17, 120:22, 170:18	half [9] - 16:10, 34:5, 38:20, 44:8, 44:9, 94:12, 123:19, 132:8, 132:18	heavier [1] - 96:23
forecasts [1] - 54:12		greatest [3] - 55:16; 157:1, 170:12	halfway [1] - 122:12	heavy [2] - 97:12, 97:14
forensic [7] - 138:12, 138:13, 138:14, 138:16, 138:20, 140:24, 141:1	Gables [1] - 85:5	green [2] - 88:8, 88:10	hallowed [1] - 83:6	height [1] - 12:14
forever [2] - 78:9, 104:19	Gainesville [1] - 37:14	grew [2] - 20:18, 161:15	hand [3] - 29:10, 48:18, 80:15	help [3] - 18:18, 88:12, 101:10
forgot [2] - 62:17, 84:18	gallons [2] - 94:13, 96:10	grieving [1] - 88:15	handed [1] - 50:9	helps [1] - 142:10
formal [1] - 94:13	gas [2] - 90:6, 97:13	grossly [1] - 79:20	handing [1] - 27:14	HENDRIX [3] - 2:13, 86:21, 88:14
formaldehyde [14] - 97:7, 146:24, 147:7, 147:12, 147:14, 147:22, 148:1, 148:4, 148:5, 148:10, 148:15, 148:17, 148:20, 158:16	gather [1] - 83:24	ground [24] - 11:22, 34:20, 34:23, 94:1, 95:10, 109:1, 109:4, 117:2, 134:13, 140:4, 140:16, 142:4, 142:6, 143:13, 144:5, 144:6, 145:24, 149:2, 149:6, 149:11, 149:22, 152:5, 152:6, 154:11	hands [3] - 154:1, 154:3, 154:5	Hendrix [1] - 86:21
formally [1] - 19:8	gauge [3] - 143:9, 143:11, 143:12	grounds [1] - 8:18	hang [3] - 47:10, 91:17, 124:8	hereby [1] - 174:6
format [1] - 171:18	gear [1] - 153:22	groundwater [4] - 155:20, 157:12, 158:13, 158:17	hard [3] - 79:15, 80:6, 89:14	Hernandez [1] - 110:13
formate [1] - 148:18	general [2] - 87:7, 93:7	groundwaters [3] - 155:24, 156:6, 156:12	harm [1] - 120:17	HERNANDEZ [3] - 2:20, 110:3, 110:11
former [2] - 18:17, 25:15	generally [2] - 47:13, 147:10	group [1] - 118:11	harmful [6] - 142:7, 143:23, 145:12, 147:9, 147:11, 147:18	hi [4] - 48:9, 123:22, 128:12, 153:5
formic [1] - 147:16	gentleman [4] - 24:21, 117:11, 130:18, 169:5	grove [2] - 106:12, 129:19	harsh [1] - 96:24	hicks [1] - 15:2
forth [1] - 8:14	gentleman's [1] - 98:21	grow [4] - 65:12, 101:12, 132:4, 144:12	harvard [3] - 26:15, 26:16, 115:11	high [10] - 34:23, 44:24, 66:6, 66:8, 66:10, 99:9, 99:10, 117:10, 130:3
forward [1] - 38:1	Gentlemen [10] - 3:2, 29:24, 76:24, 77:8, 99:12, 100:11, 110:12, 123:23, 131:15, 136:6	grows [3] - 106:7, 106:12, 119:5	harshing [1] - 81:2	higher [3] - 15:7, 66:10, 104:8
four [9] - 14:20, 26:19, 34:23, 38:8, 89:22, 103:4, 138:17, 138:18, 144:25	given [2] - 52:15, 66:12	growth [4] - 58:4, 59:10, 59:11	harsher [1] - 96:24	highway [1] - 21:5
four-way [1] - 89:22	glad [1] - 62:3	guess [2] - 105:4, 123:5	Harvard [3] - 26:15, 26:16, 115:11	Highway [1] - 85:5
four-year [1] - 138:18	gladly [1] - 167:10	guidelines [2] - 8:21, 50:6	harvest [1] - 159:13	hinder [1] - 101:20
fourth [1] - 130:15	glass [1] - 99:15	guy [1] - 25:14	hate [1] - 40:16	hired [1] - 58:8
FOWLER [3] - 2:12, 82:14, 84:22	glasses [1] - 65:21	guys [4] - 47:10, 98:23, 117:13, 131:4	hazard [2] - 20:19, 113:3	historical [4] - 40:17, 58:11, 59:13, 63:9
Fowler [1] - 82:15	gloves [5] - 95:1, 95:5, 153:22, 153:25, 154:6	Guzman [1] - 85:3	head [2] - 65:4, 157:21	hmm [2] - 27:2, 121:4
FPR [1] - 174:21	gonna [4] - 17:9, 17:18, 18:14, 101:20	GUZMAN [3] - 2:12, 85:2, 86:17	Health [5] - 154:25, 155:8, 155:11, 155:15, 156:17	hold [3] - 45:6, 77:11, 168:4
free [1] - 113:4	Google [1] - 40:14		health [3] - 117:23, 155:5, 171:2	Hold [1] - 150:22
front [5] - 4:17, 9:2, 28:3, 38:24, 162:17	gossip [1] - 89:7		hear [6] - 74:16, 81:15, 82:3, 140:17, 153:7, 153:15	holding [1] - 57:7
fruits [2] - 97:6, 106:14	government [2] - 110:23, 120:1		heard [17] - 4:22, 5:2, 6:20, 32:15, 74:7, 85:11, 90:9, 106:2, 120:6, 121:23, 128:15, 134:8, 140:15, 141:13, 144:8, 159:17, 169:17	hole [2] - 93:20, 93:23
FTC [1] - 8:20	grab [1] - 27:13		hearing [27] - 5:4, 5:13, 6:18, 6:22, 8:3, 10:1, 10:2, 10:6, 10:8, 16:16, 77:6, 82:9, 85:25, 102:11, 116:20, 141:14, 159:12, 160:11, 161:24, 162:16, 162:18, 166:16, 166:19, 166:20, 173:21, 174:7	holy [1] - 84:10
full [3] - 26:21, 40:20, 94:5	graduate [2] - 26:16, 27:3		hearings [3] - 86:9,	home [10] - 14:16, 83:24, 86:25, 92:18, 109:5, 121:3, 121:11, 130:25, 131:22, 132:10
function [1] - 120:1	grand [1] - 69:24			homes [7] - 11:14, 82:19, 105:10, 105:22, 115:4, 132:4, 133:12
functions [1] - 119:23	grandchildren [3] - 69:3, 69:4, 69:11			Homestead [3] - 90:24, 131:3, 135:16
funded [1] - 18:10	grandfather [4] - 87:20, 87:21, 87:25, 88:4			homework [2] - 112:19, 115:8
funeral [7] - 14:16, 75:12, 82:19, 83:24, 86:25, 122:25, 137:11	grandmother [1] - 170:19			honey [2] - 115:17, 125:1
funerals [2] - 82:22, 87:2	grandparents [1] - 122:21			honorably [1] - 72:13
funny [3] - 36:8, 39:11, 39:23	granted [1] - 6:13			hope [2] - 53:23, 56:4
	graph [3] - 65:1, 65:7, 65:14			hoped [1] - 122:14
				hopes [1] - 23:24
				horse [1] - 119:23

<p>horses [1] - 119:1 Hospital [2] - 109:11, 117:10 hotter [1] - 96:24 hour [3] - 92:2, 132:8, 132:18 hours [3] - 148:6, 148:13, 160:25 house [7] - 108:2, 120:15, 123:25, 124:5, 124:15, 124:17, 128:21 houses [3] - 114:3, 128:18, 128:22 Hue [1] - 123:23 hum [4] - 41:25, 49:12, 58:24, 71:23 human [17] - 97:1, 139:19, 142:14, 142:17, 144:5, 144:13, 145:17, 145:18, 145:23, 146:17, 147:18, 147:25, 148:14, 148:16, 149:10, 149:25, 155:19 humans [3] - 120:17, 140:9, 142:3 hundred [1] - 103:5 hurricane [1] - 96:21 husband [4] - 69:20, 83:16, 119:21, 131:24</p>	<p>impeach [1] - 77:21 impertinent [1] - 6:6 important [7] - 83:3, 91:3, 98:23, 140:22, 141:12, 142:11, 146:4 importantly [3] - 90:20, 160:24, 165:14 impose [1] - 160:4 impossibility [1] - 149:23 impossible [1] - 144:24 improvements [1] - 127:20 in [1] - 129:17 incentives [1] - 56:21 inches [5] - 94:1, 94:16, 95:12, 95:13, 143:19 include [1] - 5:5 included [1] - 5:18 including [2] - 13:11, 13:25 income [1] - 104:20 incompatible [1] - 130:9 incompetent [2] - 24:2, 24:13 incorrect [2] - 37:25, 47:2 increase [9] - 30:16, 49:6, 49:11, 49:16, 59:10, 59:11, 76:12, 86:13, 86:15 increased [2] - 31:7, 119:8 increases [1] - 152:5 increasing [14] - 31:12, 31:18, 33:2, 33:4, 34:3, 34:10, 34:11, 58:18, 58:19, 73:24, 118:12, 118:15, 119:3, 155:22 incredible [1] - 83:12 independent [4] - 11:16, 20:6, 165:22, 165:25 independents [1] - 20:4 indicate [1] - 65:13 indicated [3] - 60:5, 169:6, 169:18 indicates [1] - 43:7 indirectly [1] - 137:5 individuals [1] - 4:7 industrial [1] - 21:3 Industries [1] - 15:2 industry [8] - 12:3,</p>	<p>14:3, 14:23, 17:7, 93:12, 103:10, 103:17, 106:1 inexpensive [1] - 56:22 inflated [1] - 79:21 information [6] - 86:7, 86:12, 89:7, 100:21, 125:7, 126:3 informed [1] - 89:17 infrastructure [2] - 102:9, 102:15 initial [3] - 116:11, 170:11 injuries [1] - 126:21 injury [1] - 120:20 innuendo [1] - 89:8 inorganic [1] - 155:23 inside [5] - 111:15, 143:25, 146:21, 152:15, 158:15 insisting [1] - 121:9 inspecting [1] - 139:22 install [2] - 15:4, 22:15 installed [2] - 14:9, 15:1 installing [2] - 23:12, 23:15 integrity [1] - 158:8 intended [1] - 146:6 interest [5] - 8:13, 28:23, 80:1, 137:7, 137:8 interested [3] - 4:6, 5:11, 89:11 interesting [4] - 34:1, 51:16, 71:21, 124:4 International [3] - 8:10, 26:12, 91:22 interplay [1] - 152:20 interrupt [1] - 56:6 introduce [2] - 104:10, 138:7 introduced [1] - 25:3 introductory [2] - 4:18, 155:15 intrusion [1] - 121:19 intrusive [1] - 21:13 invested [1] - 132:1 investments [1] - 121:16 involved [2] - 27:6, 123:13 involving [1] - 27:10 Iowa [1] - 26:18 irrelevant [3] - 29:4, 158:3, 158:10 irrevocably [1] - 48:2 Isabel [1] - 112:14 Israel [1] - 26:19</p>	<p>issue [7] - 82:3, 89:12, 90:5, 127:6, 146:4, 159:23, 161:24 issued [1] - 127:25 ITEM [1] - 1:7 item [4] - 7:1, 7:3, 8:7, 85:11 Item [1] - 7:4 items [7] - 4:21, 5:1, 5:9, 5:13, 6:19, 8:4, 164:14 itself [5] - 59:3, 98:16, 98:17, 100:8, 118:17</p>	<p>111:8, 111:15, 112:22, 162:4 keeps [2] - 32:11, 162:1 KELSKY [46] - 2:15, 7:23, 8:19, 9:24, 10:7, 10:10, 10:23, 11:2, 11:5, 11:7, 16:2, 25:14, 25:24, 26:1, 26:4, 27:20, 27:24, 28:5, 29:12, 29:16, 29:17, 30:25, 31:5, 45:6, 45:14, 46:4, 46:7, 47:4, 76:25, 77:10, 77:13, 78:13, 78:17, 78:22, 79:1, 79:5, 95:20, 95:25, 150:9, 150:18, 150:22, 153:4, 153:14, 158:19, 164:9, 164:16 Kelsky [2] - 7:23, 163:23 Kelsky's [1] - 52:1 Ken [1] - 110:13 Kendall [2] - 85:12, 130:23 kept [2] - 45:21, 57:4 Key [1] - 87:3 kids [6] - 69:24, 69:25, 112:2, 113:4, 115:18, 117:8 killed [5] - 146:19, 146:23, 149:16, 149:18, 152:13 kills [1] - 145:2 kind [2] - 20:14, 81:2 kinds [2] - 88:9, 96:18 Kiwanis [1] - 89:21 knowing [1] - 105:14 knowledge [3] - 23:21, 70:2, 89:3 known [6] - 12:17, 13:4, 40:12, 52:13, 101:24, 123:13 Krome [18] - 7:4, 10:2, 15:23, 18:23, 20:18, 102:4, 111:2, 122:8, 125:4, 126:8, 126:14, 126:21, 132:1, 132:21, 160:17, 160:21, 160:24, 161:3 KROME [2] - 1:8, 174:8</p>	
<p style="text-align: center;">I</p> <p>Idaho [2] - 62:15, 62:20 idea [5] - 13:14, 63:15, 63:17, 68:13, 93:21 ideally [1] - 99:5 identical [1] - 6:4 ignored [1] - 76:13 Ileana [5] - 1:13, 8:1, 135:11, 136:7, 168:2 illegal [1] - 122:11 illnesses [2] - 106:5, 134:14 imagine [2] - 109:20, 133:1 immigrate [1] - 64:12 immigration [1] - 59:25 immoral [1] - 99:18 Impact [1] - 155:14 impact [4] - 103:16, 106:17, 130:12, 161:12 impacted [2] - 105:21, 120:5 impacting [1] - 104:20</p>		<p>14:3, 14:23, 17:7, 93:12, 103:10, 103:17, 106:1 inexpensive [1] - 56:22 inflated [1] - 79:21 information [6] - 86:7, 86:12, 89:7, 100:21, 125:7, 126:3 informed [1] - 89:17 infrastructure [2] - 102:9, 102:15 initial [3] - 116:11, 170:11 injuries [1] - 126:21 injury [1] - 120:20 innuendo [1] - 89:8 inorganic [1] - 155:23 inside [5] - 111:15, 143:25, 146:21, 152:15, 158:15 insisting [1] - 121:9 inspecting [1] - 139:22 install [2] - 15:4, 22:15 installed [2] - 14:9, 15:1 installing [2] - 23:12, 23:15 integrity [1] - 158:8 intended [1] - 146:6 interest [5] - 8:13, 28:23, 80:1, 137:7, 137:8 interested [3] - 4:6, 5:11, 89:11 interesting [4] - 34:1, 51:16, 71:21, 124:4 International [3] - 8:10, 26:12, 91:22 interplay [1] - 152:20 interrupt [1] - 56:6 introduce [2] - 104:10, 138:7 introduced [1] - 25:3 introductory [2] - 4:18, 155:15 intrusion [1] - 121:19 intrusive [1] - 21:13 invested [1] - 132:1 investments [1] - 121:16 involved [2] - 27:6, 123:13 involving [1] - 27:10 Iowa [1] - 26:18 irrelevant [3] - 29:4, 158:3, 158:10 irrevocably [1] - 48:2 Isabel [1] - 112:14 Israel [1] - 26:19</p>	<p>issue [7] - 82:3, 89:12, 90:5, 127:6, 146:4, 159:23, 161:24 issued [1] - 127:25 ITEM [1] - 1:7 item [4] - 7:1, 7:3, 8:7, 85:11 Item [1] - 7:4 items [7] - 4:21, 5:1, 5:9, 5:13, 6:19, 8:4, 164:14 itself [5] - 59:3, 98:16, 98:17, 100:8, 118:17</p>	<p style="text-align: center;">J</p> <p>jacking's [1] - 123:14 Jane [2] - 129:11, 129:16 Jay [2] - 137:25, 138:8 Jeff [1] - 136:7 Jeffrey [1] - 1:13 Jesus [3] - 124:12, 124:14, 124:19 Jewish [1] - 113:13 job [5] - 83:21, 130:1, 131:6, 167:13, 170:25 jobs [1] - 106:21 Joe [1] - 8:1 John [1] - 86:21 joined [1] - 5:8 joint [1] - 19:13 Jones [1] - 1:23 JONES [23] - 2:7, 3:15, 3:17, 3:19, 3:21, 3:23, 4:1, 4:20, 5:9, 95:16, 114:13, 115:15, 126:10, 172:8, 172:12, 172:18, 172:21, 172:25, 173:2, 173:4, 173:6, 173:8, 173:10 jorge [1] - 1:23 Jose [1] - 98:7 Joseph [3] - 1:14, 121:21, 136:8 Judith [1] - 119:14 jump [2] - 54:25, 101:17 jumping [1] - 55:2 junk [1] - 95:9 jurisdiction [1] - 9:5</p>	<p>111:8, 111:15, 112:22, 162:4 keeps [2] - 32:11, 162:1 KELSKY [46] - 2:15, 7:23, 8:19, 9:24, 10:7, 10:10, 10:23, 11:2, 11:5, 11:7, 16:2, 25:14, 25:24, 26:1, 26:4, 27:20, 27:24, 28:5, 29:12, 29:16, 29:17, 30:25, 31:5, 45:6, 45:14, 46:4, 46:7, 47:4, 76:25, 77:10, 77:13, 78:13, 78:17, 78:22, 79:1, 79:5, 95:20, 95:25, 150:9, 150:18, 150:22, 153:4, 153:14, 158:19, 164:9, 164:16 Kelsky [2] - 7:23, 163:23 Kelsky's [1] - 52:1 Ken [1] - 110:13 Kendall [2] - 85:12, 130:23 kept [2] - 45:21, 57:4 Key [1] - 87:3 kids [6] - 69:24, 69:25, 112:2, 113:4, 115:18, 117:8 killed [5] - 146:19, 146:23, 149:16, 149:18, 152:13 kills [1] - 145:2 kind [2] - 20:14, 81:2 kinds [2] - 88:9, 96:18 Kiwanis [1] - 89:21 knowing [1] - 105:14 knowledge [3] - 23:21, 70:2, 89:3 known [6] - 12:17, 13:4, 40:12, 52:13, 101:24, 123:13 Krome [18] - 7:4, 10:2, 15:23, 18:23, 20:18, 102:4, 111:2, 122:8, 125:4, 126:8, 126:14, 126:21, 132:1, 132:21, 160:17, 160:21, 160:24, 161:3 KROME [2] - 1:8, 174:8</p>
<p style="text-align: center;">I</p>		<p style="text-align: center;">K</p> <p>Kathy [1] - 160:14 keep [8] - 4:15, 84:19, 84:25, 109:24,</p>	<p style="text-align: center;">K</p>	<p style="text-align: center;">K</p>	<p style="text-align: center;">L</p> <p>ladies [6] - 29:24, 76:23, 77:7, 99:12,</p>

100:11, 102:24	laws [1] - 73:8	60:6, 60:7, 60:8, 60:15, 60:21, 66:19	80:15, 93:17, 95:5, 105:13, 116:22, 117:18, 117:19, 117:20, 122:1, 126:17, 130:11, 144:13, 161:2, 161:23, 165:3, 166:24	Management [1] - 27:9
Ladies [5] - 3:1, 110:12, 123:22, 131:14, 136:5	lawyer [4] - 134:20, 151:15, 163:11, 163:24	lines [1] - 43:1	105:13, 116:22, 117:18, 117:19, 117:20, 122:1, 126:17, 130:11, 144:13, 161:2, 161:23, 165:3, 166:24	Manuel [1] - 105:2
lady [1] - 129:19	lawyers [1] - 164:2	linked [1] - 106:4	105:2, 106:25, 107:4, 107:9, 107:16, 107:20, 107:23, 108:3, 108:6, 108:9, 108:12, 108:15, 108:18, 108:22, 109:2, 109:6, 109:10, 109:15, 109:17, 109:19, 109:22	MANUEL [22] - 2:19, 105:2, 106:25, 107:4, 107:9, 107:16, 107:20, 107:23, 108:3, 108:6, 108:9, 108:12, 108:15, 108:18, 108:22, 109:2, 109:6, 109:10, 109:15, 109:17, 109:19, 109:22
laid [3] - 30:23, 84:3, 142:25	lay [1] - 24:13	liquid [1] - 95:4	105:2, 106:25, 107:4, 107:9, 107:16, 107:20, 107:23, 108:3, 108:6, 108:9, 108:12, 108:15, 108:18, 108:22, 109:2, 109:6, 109:10, 109:15, 109:17, 109:19, 109:22	manufacturer's [2] - 143:17, 146:10
lake [3] - 120:12, 160:1, 160:8	layer [1] - 130:15	list [7] - 39:21, 40:13, 116:21, 127:20, 171:13, 171:14	105:2, 106:25, 107:4, 107:9, 107:16, 107:20, 107:23, 108:3, 108:6, 108:9, 108:12, 108:15, 108:18, 108:22, 109:2, 109:6, 109:10, 109:15, 109:17, 109:19, 109:22	Maria [3] - 124:24, 124:25, 125:7
land [38] - 11:24, 12:9, 23:23, 39:9, 39:17, 39:21, 41:15, 44:20, 45:21, 45:24, 46:2, 46:24, 47:15, 47:16, 47:20, 47:21, 47:23, 48:1, 76:3, 94:3, 96:17, 97:9, 103:21, 104:1, 105:7, 110:19, 110:20, 111:1, 112:25, 113:6, 114:3, 118:24, 122:2, 124:16, 130:10	layers [2] - 145:1, 149:18	listed [4] - 13:15, 40:15, 40:19, 136:25	105:2, 106:25, 107:4, 107:9, 107:16, 107:20, 107:23, 108:3, 108:6, 108:9, 108:12, 108:15, 108:18, 108:22, 109:2, 109:6, 109:10, 109:15, 109:17, 109:19, 109:22	mANUEL [1] - 107:25
Land [1] - 104:6	leaches [1] - 132:4	listen [2] - 81:7, 168:23	105:2, 106:25, 107:4, 107:9, 107:16, 107:20, 107:23, 108:3, 108:6, 108:9, 108:12, 108:15, 108:18, 108:22, 109:2, 109:6, 109:10, 109:15, 109:17, 109:19, 109:22	manufacturers [2] - 143:17, 146:10
lands [4] - 11:14, 40:6, 104:12, 104:19	lead [3] - 3:11, 68:5, 97:7	listened [2] - 168:21, 168:25	105:2, 106:25, 107:4, 107:9, 107:16, 107:20, 107:23, 108:3, 108:6, 108:9, 108:12, 108:15, 108:18, 108:22, 109:2, 109:6, 109:10, 109:15, 109:17, 109:19, 109:22	maria [3] - 124:24, 124:25, 125:7
landscape [1] - 96:7	League [2] - 126:6, 127:4	listing [1] - 124:3	105:2, 106:25, 107:4, 107:9, 107:16, 107:20, 107:23, 108:3, 108:6, 108:9, 108:12, 108:15, 108:18, 108:22, 109:2, 109:6, 109:10, 109:15, 109:17, 109:19, 109:22	market [6] - 12:11, 15:16, 20:2, 24:22, 71:2, 104:11
landscapes [1] - 97:13	learn [1] - 165:2	live [36] - 16:14, 82:15, 85:21, 91:1, 91:20, 92:13, 92:14, 93:4, 94:19, 96:3, 110:13, 113:22, 113:25, 115:3, 115:12, 115:13, 115:22, 120:25, 125:4, 125:8, 126:1, 130:22, 130:23, 131:24, 132:3, 132:11, 133:7, 138:9, 142:10, 142:19, 144:13, 145:16, 145:18, 161:18	105:2, 106:25, 107:4, 107:9, 107:16, 107:20, 107:23, 108:3, 108:6, 108:9, 108:12, 108:15, 108:18, 108:22, 109:2, 109:6, 109:10, 109:15, 109:17, 109:19, 109:22	married [1] - 64:11
landscaping [1] - 118:10	learned [1] - 89:4	live [36] - 16:14, 82:15, 85:21, 91:1, 91:20, 92:13, 92:14, 93:4, 94:19, 96:3, 110:13, 113:22, 113:25, 115:3, 115:12, 115:13, 115:22, 120:25, 125:4, 125:8, 126:1, 130:22, 130:23, 131:24, 132:3, 132:11, 133:7, 138:9, 142:10, 142:19, 144:13, 145:16, 145:18, 161:18	105:2, 106:25, 107:4, 107:9, 107:16, 107:20, 107:23, 108:3, 108:6, 108:9, 108:12, 108:15, 108:18, 108:22, 109:2, 109:6, 109:10, 109:15, 109:17, 109:19, 109:22	mask [1] - 120:15
lane [1] - 21:5	leasehold [1] - 137:7	live [36] - 16:14, 82:15, 85:21, 91:1, 91:20, 92:13, 92:14, 93:4, 94:19, 96:3, 110:13, 113:22, 113:25, 115:3, 115:12, 115:13, 115:22, 120:25, 125:4, 125:8, 126:1, 130:22, 130:23, 131:24, 132:3, 132:11, 133:7, 138:9, 142:10, 142:19, 144:13, 145:16, 145:18, 161:18	105:2, 106:25, 107:4, 107:9, 107:16, 107:20, 107:23, 108:3, 108:6, 108:9, 108:12, 108:15, 108:18, 108:22, 109:2, 109:6, 109:10, 109:15, 109:17, 109:19, 109:22	Master [5] - 113:6, 135:21, 136:1, 136:2, 136:3
large [12] - 11:12, 13:6, 13:18, 13:22, 14:15, 14:17, 14:19, 20:5, 65:8, 87:14, 156:6, 156:12	least [2] - 15:21, 92:5	live [36] - 16:14, 82:15, 85:21, 91:1, 91:20, 92:13, 92:14, 93:4, 94:19, 96:3, 110:13, 113:22, 113:25, 115:3, 115:12, 115:13, 115:22, 120:25, 125:4, 125:8, 126:1, 130:22, 130:23, 131:24, 132:3, 132:11, 133:7, 138:9, 142:10, 142:19, 144:13, 145:16, 145:18, 161:18	105:2, 106:25, 107:4, 107:9, 107:16, 107:20, 107:23, 108:3, 108:6, 108:9, 108:12, 108:15, 108:18, 108:22, 109:2, 109:6, 109:10, 109:15, 109:17, 109:19, 109:22	math [1] - 44:5
largely [1] - 156:24	leave [1] - 62:23	live [36] - 16:14, 82:15, 85:21, 91:1, 91:20, 92:13, 92:14, 93:4, 94:19, 96:3, 110:13, 113:22, 113:25, 115:3, 115:12, 115:13, 115:22, 120:25, 125:4, 125:8, 126:1, 130:22, 130:23, 131:24, 132:3, 132:11, 133:7, 138:9, 142:10, 142:19, 144:13, 145:16, 145:18, 161:18	105:2, 106:25, 107:4, 107:9, 107:16, 107:20, 107:23, 108:3, 108:6, 108:9, 108:12, 108:15, 108:18, 108:22, 109:2, 109:6, 109:10, 109:15, 109:17, 109:19, 109:22	matter [5] - 9:8, 96:9, 96:12, 150:19, 163:25
largest [1] - 15:2	leaves [1] - 144:2	live [36] - 16:14, 82:15, 85:21, 91:1, 91:20, 92:13, 92:14, 93:4, 94:19, 96:3, 110:13, 113:22, 113:25, 115:3, 115:12, 115:13, 115:22, 120:25, 125:4, 125:8, 126:1, 130:22, 130:23, 131:24, 132:3, 132:11, 133:7, 138:9, 142:10, 142:19, 144:13, 145:16, 145:18, 161:18	105:2, 106:25, 107:4, 107:9, 107:16, 107:20, 107:23, 108:3, 108:6, 108:9, 108:12, 108:15, 108:18, 108:22, 109:2, 109:6, 109:10, 109:15, 109:17, 109:19, 109:22	mausoleum [3] - 14:17, 72:10, 143:13
last [33] - 7:1, 7:11, 7:12, 8:3, 10:7, 11:12, 14:8, 18:4, 32:3, 32:5, 32:16, 32:19, 33:5, 36:6, 43:25, 57:1, 57:2, 73:25, 74:16, 85:6, 104:2, 104:3, 112:12, 112:17, 113:19, 116:20, 118:22, 119:7, 124:7, 124:13, 124:25, 133:6, 162:16	leaving [1] - 36:18	live [36] - 16:14, 82:15, 85:21, 91:1, 91:20, 92:13, 92:14, 93:4, 94:19, 96:3, 110:13, 113:22, 113:25, 115:3, 115:12, 115:13, 115:22, 120:25, 125:4, 125:8, 126:1, 130:22, 130:23, 131:24, 132:3, 132:11, 133:7, 138:9, 142:10, 142:19, 144:13, 145:16, 145:18, 161:18	105:2, 106:25, 107:4, 107:9, 107:16, 107:20, 107:23, 108:3, 108:6, 108:9, 108:12, 108:15, 108:18, 108:22, 109:2, 109:6, 109:10, 109:15, 109:17, 109:19, 109:22	mausoleums [6] - 11:23, 12:12, 13:12, 15:3, 15:15, 34:22
late [1] - 98:1	left [6] - 7:11, 7:15, 43:5, 43:20, 80:15, 139:20	live [36] - 16:14, 82:15, 85:21, 91:1, 91:20, 92:13, 92:14, 93:4, 94:19, 96:3, 110:13, 113:22, 113:25, 115:3, 115:12, 115:13, 115:22, 120:25, 125:4, 125:8, 126:1, 130:22, 130:23, 131:24, 132:3, 132:11, 133:7, 138:9, 142:10, 142:19, 144:13, 145:16, 145:18, 161:18	105:2, 106:25, 107:4, 107:9, 107:16, 107:20, 107:23, 108:3, 108:6, 108:9, 108:12, 108:15, 108:18, 108:22, 109:2, 109:6, 109:10, 109:15, 109:17, 109:19, 109:22	mean [17] - 15:3, 15:11, 23:12, 27:1, 32:25, 35:18, 38:4, 44:6, 47:12, 53:3, 63:23, 66:4, 71:15, 128:7, 130:16, 154:4
latest [3] - 14:8, 34:6	left-hand [1] - 80:15	live [36] - 16:14, 82:15, 85:21, 91:1, 91:20, 92:13, 92:14, 93:4, 94:19, 96:3, 110:13, 113:22, 113:25, 115:3, 115:12, 115:13, 115:22, 120:25, 125:4, 125:8, 126:1, 130:22, 130:23, 131:24, 132:3, 132:11, 133:7, 138:9, 142:10, 142:19, 144:13, 145:16, 145:18, 161:18	105:2, 106:25, 107:4, 107:9, 107:16, 107:20, 107:23, 108:3, 108:6, 108:9, 108:12, 108:15, 108:18, 108:22, 109:2, 109:6, 109:10, 109:15, 109:17, 109:19, 109:22	means [7] - 25:11, 39:16, 44:2, 47:14, 47:19, 96:23, 135:2
laugh [1] - 166:12	legal [4] - 111:22, 113:13, 150:23, 166:10	live [36] - 16:14, 82:15, 85:21, 91:1, 91:20, 92:13, 92:14, 93:4, 94:19, 96:3, 110:13, 113:22, 113:25, 115:3, 115:12, 115:13, 115:22, 120:25, 125:4, 125:8, 126:1, 130:22, 130:23, 131:24, 132:3, 132:11, 133:7, 138:9, 142:10, 142:19, 144:13, 145:16, 145:18, 161:18	105:2, 106:25, 107:4, 107:9, 107:16, 107:20, 107:23, 108:3, 108:6, 108:9, 108:12, 108:15, 108:18, 108:22, 109:2, 109:6, 109:10, 109:15, 109:17, 109:19, 109:22	meant [1] - 37:24
law [2] - 166:23, 166:25	legally [1] - 4:22	live [36] - 16:14, 82:15, 85:21, 91:1, 91:20, 92:13, 92:14, 93:4, 94:19, 96:3, 110:13, 113:22, 113:25, 115:3, 115:12, 115:13, 115:22, 120:25, 125:4, 125:8, 126:1, 130:22, 130:23, 131:24, 132:3, 132:11, 133:7, 138:9, 142:10, 142:19, 144:13, 145:16, 145:18, 161:18	105:2, 106:25, 107:4, 107:9, 107:16, 107:20, 107:23, 108:3, 108:6, 108:9, 108:12, 108:15, 108:18, 108:22, 109:2, 109:6, 109:10, 109:15, 109:17, 109:19, 109:22	measured [1] - 93:25
lawn [5] - 14:8, 15:4, 23:9, 23:12, 23:13	legislative [2] - 51:13, 52:14	live [36] - 16:14, 82:15, 85:21, 91:1, 91:20, 92:13, 92:14, 93:4, 94:19, 96:3, 110:13, 113:22, 113:25, 115:3, 115:12, 115:13, 115:22, 120:25, 125:4, 125:8, 126:1, 130:22, 130:23, 131:24, 132:3, 132:11, 133:7, 138:9, 142:10, 142:19, 144:13, 145:16, 145:18, 161:18	105:2, 106:25, 107:4, 107:9, 107:16, 107:20, 107:23, 108:3, 108:6, 108:9, 108:12, 108:15, 108:18, 108:22, 109:2, 109:6, 109:10, 109:15, 109:17, 109:19, 109:22	mechanisms [1] - 145:19
Lawrence [1] - 88:22	legs [1] - 144:12	live [36] - 16:14, 82:15, 85:21, 91:1, 91:20, 92:13, 92:14, 93:4, 94:19, 96:3, 110:13, 113:22, 113:25, 115:3, 115:12, 115:13, 115:22, 120:25, 125:4, 125:8, 126:1, 130:22, 130:23, 131:24, 132:3, 132:11, 133:7, 138:9, 142:10, 142:19, 144:13, 145:16, 145:18, 161:18	105:2, 106:25, 107:4, 107:9, 107:16, 107:20, 107:23, 108:3, 108:6, 108:9, 108:12, 108:15, 108:18, 108:22, 109:2, 109:6, 109:10, 109:15, 109:17, 109:19, 109:22	Medical [2] - 139:3, 139:5
	lens [1] - 166:24	live [36] - 16:14, 82:15, 85:21, 91:1, 91:20, 92:13, 92:14, 93:4, 94:19, 96:3, 110:13, 113:22, 113:25, 115:3, 115:12, 115:13, 115:22, 120:25, 125:4, 125:8, 126:1, 130:22, 130:23, 131:24, 132:3, 132:11, 133:7, 138:9, 142:10, 142:19, 144:13, 145:16, 145:18, 161:18	105:2, 106:25, 107:4, 107:9, 107:16, 107:20, 107:23, 108:3, 108:6, 108:9, 108:12, 108:15, 108:18, 108:22, 109:2, 109:6, 109:10, 109:15, 109:17, 109:19, 109:22	meditate [2] - 84:13, 133:2
	less [3] - 42:19, 129:4, 143:3	live [36] - 16:14, 82:15, 85:21, 91:1, 91:20, 92:13, 92:14, 93:4, 94:19, 96:3, 110:13, 113:22, 113:25, 115:3, 115:12, 115:13, 115:22, 120:25, 125:4, 125:8, 126:1, 130:22, 130:23, 131:24, 132:3, 132:11, 133:7, 138:9, 142:10, 142:19, 144:13, 145:16, 145:18, 161:18	105:2, 106:25, 107:4, 107:9, 107:16, 107:20, 107:23, 108:3, 108:6, 108:9, 108:12, 108:15, 108:18, 108:22, 109:2, 109:6, 109:10, 109:15, 109:17, 109:19, 109:22	medium [3] - 56:2, 66:5, 66:9
	letter [12] - 6:4, 24:19, 25:6, 25:11, 25:18, 25:20, 163:13, 163:14, 163:18, 164:4, 169:18	live [36] - 16:14, 82:15, 85:21, 91:1, 91:20, 92:13, 92:14, 93:4, 94:19, 96:3, 110:13, 113:22, 113:25, 115:3, 115:12, 115:13, 115:22, 120:25, 125:4, 125:8, 126:1, 130:22, 130:23, 131:24, 132:3, 132:11, 133:7, 138:9, 142:10, 142:19, 144:13, 145:16, 145:18, 161:18	105:2, 106:25, 107:4, 107:9, 107:16, 107:20, 107:23, 108:3, 108:6, 108:9, 108:12, 108:15, 108:18, 108:22, 109:2, 109:6, 109:10, 109:15, 109:17,	

164:4, 164:7, 164:21, 169:13 meeting [12] - 3:3, 5:1, 5:22, 6:21, 6:22, 7:10, 7:12, 111:6, 114:21, 125:15, 133:6, 173:21 meetings [2] - 89:1, 89:15 member [4] - 13:23, 89:20, 92:6, 92:19 members [5] - 5:8, 6:14, 60:2, 113:17, 138:5 MEMBERS [2] - 1:11, 2:1 Members [3] - 5:12, 88:21, 170:8 Memorial [9] - 13:19, 13:22, 14:9, 19:10, 19:12, 19:17, 116:10, 117:21, 123:1 mention [2] - 84:18, 113:2 mentioned [3] - 14:3, 14:7, 128:17 merits [1] - 21:7 met [1] - 153:5 metal [7] - 123:11, 143:4, 143:5, 143:9, 144:18, 149:4, 149:20 methanol [1] - 147:8 Metro [1] - 89:20 Miami [54] - 1:2, 4:21, 11:17, 13:1, 14:24, 16:1, 19:3, 25:16, 26:11, 26:19, 26:22, 28:24, 31:7, 32:4, 32:17, 32:22, 33:8, 33:10, 36:5, 36:18, 37:4, 37:13, 38:5, 40:15, 44:14, 44:18, 44:22, 48:25, 49:5, 49:19, 62:13, 62:19, 64:2, 64:24, 70:4, 74:12, 80:17, 85:24, 86:8, 86:22, 87:14, 89:20, 96:13, 103:9, 103:18, 116:5, 118:14, 122:18, 137:1, 137:2, 146:8, 146:12, 165:22, 174:15 Miami-applied [1] - 80:17 Miami-Dade [43] - 4:21, 11:17, 13:1, 14:24, 16:1, 19:3, 25:16, 28:24, 31:7, 32:4, 32:17, 32:22,	33:8, 33:10, 36:5, 36:18, 37:4, 37:13, 38:5, 40:15, 44:14, 48:25, 49:5, 49:19, 62:13, 62:19, 64:2, 64:24, 70:4, 74:12, 85:24, 86:8, 96:13, 103:9, 103:18, 116:5, 118:14, 137:1, 137:2, 146:8, 146:12, 165:22, 174:15 Michael [1] - 138:8 microbiology [2] - 140:2, 141:2 microphone [3] - 11:1, 66:2, 98:25 middle [4] - 43:6, 59:13, 130:4, 161:5 Middle [1] - 3:4 MIDDLE [1] - 1:2 might [7] - 35:1, 40:16, 57:12, 59:23, 74:13, 111:21, 166:12 Miguel [2] - 1:15, 136:7 mile [1] - 16:10 miles [1] - 97:21 million [5] - 44:8, 44:9, 103:5, 129:22, 130:13 mind [3] - 105:17, 158:3, 170:10 minded [1] - 168:10 mine [7] - 12:16, 13:4, 15:7, 15:22, 23:1, 60:11, 91:23 mine's [1] - 13:3 mini [1] - 132:22 minimum [1] - 162:3 Minnesota [1] - 47:22 minute [9] - 32:24, 39:7, 41:23, 45:4, 52:10, 56:5, 59:19, 76:24, 77:3 minutes [31] - 84:20, 84:21, 85:1, 86:16, 88:13, 90:19, 93:14, 94:24, 95:11, 97:17, 99:20, 99:24, 100:14, 102:17, 104:13, 106:24, 114:7, 114:11, 121:7, 121:12, 125:11, 125:14, 125:17, 125:19, 125:21, 127:18, 128:2, 128:4, 128:9, 132:23, 137:3 mirage [1] - 59:1	Miramar [1] - 82:16 misleading [1] - 152:11 misled [1] - 116:1 missed [2] - 16:6, 35:25 missing [1] - 53:20 misstate [2] - 161:6 mistakes [1] - 131:10 mobility [1] - 127:21 model [2] - 61:1, 65:8 modeling [1] - 64:19 modern [3] - 139:24, 143:1, 143:22 moisture [2] - 147:15, 158:16 moment [4] - 54:10, 59:7, 153:8, 153:9 money [9] - 52:15, 92:8, 98:14, 102:19, 113:10, 123:12, 124:17, 132:2, 136:14 money-wise [1] - 102:19 monitor [1] - 155:5 monitoring [4] - 116:15, 116:25, 157:7, 157:9 Monroe [3] - 98:20, 100:11, 139:4 month [1] - 132:17 months [8] - 38:8, 75:10, 109:12, 117:2, 119:8, 122:18, 172:13, 172:14 MORALES [7] - 2:20, 112:14, 114:8, 114:20, 114:25, 115:7, 115:16 mORALES [1] - 112:10 Morales [1] - 112:14 morning [6] - 118:5, 118:6, 118:7, 118:8, 139:11 Morton [1] - 111:16 most [12] - 12:10, 22:9, 74:3, 82:24, 90:20, 103:10, 104:11, 106:3, 120:5, 143:5, 143:9, 145:2 mother [4] - 134:4, 134:10, 134:19, 135:5 motion [10] - 171:18, 171:22, 171:23, 171:25, 172:4, 172:7, 172:21,	173:10, 173:16 Motion [1] - 173:15 mouth [1] - 74:22 move [14] - 23:25, 24:12, 27:22, 56:21, 64:17, 65:10, 120:21, 145:1, 146:2, 149:19, 149:20, 149:21, 167:6 moved [1] - 26:19 moving [1] - 36:18 mow [1] - 23:7 mowing [1] - 23:5 MR [241] - 2:7, 2:8, 2:8, 2:10, 2:12, 2:13, 2:14, 2:15, 2:17, 2:18, 2:18, 2:19, 2:19, 2:20, 2:21, 2:22, 2:23, 2:24, 3:7, 3:15, 3:17, 3:19, 3:21, 3:23, 4:1, 4:20, 5:9, 7:1, 7:4, 7:12, 7:23, 8:17, 8:19, 9:4, 9:9, 9:19, 9:24, 10:7, 10:9, 10:10, 10:15, 10:18, 10:21, 10:23, 11:2, 11:3, 11:5, 11:7, 16:2, 16:4, 16:8, 16:13, 23:20, 24:1, 24:2, 24:3, 24:5, 24:17, 24:18, 24:24, 24:25, 25:5, 25:11, 25:14, 25:24, 25:25, 26:1, 26:4, 27:20, 27:24, 28:2, 28:5, 29:12, 29:14, 29:16, 29:17, 30:25, 31:5, 45:1, 45:6, 45:14, 46:4, 46:7, 46:14, 47:4, 48:6, 52:2, 52:3, 52:4, 52:7, 74:18, 76:22, 76:25, 77:10, 77:13, 78:13, 78:17, 78:22, 79:1, 79:5, 81:22, 85:2, 86:16, 86:17, 88:13, 88:20, 90:19, 90:20, 91:5, 91:11, 91:19, 93:3, 94:24, 94:25, 95:11, 95:12, 95:16, 95:20, 95:25, 97:17, 98:7, 99:1, 99:20, 99:21, 99:25, 100:4, 100:15, 100:17, 102:17, 102:18, 102:22, 104:13, 104:14, 104:16, 104:25, 105:2, 106:24, 106:25, 107:4, 107:5, 107:9,	107:10, 107:16, 107:20, 107:23, 108:3, 108:6, 108:7, 108:9, 108:10, 108:12, 108:13, 108:15, 108:16, 108:18, 108:20, 108:22, 108:24, 109:2, 109:3, 109:6, 109:7, 109:10, 109:14, 109:15, 109:17, 109:19, 109:21, 109:22, 110:3, 110:8, 110:11, 114:7, 114:13, 115:15, 118:3, 121:7, 121:21, 123:19, 123:20, 125:11, 125:25, 126:10, 126:12, 127:18, 127:19, 127:24, 128:5, 128:11, 128:12, 137:3, 137:19, 137:23, 138:2, 150:7, 150:9, 150:15, 150:18, 150:19, 150:22, 150:25, 151:3, 151:6, 151:8, 151:9, 151:11, 151:12, 151:13, 151:15, 151:18, 151:22, 151:23, 153:1, 153:4, 153:11, 153:14, 158:19, 158:21, 162:23, 163:7, 163:21, 164:9, 164:14, 164:16, 164:17, 164:20, 166:3, 166:4, 166:20, 166:22, 171:21, 172:8, 172:12, 172:18, 172:21, 172:25, 173:2, 173:4, 173:6, 173:8, 173:10 MS [46] - 2:17, 2:20, 2:21, 2:22, 2:23, 2:24, 2:25, 95:19, 95:24, 96:2, 97:18, 97:25, 98:5, 112:10, 112:14, 114:8, 114:25, 115:7, 115:16, 115:21, 119:13, 121:8, 121:13, 121:18, 123:22, 125:12, 125:15, 125:24, 129:11, 129:18, 131:19, 133:19,
--	---	---	---	--

<p>one-year [1] - 138:19 ones [3] - 40:13, 84:12, 87:9 online [1] - 127:1 open [8] - 14:13, 18:21, 82:8, 103:22, 135:25, 168:10, 169:7, 170:10 opened [1] - 17:23 opening [2] - 11:18, 13:7 operate [3] - 17:8, 17:9, 17:10 operated [7] - 22:1, 22:7, 22:18, 22:20, 22:21, 22:24, 23:22 operating [5] - 17:13, 17:16, 22:6, 23:1, 23:18 operation [2] - 119:24, 161:1 operator [3] - 19:3, 25:16, 41:10 operators [2] - 13:24, 22:10 opinion [24] - 24:13, 25:17, 28:22, 28:25, 29:1, 29:2, 30:13, 38:14, 44:12, 45:8, 50:14, 70:22, 75:19, 76:20, 84:14, 144:22, 144:24, 149:9, 149:14, 152:8, 152:10, 156:21, 160:20, 169:23 opinions [2] - 24:9, 46:5 opponent's [1] - 7:16 opportunity [10] - 28:8, 32:21, 42:10, 64:16, 64:18, 87:10, 88:11, 92:5, 92:16, 134:6 opposed [5] - 41:24, 48:1, 63:16, 71:2, 92:25 opposition [3] - 91:15, 91:18, 168:8 optimistic [2] - 58:15, 59:24 option [1] - 92:7 order [8] - 8:8, 8:16, 111:19, 136:18, 136:20, 136:21, 137:12, 137:14 ordinance [2] - 29:9, 85:23 organic [1] - 155:23 organisms [1] - 156:23</p>	<p>Organization [4] - 154:25, 155:8, 155:12, 156:18 organizations [1] - 101:25 organized [1] - 85:18 organs [1] - 148:20 Ortega [3] - 102:23, 105:2, 105:3 ORTEGA [28] - 2:19, 2:19, 102:22, 104:14, 104:16, 104:25, 105:2, 106:25, 107:4, 107:9, 107:16, 107:20, 107:23, 107:25, 108:3, 108:6, 108:9, 108:12, 108:15, 108:18, 108:22, 109:2, 109:6, 109:10, 109:15, 109:17, 109:19, 109:22 otherwise [2] - 106:18, 137:6 outburst [1] - 134:18 outside [3] - 24:6, 33:11, 99:3 overall [1] - 80:9 overcharged [1] - 101:2 overestimated [1] - 40:7 overruled [4] - 9:16, 9:18, 9:21, 24:16 overwhelming [1] - 159:1 owe [1] - 109:11 own [16] - 11:15, 11:16, 28:11, 28:17, 61:22, 61:23, 63:20, 93:8, 109:5, 109:14, 109:15, 113:25, 114:2, 116:19, 145:19, 165:25 owned [2] - 17:24, 24:21 owner [1] - 124:21 owners [1] - 13:24 ownership [1] - 137:7 owns [1] - 23:23</p> <hr/> <p style="text-align: center;">P</p> <hr/> <p>p.m [4] - 1:3, 77:4, 77:5, 173:20 P.S.J [1] - 143:18 Page [2] - 65:25, 136:20 page [3] - 43:24, 61:6,</p>	<p>65:23 pages [2] - 29:10, 174:10 paid [2] - 69:14, 83:22 panic [1] - 120:19 paper [2] - 30:9, 155:13 parallel [1] - 110:15 parameters [1] - 30:15 parcel [3] - 14:19, 104:17, 130:10 parent [1] - 92:5 parents [2] - 122:22, 131:24 parents' [1] - 122:17 park [1] - 112:23 parked [1] - 122:8 parkland [1] - 44:21 parks [4] - 44:21, 44:22, 45:20 part [15] - 5:19, 6:2, 11:17, 14:15, 16:1, 20:24, 38:21, 39:1, 61:1, 98:20, 98:21, 133:11, 137:8, 139:12, 140:23 participating [1] - 107:12 particles [2] - 156:4, 156:10 particular [5] - 12:22, 47:1, 81:17, 99:3, 130:25 parties [2] - 5:11, 5:14 party [6] - 8:11, 126:13, 128:16, 151:1, 151:12, 151:13 Paso [1] - 119:23 passed [1] - 173:11 past [3] - 87:4, 118:25, 123:5 PASTOR [6] - 2:12, 2:13, 82:14, 84:22, 86:21, 88:14 pastor [2] - 82:15, 86:23 pastors [1] - 82:21 pathogenic [1] - 156:23 pathologist [8] - 138:12, 138:13, 138:14, 138:16, 140:8, 140:24, 140:25, 141:1 pathology [2] - 138:19, 138:20 patience [1] - 167:11 Patricia [2] - 1:14, 136:7 patterns [1] - 59:13</p>	<p>pay [4] - 63:7, 63:8, 102:9, 117:9 payments [1] - 56:22 peak [1] - 160:25 Pembroke [1] - 87:2 pending [1] - 66:15 penetrate [1] - 144:5 people [107] - 13:17, 15:18, 18:3, 20:12, 31:12, 31:21, 32:3, 32:5, 32:13, 33:1, 33:7, 34:25, 35:8, 36:17, 36:18, 36:25, 37:2, 38:11, 39:8, 39:12, 40:6, 40:8, 40:9, 41:4, 41:7, 41:19, 41:21, 44:9, 44:23, 49:18, 56:18, 56:21, 56:23, 59:20, 60:23, 61:3, 61:18, 61:19, 62:2, 62:7, 62:18, 62:19, 62:22, 64:11, 64:17, 65:10, 66:23, 67:1, 67:4, 67:8, 67:11, 67:14, 67:17, 67:21, 67:25, 68:13, 69:8, 71:12, 71:13, 71:14, 72:6, 72:12, 74:3, 76:8, 81:16, 82:23, 84:6, 85:9, 85:13, 85:20, 86:15, 87:7, 88:7, 90:11, 90:15, 90:16, 94:19, 95:1, 103:6, 103:15, 106:23, 114:22, 114:25, 115:1, 115:2, 118:11, 118:13, 123:9, 123:12, 123:15, 124:6, 124:12, 129:1, 130:19, 130:21, 132:16, 133:1, 134:7, 134:22, 135:1, 140:17, 163:2, 163:25, 169:5, 170:15 peppers [1] - 106:8 per [19] - 12:1, 12:8, 12:13, 14:22, 15:10, 24:10, 39:8, 39:12, 39:13, 39:25, 40:6, 41:2, 41:12, 44:2, 44:4, 44:6, 44:10, 84:20, 111:9 percent [4] - 34:4, 34:5, 35:4, 35:9 percentage [2] - 34:7, 35:7 Percival [2] - 88:22, 91:4 PERCIVAL [5] - 2:13,</p>	<p>88:20, 90:20, 91:5, 91:11 perfectly [2] - 9:11, 154:10 performed [1] - 139:10 perhaps [2] - 88:6, 104:7 perimeter [1] - 159:7 period [8] - 30:17, 46:11, 54:15, 55:9, 57:22, 64:7, 78:4, 136:20 periods [1] - 78:6 permeability [1] - 154:15 permission [1] - 6:12 person [12] - 4:16, 6:6, 21:23, 39:4, 44:10, 72:9, 84:20, 92:7, 95:6, 124:24, 141:15, 170:23 person's [1] - 88:14 personal [4] - 23:21, 75:16, 76:19, 83:11 personally [2] - 20:17, 64:6 pesticide [1] - 130:7 PETISCO [24] - 2:18, 95:19, 95:24, 98:7, 99:1, 99:21, 99:25, 100:4, 100:15, 135:11, 137:4, 150:5, 150:17, 150:21, 151:5, 151:14, 162:21, 163:5, 163:17, 163:20, 166:3, 166:18, 166:20, 173:13 Petisco [11] - 8:2, 98:7, 135:12, 150:16, 151:13, 151:17, 151:19, 151:25, 152:2, 162:16, 164:24 petition [1] - 135:14 phase [1] - 58:16 PhD [1] - 27:15 Philip [1] - 25:15 phone [2] - 124:8, 124:14 physical [1] - 69:7 physically [4] - 5:10, 12:6, 13:21, 14:7 pick [3] - 7:14, 7:18, 159:6 pick-up [2] - 7:14, 7:18 picked [3] - 11:3, 79:8, 79:9</p>
---	---	---	---	--

<p>picture [4] - 80:9, 115:18, 118:22, 161:7</p> <p>pictures [3] - 112:20, 114:4, 118:25</p> <p>piece [1] - 23:23</p> <p>pig [1] - 118:23</p> <p>PINEDO [2] - 2:21, 118:3</p> <p>Pinedo [1] - 118:4</p> <p>Pines [1] - 87:3</p> <p>pinpoint [1] - 42:23</p> <p>Place [2] - 10:22, 16:15</p> <p>place [11] - 21:19, 84:10, 88:3, 91:1, 92:8, 92:13, 94:7, 94:9, 118:19, 168:16</p> <p>placed [9] - 140:3, 143:2, 143:4, 143:6, 145:24, 149:1, 149:3, 149:4, 149:5</p> <p>places [2] - 40:18, 83:5</p> <p>plague [1] - 119:6</p> <p>Plan [12] - 13:19, 14:10, 19:10, 19:12, 19:17, 104:6, 113:6, 117:21, 135:21, 136:1, 136:2, 136:3</p> <p>plan [7] - 22:8, 71:6, 116:12, 116:25, 117:3, 166:6</p> <p>planet [1] - 96:25</p> <p>planned [3] - 11:23, 13:12, 119:22</p> <p>planning [4] - 14:16, 48:20, 68:15, 68:22</p> <p>Planning [2] - 5:6, 5:24</p> <p>plans [1] - 134:23</p> <p>Plantation [1] - 7:24</p> <p>plants [2] - 101:19, 123:11</p> <p>plaques [1] - 122:24</p> <p>plastic [2] - 143:2, 144:17</p> <p>plates [1] - 123:4</p> <p>play [4] - 150:2, 150:20, 162:12, 164:25</p> <p>Pledge [2] - 3:10, 3:12</p> <p>plenty [1] - 51:25</p> <p>plot [1] - 47:1</p> <p>point [11] - 4:16, 10:10, 19:16, 26:1, 27:24, 64:25, 78:17, 80:12, 128:10, 162:11, 170:13</p> <p>points [2] - 34:7, 35:7</p> <p>poisoning [1] - 140:17</p>	<p>police [4] - 120:8, 122:4, 123:2, 123:18</p> <p>politics [1] - 88:9</p> <p>pollute [1] - 158:13</p> <p>pollution [6] - 97:11, 97:15, 97:16, 120:16, 155:20, 157:1</p> <p>pollution-catching [1] - 97:15</p> <p>poo [5] - 94:9, 94:10</p> <p>pool [1] - 113:1</p> <p>poorly [1] - 43:20</p> <p>population [36] - 36:3, 36:5, 36:10, 36:20, 36:23, 37:1, 37:3, 37:17, 38:4, 38:9, 49:5, 49:10, 50:10, 50:21, 51:3, 54:13, 54:22, 58:17, 58:20, 59:3, 60:14, 60:16, 60:18, 63:20, 64:3, 64:5, 64:9, 64:10, 64:14, 64:20, 65:9, 65:11, 65:12, 65:15, 74:11, 79:13</p> <p>populations [2] - 55:7, 57:20</p> <p>portion [1] - 29:7</p> <p>portrayed [1] - 79:19</p> <p>pose [2] - 149:15, 149:24</p> <p>posed [3] - 98:18, 100:9, 145:22</p> <p>poses [2] - 149:12, 171:2</p> <p>position [1] - 7:17</p> <p>positive [1] - 171:18</p> <p>possess [1] - 155:21</p> <p>possibility [1] - 101:20</p> <p>possible [2] - 116:18, 164:6</p> <p>posted [1] - 4:25</p> <p>potential [2] - 96:14, 120:9</p> <p>potentially [1] - 158:12</p> <p>pounds [2] - 103:4, 103:5</p> <p>pour [1] - 97:18</p> <p>practically [1] - 86:25</p> <p>practices [4] - 118:15, 142:22, 143:22, 154:13</p> <p>pray [1] - 87:19</p> <p>prayer [1] - 88:1</p> <p>pre [14] - 37:10, 67:2, 67:5, 67:9, 68:15, 68:22, 70:10, 70:16, 72:7, 77:16, 111:6, 135:1, 170:17</p> <p>pre-bought [1] - 135:1</p> <p>pre-census [1] - 37:10</p> <p>pre-need [8] - 67:2, 67:5, 67:9, 68:15, 68:22, 70:10, 72:7, 77:16</p> <p>pre-sold [3] - 70:16, 170:17</p> <p>pre-zoning [1] - 111:6</p> <p>precisely [1] - 8:19</p> <p>precision [1] - 49:18</p> <p>predict [1] - 65:16</p> <p>predictions [3] - 63:20, 65:2, 65:3</p> <p>predicts [1] - 65:17</p> <p>preface [1] - 29:24</p> <p>prefer [1] - 38:12</p> <p>prejudice [5] - 172:8, 172:9, 172:12, 172:22, 173:12</p> <p>preparation [1] - 118:18</p> <p>prepare [1] - 61:14</p> <p>prepared [6] - 28:9, 61:7, 61:8, 61:12, 160:14, 165:4</p> <p>preparing [1] - 119:10</p> <p>preplanning [2] - 69:19, 70:11</p> <p>present [15] - 1:11, 3:6, 3:16, 3:18, 3:20, 3:22, 3:25, 4:3, 4:7, 5:10, 5:21, 6:15, 85:21, 119:6, 169:12</p> <p>presentation [1] - 6:1</p> <p>presented [5] - 30:1, 79:24, 159:4, 165:18, 169:10</p> <p>presenting [1] - 7:17</p> <p>presents [1] - 39:2</p> <p>preservation [1] - 131:7</p> <p>Preservation [2] - 8:1, 115:24</p> <p>preserved [2] - 24:11, 154:10</p> <p>president [1] - 19:17</p> <p>presiding [1] - 6:11</p> <p>press [1] - 163:8</p> <p>pretty [2] - 98:10, 143:20</p> <p>prevalent [1] - 148:2</p> <p>prevent [1] - 96:11</p> <p>preventative [1] - 117:3</p> <p>previous [7] - 10:6, 39:4, 105:3, 109:25, 117:17, 139:3</p> <p>previously [4] - 7:2, 90:12, 139:23,</p>	<p>159:18</p> <p>price [2] - 92:10, 125:2</p> <p>prices [1] - 44:24</p> <p>principle [2] - 170:22</p> <p>printed [1] - 37:7</p> <p>priorities [1] - 44:19</p> <p>problem [5] - 98:1, 100:1, 100:6, 113:13, 122:23</p> <p>problems [1] - 121:1</p> <p>procedurally [2] - 46:13, 46:14</p> <p>procedures [1] - 139:24</p> <p>proceeding [2] - 151:4, 164:19</p> <p>proceedings [3] - 4:8, 5:19, 167:12</p> <p>process [7] - 7:17, 89:6, 146:20, 146:22, 149:1, 149:17, 152:13</p> <p>Processed [1] - 43:17</p> <p>produce [2] - 103:13, 106:3</p> <p>produced [1] - 12:18</p> <p>producing [2] - 103:15, 103:22</p> <p>product [1] - 71:3</p> <p>production [4] - 44:25, 48:3, 103:1, 103:7</p> <p>productive [2] - 47:23, 48:1</p> <p>products [2] - 147:23, 147:24</p> <p>Professional [2] - 174:5</p> <p>professional [10] - 26:6, 26:9, 26:10, 139:12, 149:8, 149:14, 160:13, 160:20, 165:11, 165:22</p> <p>professor [1] - 26:21</p> <p>proffer [1] - 150:15</p> <p>program [2] - 48:20, 101:15</p> <p>programs [3] - 101:10, 102:6, 102:13</p> <p>prohibits [1] - 159:25</p> <p>project [2] - 34:11, 90:13</p> <p>projected [4] - 35:23, 41:18, 74:1, 127:14</p> <p>projection [1] - 36:9</p> <p>projections [34] - 36:12, 36:15, 36:17, 37:4, 37:14, 37:19, 37:24, 38:1, 43:8,</p>	<p>49:15, 49:23, 50:10, 50:21, 51:3, 51:14, 51:15, 54:23, 55:17, 58:12, 58:13, 60:6, 60:9, 60:10, 60:12, 60:15, 60:17, 60:19, 60:22, 64:5, 65:16, 74:10, 75:7, 79:12.</p> <p>projects [2] - 27:10, 102:7</p> <p>promised [1] - 135:22</p> <p>properties [2] - 4:24, 105:12</p> <p>property [26] - 11:25, 105:13, 105:23, 106:7, 108:14, 110:15, 110:21, 110:24, 111:11, 113:25, 119:16, 119:20, 120:2, 120:4, 121:5, 121:15, 128:16, 132:2, 133:10, 161:8, 161:13, 162:2, 162:4, 162:7, 162:10, 166:17</p> <p>proposal [1] - 124:6</p> <p>proposed [7] - 100:24, 102:4, 119:18, 127:8, 168:16, 169:24, 171:18</p> <p>proposing [1] - 101:9</p> <p>pros [4] - 84:6, 167:24, 168:22, 171:14</p> <p>protect [5] - 120:22, 121:15, 136:1, 136:2, 136:8</p> <p>protected [1] - 154:5</p> <p>protection [3] - 85:3, 99:4, 130:2</p> <p>protective [1] - 153:22</p> <p>proteins [1] - 146:21</p> <p>protests [1] - 6:16</p> <p>proudly [1] - 106:11</p> <p>prove [1] - 80:2</p> <p>proven [1] - 113:19</p> <p>provide [2] - 38:6, 126:5</p> <p>provided [8] - 8:20, 29:18, 31:6, 35:14, 77:15, 79:15, 81:13, 128:5</p> <p>provides [1] - 103:12</p> <p>providing [2] - 103:24, 136:23</p> <p>proving [1] - 167:1</p> <p>provision [3] - 69:8, 70:6, 137:10</p> <p>proximity [2] - 98:19, 100:10</p>
---	---	--	--

<p>Public [2] - 5:23, 155:15</p> <p>public [14] - 6:2, 28:23, 44:13, 80:3, 81:16, 81:24, 81:25, 82:9, 84:19, 85:25, 86:9, 86:12, 87:8, 166:18</p> <p>public's [1] - 166:20</p> <p>published [3] - 55:12, 77:22, 155:16</p> <p>pull [3] - 60:1, 66:17, 97:4</p> <p>pump [2] - 94:6, 96:9</p> <p>pumping [2] - 94:7, 95:9</p> <p>pumps [1] - 114:9</p> <p>pun [1] - 146:6</p> <p>purchase [1] - 68:21</p> <p>purchased [2] - 119:20, 122:13</p> <p>purchases [1] - 77:16</p> <p>purely [4] - 68:6, 73:3, 73:5, 76:19</p> <p>purpose [1] - 151:4</p> <p>purposes [2] - 9:2, 28:15</p> <p>put [25] - 8:5, 8:15, 10:4, 15:6, 15:8, 15:10, 18:16, 20:4, 38:17, 76:14, 93:24, 94:14, 127:7, 130:3, 131:12, 133:4, 136:18, 143:7, 146:5, 149:7, 154:10, 157:16, 168:3</p> <p>putting [7] - 8:23, 14:17, 22:8, 40:5, 108:25, 109:3, 145:8</p>	<p>107:13</p> <p>quiet [4] - 87:10, 122:10, 122:14, 150:6</p> <p>quieter [1] - 122:2</p> <p>quite [4] - 14:21, 48:23, 87:4, 166:25</p> <p>quorum [1] - 4:1</p> <p>quote [2] - 100:6, 155:13</p> <p>quoted [1] - 164:25</p>	<p>124:17, 137:17</p> <p>real [7] - 11:11, 40:23, 70:15, 71:1, 93:8, 96:20, 124:1</p> <p>realistic [1] - 58:20</p> <p>reality [2] - 75:25, 79:23</p> <p>realize [1] - 96:16</p> <p>really [13] - 14:18, 55:17, 71:16, 74:8, 78:3, 81:14, 90:2, 98:14, 102:18, 121:25, 146:5, 154:9, 156:15</p> <p>reason [8] - 46:17, 56:19, 64:8, 81:1, 81:4, 83:2, 122:16, 125:12</p> <p>reasons [4] - 44:11, 89:12, 121:23, 168:10</p> <p>rebut [2] - 81:23, 153:10</p> <p>rebuttal [5] - 81:21, 82:2, 137:18, 137:24, 153:9</p> <p>recent [1] - 126:7</p> <p>recently [4] - 18:10, 27:6, 89:19, 106:3</p> <p>recess [1] - 77:4</p> <p>recession [2] - 59:21, 78:10</p> <p>recharge [1] - 103:23</p> <p>Recio [1] - 100:7</p> <p>reclaims [1] - 62:23</p> <p>recollection [2] - 33:15, 54:10</p> <p>recommended [3] - 166:1, 166:4, 166:8</p> <p>record [33] - 5:4, 5:13, 6:3, 6:18, 7:22, 8:5, 8:15, 8:24, 10:20, 25:19, 25:21, 27:22, 58:10, 58:11, 82:13, 84:25, 86:12, 86:20, 93:2, 95:23, 100:18, 114:18, 118:2, 123:24, 124:14, 133:25, 150:18, 159:19, 160:16, 164:17, 164:18, 164:19, 174:11</p> <p>recorded [1] - 32:13</p> <p>records [1] - 5:5</p> <p>recycling [1] - 123:11</p> <p>red [1] - 102:11</p> <p>REDIRECT [1] - 77:12</p> <p>REDIRECT-EXAMINATION [1] - 77:12</p> <p>redistricting [1] -</p>	<p>86:10</p> <p>Redlands [3] - 20:19, 93:25, 131:2</p> <p>reduced [1] - 95:17</p> <p>reference [1] - 49:22</p> <p>referenced [1] - 48:10</p> <p>referred [1] - 54:20</p> <p>referring [1] - 32:10</p> <p>refresh [1] - 54:10</p> <p>refutes [1] - 161:19</p> <p>regarding [4] - 8:9, 89:9, 90:3, 133:6</p> <p>regardless [1] - 70:19</p> <p>regenerating [1] - 47:14</p> <p>region [2] - 27:7, 27:8</p> <p>Registered [1] - 174:4</p> <p>regular [2] - 11:13, 140:25</p> <p>regulations [1] - 9:6</p> <p>rejected [2] - 48:17, 49:1</p> <p>related [1] - 77:25</p> <p>relates [2] - 45:15, 72:19</p> <p>relation [1] - 105:3</p> <p>release [2] - 143:23, 143:24</p> <p>released [1] - 86:7</p> <p>relevance [1] - 8:18</p> <p>relevant [5] - 8:19, 9:1, 63:15, 63:16, 131:8</p> <p>reliance [1] - 80:13</p> <p>relied [7] - 32:17, 50:15, 50:21, 51:2, 80:6, 80:22, 80:23</p> <p>religions [1] - 118:17</p> <p>religious [3] - 101:24, 102:1, 118:15</p> <p>rely [1] - 89:6</p> <p>relying [1] - 63:11</p> <p>remains [5] - 97:2, 113:14, 139:19, 140:3, 149:10</p> <p>remarks [2] - 6:7, 84:15</p> <p>remember [5] - 32:19, 54:5, 80:19, 115:6, 130:3</p> <p>remind [1] - 168:2</p> <p>reminder [1] - 4:13</p> <p>remote [1] - 123:16</p> <p>remotely [1] - 161:20</p> <p>remove [1] - 104:18</p> <p>render [1] - 155:24</p> <p>rendered [1] - 160:20</p> <p>repeat [5] - 4:16, 74:15, 74:24, 109:25, 156:8</p> <p>repeatedly [1] - 146:4</p>	<p>replicate [2] - 145:17, 145:20</p> <p>report [9] - 60:23, 61:7, 159:17, 159:18, 160:15, 161:9, 161:19, 165:12, 174:7</p> <p>REPORTER [2] - 174:1, 174:22</p> <p>reporter [4] - 3:5, 3:6, 4:4, 162:23</p> <p>Reporter [2] - 174:5, 174:6</p> <p>reports [2] - 106:2, 133:4</p> <p>represent [2] - 7:25, 81:17</p> <p>representatives [1] - 5:21</p> <p>represented [1] - 164:1</p> <p>representing [3] - 151:16, 151:18, 163:24</p> <p>request [4] - 81:11, 121:14, 121:15, 167:5</p> <p>required [1] - 29:9</p> <p>requirements [1] - 150:12</p> <p>requires [2] - 42:18, 157:25</p> <p>Rescue [1] - 120:7</p> <p>research [6] - 28:12, 28:21, 31:25, 35:24, 37:15, 48:22</p> <p>residency [1] - 138:18</p> <p>resident [9] - 11:10, 33:9, 41:20, 60:17, 62:11, 62:13, 63:1, 63:16, 119:19</p> <p>residential [1] - 161:14</p> <p>residents [12] - 33:10, 85:24, 103:25, 111:9, 113:22, 135:19, 168:3, 168:6, 168:7, 168:15, 169:14</p> <p>residue [1] - 130:7</p> <p>resigned [1] - 48:22</p> <p>resolve [1] - 127:6</p> <p>resource [2] - 103:17, 104:11</p> <p>respect [3] - 43:13, 54:6, 136:25</p> <p>respected [1] - 133:13</p> <p>respectfully [2] - 121:14, 167:5</p> <p>response [2] - 164:8, 165:5</p>
<p style="text-align: center;">Q</p> <p>Quality [2] - 116:13, 169:21</p> <p>quality [1] - 131:1</p> <p>quarter [1] - 11:19</p> <p>questionable [2] - 98:17, 100:8</p> <p>questioning [1] - 46:17</p> <p>questions [20] - 5:23, 16:3, 16:4, 46:8, 51:22, 51:23, 52:1, 76:25, 78:14, 78:21, 78:23, 107:6, 107:13, 167:15, 167:17, 167:21, 169:23, 170:6, 171:10, 171:12</p> <p>quick [2] - 107:6,</p>	<p style="text-align: center;">R</p> <p>Radtke [13] - 137:25, 138:3, 138:6, 138:8, 138:11, 138:22, 139:6, 140:1, 140:13, 141:13, 149:9, 150:3, 165:14</p> <p>RADTKE [3] - 2:11, 153:2, 158:20</p> <p>rains [1] - 96:23</p> <p>raise [1] - 94:3</p> <p>raised [4] - 82:3, 146:4, 159:5, 160:2</p> <p>raises [1] - 101:16</p> <p>raising [1] - 96:17</p> <p>Ramos [1] - 174:4</p> <p>RAMOS [1] - 174:21</p> <p>range [1] - 103:14</p> <p>ranges [1] - 39:13</p> <p>rapid [1] - 148:12</p> <p>rate [28] - 30:17, 31:6, 31:9, 33:3, 33:16, 33:20, 33:21, 34:2, 35:7, 36:19, 37:2, 37:6, 42:1, 42:13, 44:3, 58:18, 58:19, 58:23, 62:22, 65:13, 79:13, 79:14, 100:23, 100:24, 101:3, 101:5</p> <p>rates [7] - 24:9, 34:12, 35:19, 35:20, 38:10, 38:11, 56:20</p> <p>rather [2] - 61:18, 171:19</p> <p>ratio [2] - 68:13, 68:20</p> <p>reach [3] - 69:21, 70:22, 163:12</p> <p>reaching [1] - 59:12</p> <p>reaction [1] - 95:6</p> <p>read [13] - 4:18, 6:17, 6:19, 59:23, 112:11, 119:15, 136:19, 143:18, 155:7, 155:12, 156:19, 157:13, 169:1</p> <p>reading [1] - 49:8</p> <p>ready [4] - 3:2, 23:18,</p>	<p>reason [8] - 46:17, 56:19, 64:8, 81:1, 81:4, 83:2, 122:16, 125:12</p> <p>reasons [4] - 44:11, 89:12, 121:23, 168:10</p> <p>rebut [2] - 81:23, 153:10</p> <p>rebuttal [5] - 81:21, 82:2, 137:18, 137:24, 153:9</p> <p>recent [1] - 126:7</p> <p>recently [4] - 18:10, 27:6, 89:19, 106:3</p> <p>recess [1] - 77:4</p> <p>recession [2] - 59:21, 78:10</p> <p>recharge [1] - 103:23</p> <p>Recio [1] - 100:7</p> <p>reclaims [1] - 62:23</p> <p>recollection [2] - 33:15, 54:10</p> <p>recommended [3] - 166:1, 166:4, 166:8</p> <p>record [33] - 5:4, 5:13, 6:3, 6:18, 7:22, 8:5, 8:15, 8:24, 10:20, 25:19, 25:21, 27:22, 58:10, 58:11, 82:13, 84:25, 86:12, 86:20, 93:2, 95:23, 100:18, 114:18, 118:2, 123:24, 124:14, 133:25, 150:18, 159:19, 160:16, 164:17, 164:18, 164:19, 174:11</p> <p>recorded [1] - 32:13</p> <p>records [1] - 5:5</p> <p>recycling [1] - 123:11</p> <p>red [1] - 102:11</p> <p>REDIRECT [1] - 77:12</p> <p>REDIRECT-EXAMINATION [1] - 77:12</p> <p>redistricting [1] -</p>	<p>region [2] - 27:7, 27:8</p> <p>Registered [1] - 174:4</p> <p>regular [2] - 11:13, 140:25</p> <p>regulations [1] - 9:6</p> <p>rejected [2] - 48:17, 49:1</p> <p>related [1] - 77:25</p> <p>relates [2] - 45:15, 72:19</p> <p>relation [1] - 105:3</p> <p>release [2] - 143:23, 143:24</p> <p>released [1] - 86:7</p> <p>relevance [1] - 8:18</p> <p>relevant [5] - 8:19, 9:1, 63:15, 63:16, 131:8</p> <p>reliance [1] - 80:13</p> <p>relied [7] - 32:17, 50:15, 50:21, 51:2, 80:6, 80:22, 80:23</p> <p>religions [1] - 118:17</p> <p>religious [3] - 101:24, 102:1, 118:15</p> <p>rely [1] - 89:6</p> <p>relying [1] - 63:11</p> <p>remains [5] - 97:2, 113:14, 139:19, 140:3, 149:10</p> <p>remarks [2] - 6:7, 84:15</p> <p>remember [5] - 32:19, 54:5, 80:19, 115:6, 130:3</p> <p>remind [1] - 168:2</p> <p>reminder [1] - 4:13</p> <p>remote [1] - 123:16</p> <p>remotely [1] - 161:20</p> <p>remove [1] - 104:18</p> <p>render [1] - 155:24</p> <p>rendered [1] - 160:20</p> <p>repeat [5] - 4:16, 74:15, 74:24, 109:25, 156:8</p> <p>repeatedly [1] - 146:4</p>	<p>replicate [2] - 145:17, 145:20</p> <p>report [9] - 60:23, 61:7, 159:17, 159:18, 160:15, 161:9, 161:19, 165:12, 174:7</p> <p>REPORTER [2] - 174:1, 174:22</p> <p>reporter [4] - 3:5, 3:6, 4:4, 162:23</p> <p>Reporter [2] - 174:5, 174:6</p> <p>reports [2] - 106:2, 133:4</p> <p>represent [2] - 7:25, 81:17</p> <p>representatives [1] - 5:21</p> <p>represented [1] - 164:1</p> <p>representing [3] - 151:16, 151:18, 163:24</p> <p>request [4] - 81:11, 121:14, 121:15, 167:5</p> <p>required [1] - 29:9</p> <p>requirements [1] - 150:12</p> <p>requires [2] - 42:18, 157:25</p> <p>Rescue [1] - 120:7</p> <p>research [6] - 28:12, 28:21, 31:25, 35:24, 37:15, 48:22</p> <p>residency [1] - 138:18</p> <p>resident [9] - 11:10, 33:9, 41:20, 60:17, 62:11, 62:13, 63:1, 63:16, 119:19</p> <p>residential [1] - 161:14</p> <p>residents [12] - 33:10, 85:24, 103:25, 111:9, 113:22, 135:19, 168:3, 168:6, 168:7, 168:15, 169:14</p> <p>residue [1] - 130:7</p> <p>resigned [1] - 48:22</p> <p>resolve [1] - 127:6</p> <p>resource [2] - 103:17, 104:11</p> <p>respect [3] - 43:13, 54:6, 136:25</p> <p>respected [1] - 133:13</p> <p>respectfully [2] - 121:14, 167:5</p> <p>response [2] - 164:8, 165:5</p>

responsible [1] - 57:8
rest [3] - 84:3, 142:25, 146:6
restaurants [1] - 90:7
result [3] - 7:13, 65:9, 126:20
resulted [2] - 7:13, 64:23
results [1] - 76:15
retain [1] - 111:19
retained [1] - 156:24
retention [1] - 162:9
retire [1] - 119:22
returned [1] - 6:3
revenue [2] - 102:15, 102:25
revenues [1] - 102:9
reverse [3] - 36:15, 55:1, 57:2
review [2] - 28:8, 159:10
reviewed [2] - 28:21, 165:24
revise [4] - 33:3, 36:13, 37:25, 38:1
revised [1] - 37:22
reward [1] - 132:9
Richard [3] - 26:2, 26:7, 27:15
ridiculous [2] - 52:12, 163:5
right-of-way [2] - 18:13, 18:19
rise [1] - 4:4
rising [1] - 44:25
risk [6] - 145:22, 145:25, 149:12, 149:15, 149:24, 156:25
rituals [3] - 102:1, 119:4
road [5] - 18:9, 39:17, 97:22, 127:3, 127:5
roadway [2] - 127:21, 127:22
roam [1] - 144:11
robberies [1] - 123:13
Robert [1] - 82:15
ROBERTSON [37] - 2:8, 3:7, 7:12, 9:9, 11:3, 24:1, 24:3, 28:2, 29:14, 46:14, 52:2, 52:4, 86:16, 88:13, 90:19, 94:24, 95:11, 97:17, 99:20, 102:17, 104:13, 106:24, 110:8, 114:7, 121:7, 123:19, 125:11, 127:18, 137:3, 151:6, 151:9,

151:12, 151:18, 153:11, 164:14, 164:17, 171:21
Robertson [1] - 1:19
robust [1] - 162:9
rock [2] - 159:13, 159:20
RODRIGUEZ [2] - 2:21, 115:21
Rodriguez [1] - 115:22
roll [2] - 3:14, 172:20
rooted [1] - 159:8
ropes [1] - 119:1
Rosa [1] - 131:19
rotary [1] - 89:20
rotting [1] - 95:8
rough [3] - 61:9, 63:3, 63:5
roughly [1] - 92:14
round [1] - 103:12
routinely [1] - 139:6
row [1] - 103:8
RPR [1] - 174:21
ruin [1] - 113:9
RUIZ [2] - 2:24, 128:12
Ruiz [1] - 128:12
rule [1] - 39:25
rules [1] - 9:6
run [1] - 113:4
runs [1] - 16:9
rust [4] - 93:23, 158:5, 158:7, 158:14

S

sacred [1] - 168:4
sacrifice [2] - 119:5, 132:15
sacrifices [1] - 118:21
safe [1] - 126:14
safeguard [1] - 120:2
safety [2] - 127:21, 135:20
sales [9] - 53:24, 70:10, 71:4, 71:7, 71:8, 72:19, 72:21, 98:11, 129:21
sample [2] - 116:17, 116:22
sand [1] - 112:24
sandwich [1] - 111:4
sat [2] - 83:17, 168:20
satisfied [2] - 165:20, 167:1
satisfies [1] - 166:9
saturate [1] - 20:2
Saturday [1] - 112:4
save [1] - 92:8
saves [1] - 15:18

saw [6] - 16:20, 16:22, 73:23, 83:20, 83:22, 116:19
school [7] - 4:13, 26:16, 91:25, 130:3, 132:7, 132:22, 138:18
School [1] - 3:4
SCHOOL [1] - 1:2
schools [1] - 56:17
SCI [10] - 8:10, 8:21, 79:9, 80:12, 80:16, 81:3, 116:10, 136:13
science [4] - 140:1, 140:7, 159:9, 165:17
scientific [2] - 152:18, 152:22
scissors [1] - 38:21
scope [2] - 24:7, 45:2
SE [1] - 134:2
Seafood [1] - 91:22
search [1] - 40:14
season [2] - 47:19, 103:12
seated [1] - 83:17
seats [1] - 77:9
second [16] - 11:19, 27:13, 30:11, 32:8, 38:20, 63:2, 66:21, 91:17, 124:5, 124:24, 130:14, 160:11, 172:16, 172:17, 172:18, 173:18

Secretary [1] - 101:6
section [2] - 111:1, 169:4
sections [3] - 14:9, 23:12, 116:4
securing [1] - 75:2
see [31] - 19:21, 20:12, 42:23, 43:4, 48:8, 54:9, 58:15, 64:10, 65:19, 65:20, 71:25, 76:15, 77:16, 81:10, 90:15, 92:20, 93:22, 94:25, 111:12, 111:24, 111:25, 112:5, 115:19, 122:6, 132:13, 135:16, 156:20, 163:1, 166:25, 169:2
seeing [1] - 137:17
seek [1] - 168:5
seeking [1] - 4:7
seem [2] - 75:25, 157:1
seep [1] - 94:15
segment [1] - 160:23
sell [5] - 19:2, 110:20, 115:13, 124:20,

124:23
sellers [1] - 11:14
selling [2] - 68:14, 70:20
send [1] - 106:9
sense [3] - 30:3, 46:3, 90:4
sensible [1] - 30:10
sent [4] - 115:2, 163:13, 164:3, 164:20
sentence [2] - 56:1, 124:7
sentinel [3] - 116:16, 157:14, 157:17
separate [1] - 29:10
separately [1] - 27:22
septic [4] - 107:24, 108:13, 108:21, 109:9
serenity [2] - 87:11, 88:11
series [1] - 159:5
serve [1] - 100:12
Service [1] - 8:9
service [3] - 83:13, 87:14, 105:11
services [5] - 64:24, 87:1, 87:16, 137:11
servicing [2] - 98:20, 100:10
session [2] - 77:8, 77:9
set [1] - 52:12
set-up [1] - 52:12
seven [5] - 26:18, 27:3, 33:7, 93:13, 135:2
several [4] - 57:18, 85:8, 97:21, 168:6
sewer [1] - 107:21
shall [2] - 6:9, 171:17
shallow [1] - 157:2
share [1] - 162:14
sharp [1] - 131:13
shed [1] - 118:24
shh [1] - 163:6
shirts [3] - 113:21, 117:19, 166:13
shop [1] - 111:4
short [1] - 137:20
shortage [1] - 44:22
shortchanging [1] - 64:23
shorter [1] - 80:2
show [14] - 12:17, 30:16, 32:1, 33:24, 41:16, 61:11, 65:15, 66:23, 79:20, 88:6, 119:23, 152:23, 157:15, 163:10

showed [2] - 76:11, 95:17
showing [2] - 15:6, 81:8
shown [1] - 73:25
shows [1] - 157:14
sic [1] - 94:13
sick [5] - 109:8, 109:12, 117:6, 117:8
side [10] - 43:5, 43:20, 56:25, 58:13, 68:8, 73:9, 78:11, 105:6, 105:19, 134:11
sides [2] - 90:4, 170:24
significant [1] - 160:23
significantly [1] - 104:8
Silva [1] - 96:3
similar [1] - 103:7
simple [3] - 22:17, 128:20, 171:13
simply [3] - 70:8, 75:21, 87:8
single [6] - 21:22, 112:5, 118:8, 118:20, 123:6, 165:5
site [10] - 69:14, 69:16, 69:19, 98:17, 99:2, 100:8, 159:14, 162:1, 169:24
sites [2] - 69:22, 123:4
sitting [1] - 168:23
situation [3] - 129:6, 151:6, 151:9
situations [1] - 155:6
six [9] - 21:5, 29:10, 33:7, 34:23, 58:7, 66:4, 111:19, 119:7, 130:15
six-lane [1] - 21:5
size [2] - 6:4, 89:11
slanderous [1] - 6:7
slaughtering [1] - 101:25
small [2] - 148:1, 148:16
smell [2] - 95:7, 119:6
smelly [1] - 95:8
smoked [1] - 134:16
Society [2] - 8:1, 115:24
soil [5] - 145:4, 145:5, 156:4, 156:10, 156:24
sold [7] - 69:19, 70:10, 70:16, 70:23, 135:3, 170:17
solid [1] - 43:6
someone [4] - 3:11,

129:13, 129:17, 133:19, 133:21 sworn (1) - 133:23	32:18, 72:13, 146:24 thereafter (1) - 59:12 therefore (2) - 76:3, 169:22 thereupon (1) - 173:20 Thereupon (5) - 4:6, 5:7, 77:4, 129:16, 133:22 they've (5) - 13:20, 36:15, 152:24, 159:6, 165:18 thick (2) - 143:19, 143:20 third (5) - 34:4, 105:24, 123:25, 125:9, 130:14 thirty (1) - 95:12 thomas (1) - 1:19 thousand (2) - 63:18, 104:4 thousands (1) - 106:21 threat (1) - 171:2 three (17) - 12:14, 14:20, 38:8, 47:20, 51:4, 57:1, 57:2, 71:24, 76:25, 89:14, 92:19, 95:11, 96:15, 103:4, 134:4, 148:6, 164:20 threw (1) - 113:15 throughout (2) - 161:4, 167:12 thrown (1) - 120:14 THUEMLER (1) - 2:25 THUEMLER (1) - 131:19 Thuemler (1) - 131:19 thumb (1) - 39:25 time-wise (1) - 137:21 today (5) - 4:3, 24:20, 58:9, 134:15, 139:9 together (1) - 22:8 toilets (2) - 108:2, 108:8 tomatoes (1) - 106:7 tombs (1) - 34:21 tomorrow (1) - 22:23 tonight (11) - 16:17, 82:25, 83:2, 89:9, 90:1, 110:2, 110:8, 116:9, 117:20, 160:12, 168:6 took (7) - 18:18, 39:5, 112:20, 113:14, 114:4, 115:9, 118:22 top (2) - 143:7, 149:7 tops (1) - 130:6 total (10) - 40:2, 41:1,	41:12, 41:19, 42:15, 43:5, 43:23, 43:25, 167:7 touch (5) - 93:10, 95:2, 95:3, 153:24 touches (1) - 154:20 tough (1) - 123:8 tourism (1) - 105:25 toxicity (1) - 155:21 Trade (6) - 8:8, 8:16, 8:25, 9:7, 136:16, 136:17 traffic (8) - 127:21, 132:24, 132:25, 133:3, 133:6, 160:10, 160:13 training (3) - 138:15, 138:17, 139:13 trajectory (1) - 159:10 transcript (5) - 5:18, 10:1, 10:5, 162:15, 174:10 transition (1) - 145:14 translation (1) - 162:24 transpired (1) - 4:11 Transportation (4) - 126:4, 126:24, 127:10, 128:1 travel (2) - 123:15, 127:12 traveling (1) - 127:17 treated (1) - 105:10 treatises (1) - 73:12 trees (3) - 106:13, 113:7, 132:2 trend (2) - 32:5, 35:3 trends (7) - 30:8, 73:23, 74:2, 75:21, 75:23, 76:14 trickles (1) - 130:13 tricky (3) - 39:1, 56:8, 56:10 tried (6) - 30:7, 64:20, 76:14, 89:14, 111:3, 159:6 trips (1) - 160:18 tropical (1) - 103:11 trouble (1) - 56:24 trucks (1) - 97:4 true (9) - 45:5, 54:14, 55:8, 59:22, 152:9, 161:20, 163:1, 163:2, 174:11 truly (3) - 170:13, 170:14, 171:5 trust (10) - 113:12, 113:15, 113:16, 113:17, 117:15, 136:9, 136:10, 168:4, 171:5	truth (4) - 4:9, 4:10, 89:24 try (9) - 4:16, 30:5, 81:5, 84:19, 106:13, 109:24, 163:3, 163:11, 164:23 trying (10) - 52:5, 56:10, 57:15, 77:11, 77:21, 79:10, 104:10, 134:21, 137:12, 168:2 turn (3) - 28:11, 39:24, 47:10 Turnpike (1) - 21:4 TV (1) - 130:5 twenty (1) - 103:5 twenty-five (1) - 103:5 two (56) - 12:13, 24:21, 34:17, 37:8, 43:1, 44:19, 45:22, 47:20, 52:22, 53:13, 59:11, 59:22, 62:8, 62:9, 78:5, 78:11, 83:12, 84:20, 84:21, 84:25, 86:16, 88:13, 90:19, 91:24, 92:19, 93:14, 94:13, 94:24, 97:17, 99:20, 99:24, 100:13, 102:4, 102:17, 104:13, 106:24, 109:12, 114:7, 114:11, 116:3, 116:7, 121:7, 121:12, 123:19, 124:11, 125:11, 125:14, 125:17, 125:19, 125:21, 127:18, 128:2, 128:3, 128:8, 137:3, 143:19 type (4) - 19:13, 127:7, 143:14, 146:7 typed (1) - 43:21 types (1) - 82:23 typically (2) - 146:8, 147:6	under (6) - 54:12, 55:6, 59:2, 79:20, 110:22, 148:12 underestimate (1) - 54:24 underestimated (4) - 40:4, 40:8, 56:16, 66:12 underestimating (2) - 57:9, 57:19 underneath (2) - 109:4, 149:21 undertook (1) - 138:17 undeveloped (3) - 39:9, 39:20, 39:21 undifferentiated (1) - 161:2 undo (1) - 134:21 unfortunately (3) - 82:22, 83:1, 123:8 UNIDENTIFIED (4) - 110:4, 128:3, 128:6, 163:15 United (4) - 8:9, 86:6, 134:5, 136:17 University (4) - 26:11, 26:17, 26:18, 26:22 unless (3) - 6:3, 6:12, 70:23 unpotable (1) - 155:25 unprecedented (1) - 78:8 untouched (1) - 14:13 untrue (1) - 159:21 unusable (1) - 155:25 unused (1) - 169:7 unusual (1) - 89:10 up (70) - 5:2, 7:10, 7:14, 7:18, 11:4, 12:12, 15:8, 15:10, 20:18, 23:21, 27:18, 29:3, 33:6, 34:3, 34:4, 34:7, 36:5, 36:6, 37:8, 39:18, 42:16, 44:24, 52:12, 53:21, 54:25, 55:21, 56:16, 57:24, 57:25, 58:1, 58:7, 58:8, 60:1, 66:17, 77:11, 78:3, 82:2, 84:7, 87:18, 96:22, 97:24, 98:10, 100:3, 100:5, 101:16, 104:15, 105:8, 111:12, 113:23, 114:1, 123:3, 124:8, 125:2, 125:18, 126:25, 128:2, 128:9, 131:12, 136:9, 144:13, 158:22
T				
T-shirts (2) - 113:21, 117:19 table (7) - 43:7, 63:2, 65:24, 140:17, 145:12, 145:22, 149:13 Table (13) - 12:18, 29:19, 39:2, 39:20, 42:21, 42:25, 43:15, 43:17, 43:18, 43:19, 60:2, 80:13 tables (2) - 50:5, 52:21 tank (1) - 108:13 taught (1) - 26:17 tax (1) - 56:20 taxes (1) - 102:9 taxpayer (1) - 86:4 taxpayers (2) - 113:22, 117:14 teach (1) - 26:11 teaching (1) - 26:21 team (2) - 165:23, 165:24 techniques (1) - 143:1 tended (1) - 54:24 tender (1) - 27:25 tendering (1) - 28:3 tenured (1) - 26:23 term (4) - 47:13, 62:18, 74:7, 104:22 terms (7) - 12:22, 31:8, 55:17, 59:20, 89:10, 157:4, 169:11 Terrace (1) - 129:12 terrible (2) - 120:20, 131:10 test (1) - 89:22 tested (2) - 99:7, 165:12 testified (2) - 105:7, 165:15 testimony (14) - 4:7, 21:19, 23:25, 24:6, 24:12, 32:16, 58:9, 81:8, 90:3, 90:9, 105:19, 116:20, 140:18, 159:17 THE (2) - 1:11, 2:9 theft (2) - 123:7, 123:14 thefts (3) - 122:24, 123:3, 123:16 theirs (1) - 64:22 themselves (3) -				
			U	
			U.S.1 (1) - 21:3 Uh-hum (4) - 41:25, 49:12, 58:24, 71:23 ultimate (3) - 8:11, 80:10, 80:11 ultimately (1) - 79:11 unacceptable (1) - 117:12 unanimously (1) - 173:11 unbeknown (1) - 87:7 uncle (1) - 122:21	

161:15, 164:7, 169:5 up-to-date [1] - 27:18 updated [2] - 37:13, 55:18 ups [1] - 90:14 upward [1] - 36:14 urban [1] - 27:5 Urban [2] - 126:6, 127:3 urine [1] - 148:19 users [1] - 157:2 uses [1] - 45:22	versus [1] - 43:14 veterans [1] - 3:11 viability [2] - 98:16, 100:7 vibrant [1] - 131:25 vibration [1] - 160:3 VICE [12] - 2:4, 7:20, 46:20, 79:3, 168:20, 170:3, 172:3, 172:6, 172:10, 172:15, 173:7, 173:18 Vice [4] - 1:13, 3:23, 5:7, 173:6 victim [1] - 92:1 vide [1] - 150:20 video [8] - 150:2, 150:11, 150:15, 162:12, 162:25, 164:24 view [2] - 40:4, 124:9 Village [1] - 85:12 virulent [1] - 141:21 viruses [12] - 145:15, 145:16, 145:17, 145:20, 145:23, 146:19, 156:4, 156:10, 156:14, 165:8, 165:16 visit [3] - 84:11, 92:18, 133:2 visited [3] - 22:9, 101:8, 122:17 Vista [2] - 13:22, 122:25 vitae [1] - 27:16 vital [12] - 32:2, 32:9, 32:12, 32:24, 34:14, 35:15, 35:18, 35:21, 60:25, 62:7, 76:11, 80:24 Vital [2] - 1:23, 79:17 VITAL [3] - 2:8, 7:1, 7:4 vitality [1] - 142:11 voiced [1] - 168:7 volume [1] - 22:16 volumes [1] - 160:19 vote [3] - 6:14, 99:18, 121:18 voted [1] - 135:22 voter [2] - 86:4, 134:5 voters [1] - 117:15	53:9, 59:19 waited [1] - 83:18 waiting [1] - 18:8 waivers [2] - 6:17, 7:6 wake [1] - 111:12 walk [3] - 118:5, 118:9, 144:13 walked [2] - 83:15, 87:23 Walker [2] - 129:11, 129:16 WALKER [3] - 2:24, 129:11, 129:18 walking [1] - 85:7 Wander [3] - 1:13, 3:24, 173:8 WANDER [103] - 2:1, 3:1, 3:8, 3:13, 3:25, 4:2, 4:12, 6:24, 7:2, 7:21, 9:17, 9:20, 10:5, 10:13, 10:16, 10:19, 10:25, 16:5, 16:11, 24:15, 25:2, 25:9, 25:13, 25:22, 27:23, 45:12, 45:17, 74:15, 76:23, 77:7, 78:16, 81:20, 82:6, 84:17, 84:23, 86:18, 88:17, 91:4, 91:9, 91:13, 92:22, 95:15, 96:1, 97:23, 98:4, 98:6, 98:24, 99:24, 100:2, 100:13, 100:16, 102:21, 104:15, 104:24, 107:3, 109:23, 110:6, 110:10, 112:9, 112:13, 114:11, 117:25, 119:12, 121:12, 121:17, 123:21, 125:14, 125:17, 125:23, 127:23, 128:2, 128:8, 129:9, 129:15, 131:17, 133:17, 133:24, 135:9, 137:15, 137:22, 150:6, 150:23, 151:2, 153:8, 153:13, 163:6, 163:19, 166:21, 167:14, 167:19, 168:19, 170:1, 170:4, 171:9, 171:16, 171:24, 172:5, 172:11, 172:16, 172:19, 173:9, 173:15, 173:19 WANTER [1] - 78:20 wants [1] - 171:22 waste [3] - 108:25,	109:4, 116:6 watched [1] - 83:5 watching [1] - 129:25 water [69] - 20:22, 56:17, 71:3, 94:1, 94:6, 94:7, 94:17, 94:18, 95:8, 96:10, 97:4, 98:2, 99:7, 99:13, 101:19, 103:23, 105:11, 105:12, 105:15, 106:16, 107:15, 107:18, 107:19, 108:17, 109:8, 109:13, 109:14, 109:16, 111:15, 111:19, 113:8, 114:9, 116:6, 116:15, 116:18, 116:22, 120:7, 128:25, 129:2, 129:4, 129:5, 131:1, 131:4, 131:6, 140:17, 141:10, 142:5, 144:20, 145:6, 145:12, 145:22, 147:13, 147:14, 147:17, 147:20, 148:5, 149:13, 149:22, 152:17, 152:21, 154:18, 154:20, 157:3, 158:11, 162:1, 165:9 Water [1] - 27:9 water-bearing [1] - 157:3 watershed [5] - 44:18, 45:13, 48:11, 49:1, 49:2 ways [4] - 87:23, 104:10, 132:24, 170:16 wear [5] - 87:18, 153:21, 153:22, 153:23, 153:25 web [1] - 37:7 week [5] - 92:20, 118:20, 132:17, 164:21 weekend [1] - 112:5 weeks [3] - 80:19, 122:25, 123:5 weigh [1] - 9:13 weight [2] - 9:14, 159:1 WEISKOPF [5] - 2:16, 45:4, 45:19, 47:11, 79:2 Weiskopf [37] - 26:2, 26:5, 26:7, 27:15, 27:25, 28:7, 48:7,	48:24, 49:2, 49:4, 50:14, 50:20, 51:11, 51:19, 51:22, 53:1, 53:8, 53:12, 53:19, 61:13, 64:5, 65:15, 66:6, 66:9, 66:10, 66:20, 67:7, 68:8, 70:9, 75:15, 77:14, 78:15, 80:7, 98:11, 100:20, 169:11, 169:12 Weiskopf's [1] - 81:8 welcome [2] - 89:13, 153:2 well-being [1] - 121:16 well-established [1] - 161:14 wellbeing [1] - 168:14 wells [16] - 97:15, 97:25, 98:22, 99:1, 99:2, 99:13, 116:7, 116:16, 116:17, 128:24, 157:2, 157:8, 157:9, 157:14, 165:12 west [3] - 119:17, 122:12, 132:1 West [1] - 87:3 wet [1] - 160:8 whack [1] - 79:23 whatsoever [2] - 25:18, 149:12 whereas [2] - 38:5, 80:6 white [5] - 95:20, 95:22, 113:21, 117:19, 166:13 whole [5] - 4:9, 104:9, 113:9, 137:8 whoop [1] - 36:16 wide [1] - 103:14 widening [3] - 127:2, 127:5, 160:17 wife [3] - 69:20, 83:13, 84:3 wildlife [2] - 103:24, 160:3 willing [1] - 38:5 win [1] - 55:24 window [1] - 80:1 winters [1] - 96:24 wisdom [1] - 135:6 wise [3] - 21:6, 102:19, 137:21 wish [1] - 4:3 wishing [2] - 91:13, 91:15 witness [12] - 10:11, 23:20, 23:22, 24:7, 24:8, 39:4, 46:16,
V	vacationing [1] - 62:19 Valle [1] - 93:4 VALLE [4] - 2:17, 93:3, 94:25, 95:12 valuable [4] - 100:21, 103:17, 104:1, 104:11 value [4] - 39:5, 105:7, 124:11, 130:25 values [3] - 128:16, 161:9, 161:13 van [1] - 132:22 VARGAS [5] - 2:22, 119:13, 121:8, 121:13, 121:18 Vargas [1] - 119:14 variances [1] - 169:20 various [3] - 121:1, 139:14, 147:2 vases [3] - 122:19, 122:24, 123:4 vault [2] - 93:20, 94:5 vaults [1] - 93:20 Vazquez [5] - 1:13, 3:23, 168:19, 170:2, 173:6 VAZQUEZ [12] - 2:4, 7:20, 46:20, 79:3, 168:20, 170:3, 172:3, 172:6, 172:10, 172:15, 173:7, 173:18 Vega [10] - 10:12, 10:13, 10:14, 10:21, 10:23, 11:8, 16:2, 16:14, 22:25, 25:24 VEGA [8] - 2:16, 10:15, 10:18, 10:21, 16:8, 24:18, 24:25, 25:25 vegetables [1] - 97:6 vehicles [2] - 127:12, 127:16 venture [1] - 19:14 venues [1] - 105:8	W W.H.O [1] - 155:3 wage [1] - 65:9 wages [1] - 64:17 wait [7] - 32:24, 41:23, 45:4, 51:9, 52:10,		

<p>65:4, 137:25, 150:8, 153:12, 157:21 witness's [1] - 24:6 witnesses [4] - 5:17, 8:6, 46:12, 78:18 wood [2] - 143:4, 149:4 Woodlawn [2] - 13:19, 14:14 word [3] - 34:16, 40:16, 47:12 words [4] - 36:20, 37:9, 55:20, 56:3 wore [1] - 131:20 works [2] - 38:2, 43:4 Works [1] - 5:24 World [4] - 154:24, 155:8, 155:11, 156:17 world [5] - 44:24, 101:13, 134:11, 134:15, 155:6 worried [3] - 130:24, 131:1, 135:21 worry [2] - 130:1, 154:7 worst [1] - 120:24 wow [1] - 44:10 wrap [7] - 82:2, 91:6, 97:24, 100:2, 100:5, 104:15, 158:22 write [5] - 25:20, 53:8, 53:12, 53:18, 55:10 written [1] - 73:12 wrote [5] - 30:9, 53:15, 54:1, 54:5, 55:11</p>	<p>66:4, 70:5, 72:14, 73:25, 75:7, 78:11, 83:12, 87:5, 87:17, 89:21, 93:10, 93:13, 99:14, 104:3, 106:15, 111:17, 119:21, 126:19, 130:5, 131:9, 136:21, 138:17, 169:15 yesterday [1] - 93:24 York [3] - 47:21, 62:15, 96:22 young [2] - 91:25, 92:3 yourself [3] - 53:4, 99:15, 138:7 yourselves [1] - 105:13 Yvette [1] - 96:3</p>
Y	Z
<p>Yale [1] - 26:17 year [14] - 18:12, 31:14, 47:16, 47:17, 47:18, 59:10, 86:6, 103:4, 103:12, 103:17, 129:23, 138:18, 138:19, 139:3 year-round [1] - 103:12 years [56] - 11:12, 15:21, 18:1, 18:4, 21:20, 21:23, 24:22, 26:17, 26:18, 26:19, 26:20, 27:3, 32:3, 32:6, 33:6, 34:8, 36:3, 36:7, 37:20, 37:21, 41:5, 41:6, 41:18, 41:21, 43:4, 46:1, 51:18, 57:1, 57:2, 58:7, 59:22,</p>	<p>zoned [4] - 47:4, 47:6, 47:25, 130:11 ZONING [1] - 1:1 Zoning [8] - 3:3, 5:6, 5:25, 6:9, 6:11, 9:8, 9:10, 174:9 zoning [12] - 6:22, 9:8, 111:3, 111:5, 111:6, 130:9, 162:24, 163:11, 164:18, 166:16, 166:18, 171:4 Zoo [1] - 89:20 zoom [2] - 55:20, 66:18 zooming [1] - 54:22</p>

Miami Economic Associates, Inc.

August 18, 2011

Mr. Marc C. LaFermier, A.I.C.P.
Director
Department of Planning and Zoning
Miami-Dade County
Miami, Florida

Dear Mr. LaFermier:

On April 14, 2011, Community Zoning Appeals Board 11 heard testimony with respect to the proposal by Kendall Agronomics (KA) to develop a new cemetery immediately west of Krome Avenue, south of S.W. 136th Street. During the course of that hearing residents of the area in which the proposed cemetery would be located expressed opposition to KA's proposal based on concerns about its possible negative impact on the values of their property. They also indicated concern that development of the proposed cemetery might increase crime in their area. The purpose of this letter is to provide information that we believe rebuts the concerns expressed.

Impact on Property Values

In discussing the potential impact the proposed cemetery might have on property values, the individuals who spoke stated that they did not think that anybody would like to live near to a cemetery and that if they could sell their homes in the future, the prices that they would sell for would be lower than their value. In response to this expressed concern, the following points are noted:

- As discussed above the proposed cemetery would be located immediately west of Krome Avenue, south of S.W. 136th Street. The proposed frontage will occupy nearly the entirety of the frontage between S.W. 136th Street and S.W. 144th Street except for the presence of one property located immediately north of S.W. 144th Street. That property and a single property that abuts the proposed cemetery along the entirety of its western boundary will be the only two to be in direct proximity to it. All of the other residential properties west of the proposed cemetery between S.W. 136th Street and S.W. 144th Street are all located at least a quarter of mile to a third of mile away from it or further.

Table 1
 Comparison of Residential Sales Prices per Square Foot
 Properties Abutting a Cemetery
 Relative to Nearby Properties that Do Not

<u>Address</u>	<u>Sq. Ft.</u>	<u>Sales Price</u>	<u>Price/ Sq. Ft.</u>
<u>2002</u>			
* 7901 S.W. 63 Terrace	4,785	\$596,200	\$124.60
7990 S.W. 64 Street	5,680	\$459,900	\$80.97
7915 S.W. 64 Terrace	3,862	\$779,900	\$201.94
<u>2003</u>			
* 7903 SW 63 Terrace	4,429	\$959,485	\$216.64
* 7904 S.W. 64 Terrace	6,731	\$952,500	\$141.51
* 7875 S.W. 66 Street	2,310	\$525,000	\$227.27
* 7785 S.W. 66 Street	1,964	\$200,000	\$101.83
6121 S.W. 82 Avenue	2,262	\$480,000	\$212.20
7910 S.W. 64 Terrace	7,250	\$1,099,079	\$151.60
<u>2004</u>			
* 6011 S.W. 79 Court	3,778	\$750,000	\$198.52
* 6125 S.W. 79 Court	5,105	\$1,250,000	\$244.86
8130 S.W. 64 Street	4,548	\$550,000	\$120.99
7929 S.W. 63 Terrace	6,043	\$550,000	\$91.01
6332 S.W. 79 Court	4,694	\$874,200	\$186.24
7848 S.W. 66 Street	5,813	\$585,000	\$100.64
<u>2010</u>			
* 7855 S.W. 66 Street	2,370	\$425,000	\$179.32
8001 S.W. 64 Street	5,133	\$500,000	\$97.41
6401 S.W. 82 Avenue	5,832	\$480,000	\$82.30

Mr. Mark C. LaFerrer, AICP
Director, Planning and Zoning
Miami-Dade County
August 18, 2011
Page 2

- Cemeteries have historically been an edge use when first developed and then other uses fill in around them over time. A good example of this would be what has occurred in the case of Miami Memorial Park, which is located immediately west of the Palmetto Expressway at 6200 S.W. 77th Avenue. Development of the cemetery began in 1925. Most of the homes in residential neighborhood that abuts it to its west and south of it were initially constructed in the period from approximately 1973 to 2006. A substantial number of homes in that neighborhood have sold in the period since 2001 for values exceeding \$500,000 and in some instances over \$1,000,000, including at least 12 units that are immediately adjacent to the cemetery. The development of this neighborhood and the sales activity that has been occurring in it clearly refutes the argument that nobody wants to live near a cemetery.
- Table 1 is based on MEAI's review of sales in the neighborhood west and south of Miami Memorial Park in which we identified sales of residential properties abutting the cemetery (those designated with asterisks) and then pair them with sales in the same time frame, hence same market environment, of properties in the neighborhood that are not abutting the cemetery. We then calculated the sales price per square foot to determine whether adjacency to the cemetery has an adverse impact value. Review of the table will show that in a number of instances the units located immediately adjacent to cemetery in fact sold at prices higher on a per square foot basis than those not abutting it. Accordingly, we do not believe it to be axiomatic that proximity to a cemetery will have an adverse impact on property values.

Impact on Crime

Those who spoke in opposition to the proposed cemetery provided no basis for their concern that its development might result in more crime in their neighborhood. Table 2 compares crime statistics for the square mile of Miami-Dade County immediately west of the Palmetto Expressway between S.W. 55 Street and S.W. 72nd Street in which Miami Memorial Park is located with those for the square mile of Miami-Dade immediately east of the Palmetto Expressway between the same two streets. Residential is the primary use in both areas except for the presence of the cemetery in the former. Review of the table will show that in the 2-year period analyzed, the rate of crime was approximately the same in the two areas and the nature of the crimes committed was generally the same, with violent crimes directed at people basically negligible in both. Accordingly, MEAI finds no basis for the argument that presence of a cemetery is likely to cause an increase in the rate crime or promote violent crime against people.

Sincerely,
Miami Economic Associates, Inc.

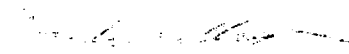

Andrew Dolkart
President

Table 2
 Crime Statistic
 Comparative Study Areas
 2009 - 2010

	<u>2009</u>	<u>2010</u>	<u>Total</u>
<u>Study Area A *</u>			
Larceny	16	17	33
Burglery	8	13	21
Robbery	0	0	0
Vehicular Burglery	7	22	29
Motor Vehicle Theft	1	2	3
Vandalism	5	2	7
Fraud	4	10	14
Narcotics	3	3	6
Aggravated Assault	1	1	2
Simple Assault	<u>1</u>	<u>0</u>	<u>1</u>
	<u>46</u>	<u>70</u>	<u>116</u>
<u>Study Area B **</u>			
Larceny	18	10	28
Burglery	13	13	26
Robbery	1	0	1
Vehicular Burglery	17	7	24
Motor Vehicle Theft	1	3	4
Vandalism	9	6	15
Fraud	3	5	8
Narcotics	0	2	2
Aggravated Assault	1	0	1
Simple Assault	<u>2</u>	<u>1</u>	<u>3</u>
	<u>65</u>	<u>47</u>	<u>112</u>

* Comprised of the section of land bounded by S.W. 56th Street, State Road 826, S.W. 72nd Street and S.W. 87th Avenue. Contains Miami Memorial Park and Star of David Cemeteries.

** Comprised of the section of land bounded by S.W. 56th Street, S.W. 67th Avenue, S.W. 72nd Street and State Road 826. Contains no cemeteries.

Source: Miami-Dade County Police Department, Miami Economic Associates, Inc.

Miami Economic Associates, Inc.

August 18, 2011

Mr. Marc C. LaFerrier, A.I.C.P.
Director
Department of Planning and Zoning
Miami-Dade County
Miami, Florida

Dear Mr. LaFerrier:

On April 14, 2011, Community Zoning Appeals Board 11 heard testimony with respect to the proposal by Kendall Agronomics (KA) to develop a new cemetery immediately west of Krome Avenue, south of S.W. 136th Street. During the course of that hearing residents of the area in which the proposed cemetery would be located expressed opposition to KA's proposal based on concerns about its possible negative impact on the values of their property. They also indicated concern that development of the proposed cemetery might increase crime in their area. The purpose of this letter is to provide information that we believe rebuts the concerns expressed.

Impact on Property Values

In discussing the potential impact the proposed cemetery might have on property values, the individuals who spoke stated that they did not think that anybody would like to live near to a cemetery and that if they could sell their homes in the future, the prices that they would sell for would be lower than their value. In response to this expressed concern, the following points are noted:

- As discussed above the proposed cemetery would be located immediately west of Krome Avenue, south of S.W. 136th Street. The proposed frontage will occupy nearly the entirety of the frontage between S.W. 136th Street and S.W. 144th Street except for the presence of one property located immediately north of S.W. 144th Street. That property and a single property that abuts the proposed cemetery along the entirety of its western boundary will be the only two to be in direct proximity to it. All of the other residential properties west of the proposed cemetery between S.W. 136th Street and S.W. 144th Street are located at least a quarter of a mile to a third of a mile away from it or further.

Table 1
 Comparison of Residential Sales Prices per Square Foot
 Properties Abutting a Cemetery
 Relative to Nearby Properties that Do Not

<u>Address</u>	<u>Sq. Ft.</u>	<u>Sales Price</u>	<u>Price/ Sq. Ft.</u>
<u>2002</u>			
* 7901 S.W. 63 Terrace	4,785	\$596,200	\$124.60
7990 S.W. 64 Street	5,680	\$459,900	\$80.97
7915 S.W. 64 Terrace	3,862	\$779,900	\$201.94
<u>2003</u>			
* 7903 SW 63 Terrace	4,429	\$959,485	\$216.64
* 7904 S.W. 64 Terrace	6,731	\$952,500	\$141.51
* 7875 S.W. 66 Street	2,310	\$525,000	\$227.27
* 7785 S.W. 66 Street	1,964	\$200,000	\$101.83
6121 S.W. 82 Avenue	2,262	\$480,000	\$212.20
7910 S.W. 64 Terrace	7,250	\$1,099,079	\$151.60
<u>2004</u>			
* 6011 S.W. 79 Court	3,778	\$750,000	\$198.52
* 6125 S.W. 79 Court	5,105	\$1,250,000	\$244.86
8130 S.W. 64 Street	4,546	\$550,000	\$120.99
7929 S.W. 63 Terrace	6,043	\$550,000	\$91.01
6332 S.W. 79 Court	4,694	\$874,200	\$186.24
7848 S.W. 66 Street	5,813	\$585,000	\$100.64
<u>2010</u>			
* 7855 S.W. 66 Street	2,370	\$425,000	\$179.32
8001 S.W. 64 Street	5,133	\$500,000	\$97.41
6401 S.W. 82 Avenue	5,832	\$480,000	\$82.30

Source: Miami-Dade County Property Appraiser, Miami Economic Associates, Inc.

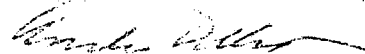
Mr. Mark C. LaFerrier, A.I.C.P.
Director, Planning and Zoning
Miami-Dade County
August 12, 2011
Page 2

- Cemeteries have historically been an edge use when first developed and then other uses fill in around them over time. A good example of this would be what has occurred in the case of Miami Memorial Park, which is located immediately west of the Palmetto Expressway at 6200 S.W. 77th Avenue. Development of the cemetery began in 1925. Most of the homes in residential neighborhood that abuts it to its west and south of it were initially constructed in the period from approximately 1973 to 2005. A substantial number of homes in that neighborhood have sold in the period since 2001 for values exceeding \$500,000 and in some instances over \$1,000,000, including at least 12 units that are immediately adjacent to the cemetery. The development of this neighborhood and the sales activity that has been occurring in it clearly refutes the argument that nobody wants to live near a cemetery.
- Table 1 is based on MEAI's review of sales in the neighborhood west and south of Miami Memorial Park in which we identified sales of residential properties abutting the cemetery (those designated with asterisks) and then pair them with sales in the same time frame, hence same market environment, of properties in the neighborhood that are not abutting the cemetery. We then calculated the sales price per square foot to determine whether adjacency to the cemetery has an adverse impact value. Review of the table will show that in a number of instances the units located immediately adjacent to cemetery in fact sold at prices higher on a per square foot basis than those not abutting it. Accordingly, we do not believe it to be axiomatic that proximity to a cemetery will have an adverse impact on property values.

Impact on Crime

Those who spoke in opposition to the proposed cemetery provided no basis for their concern that its development might result in more crime in their neighborhood. Table 2 compares crime statistics for the square mile of Miami-Dade County immediately west of the Palmetto Expressway between S.W. 56 Street and S.W. 72nd Street in which Miami Memorial Park is located with those for the square mile of Miami-Dade immediately east of the Palmetto Expressway between the same two streets. Residential is the primary use in both areas except for the presence of the cemetery in the former. Review of the table will show that in the 2-year period analyzed, the rate of crime was approximately the same in the two areas and the nature of the crimes committed was generally the same, with violent crimes directed at people basically negligible in both. Accordingly, MEAI finds no basis for the argument that presence of a cemetery is likely to cause an increase in the rate crime or promote violent crime against people.

Sincerely,
Miami Economic Associates, Inc.



Andrew Dolkart
President

Table 2
Crime Statistic
Comparative Study Areas
2009 - 2010

<u>Study Area A *</u>	<u>2009</u>	<u>2010</u>	<u>Total</u>
Larceny	16	17	33
Burglery	8	13	21
Robbery	0	0	0
Vehicular Burglery	7	22	29
Motor Vehicle Theft	1	2	3
Vandalism	5	2	7
Fraud	4	10	14
Narcotics	3	3	6
Aggravated Assault	1	1	2
Simple Assault	<u>1</u>	<u>0</u>	<u>1</u>
	<u>46</u>	<u>70</u>	<u>116</u>
<u>Study Area B **</u>			
Larceny	18	10	28
Burglery	13	13	26
Robbery	1	0	1
Vehicular Burglery	17	7	24
Motor Vehicle Theft	1	3	4
Vandalism	9	6	15
Fraud	3	5	8
Narcotics	0	2	2
Aggravated Assault	1	0	1
Simple Assault	<u>2</u>	<u>1</u>	<u>3</u>
	<u>65</u>	<u>47</u>	<u>112</u>

* Comprised of the section of land bounded by S.W. 56th Street, State Road 826, S.W. 72nd Street and S.W. 87th Avenue. Contains Miami Memorial Park and Star of David Cemeteries.

** Comprised of the section of land bounded by S.W. 56th Street, S.W. 67th Avenue S.W. 72nd Street and State Road 826. Contains no cemeteries.

Source: Miami-Dade County Police Department, Miami Economic Associates, Inc.

Miami Economic Associates, Inc.

August 18, 2011

Mr. Marc C. LaFerrier, A.I.C.P.
Director
Department of Planning and Zoning
Miami-Dade County
Miami, Florida

Dear Mr. LaFerrier:

Miami Economic Associates, Inc. (MEAI) has performed an analysis to evaluate whether an application to develop a new cemetery on land located outside Miami-Dade County's Urban Development on southwest corner of the intersection of Krome Avenue and S.W. 136th Street should be approved based on the fact that a need exists for additional burial places that cannot be satisfied within the UDB.

Principal Findings

Based on the analysis we performed, we have concluded the following:

- There is a clear need to develop a new cemetery in Miami-Dade County to accommodate the number of interments and cremations that will occur in the County between 2011 and 2015.
- Development of a new cemetery at the location identified above on land currently designated for agriculture use will not adversely impact the County's agricultural industry.
- There is no alternative site available for the proposed cemetery that is adequately sized and appropriately accessible.

This letter report, which is organized as shown below, summarizes the results of our analysis. It consolidates, with some new information added, two previously submitted on September 28, 2010 and December 8, 2010.

Section	Page
Need for Additional Cemetery Spaces	2
Use of Agriculturally-Designated Land	6
Availability of Alternative Sites	7
Closing	16

Mr. Marc C. LaFemier, A.I.C.P.
Director, Planning and Zoning
Miami-Dade County
August 18, 2011
Page 2

Need for Additional Cemetery Space

In order to determine whether there is need for additional cemetery spaces, MEAI reviewed data relating to the projected number of deaths within Miami-Dade County during the 2011 through 2025 period and the likely disposition of the remains of the prospective deceased. We also obtained data regarding the number of "uncommitted" cemetery spaces currently available within the active cemeteries in the County inclusive of lots, mausoleum facilities and cremation niches in both the developed portions of those cemeteries and their remaining undeveloped portions. The paragraphs that follow summarize the findings of our research.

- The last approval for a new cemetery in Miami-Dade County was issued approximately 20 years ago when the County had a population of 1,937,000 people. In its recently released draft 2010 Evaluation and Appraisal Report (EAR), the Miami-Dade County Planning Department estimates that the population of the County currently approximates 2,563,900 people, an increase of over 32 percent since the approximate date of the last approval.
- In the 2010 EAR, the Miami-Dade County Planning Department estimated, as shown in Table 1, that more than 335,400 County residents will die during the period from 2011 through 2025. Utilizing data compiled by the State of Florida Bureau of Vital Statistics, MEAI estimates that nearly 154,300 of the deceased will be buried in lots and mausoleum facilities while approximately 124,100 will require cremation niches. In total, nearly 280,000 of the expected deceased over the next 15 years will need to be accommodated by the cemeteries in Miami-Dade County. Cemeteries in Miami-Dade County will also need to accommodate many of the more than 500 people who will die in Monroe County annually during the 2011 through 2025 period because of the paucity of facilities within that County.
- As shown in Table 2, the active cemeteries surveyed in Miami-Dade County currently have fewer than 195,000 uncommitted cemetery spaces inclusive of approximately 128,430 burial spaces and 56,085 cremation niches. This means that the current supply of cemetery spaces will be fully depleted in approximately 2021 with the supply of cremation niches being depleted in about 7 years from now, or in 2018. It should be noted that it is highly unlikely that people who would prefer to be cremated or to cremate loved ones would agree to burial instead when cremation niches are not available.¹
- In reviewing Table 2, it should be noted that the list does not include the cemeteries and other burial sites discussed below for the reasons noted. However, to the extent that they have inventory available, it is in very limited quantity.
 - Three older Jewish cemeteries for which information was not available. However, given the prohibition at most Jewish cemeteries regarding the burial of non-Jews, which significantly reduces their utility to this analysis, and

Table 1
Demand for Cemetary Spaces
Miami-Dade County
2011 - 2025

<u>Year</u>	<u>Estimated Deaths</u>	<u>Disposition*</u>		
		<u>Burials</u>	<u>Cremations</u>	<u>Other/ Unknown</u>
2011	21,369	9,830	7,907	3,632
2012	21,522	9,900	7,963	3,659
2013	21,673	9,970	8,019	3,684
2014	21,822	10,038	8,074	3,710
2015	21,967	10,105	8,128	3,734
2016	22,110	10,171	8,181	3,758
2017	22,250	10,235	8,233	3,782
2018	22,387	10,298	8,283	3,806
2019	22,521	10,360	8,333	3,828
2020	22,653	10,420	8,382	3,851
2021	22,781	10,479	8,429	3,873
2022	22,907	10,537	8,476	3,894
2023	23,030	10,594	8,521	3,915
2024	23,150	10,649	8,566	3,935
2025	<u>23,267</u>	<u>10,703</u>	<u>8,609</u>	<u>3,955</u>
Total	<u>335,409</u>	<u>154,288</u>	<u>124,101</u>	<u>57,020</u>

* According to the State of Florida Bureau of Vital Statistics, the remains of 46 percent of deceased persons are buried, 37 percent cremated. The disposition of the other 7 percent either occurs cut-of-state (6 percent) or is unknown.

Source: State of Florida Bureau of Vital Statistics; Miami-Dade County Planning Department; Miami Economic Associates, Inc.

Table 2
Available Cemetery Spaces
Miami-Dade County
2010

Facility	Developed Acreage				Undeveloped Acreage				Total Acreage			
	Acres	Burial Spaces*	Cremation Niches	Total Spaces	Acres	Burial Spaces*	Cremation Niches	Total Spaces	Acres	Burial Spaces*	Cremation Niches	Total Spaces
Woodlawn South	49.0	2,814	1,449	4,263	7.5	8,400	4,350	12,750	56.5	11,214	5,799	17,013
Palms Woodlawn	50.0	2,006	1,033	3,039	15.0	16,800	8,700	25,500	65.0	18,806	9,733	28,539
Graceland Park South**	25.0	1,433	738	2,171	10.0	11,200	5,800	17,000	35.0	12,633	6,538	19,171
Vista Memorial Gardens	49.0	3,744	510	4,254	4.0	4,460	580	5,040	53.0	8,204	1,090	9,294
Woodlawn Park North	59.0	4,405	717	5,122	3.0	3,600	580	4,180	62.0	8,005	1,297	9,302
Our Lady of Mercy Cemetery	98.0	5,615	2,893	8,508	20.0	22,400	11,600	34,000	118.0	28,015	14,493	42,508
Woodlawn West Cemetery	16.0	917	472	1,389	10.0	11,200	5,800	17,000	26.0	12,117	6,272	18,389
Dade Memorial Park	48.0	7,526	258	7,782	6.5	7,165	3,706	10,871	54.5	14,691	3,962	18,653
Miami Memorial Park	52.0	1,637	283	1,920	3.8	4,289	2,221	6,510	55.8	5,926	2,504	8,430
Southern Memorial Park	55.0	1,980	227	2,187	4.4	4,939	2,558	7,497	59.4	6,899	2,785	9,684
Mt. Sinai Cemetery	22.0	1,927	0	1,927	0.5	600	0	600	22.5	2,527	0	2,527
Graceland North	11.0	912	0	912	0.5	1,000	0	1,000	11.5	1,912	0	1,912
Flagler Memorial Park	32.0	2,047	98	2,143	0.7	580	0	580	32.7	2,627	98	2,723
Dade South Memorial Park	<u>23.0</u>	<u>3,397</u>	<u>760</u>	<u>4,157</u>	<u>1.3</u>	<u>1,456</u>	<u>754</u>	<u>2,210</u>	<u>24.3</u>	<u>4,853</u>	<u>1,514</u>	<u>6,367</u>
Total	589.0	40,340	9,434	49,774	87.2	98,089	46,649	144,738	676.2	138,429	56,083	194,512

* Includes lots and mausoleum facilities.

** Pursuant to Resolution No. Z5-11 on June 23, 2011, a portion of this cemetery previously site planned for office and a funeral home was re-zoned GU so it could legitimately serve as burial space; however, since interments had already occurred there, no new supply was added. The application also provided for an alternative location for offices (and gave up rights for the funeral home) on land that had been assumed as available burial space in the numbers above. Accordingly, this table may overstate the remaining supply of burial space at Graceland Park South.

Source: Service Corp. International; Miami Economic Associates, Inc.

Mr. Marc C. LaFerrier, A.I.C.P.
Director, Planning and Zoning
Miami-Dade County
August 18, 2011
Page 3

the fact that whatever inventory they may have is at most limited, MEAI does not believe that the inclusion of these cemeteries would materially affect the conclusion of our analysis.

- o Several other older private cemeteries throughout the County including 1) the City of Miami Cemetery, which is located 1800 N.E. 2nd Avenue in Downtown Miami; 2) the Coconut Grove Cemetery, now known as Charlotte Jane Memorial Park at 3575 Douglas Road; 3) the historic black cemetery located at 285 N.W. 71st Street in the portion of the City of Miami once referred as Lemon City; 4) Evergreen Memorial Park, which is located north of SR 112 between N.W. 22nd and N.W. 27th Avenues; 5) Pinewood-Cocoplum Cemetery, which is located at 7220 S.W. 47th Court; and 6) Silvergreen Goulds, which is located at 13701 S.W. 240 Street. Of those mentioned above, only the City of Miami Cemetery, which still has approximately 1,000 vacant grave sites, continues to conduct burials on even an occasional basis -- approximately 15 to 20 per year. However, the conditions under which a person can be buried at the City of Miami Cemetery are highly restrictive, owing to the fact that the burial spaces are owned on a deeded basis and only deed holders or people that can affirmatively prove that they are related to a deed holder can qualify to be interred there.
- o Two cemeteries administered by the Office of Miami-Dade County Medical Examiner, the Galloway Cemetery on Galloway Road at S.W. 60th Street and the Kendall Cemetery at S.W. 79th Street and S.W. 115th Street. We were unable to obtain any specific information from the Medical Examiner's office regarding the extent to which unused burial space remain at these facilities, which in combination are comprised of 50 total acres. However, it is unlikely that they have a significant number of spaces remaining since they have been in use for a number of years. It is also noted that the County's Public Interment Program, which is only available to the indigent, currently only provides cremation services.
- o The Archdiocese of Miami property located at S.W. 202nd Avenue and S.W. 360th Street, which despite being zoned for cemetery use in 1982 has never been so developed and is still being used for agricultural purposes. It is noted that: 1) at this point no timeline exists for development of the property as a cemetery; 2) it is too remote to draw significant usage; and 3) the site is adjacent to a heavily secluded primate research facility which does not create the type of tranquil ambience families typically want as a permanent resting place. Finally, it is noted that the affiliation of the property with the Catholic Church limits its applicability to the community at large.
- o Approximately 2000 burial spaces at St Brendan's Church at 8725 SW 32nd Street. Based on the existence of these spaces, we attempted to determine the extent to which additional inventory of burial spaces may exist in churchyard facilities. Mr. Marc Adel at the Florida Division of Funeral, Cemetery and Consumer Services confirmed that small, church-related

cemeteries are not regulated by his division; accordingly, it does not maintain any official records regarding such facilities. However, he indicated that he is not aware of any churches in Miami-Dade County that are currently performing burials on their properties. He further indicated that the extent to which individual churches may keep cremation urns on-site is unknown and could only be determined through facility by facility site visits. However, he doubted that the incidence at which that occurs is significant because of the onus that it would impose on the accepting church to assure their security.

To further follow up, contact was made with several religious organizations. We found that many of these organizations do not keep records of mausoleum or columbarium property at individual churches or even know whether such property even exists inside them. Further, many of the people with whom spoke were less than forthcoming about providing information. Nonetheless the following information was obtained:

- Catholic Archdiocese: Ms. Mary Jo Frick (VP, Finance Treasurer) stated that they had no space available, except presumably those at St Brendan's enumerated above.
 - Episcopal Church: Ms. Cheryl Chapman (Executive Director, Friends of Trinity Church) identified five churches that might have columbarium available but only for church members. To date, St Phillips Episcopal Church in Coral Gables has stated that they have no spaces available while Trinity Cathedral (Miami) has indicated that 23 of its 135 spaces are available. The other three, which are located in Coconut Grove, South Miami and Miami Beach, have not responded to our inquiries.
 - Miami Baptist Association: Ms. Florence Wolfs (Office Manager) stated none of the Baptist churches in Miami-Dade County have mausoleum or columbarium in church.
 - Lutheran: According to Ms. Jeanne Batridge (President of the Dade Monroe Lutheran Conference) indicated that 3 churches have mausoleum and/or columbarium. One of them has indicated it has no space available at this time and one indicated that it may have some spaces, number unknown, but their use would be limited to church members. The third has not responded to our inquiries.
 - Presbyterian: Ms. Mia Nunez (Office Manager at the First Presbyterian Church of Miami) stated that no Presbyterian churches in Miami-Dade County have mausoleum or columbarium.
- MEAI recognizes that a portion of the people who pass away during the 2011 through 2025 period will not actually deplete the current inventory of uncommitted cemetery spaces because they will have already acquired the burial space or

cremation niche in which they will be laid to rest in advance of their death. However, this factor will be offset by the fact that during the 2011 through 2025 period others will be in the process of making arrangements for future disposition of their remains that may not occur until after 2025.

Given the fact the population of Miami-Dade County continues to grow, MEAI believes the number of people who are making prior arrangements for the disposition of their remains on average annual basis during the 2011 through 2025 period will likely be greater than the number who did on annual basis in the years preceding 2011. In this regard, the impact of the aging boomer generation also needs to be considered. For example, during the next five years, the number of County residents in the 55 to 64 age group will increase by approximately 50,000 people. People in the 55 to 64 age group represent a prime market for cemetery spaces.

- MEAI also believes that it is important to take into consideration that the above-estimated depletion dates implicitly assume that the market for cemetery spaces is an efficient one. In fact, it is not. Decisions regarding the disposition of one's own remains or those of loved ones are affected by a number of non-quantifiable and/or emotional factors.

The most obvious of these factors is religion. For example, it is unlikely that many people who are not Jewish or Catholic will choose to be laid to rest in facilities designed to cater to people of those faiths, even if allowed to, which may not be the case. Many people when deciding where to acquire a burial space or cremation niche seek space in a place where their entire family can be accommodated together or in a "heritage garden" that will allow them, just as they did when choosing a community in which to live, to be near other relatives, friends or people of similar ethnicity. Others will wish to be buried in areas with people who had similar experiences in life such as other military veterans or will want a place with a specific attribute such as a special tree, view, etc.

In order for cemeteries to be able to address these highly personal yet important customer preferences, frequently magnified in times of stress or grief, they need to have considerably more capacity than can be determined by a simple mathematical formula that relates projected deaths to available space inventory.

- Finally, MEAI believes that there are a number of practical reasons why it would be imprudent to wait to allow the development of a new cemetery until existing capacity is about to be depleted, which are as follows:
 - Section 497.270 of the Florida Statutes requires that new cemeteries be developed on properties that contain at least 30 net contiguous acres. As will be discussed below in detail, few such properties or combinations of properties are available and appropriate within the UDB regardless of their current land use designation. Our review of data provided in the County Property Appraisers website shows that due to the way parcelization has occurred outside the UDB, the number of appropriately sized parcels in close

Mr. Marc C. LaFerrier, A.I.C.P.
Director, Planning and Zoning
Miami-Dade County
August 18, 2011
Page 6

proximity to important infrastructure such as roadways is also limited. Further, many of the larger parcels outside the UDB are south of Eureka Drive (S.W. 184th Street) in the County's most productive agricultural area.

- o Cemeteries are similar to all other types of development in that they require several processes to occur before they are useable that can take a period of years to complete. Before a cemetery can be placed into service, land needs to be acquired (which may require time-consuming assembly), entitlements need to be obtained (frequently in an environment where there is staunch opposition) and infrastructure as well as a portion of the requisite facilities need to be constructed.
- o The acquisition of cemetery space is a necessity for essentially all people in all economic strata of society. There have been over the years a number of articles and books written about the high costs associated with the disposition of the remains of the deceased. Clearly care should be given to assure that shortages that can cause prices to spike are not created by governmental regulation either with respect to total supply or a particular portion of supply needed to cater a specific set of market preferences.
- o As noted above, many people have traditionally acquired cemetery spaces for themselves and their families well in advance of when they may be needed. For the market to continue to function in this manner, which for many allows them to address a necessary acquisition in a more conscientious and budget-friendly manner, the properties that will provide future capacity need to be known well in advance.
- **Based on the content of the preceding bulleted paragraphs, MEAI believes that there is a clear need to approve the development of a new cemetery in Miami-Dade County. In the materials that follow, we address the issue of why it is both appropriate to allow a new cemetery to be developed in agriculturally-designated land located outside the UDB at the intersection of Krome Avenue and S.W. 136th Street.**

Use of Agriculturally-Designated Land

Although the Miami-Dade County Comprehensive Development Master Plan (CDMP) permits cemeteries to be developed in several categories of land use, Chapter 33 of the Miami-Dade County Code requires that they be developed in land zoned AU or GU. Traditionally those zoning districts are accommodated in CDMP designations of Agriculture or Open Land. Within the UDB, the only area that has land designated Agriculture is in the so-called "Horse Country". MEAI believes that it is highly unlikely that a parcel of 30 net contiguous acres could be assembled in this area. We further believe that any attempt to locate a cemetery in the area would be vehemently opposed by area residents. Accordingly, the CDMP, as implemented by the County's Zoning Code, implicitly assumes that any new cemetery development will occur outside the UDB.

Mr. Marc C. LaFerrier, A.I.C.P.
Director, Planning and Zoning
Miami-Dade County
August 18, 2011
Page 7

MEAI recognizes that the Board of County Commissioners has historically believed that agriculture is an important industry within the County and that strong efforts should be made to assure its viability, notwithstanding a number of forces that are working counter to that hope such as competition from other nations, insect infestations, etc. However, we are also aware that the County's Department of Planning stated in August, 2009, at a town hall meeting with respect to the 2010 EAR that the County will need 52,000 acres of agriculture land in the future to properly support its agriculture industry, or 5,000 less than it currently has. (A copy of the presentation materials in which the Department stated that are posted on its webpage.) Therefore, **MEAI believes that the site of the proposed cemetery can be taken out of production without negative effect.**

Availability of Alternative Sites

As discussed previously, the Florida Statutes require that new cemeteries be developed on properties that contain at least 30 net contiguous acres. Based on that requirement, MEAI sought to identify appropriately sized parcels or assemblages of parcels within the UDB that could potentially be used for the development of a new cemetery including properties designated on the County Future Land Use Map for a variety of uses including residential, commercial and industrial. We also looked at the possibility of utilizing property designated as Open Land and for institutional use both within and outside the UDB.

It should be noted that use of land within the UDB that is designated for residential, commercial or industrial for a cemetery would require that it be re-zoned AU or GU. Re-zoning property within the UDB to AU is expressly prohibited by the CDMP. Re-zoning property to GU would be precedent setting for land which is supposedly reserved for urban uses.

The paragraphs that follow summarize the results of our search for alternative sites.

Land Designated for Residential Use

- According to information provided to MEAI by County's Department of Planning approximately a year ago regarding undeveloped residential parcels 1 or more acres in size, there were 59 undeveloped parcels designated for residential use throughout the County that are 30 acres or more in size. It should be noted that some of these may not qualify for use for a cemetery if the net contiguous acreage after provision for setbacks, etc. is less than 30 acres. We also identified 5 potential instances where contiguous parcels of between 10 and 30 acres in size could possibly be assembled efficiently for the purpose of developing a cemetery. A number of them were then eliminated from further consideration for the reasons discussed below, leaving a total of 40 potential parcels.
 - 15 of the parcels are located in municipalities in which a cemetery is not a permitted use including the Cities of Hialeah and Homestead and the Town of Miami Lakes.

Mr. Marc C. LaFerrier, A.I.C.P.
Director, Planning and Zoning
Miami-Dade County
August 18, 2011
Page 8

- 1 of the parcels is an environmentally-sensitive property.
 - 4 of the parcels are located in already developing residential communities.
 - 4 of the parcels are located in the busway transit corridor where development of cemetery would be an inappropriate use.
 - 1 of the parcels, the site of the now-stalled Biscayne Landings project, is owned by the City of North Miami. MEAI anticipates that the City is likely to want to seek a higher return from the property than cemetery development would provide.
- Land Use Policy LU-8F of the Miami-Dade Comprehensive Development Master Plan requires that the county have adequate capacity to accommodate 15 years of projected population growth from the date of the County last Evaluation and Appraisal Report (EAR). The 2010 EAR, which was adopted by the County Commission in the Spring of 2011, shows that the County currently falls short of meeting that requirement by a period of 5 years. Accordingly, it would not be sound policy to re-designate a parcel or assemblage of parcels of 30 acres or more that is currently designated for residential use to Agriculture or General Use to allow a cemetery to be built because such action would increase the shortfall, which in turn would likely result in increased pressure to expand the UDB to permit residential use. We believe that DP&Z would rather see a cemetery be developed outside the UDB than residential units.

Land Designated for Commercial Use

- Based on a review of the County's 2010 Current Existing Land Use Map, we identified only 5 undeveloped commercially-designated parcels or potential assemblages of parcels of 30 acres or more. We do not believe that any of them represent realistic alternatives for cemetery development within the UDB for the following reasons.
 - Two of the 5 identified parcels are located in the West Kendall area on the south side of Kendall Drive. The first of them is the site of the proposed Kendall Town Center project, which is located between S.W. 159th and S.W. 164th Avenues. Future development of this site is subject to an approved Development of Regional Impact that does not currently envision cemetery use and that would need to be amended. A portion of the property is already being developed by Baptist Health System with a new hospital facility. It is unlikely that Baptist would view a cemetery as an appropriate/compatible neighbor. Finally, encouragement of a cemetery on the Kendall Town Center parcel would not in our opinion be sound policy since it is currently the only location available to create a major employment center in the West Kendall area, thereby reducing the need for at least a portion of area residents to commute elsewhere in the county for work.

Mr. Marc C. LaFerrier, A.I.C.P.
Director, Planning and Zoning
Miami-Dade County
August 18, 2011
Page 9

The other parcel along Kendall Drive, the so-called "Brown Property", is a short distance to the west of Kendall Town Center. This parcel was recently brought into the UDB after three attempts before the County Commission over a period of six years and an extensive proceeding before a DOHA judge. It is highly unlikely that the owner of this property, given his investment in time and money to obtain the right to develop it with commercial uses, would entertain the idea of allowing the property to be used as the site of a cemetery. Further, to the extent that he was willing to sell it, his price would likely preclude development of a cemetery.

- o The third undeveloped commercially-designated parcel of 30 acres or more that we identified is a tract approximately 64 acres in size owned by 107th Avenue Gamma that is located west of N.W. 107th between N.W. 12th and 14th Streets. In 2008, when a portion of this tract was re-designated from Industrial and Office to Business and Office, its future development was controlled by a covenant under which residential use would actually become the major use on the site in terms of the amount of land allocated to it. The portion of the site on which commercial use would be developed is less than 30 acres and not all contiguous. Accordingly, use of this site for a cemetery would have the impact of reducing residential capacity, which as discussed above would not be sound policy.

We also note that this property is located in a portion of the County which the County Commission by resolution R-871-09 dated June 30, 2009 directed DP&Z to consider as the site of mega-shopping district. In a report dated May 2010 DP&Z preliminary concluded that concept has viability.

- o The fourth parcel, comprised of 37 acres, is located at the intersection of N.W. 32nd Avenue and N.W. 79th Street, directly across the street from the Northside Metrorail Station. Assuming that the Board of County Commission votes to remove a restrictive covenant that precludes residential uses from being developed on the property, it would be an excellent location for a mixed-use project inclusive of residential units and retail space anchored by the kind of national or regional retailers that are currently under-represented in the area. Such a development scenario would be far more supportive of transit use than a cemetery and should be encouraged at this location. It would also be far more supportive of the goals of the Community Redevelopment District that is being proposed for this area.
- o The fifth of the commercial parcels is located at the intersection of N.W. 12th Street and N.W. 137th Avenue in the southwest corner of the Beacon Lakes project that has design restrictions that would preclude development of a cemetery on the property.

Mr. Marc C. LaFamier, A.I.C.P.
Director, Planning and Zoning
Miami-Dade County
August 18, 2011
Page 10

Land Designated for Industrial Use

- According to information provided to MEAI by County's Department of Planning, there were approximately 1,380 undeveloped industrially-designated parcels in Miami-Dade County approximately 1 year ago. Analysis of those parcels revealed the following regarding their potential for cemetery use:
 - 102 are owned by governmental entities including the County, the School Board, municipalities, the State of Florida and the U.S. Government.
 - 44 in fact already developed or in use.
 - 64 are located in transit corridors, notably the busway, where cemetery use would be inconsistent with the County's goal of promoting transit use.
 - 71 are located in special districts within the City of Miami including the Miami River (15), Hospital (38), Design (4) and Fashion (14) Districts where cemetery use would be incompatible with the intent of the districts.
 - 244 are located in designated Enterprise and/or Empowerment zones within the County where development of a cemetery would be inconsistent with the goal of creating significant numbers of jobs for residents of those areas.
 - 322 are located in projects where cemetery use is precluded by privately imposed restrictions
 - 162 are located in municipalities where cemetery use is not a permitted use by zoning regulations including the Cities of Hialeah Gardens and Homestead and the Towns of Medley and Miami Lakes.
 - 5 are scattered parcels in the City of Coral Gables with a total of 3.73 acres
 - 28 are scattered parcels in the City of Hialeah totaling 47.00 acres with no single parcel or potential assemblage of parcels having at least 30 net contiguous acres.
 - 22 are scattered parcels in the City of Miami with a total of less than 8 acres.
 - 1 is a parcel in the City of Miami Beach with a total less than 1 acre.
 - 5 are scattered parcels in Florida City with a total of 2.25 acres
 - 227 are scattered parcels in Unincorporated Miami-Dade County totaling 298.11 acres with no single parcel or potential assemblage of parcels having at least 30 net contiguous acres.

Mr. Marc C. LaFerrier, A.I.C.P.
Director, Planning and Zoning
Miami-Dade County
August 18, 2011
Page 11

- o 12 are scattered parcels in the City of Miami Gardens with a total of 11.34 acres.
 - o 2 are scattered parcels in the City of Opa-Locka with a total 1.11 acres
 - o 5 are scattered parcels in the City of South Miami with a total of less than 1 acre.
 - o 63 are scattered parcels in the City of Doral totaling 154.36 acres with no single parcel or potential assemblage of parcels having at least 30 net contiguous acres.
- Based on the preceding analysis, we identified only 3 undeveloped, industrially-designated parcels of 30 or more acres. Analysis of these parcels revealed the following about their potential for cemetery use:
 - o Two of the 3 parcels are contiguous tracts comprised of a total of 97.91 acres. They are located in the City of Miami Gardens on the east side of N.W. 47th Avenue immediately south of the Homestead Extension of Florida's Turnpike (HEFT). The City of Miami Gardens requires a special exception to approve cemetery development. Perhaps, of greater significance is the fact that these parcels are negatively impacted by the noise of the traffic on the HEFT and the presence of an active County landfill on the west side of N.W. 47th Avenue directly across the street. Given these influences, MEAI does not believe these parcels to be conducive to cemetery use.
 - o The third parcel, consisting of approximately 148 acres, is the so-called "Lemmon" tract in the City of Doral. The family that owns this tract has for more than decade refused to entertain offers to sell it and there is no way to anticipate when that posture may change.

Land Designated as Open land and for Institutional Use within and outside the UDB

There are areas throughout Miami-Dade County, all outside that UDB, that are designated Open Land, each of which is discussed below:

Northwest

- The largest area of Open Land in Miami-Dade County is located in the Northwest portion of the County. It is comprised of the so-called Lake Belt, which was established by the Florida Legislature during the 1990's with the intention of balancing limestone mining interests and environmental concerns relating to wetlands protection, water supply protection and water management for Everglades restoration. With respect to water supply protection, it is noted that the County's Northwest Wellfield, which supplies approximately 40 percent of the County's potable water, is located in the portion of the Lake Belt situated between SR 836 on the south and Okeechobee Road on the north. Approximately 50 percent of the land in

Mr. Marc C. LaFemier, A.I.C.P.
Director, Planning and Zoning
Miami-Dade County
August 18, 2011
Page 12

the Lake Belt area is owned by rock mining interests while at least 25 percent --- a figure likely to increase --- over time is owned by government. The remainder is owned by private, non-rock mining interests.

Cemeteries are assumed to last and be accessible in perpetuity, objectives which we believe to be in conflict with the long-term objectives of the Lake Belt, which is envisioned as essentially a conservation area after rock mining activities in the area are completed. We further believe that it would be inappropriate, if permitted at all, to place a cemetery in an area designated to potentially support the CERP initiative. This effectively limits the effort to find an alternative site for the proposed Cemetery to the area north of Okaechobee Road. With respect to this area, the following points are noted:

- o There are active rock mining operations underway in the area that involve blasting. Hence, the area is not in our opinion conducive to cemetery use.
- o Based on current ownership patterns, there are fewer than 5 sites with at least 30 net contiguous acres that are not owned by rock mining interests or government available. All of these are currently occupied or will soon be occupied by other active uses including nursery operations and in the case of one, truck parking. There is no evidence to believe that these sites are available for acquisition. Furthermore, these lands are burdened with jurisdictional wetlands of significant size, which suggests that they are inappropriate for addressing the County's need for new cemetery spaces.

Southwest

- There are two areas of Open Land in the Southwest portion of the County. The first of these is substantially located in the area between S.W. 8th Street and S.W. 56 Street, immediately west of the UDB, which is known as the Bird Drive Recharge Area. The second is the so-called 8.5 Mile Square Mile Area, which is located west of S.W. 187th Avenue between S.W. 104th Street and S.W. 168th Street.
 - o The Bird Drive Recharge Area contains two components of the CERP initiative and substantial wetland areas. In our opinion, these factors eliminate it as an appropriate area in which to locate a new cemetery.
 - o The 8.5 Square Mile Area would also not be an appropriate location for several reasons including: 1) it has been historically considered by the Army Corps of Engineers and other similar agencies as an ideal location for a flood mitigation project; 2) the area is poorly served by roads, hence relatively inaccessible; and 3) the pattern of land ownership is highly fragmented resulting in the existence of very few parcels or groups of parcels under single ownership that would produce a tract of at least of 30 net contiguous acres.

South

- There are three areas in South Miami-Dade County designated Open Land. For the reasons discussed below, MEAI does not believe any of the three would be an appropriate alternative location for the proposed cemetery.
 - The first flanks U.S. 1 immediately south of S.W. 360th Street. It is adjacent to land designated for conservation use and, in fact, substantial portions of this area are owned by the County's Environmentally Endangered Land Program. None of the privately-owned parcels or groups of parcels in single ownership contain 30 net contiguous acres.
 - The second Open Land area in South Miami-Dade County is approximately 1 mile south of that just discussed and is bounded by U.S. 1 on the west and Card Sound Road on the east. This area also contains parcels owned by the County's Environmentally Endangered Land Program. However, the majority of the area is owned by active rock mining interests.
 - Rock mining activity is also underway in the third Open Land area in South Miami-Dade County, which is located immediately south of S.W. 360th Street, east of U.S. 1. It is also located in an area of consideration for CERP. It should be noted that the rock mining activity that is occurring in South Dade is important to the future development of the southern portion of Miami-Dade County within the UDB because without a relative proximate source of limestone material, the future cost to develop there would rise significantly.

Southeast

- The Open Land Area in Southeast Miami-Dade County is comprised of land that preponderantly lies between Biscayne Bay and S.W. 112th Street. The land is located in a storm surge zone and in an area that could clearly be adversely impacted by rising sea levels. As such, MEAI considers it a poor location for a cemetery facility that is intended to exist in perpetuity.

MEAI analyzed all the parcels or groups of parcels designated for Institutional Use on the County's 2015 - 2025 Future Land Use Map, with the exception of those that will be discussed in the next paragraph, to evaluate their potential to serve as an alternative sites for the proposed cemetery. We also reviewed all the parcels or groups of parcels depicted on the County's existing land use map as being occupied by institutional users including those not designated for Institutional Use on the 2015 - 2025 Land Use Map. Table 3 summarizes the findings of our analysis with respect to the parcels or groups of parcels with at 30 net contiguous acres that are privately-owned while Table 4 does the same for the parcels or groups of parcels that are owned by various agencies of government.

- As indicated above, a number of parcels or groups of parcels were exempted from our analysis because based on our prior knowledge we knew that they would not

Mr. Marc C. LaFerrier, A.I.C.P.
Director, Planning and Zoning
Miami-Dade County
August 18, 2011
Page 14

yield a vacant site of 30 net contiguous acres and/or that cemetery use there would not be appropriate due to issues of compatibility, accessibility, etc. The exempted parcels or group of parcels included the following:

- o Government Center in Downtown Miami
 - o Civic Center/Health Center Complex
 - o South Dade Government Center Complex
 - o Homestead Air Reserve Base
 - o The Orange Bowl Site where the Florida Marlin's new stadium is currently under construction
 - o FP&L's sites at 6525 S.W. 152nd Street and Turkey Point
 - o Vizcaya
 - o The campuses of the University of Miami, St. Thomas University, Barry University Florida Memorial College, Florida International University (North and South) and Miami-Dade College (North and South)
 - o Coast Guard Property northeast of MetroZoo, which is the site of a County-proposed entertainment complex
 - o Highly classified Department of Defense facility located immediately west of MetroZoo
 - o Baptist Hospital Complexes on N. Kendall Drive and Campbell Drive
 - o Mercy Hospital Complex on South Miami Avenue
 - o State of Florida Correctional Facilities located at 14000 N.W. 41st Street and 19000 S.W. 372 Street
 - o Miami-Dade County/INS detention facilities located west of Krome Avenue and south of S.W. 8th Street
 - o Miami-Dade Solid Waste Department Facilities located at 21500 N.W. 47th Avenue, 6990 N.W. 97th Avenue, 8795 N.W. 58th Street (also other County Department office) and south of Silver Palm Drive between S.W. 87th and 97th Avenues
 - o Miami-Dade County Government/WASA Complex on the west side of Galloway Road, south of Miller Drive
 - o Miami-Dade WASA facilities and wellfields located at 2575 N.E. 156 Street, 23300 S.W. 88th Avenue, on the north side of Kendall Drive and east of S.W. 127th Avenue, in Miami Springs at the intersection of North Royal Poinciana Drive at Alex Bromir Way/Dove Avenue and west of theoretical S.W. 172 Avenue between Miller Drive and Sunset Drive
 - o Florida Aqueduct Authority Facility located north of S.W. 360 Street, east of S.W. 200th Avenue
- As shown in Table 3, there was only one privately-owned parcel comprised of at least 30 net acres that required analysis after the campuses of the private colleges and universities enumerated above were exempted as well as the Baptist and Mercy Hospital complexes. The subject property, which is comprised of approximately 120.5 acres, is located at 11925 Old Cutler Road. Owned by a private foundation, the property is being used as a botanical garden and research facility. There is no evidence that all or a portion of this site would be available for acquisition for the proposed cemetery. Further, the site is located in a storm surge zone and could be

**Table 3
Institutional Land
30 Acres or More
Privately-Owned
Miami-Dade County**

<u>Parcel Number</u>	<u>Folio Number</u>	<u>Location</u>	<u>Acres</u>	<u>Owner</u>	<u>Use</u>	<u>Comment</u>
1	03-5107-003-0020	11925 Old Cutler	120.48	Montgomery Foundation	Botanical Garden/Research facility	In use Storm surge area

Source: Miami-Dade County Future Land Use Map 2015 -2025; Miami-Dade Property Appraiser; Miami Economic Associates, Inc.

Mr. Marc C. LaFerrier, A.I.C.P.
Director, Planning and Zoning
Miami-Dade County
August 18, 2011
Page 15

adversely affected by rising sea levels. Accordingly, MEAI does not consider it an appropriate location for a cemetery facility that is intended to exist in perpetuity.

- As shown in Table 4, a total of 11 government-owned parcels or groups of parcels were subjected to analysis once the government-owned parcels and groups of parcels listed above were exempted. Ten of the 11 are located within the UDB. The one located outside the UDB is owned by the federal government, actually the Department of the Navy. Given its location at the intersection of S.W. 360th Street and Card Sound Road, its accessibility is poor. While the site is currently vacant, there is no evidence to indicate that it is available for acquisition. Further, it is located in a CERP area, which in our opinion significantly reduces its viability as the potential site for a cemetery.

With respect to the 10 government-owned parcels or groups of parcels within the UDB, 6 are developed to the point that they would not yield 30 vacant net contiguous acres. A seventh, the U.S. Agriculture Department site located at the intersection of S.W. 136th Street and S.W. 67th Avenue is not intensely developed but is being used. There is no evidence that all or any portion of it is available for acquisition.

With respect to the remaining 3 parcels, 2 are partially developed, 1 is completely vacant. The vacant site, which is located at S.W. 272 Street and S.W. 127th Avenue, is parcel that was conveyed to the County by the U.S. Air Force when the County took control of land that was previously part of the Homestead Air Force Base. According to the County's General Service Administration (GSA), a condition of its conveyance is that it be used for economic development purposes. GSA does not believe that cemetery use meets the intent of the deed restriction. The undeveloped portions of the two partially developed parcels are located immediately south of the County landfill at 21500 N.W. 47th Avenue. In MEAI's opinion their proximity to an active landfill makes them poor candidates for cemetery use.

Summary

Based on the information presented above, MEAI does not believe that an alternative site exists within the UDB for cemetery use.

**Table 4
Institutional Land
30 Acres or More
Government-Owned
Miami-Dade County**

<u>Parcel Number</u>	<u>Folio Number</u>	<u>Location</u>	<u>Acres</u>	<u>Owner</u>	<u>Use</u>	<u>Comment</u>
1	30-1131-001-0030	20600 NW 47 Ave	168.88	Miami-Dade GSA	Landmark Center	Developed
2	30-1131-001-0020	20660 NW 47 Ave	54.83	State of Florida HRS	Mental Health Facility	Partially developed
3	32-2013-001-0570	5890 NW 158 St	35.3	Miami-Dade Public Schools	School	Partially developed
4	04-2132-001-0011	900 E. 56 Street	51.46	City of Hialeah	Municipal facility	Developed
5	30-4005-001-0230	N.E corner of W. Flagler/107 Ave	38.6	FIU	University facility	Developed
6	30-4031-000-0170	SW 117 Ave, S. of Sunset	164.58	Miami-Dade HRS	Social service facilities	Developed
7	30-5924-000-0160	14655 SW 122 Ave	42.53	Florida DOT	Maintenance facility	Developed
8	30-5936-000-0040	18300 SW 127 Ave	32.07	Miami-Dade Public Schools	Training facility	Developed
9	30-6935-000-0390 30-6935-000-0052 30-6935-000-0410 30-6935-000-0400 30-6935-000-0061	SW 272 St/SW127 Ave	14.48 24.23 10.15 30.28 46.58	Miami-Dade GSA	Vacant	Site deeded to Miami-Dade County by the federal government with restrictions that require it to be used to promote
10	30-7931-001-0040	S. of SW 360 St./Card Sound Road	59.49	U.S. Government	Vacant	
11	33-5024-000-0010 33-5024-001-0010	S.W. 136 Street, E. of 67 Ave	152.53 54.38	U.S. Agriculture Department	Testing facility	In Use In storm surge zone

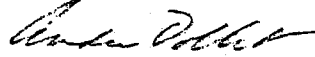
Source: Miami-Dade County Future Land Use Map 2015 -2025; Miami-Dade Property Appraiser; Miami Economic Associates, Inc.

Mr. Marc C. LaFemier, A.I.C.P.
Director, Planning and Zoning
Miami-Dade County
August 18, 2011
Page 16

Closing

Based on the analysis presented above, MEAI believes that there is a clear need for the development of a new cemetery at the intersection of Krome Avenue and S.W. 136th Street. We do not believe that cemetery development on property at that location designated for agriculture in the CDMP would negatively impact Miami-Dade County's agricultural industry. Finally, we do not believe that an alternative site exists within the UDB.

Sincerely,
Miami Economic Associates, Inc.



Andrew Dolkart
President

Recommendations

A. KROME AGRONOMICS, LLC
(Applicant)

11-4-CZ11-1 (10-051)
Area 11/District 09
Hearing Date: 09/06/11

Property Owner (if different from applicant) Same.

Is there an option to purchase /lease the property predicated on the approval of the zoning request? Yes No

If so, who are the interested parties? Stormy Sky, LLC

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
-------------	------------------	----------------	--------------	-----------------

No History

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 11
MOTION SLIP**

A

APPLICANT'S NAME: **KROME AGRONOMICS, LLC**

REPRESENTATIVE: **Tony Recio**

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
11-4-CZ11-1 (10-51)	July 19, 2011	CZAB11	11

REC: Approval with conditions of Requests #1 through #3, subject to the Boards acceptance of the proffered covenant; Denial without prejudice of Requests #4 through #12.

WITHDRAW: APPLICATION ITEM(S): _____
 DEFER: INDEFINITELY TO: Sept 6, 2011 W/LEAVE TO AMEND
 DENY: WITH PREJUDICE WITHOUT PREJUDICE
 ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS
 APPROVE: PER REQUEST PER DEPARTMENT PER D.I.C.
 WITH CONDITIONS
 OTHER: The application was deferred due to a lack of a quorum. Also the County Attorney had Stated on the record that regardless of the deferral, the application could not be heard because the applicant had modified the application (new plans) and staff needed time to review the changes.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILWOMAN		Patricia G. DAVIS			
COUNCILMAN		Joseph E. DELANEY			
COUNCILMAN		Miguel A. DIAZ			X
COUNCILWOMAN		Beatrice SUAREZ			X
VICE CHAIR		Ileana R. VAZQUEZ			X
CHAIRMAN		Jeffrey WANDER			

VOTE:

--	--	--

EXHIBITS: YES NO

COUNTY ATTORNEY: DENNIS KERBEL

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 11
MOTION SLIP**

A

APPLICANT'S NAME: KROME AGRONOMICS, LLC

REPRESENTATIVE: Tony Recio

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
11-4-CZ11-1 (10-51)	July 19, 2011	CZAB11	11

REC: Approval with conditions of Requests #1 through #3, subject to the Boards acceptance of the proffered covenant; Denial without prejudice of Requests #4 through #12.

WITHDRAW: APPLICATION ITEM(S): _____
 DEFER: INDEFINITELY TO: Sept 6, 2011 W/LEAVE TO AMEND
 DENY: WITH PREJUDICE WITHOUT PREJUDICE
 ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS
 APPROVE: PER REQUEST PER DEPARTMENT PER D.I.C.
 WITH CONDITIONS
 OTHER: The application was deferred due to a lack of a quorum. Also the County Attorney had Stated on the record that regardless of the deferral, the application could not be heard because the applicant had modified the application (new plans) and staff needed time to review the changes.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILWOMAN		Patricia G. DAVIS			
COUNCILMAN		Joseph E. DELANEY			
COUNCILMAN		Miguel A. DIAZ			X
COUNCILWOMAN		Beatrice SUAREZ			X
VICE CHAIR		Ileana R. VAZQUEZ			X
CHAIRMAN		Jeffrey WANDER			

VOTE:

--	--

EXHIBITS: YES NO

COUNTY ATTORNEY: DENNIS KERBEL

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 11
MOTION SLIP**



APPLICANT'S NAME: KROME AGRONOMICS, LLC

REPRESENTATIVE: Tony Recio

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
11-4-CZ11-1 (10-051)	May 17, 2011	CZAB11	11

REC: Approval with conditions of Requests #1 through 3, subject to the Boards acceptance of the proffered covenant; Denial without prejudice of Requests #4 through #12.

WITHDRAW: APPLICATION ITEM(S): _____
 DEFER: INDEFINITELY TO: July 19, 2011 W/LEAVE TO AMEND
 DENY: WITH PREJUDICE WITHOUT PREJUDICE
 ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS
 APPROVE: PER REQUEST PER DEPARTMENT PER D.I.C.
 WITH CONDITIONS
 OTHER: Deferred due to applicant's request to amend the application.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILWOMAN		Patricia G. DAVIS	X		
COUNCILMAN		Joseph E. DELANEY	X		
COUNCILMAN		Miguel A. DIAZ			X
COUNCILWOMAN		Beatrice SUAREZ			X
VICE CHAIR		Ileana R. VAZQUEZ	X		
CHAIRMAN		Jeffrey WANDER	X		
VOTE:			4	0	

EXHIBITS: YES NO

COUNTY ATTORNEY: THOMAS ROBERTSON

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 11
MOTION SLIP

#1

APPLICANT'S NAME: KROME AGRONOMICS, LLC

REPRESENTATIVE: Tony Recio

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
11-4-CZ11-1 (10-51)	April 14, 2011	CZAB11	11

REC: Approval with conditions of Requests #1 through 3, subject to the Board's acceptance of the proffered covenant; Denial without prejudice of Requests #4 through 12.

WITHDRAW: APPLICATION ITEM(S): _____
 DEFER: INDEFINITELY TO: May 17, 2011 W/LEAVE TO AMEND
 DENY: WITH PREJUDICE WITHOUT PREJUDICE
 ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS
 APPROVE: PER REQUEST PER DEPARTMENT PER D.I.C.
 WITH CONDITIONS
 OTHER: Deferral due to a tied vote.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILWOMAN	M	Patricia G. DAVIS	X		
COUNCILMAN		Joseph E. DELANEY	X		
COUNCILMAN		Miguel A. DIAZ		X	
COUNCILWOMAN		Beatrice SUAREZ		X	
VICE CHAIR		Ileana R. VAZQUEZ		X	
CHAIRMAN	S	Jeffrey WANDER	X		
VOTE:			3	3	

EXHIBITS: YES NO

COUNTY ATTORNEY: THOMAS ROBERTSON

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 11
MOTION SLIP**

#1

APPLICANT'S NAME: KROME AGRONOMICS, LLC

REPRESENTATIVE: Tony Recio

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
11-4-CZ11-1 (10-51)	April 14, 2011	CZAB11	11

REC: Approval with conditions of Requests #1 through 3, subject to the Board's acceptance of the proffered covenant; Denial without prejudice of Requests #4 through 12.

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S): _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>May 17, 2011</u> <input type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS	
<input checked="" type="checkbox"/> OTHER:	Deferral due to a tied vote.	

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILWOMAN	M	Patricia G. DAVIS	X		
COUNCILMAN		Joseph E. DELANEY	X		
COUNCILMAN		Miguel A. DIAZ		X	
COUNCILWOMAN		Beatrice SUAREZ		X	
VICE CHAIR		Ileana R. VAZQUEZ		X	
CHAIRMAN	S	Jeffrey WANDER	X		
VOTE:			3	3	

EXHIBITS: YES NO

COUNTY ATTORNEY: THOMAS ROBERTSON

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 11**

APPLICANT: Krome Agronomics, LLC

PH: Z10-51 (11-4-CZ11-1)

SECTION: 24-55-38

DATE: September 6, 2011

COMMISSION DISTRICT: 9

ITEM NO.: A

=====

A. INTRODUCTION

o **SUMMARY OF REQUESTS:**

The applicant is requesting a special exception to permit a proposed cemetery and associated mausoleums, an Unusual Use to permit a lake excavation and lake fill. Additional requests are being sought to permit 2 signs, larger than permitted by the the Zoning Code.

o **REQUESTS:**

- (1) DISTRICT BOUNDARY CHANGE from GU to AU.
- (2) SPECIAL EXCEPTION to permit a proposed cemetery and associated mausoleums.
- (3) UNUSUAL USE to permit a Lake Excavation and Lake Filling.
- (4) Applicant is requesting to permit two additional detached signs, one with an area of 81 sq. ft. and one with an area of 164 sq. ft. (two 32 sq. ft. sign permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "West Kendall Memorial Park", as prepared by DCG Development Consulting Group, consisting of twenty-one (21) sheets, dated stamped received May 27, 2011. Plans may be modified at public hearing.

o **LOCATION:**

The southwest corner of S.W. 136 Street & S.W. 177 Avenue, Miami-Dade County, Florida.

o **SIZE:** 48.6 Acres

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT:

1. *The Adopted 2015 and 2025 Land Use Plan designates the subject property as being 1.4 miles west of and outside the Urban Development Boundary (UDB) for Agriculture use. The area designated as "Agriculture" contains the best agricultural land remaining in Miami-*

Dade County. As stated in the Miami-Dade County Strategic Plan, approved in 2003 by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture such as packing houses, and farm residences. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship; however, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Policy EDU-2.A.

- 2. In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominately and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. No business or industrial use should be approved in the area designated Agriculture unless the use is directly supportive of local agricultural production, and is located on an existing arterial roadway, and has adequate water supply and sewage disposal in accordance with Chapter 24 of the County Code, and the development order specifies the approved use(s); however, packing houses for produce grown in Florida are not restricted to locating on an arterial roadway. **Other uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area.** Existing quarrying and ancillary uses in the Agriculture area may continue operation and be considered for approval of expansion.*
- 3. **Water.** This category includes all natural waters such as coastal waters and navigable rivers or waters. Water-dependent uses and water-related uses along coastal shorelines as discussed under Objective CM-5 as well as ancillary structures or uses may be permitted for flood control or recreational purposes. **Man-made water bodies are permitted in any land use category subject to applicable environmental regulations.***
- 4. **Urban Development Boundary.** The Urban Development Boundary (UDB) is included on the LUP map to distinguish the area where urban development may occur through the year 2015 from areas where it should not occur. Development orders permitting urban development will generally be approved within the UDB at some time through the year 2015 provided that level-of-service standards for necessary public facilities will be met. Adequate countywide development capacity will be maintained within the UDB by increasing development densities or intensities inside the UDB, or by expanding the UDB, when the need for such change is determined to be necessary through the Plan review and amendment process.*
- 5. **Other Land Uses not Addressed.** Certain uses are not authorized under any LUP map category, including many of the uses listed as "**unusual uses**" in the Zoning Code. Uses not authorized in any LUP map category may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use. Such approval may be granted only if the requested use is consistent with the objectives and policies of this Plan, and provided that the use would be compatible and would not have an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including*

Dade County. As stated in the Miami-Dade County Strategic Plan, approved in 2003 by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture such as packing houses, and farm residences. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship; however, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Policy EDU-2.A.

2. In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominately and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. No business or industrial use should be approved in the area designated Agriculture unless the use is directly supportive of local agricultural production, and is located on an existing arterial roadway, and has adequate water supply and sewage disposal in accordance with Chapter 24 of the County Code, and the development order specifies the approved use(s); however, packing houses for produce grown in Florida are not restricted to locating on an arterial roadway. **Other uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area.** Existing quarrying and ancillary uses in the Agriculture area may continue operation and be considered for approval of expansion.
3. **Water.** This category includes all natural waters such as coastal waters and navigable rivers or waters. Water-dependent uses and water-related uses along coastal shorelines as discussed under Objective CM-5 as well as ancillary structures or uses may be permitted for flood control or recreational purposes. **Man-made water bodies are permitted in any land use category subject to applicable environmental regulations.**
4. **Urban Development Boundary.** The Urban Development Boundary (UDB) is included on the LUP map to distinguish the area where urban development may occur through the year 2015 from areas where it should not occur. Development orders permitting urban development will generally be approved within the UDB at some time through the year 2015 provided that level-of-service standards for necessary public facilities will be met. Adequate countywide development capacity will be maintained within the UDB by increasing development densities or intensities inside the UDB, or by expanding the UDB, when the need for such change is determined to be necessary through the Plan review and amendment process.
5. **Other Land Uses not Addressed.** Certain uses are not authorized under any LUP map category, including many of the uses listed as "unusual uses" in the Zoning Code. Uses not authorized in any LUP map category may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use. Such approval may be granted only if the requested use is consistent with the objectives and policies of this Plan, and provided that the use would be compatible and would not have an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including

roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. However, this provision does not authorize such uses in Environmental Protection Areas designated in this Element.

6. **Policy LU-10.** Miami-Dade County shall seek to prevent discontinuous, scattered development at the urban fringe particularly in the Agriculture Areas, through its CDMP amendment process, regulatory and capital improvements programs and intergovernmental coordination activities.
7. **LU-3F. Super Majority Vote:** Any zoning action or amendment to the CDMP that would approve any use other than direct production and permitted residential uses of property, in an area designated as Agriculture, whether as a primary use or as an accessory or subordinated use to an agricultural use, or action that would liberalize standards or allowances governing such other uses on land that is, a) outside the Urban Development Boundary (UDB), and b) within one mile of the right-of-way line of any portions of Krome Avenue designated in this Plan for improvement to 4-lanes, shall require an affirmative vote of not less than five members of the affected Community Zoning Appeals Board and two-thirds of the total membership of the Board of County Commissioners then in office, where such Community Zoning Appeals Board or Board of County Commissioners issues a decision. The term "direct agricultural production" includes crops, livestock, nurseries, groves, packing houses, and barns but not uses such as houses of worship, schools, sale of produce and other items, and outdoor storage vehicles. This policy is not intended to permit any use not otherwise permitted by the CDMP. Any modification to this section to allow additional uses within the one mile distance from Krome Avenue shall require an affirmative vote of not less than two-thirds of the Board of County Commissioners then in office.
8. **Policy LU-9B vii** of the Land Use Element states that Miami-Dade County shall continue to maintain and enhance, as necessary, regulations consistent with the CDMP which govern the use and development of land and which, as a minimum, regulate signage.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

GU (with an agricultural trend); row crops

Agriculture

Surrounding Properties:

NORTH: GU (with an agricultural trend); row crops

Agriculture

SOUTH: GU (with an agricultural trend);
 row crops and Single-family residence

Agriculture

EAST:	GU (with an agricultural trend); row crops	Agriculture
WEST:	GU (with an agricultural trend); row crops and Single-family residence	Agriculture

F. PERTINENT ZONING REQUIREMENTS/STANDARDS:

*In evaluating an application for a **district boundary change**, Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:*

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;*
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;*
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;*
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*

Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses. *The Board shall hear an application for and grant or deny special exceptions; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and **unusual uses** which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.*

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations. Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

G. NEIGHBORHOOD SERVICES PROVIDER COMMENTS:

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDT	No comment
Fire Rescue	Objects
Police	No objection
Schools	No objection

*Subject to conditions indicated in their memoranda.

H. PLANNING AND ZONING ANALYSIS:

This application was deferred from the April 14, 2011 meeting due to a tie vote and from the May 17, 2011 with leave to amend in order to submit revised plans. Subsequently, this application was deferred from the July 19, 2011 meeting to allow for a re-advertisement of the amended application and plans. The applicant has submitted revised plans which indicate a relocation of the monument structures on the site which resulted in the removal of a majority of the variances that were previously requested.

The Land Use Plan (LUP) Map of the Comprehensive Development Master Plan (CDMP) designates the subject property for **Agriculture** use. The CDMP indicates *that uses compatible with agriculture and with the rural residential character may be approved in the Agricultural designated areas only if deemed to be a public necessity, or if deemed to be "in the public interest" and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area.*

Furthermore, **Policy LU-10** of the CDMP states that the 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. In addition staff notes that **Policy LU-1R** of the CDMP states that the County shall take steps to reserve the amount of available land necessary to maintain an economically viable agricultural industry. Staff notes that if approved, this application would eliminate approximately 48.6 acres of viable agricultural land.

The applicant has identified 194,512 burial and cremation uncommitted spaces available in Miami-Dade County and states in their need study that the supply of cemetery spaces will be depleted by 2021 and the supply of cremation spaces will be depleted by 2017. As such, staff

opines that although there currently is a significant capacity of cemetery and cremation spaces available, according to state licensing regulations for cemeteries, it typically takes approximately 5-7 years to establish and develop a cemetery use from the time of zoning approval, which shows that there would be a public necessity for this particular use in the near future.

In addition, the CDMP states that other uses compatible with agriculture may be approved if the use is deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area. Staff agrees that while the creation of burial sites is in the public interest, there are 7 vacant parcels of 30 acres or more in the unincorporated area and inside the UDB which are zoned GU and AU where this use is permitted after approval at a public hearing. Staff acknowledges however that due to the location and configuration of these parcels they may not be suitable for this particular use and may pose an incompatibility issue with the surrounding land uses.

Based on the aforementioned staff opines that the proposed cemetery use is a public necessity due to the finite number of years left of burial and cremation spaces and because there are not enough suitable alternative parcels of land inside the UDB where this use is allowed as a special exception. In addition, outside the UDB within the unincorporated area there are no suitable sites in land that is designated Open Land on the Land Use Plan map and there are no sites in land designated Environmental Protection, where such a use is prohibited. As such the proposed use is **consistent** with the agriculture designation on the property and would be compatible with the surrounding agricultural uses in the area.

However, Policy 9B vii of the Land Use Element of the CDMP indicates that *Miami-Dade County shall continue to maintain, and enhance as necessary, regulations consistent with the CDMP, which govern the use and development of land and which, as a minimum, regulate signage.* Staff has consistently recommended denial of applications seeking deviations from the Zoning Code signage regulations and is of the opinion that the Zoning Code provides adequate signage allowances. Staff is of the opinion that the proposed signage is excessive and therefore should be denied.

Additionally, **Policy LU-3F** of the interpretative text of the CDMP *requires that any zoning action or amendment to the CDMP that would approve any use other than direct production and permitted residential uses of property, in an area designated as Agriculture, whether as a primary use or as an accessory or subordinated use to an agricultural use, or action that would liberalize standards or allowances governing such other uses on land that is, a) outside the Urban Development Boundary (UDB), and b) within one mile of the right-of-way line of any portions of **Krome Avenue** designated in this Plan for improvement to 4-lanes, shall require an affirmative vote of not less than five members of the affected Community Zoning Appeals Board then in office, where such Community Zoning Appeals Board (CZAB) issues a decision.* The subject property is located approximately 1.4 miles west of and outside the UDB in an area designated **Agriculture** and abuts a portion of Krome Avenue that is designated in the Master Plan for improvement to 4-lanes. Staff is of the opinion that approval of requests #1 and #2, a Special Exception to permit a proposed cemetery with associated mausoleums and an Unusual Use to permit a lake excavation and lake filling, will require an affirmative vote by five (5) members of the CZAB 11 since said uses do not involve the direct production of agriculture, are not permitted residential uses in an agriculturally designated land, and approval of said requests would liberalize the standards or allowances governing such uses.

opines that although there currently is a significant capacity of cemetery and cremation spaces available, according to state licensing regulations for cemeteries, it typically takes approximately 5-7 years to establish and develop a cemetery use from the time of zoning approval, which shows that there would be a public necessity for this particular use in the near future.

In addition, the CDMP states that other uses compatible with agriculture may be approved if the use is deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area. Staff agrees that while the creation of burial sites is in the public interest, there are 7 vacant parcels of 30 acres or more in the unincorporated area and inside the UDB which are zoned GU and AU where this use is permitted after approval at a public hearing. Staff acknowledges however that due to the location and configuration of these parcels they may not be suitable for this particular use and may pose an incompatibility issue with the surrounding land uses.

Based on the aforementioned staff opines that the proposed cemetery use is a public necessity due to the finite number of years left of burial and cremation spaces and because there are not enough suitable alternative parcels of land inside the UDB where this use is allowed as a special exception. In addition, outside the UDB within the unincorporated area there are no suitable sites in land that is designated Open Land on the Land Use Plan map and there are no sites in land designated Environmental Protection, where such a use is prohibited. As such the proposed use is consistent with the agriculture designation on the property and would be compatible with the surrounding agricultural uses in the area.

However, Policy 9B vii of the Land Use Element of the CDMP indicates that *Miami-Dade County shall continue to maintain, and enhance as necessary, regulations consistent with the CDMP, which govern the use and development of land and which, as a minimum, regulate signage.* Staff has consistently recommended denial of applications seeking deviations from the Zoning Code signage regulations and is of the opinion that the Zoning Code provides adequate signage allowances. Staff is of the opinion that the proposed signage is excessive and therefore should be denied.

Additionally, **Policy LU-3F** of the interpretative text of the CDMP *requires that any zoning action or amendment to the CDMP that would approve any use other than direct production and permitted residential uses of property, in an area designated as Agriculture, whether as a primary use or as an accessory or subordinated use to an agricultural use, or action that would liberalize standards or allowances governing such other uses on land that is, a) outside the Urban Development Boundary (UDB), and b) within one mile of the right-of-way line of any portions of Krome Avenue designated in this Plan for improvement to 4-lanes, shall require an affirmative vote of not less than five members of the affected Community Zoning Appeals Board then in office, where such Community Zoning Appeals Board (CZAB) issues a decision.* The subject property is located approximately 1.4 miles west of and outside the UDB in an area designated **Agriculture** and abuts a portion of Krome Avenue that is designated in the Master Plan for improvement to 4-lanes. Staff is of the opinion that approval of requests #1 and #2, a Special Exception to permit a proposed cemetery with associated mausoleums and an Unusual Use to permit a lake excavation and lake filling, will require an affirmative vote by five (5) members of the CZAB 11 since said uses do not involve the direct production of agriculture, are not permitted residential uses in an agriculturally designated land, and approval of said requests would liberalize the standards or allowances governing such uses.

The applicant is seeking to rezone the subject property from GU, Interim District, to AU, Agricultural District (request #1). Staff notes that the GU zoned parcel is 1.4 miles west of and outside the UDB and as such is trended for agricultural uses and is designated for Agriculture use on the LUP map of the CDMP. As such, staff opines that the rezoning of the property from GU to AU would bring the property into conformity with and would be **consistent** with the LUP map designation and would be **compatible** with the majority of the surrounding properties that are also zoned AU. Staff is supportive of this requested zone change which based on memoranda from DERM, and the Public Works among others, would not unduly burden the natural resources in this area or the planned or constructed transportation facilities. **Therefore, staff recommends approval of request #1, under Section 33-311.**

The applicant is also seeking a special exception to permit a proposed cemetery and associated mausoleums and an unusual use to permit a lake excavation and subsequent lake fill on the subject (requests #2 and #3). The Master Plan specifies that *certain uses are not authorized under any LUP map category, including many of the uses listed as "unusual uses" in the Zoning Code. Uses not authorized in any LUP map category may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use. Such approval may be granted only if the requested use is consistent with the objectives and policies of the Master Plan, and provided that the use would be compatible with and would not have an unfavorable effect on the surrounding area by any of the following: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area.*

Staff acknowledges that the interpretative text of the CDMP states that *Man-made water bodies are permitted in any land use category subject to applicable environmental regulations* and that the applicant has proffered a covenant restricting the development of the site to the submitted plans; requiring that the fill excavated from the temporary lake will only be used to raise the elevation of the Property for interment and site improvements; providing that no such fill will be sold or distributed to any other property; and providing that in the event the property is not developed in accordance with the approved site plan, the property owner will not remove any fill from the property. Staff notes that the requested lake excavation and fill requests are an integral part of the applicant's request for the proposed cemetery which, as previously mentioned, is consistent with the CDMP. **Therefore, staff opines that, along with the proffered covenant, approval of the proposed cemetery use, lake excavation and lake fill are consistent with the interpretative text of the CDMP.**

When requests #2 and #3 are analyzed under Section 33-311(A)(3), Standards For **Special Exceptions, Unusual Uses** and New Uses, staff is of the opinion that the proposed cemetery with associated mausoleums, lake excavation and fill, and proposed entrance feature would not have an unfavorable effect on the agricultural economy of Miami-Dade County. In addition, staff notes that the proposed facility is surrounded by predominately vacant parcels used for agriculture and therefore, in staff's opinion, the proposed cemetery will not have a negative aural or visual impact on the surrounding agriculture properties and is compatible with same. Further, staff notes that DERM and the Public Works Department do not object to this application.

In addition, based on the applicant's Letter of Intent, the proposed lake excavation and subsequent lake fill is necessary to raise the elevation of the site for the proposed cemetery use

and provides a cost effective means of raising said elevation. *When considering the necessity for and reasonableness of such applied for exception and use in relation to the present and future development of the area concerned and the compatibility of the applied for exception and use with the area and its development,* staff opines that the requested cemetery, lake excavation and fill are compatible with same and would not have an unfavorable effect on the surrounding area in relation to the present and future development of the area. **Therefore, staff recommends approval with conditions of requests #2 and #3 under Section 33-311(A)(3).**

When analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard, staff is of the opinion that the approval of request #4 would be **incompatible** with the surrounding area, would negatively affect the stability and appearance of the rural agricultural community, and would be detrimental to the neighborhood. Staff opines that approval of the applicant's request to permit two (2) proposed signs which are approximately 2.5 and 5.1 times larger in size than permitted by the Zoning Code is excessive and will be visually intrusive. It should also be noted that staff's research reveals that no similar approvals of sign variances have been sought in the surrounding area. **Therefore, staff recommends denial without prejudice of request #4 under Section 33-311(A)(4)(b).**

Based on the aforementioned, staff opines that approval of the proposed cemetery use, lake excavation and lake fill are **consistent** with the CDMP and would be **compatible** with the surrounding agriculture uses in the area. However, staff is of the opinion that the approval of request #4 would be **incompatible** with the surrounding rural agricultural and rural residential community. **As such, staff recommends approval of request #1, and approval with conditions of requests #2 and #3 subject to the Boards acceptance of the proffered covenant, under Section 33-311(A)(3); and denial without prejudice of request #4 under Section 33-311(A)(4)(b).**

I. **RECOMMENDATION: Approval with conditions of request # 1 and approval of requests #2 and #3 with conditions, subject to the Boards acceptance of the proffered covenant; Denial without prejudice of Request #4.**

J. **CONDITIONS: (For requests #2 and #3 only)**

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Use; said plan to include, but not limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "West Kendall Memorial Park", as prepared by DCG Development Consulting Group, consisting of twenty-one (21) sheets, dated stamped received May 27, 2011, except as herein modified to show the removal of the proposed signage.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to final zoning inspection.

and provides a cost effective means of raising said elevation. *When considering the necessity for and reasonableness of such applied for exception and use in relation to the present and future development of the area concerned and the compatibility of the applied for exception and use with the area and its development, staff opines that the requested cemetery, lake excavation and fill are compatible with same and would not have an unfavorable effect on the surrounding area in relation to the present and future development of the area. Therefore, staff recommends approval with conditions of requests #2 and #3 under Section 33-311(A)(3).*

When analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard, staff is of the opinion that the approval of request #4 would be incompatible with the surrounding area, would negatively affect the stability and appearance of the rural agricultural community, and would be detrimental to the neighborhood. Staff opines that approval of the applicant's request to permit two (2) proposed signs which are approximately 2.5 and 5.1 times larger in size than permitted by the Zoning Code is excessive and will be visually intrusive. It should also be noted that staff's research reveals that no similar approvals of sign variances have been sought in the surrounding area. **Therefore, staff recommends denial without prejudice of request #4 under Section 33-311(A)(4)(b).**

Based on the aforementioned, staff opines that approval of the proposed cemetery use, lake excavation and lake fill are consistent with the CDMP and would be compatible with the surrounding agriculture uses in the area. However, staff is of the opinion that the approval of request #4 would be incompatible with the surrounding rural agricultural and rural residential community. **As such, staff recommends approval of request #1, and approval with conditions of requests #2 and #3 subject to the Boards acceptance of the proffered covenant, under Section 33-311(A)(3); and denial without prejudice of request #4 under Section 33-311(A)(4)(b).**

I. **RECOMMENDATION:** Approval with conditions of request # 1 and approval of requests #2 and #3 with conditions, subject to the Boards acceptance of the proffered covenant; Denial without prejudice of Request #4.

J. **CONDITIONS:** (For requests #2 and #3 only)

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Use; said plan to include, but not limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "West Kendall Memorial Park", as prepared by DCG Development Consulting Group, consisting of twenty-one (21) sheets, dated stamped received May 27, 2011, except as herein modified to show the removal of the proposed signage.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to final zoning inspection.

5. That the applicant obtain a Certificate of Use from and promptly renew the same annually with the Department of Planning and Zoning, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
6. That all fill excavated from the temporary lake on the southern portion of the property will only be used to raise the elevation of the property for interment and site improvements, and no portion of such fill will be sold or otherwise distributed to any other property.
7. That the applicant complies with all applicable conditions and requirements of the Department of Environmental Resources Management (DERM).

DATE INSPECTED: 04/22/11
DATE TYPED: 03/08/11
DATE REVISED: 03/09/11, 03/10/11, 6/16/11, 06/23/11, 07/01/11
DATE FINALIZED: 07/26/11
MCL:GR:MW:NN:CH:NC

TENTATIVE

Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning

Memorandum



Date: November 15, 2010

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

A handwritten signature in black ink, appearing to read "Jose Gonzalez". The signature is written in a cursive, flowing style.

Subject: C-11 #Z2010000051-3rd Revision
Krome Agronomics, LLC
Southwest corner of S.W. 136th Street and S.W. 177th Avenue
Special Exception to Permit a Cemetery
(AU) (48.6 Acres)
24-55-38

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water and Wastewater Disposal

Public water and public sanitary sewer systems are not available in the general area; furthermore, since the site is located outside the Urban Development Boundary, neither public water nor public sanitary sewers can be extended to serve the site. Consequently, any proposed development would have to be served by an on-site drinking water supply well as a source of potable water and by a septic tank and drainfield system as a means for the disposal of domestic liquid waste.

In accordance with Section 24-43.2 of the Miami-Dade County Environmental Code, you are required to demonstrate that the groundwater at the site does not require treatment in order to meet the primary drinking water quality standards specified in Chapter 62-55, Florida Administrative Code, as same may be amended from time to time, and that the groundwater at the site does not contain more than two hundred fifty (250) milligrams per liter (mg/l) of chlorides at a depth of thirty (30) feet from ground elevation.

Additionally, DERM has received a properly executed covenants running with the land in favor of Miami-Dade County as required by Sections 24-43.1(4) (a) of the Code, which provides that the only liquid waste, less and except the exclusions contained therein, which shall be generated, disposed of, discharged or stored on the property shall be domestic sewage discharged into a septic tank. Consequently, DERM may approve the subject application and the same may be scheduled for public hearing.

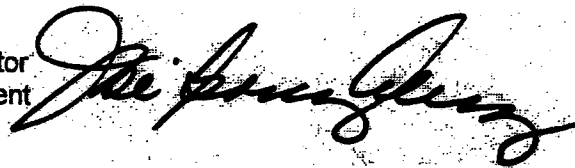
Section 24-43.1 (6) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by any liquid waste storage, disposal or treatment method other than public sanitary sewers or any source of potable water supply other than a public water main. The same Code

Memorandum

MIAMI-DADE
COUNTY

Date: November 15, 2010
To: Marc C. LaFrier, AICP, Director
Department of Planning and Zoning

From: José Gonzalez, P.E., Assistant Director
Environmental Resources Management



Subject: C-11 #Z2010000051-3rd Revision
Krome Agronomics, LLC
Southwest corner of S.W. 136th Street and S.W. 177th Avenue
Special Exception to Permit a Cemetery
(AU) (48.6 Acres)
24-55-38

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water and Wastewater Disposal

Public water and public sanitary sewer systems are not available in the general area; furthermore, since the site is located outside the Urban Development Boundary, neither public water nor public sanitary sewers can be extended to serve the site. Consequently, any proposed development would have to be served by an on-site drinking water supply well as a source of potable water and by a septic tank and drainfield system as a means for the disposal of domestic liquid waste.

In accordance with Section 24-43.2 of the Miami-Dade County Environmental Code, you are required to demonstrate that the groundwater at the site does not require treatment in order to meet the primary drinking water quality standards specified in Chapter 62-55, Florida Administrative Code, as same may be amended from time to time, and that the groundwater at the site does not contain more than two hundred fifty (250) milligrams per liter (mg/l) of chlorides at a depth of thirty (30) feet from ground elevation.

Additionally, DERM has received a property executed covenants running with the land in favor of Miami-Dade County as required by Sections 24-43.1(4) (a) of the Code, which provides that the only liquid waste, less and except the exclusions contained therein, which shall be generated, disposed of, discharged or stored on the property shall be domestic sewage discharged into a septic tank. Consequently, DERM may approve the subject application and the same may be scheduled for public hearing.

Section 24-43.1 (6) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by any liquid waste storage, disposal or treatment method other than public sanitary sewers or any source of potable water supply other than a public water main. The same Code

Section also provides that nonresidential land uses served by a septic tank and on-site potable water supply may only be approved, if among other requirements, the proposed land use does not generate liquid waste other than domestic sewage and complies with all the requirements of Section 24-43.1 (4) of the Code.

The available information indicates that the proposed facility entails the operation of a maintenance facility as part of the proposed cemetery. Therefore the facility will be in violation of the above-mentioned Code Section.

Additionally, the proposed development shall not exceed the maximum sewage loading allowed by Section 24-43.1(4) (b) of the Code. The available information indicates that the subject property contains a gross area of approximately 2,085,208 square feet. The maximum sewage loading rate allowed by the Code is 750 gallons per day per acre (GPD/Ac). Based upon said gross area, the maximum wastewater flow that can be permitted is 35902 gallons per day; and the proposed wastewater flow would result in 827.5 gallons per day, which translates into 17.28 GPD/Ac, which would not exceed the above-mentioned Code Section.

Inasmuch as the above-noted request does not comply with any of the noted Code Sections, DERM was not able to administratively approve this application. Accordingly, the applicant applied for variances from the aforesaid Code Sections before the Environmental Quality Control Board (EQCB). Based upon the evidence and available information the Board approved the applicant's petition.

Stormwater Management

The subject property is located outside of the Urban Development Boundary where the primary canal system has been found to have insufficient storage capacity to provide flood protection for land use other than agriculture.

A Surface Water Management individual Permit from the South Florida Water Management District shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to site development, final plat or public works approval of paving and drainage plans.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year/1-day storm event with full on-site retention of the 100-year/3 day storm. Pollution Control devices shall be required at all drainage inlet structures.

Site grading and development plans shall comply with the requirements of Section 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands

An on site inspection performed by DERM staff on May 19, 2010 revealed that the subject property does not contain wetlands as defined by Section 24-5 of the Code. Therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may also be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

There are no tree resources issues on the subject property.

Enforcement History

DERM has found no open or closed enforcement records for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may also be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

There are no tree resources issues on the subject property.

Enforcement History

DERM has found no open or closed enforcement records for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: KROME AGRONOMICS, LLC

This Department has no objections to this application.

Driveway to SW 177 Avenue must meet current F.D.O.T. access management requirements; contact the district office at 305-470-5367 for driveway and drainage permits.

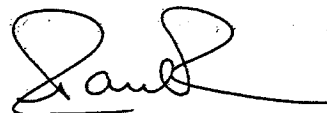
Additional improvements may be required at time of permitting/platting.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any road dedications and improvements required will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 20 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
F-682	SW 177 Ave. s/o SW 88 St.	C	C
9208	SW 177 Ave. s/o SW 184 St.	C	C
9880	SW 184 St. e/o SW 177 Ave.	B	B

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A Pino, P.L.S.

10-NOV-10



Memorandum

Date: 10-MAR-11
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2010000051

Fire Prevention Unit:

This memo supersedes MDFR memorandum date June 1, 2010.

OBJECTIONS:

- Instead of a lock box applicant must provide a Knox pad lock or Knox key switch for gates within Fire Department access roads.

Service Impact/Demand:

Development for the above Z2010000051
 located at THE SOUTHWEST CORNER OF S.W. 136 STREET & S.W. 177 AVENUE, MIAMI-DADE COUNTY,
 FLORIDA.

in Police Grid 2010 is proposed as the following:

N/A	dwelling units	N/A	square feet
<u>residential</u>		<u>industrial</u>	square feet
N/A	square feet	8,475	square feet
<u>Office</u>		<u>Institutional</u>	
N/A	square feet	N/A	square feet
<u>Retail</u>		<u>nursing home/hospitals</u>	

Based on this development information, estimated service impact is: 12.5 alarms-annually.
 The estimated average travel time is: 6:40 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 43 - Richmond - 13390 152 Street
 Rescue, ALS 50' Squirt (TRT)

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments

Current service impact calculated based on site plan.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department
 Planning Section at 786-331-4540.



Memorandum

Date: 10-MAR-11
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2010000051

Fire Prevention Unit:

This memo supersedes MDRF memorandum date June 1, 2010.

OBJECTIONS:

- Instead of a lock box applicant must provide a Knox pad lock or Knox key switch for gates within Fire Department access roads.

Service Impact/Demand:

Development for the above Z2010000051
 located at THE SOUTHWEST CORNER OF S.W. 136 STREET & S.W. 177 AVENUE, MIAMI-DADE COUNTY,
 FLORIDA:
 in Police Grid 2010 is proposed as the following:

<u>N/A</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>N/A</u> Office	square feet	<u>8,475</u> institutional	square feet
<u>N/A</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 12.5 alarms-annually.
 The estimated average travel time is: 6:40 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 43 - Richmond - 13390 152 Street
 Rescue, ALS 50' Squirt (TRT)

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments

Current service impact calculated based on site plan.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department
 Planning Section at 786-331-4540.

**Expert Pathology Report ↓ Krome Agronomics, LLC
PH 10-51**

**Prepared by Dr. Jay M. Radtke, M.D.
September 23, 2011**

Received by
Zoning Agenda Coordinator

SEP 23 2011

I. Introduction

During and after a recent public hearing regarding the proposal for a new cemetery on the southwest corner of SW 177th ave. and SW 136th st. certain objectors voiced their concerns about the cemetery's potential effect on the surrounding environment; namely contamination of the ground water by the bacteria involved in decomposition as well as contamination caused by the products used in the embalming process. This report serves to respond to those voiced concerns.

I am a professional pathologist and licensed medical doctor. I have served as a medical examiner. I routinely work with dead bodies and examine them for multiple purposes including autopsy. While working as a medical examiner, I've worked with bodies buried in graves as well as those crime scenes involving the discarding of human remains in clandestine graves or on the surface of the ground. As a pathologist, I have been trained in microbiology and the study of human decomposition. As such, working with microorganisms is a routine part of my profession.

II. Bacteria is Vital to Human Life.

The term "normal human flora" refers to the living organisms (bacteria, fungi, and protozoa) that naturally reside in human bodies. Human beings could not live without bacteria in our bodies. The process of building our normal flora begins at the time when we are first born when bacteria from the mother's birth canal and the surrounding environment colonize our intestines. Immediately after this time infants are exposed to bacteria transferred from the environment and the normal flora of their mothers by suckling, kissing, and hugging.

Bacteria perform a host of important functions in the human body. Our flora helps us digest carbohydrates, produce vitamins (B and K), and increase the intestines absorption of water. The normal intestinal flora also repress the growth of pathogenic bacteria (bad bacteria) by a process termed the "barrier effect." This process prevents harmful bacteria from growing excessively due to competition from helpful normal flora.

Bacteria also aid with the bodies natural immune system. Specifically, our natural bacteria stimulates lymphoid tissue to produce antibodies to pathogens. It is this process that enables the immune system to recognize and fight off the bad bacteria. In this process, the good bacteria suppresses the growth of potentially bad bacteria. Research also demonstrates that our normal flora excretes antibodies and substances such as fatty acids that additionally fight off pathogenic bacteria that could potentially make us sick.

Each human being contains on average 10^{14} bacterial cells. This number is ten times greater than the number of human cells that make up our bodies. Our normal flora weighs between 2 to 4 pounds. These bacteria are not only found in our intestines they

cover our skin and eyes and line our mouths and urogenital tracts. Put simply, every person reading this report has about 4 pounds of bacteria in them.

All this essential bacteria in our bodies is referred to as non-pathogenic which means it is not only harmless but also helpful. If one was to compare a list of the bacteria in our bodies one would find many of the same types of bacteria in food that we routinely consume. These bacteria are in milk, cheese, yogurt, sour cream, sauerkraut, pickles, olives, and sausage. Good bacteria is even necessary to make chocolate and coffee.

III. Death and Burial Does Not Cause Harmful Bacteria

After we die the bacteria within us dies as well. There is an interval of time after we die that the bacteria in us lives on, but it is the same bacteria that exists within every reader of this report at this very moment. No new "superbug" emerges upon death; to the contrary, the good bacteria that helps us to digest food as we are alive also helps to digest us when we die. This is the most natural of processes.

Any virus that were to exist within us would likewise die when we die. Viruses need living cells to function and replicate as they have no manner to replicate themselves. Without living human cells the viruses are faced with a hostile environment and they die out. When we die our cells die, and when our cells die the viruses that need them to survive die off as well.

IV. Burial Poses no Risk of Contamination to the Subsurface Water Resource

Our normal bacterial flora stays in place when we die, we decompose from the inside out. It does not roam; it does not look for a new life source separate and apart from our body; it does not grow legs and walk, leap or crawl; it does not grow wings and fly. Our bacteria has no means to spread on its own.

My review of the burial practices confirms my opinion that no threat of contamination of the aquifer exists from the bacteria (or viruses) associated with the burial of the dead. There are several reasons to support this conclusion.

First and foremost, the bacteria that would be present during burial are non-pathogenic, therefore it would pose no risk even if it were to enter the water system. It is the same bacteria that is already in us all; it is already in the air, the ground, and the water because this is where we first acquired it shortly after birth. If more of the same bacteria were to enter the water table it would just mix with what is already there, it would be an event without consequence.

Next, there is no remote likelihood that the bacteria could even enter the water table; this is due to the modern burial practices that will be used at this location. Specifically, in current burial practices between 90 to 95% of bodies are buried in metal caskets. The metal is usually composed of either 18 or 20 gauge steel or steel alloy. A minority of the bodies are buried in wood but that is a distinction without a difference. The sealed coffin is then placed in a concrete burial container. The burial container is comprised of approximately 2-3 inch thick high quality concrete, reinforced with steel rods and wire mesh, and has a PSI rating of 2500 lbs. That burial concrete container is covered by a concrete lid and then placed in the ground. It is my professional opinion that no virus or bacteria could live long enough to: exit from the body; escape from the metal casket or wooden coffin; penetrate the concrete burial container; bore or filter through the limestone beneath the ground; and enter the water table. Even if this were to occur (and it could not), this would be a non-event given that the bacteria is comprised of the non-pathogenic human flora that is inside all of us.

Compounding the strength of my conclusion is that the majority of those buried are embalmed. Not all bodies are embalmed before they are buried, but most are. The embalming and surface disinfectant process kills 99% of the postmortem microbial population after 2 hours of contact. Where a body is buried without embalming (the skin is still disinfected) no risk is posed for all the reasons previously stated.

V. Embalming Causes No Risk of Contamination to the Subsurface Water Resource.

I have reviewed the chemicals used in the embalming process; I have personally witnessed embalming; and I am familiar with the chemical properties of embalming fluid. No risk is posed to the groundwater resources by the embalming process.

When a body is embalmed the fluid is pumped through the arterial system and absorbed by the tissues of the body. As stated above, when the body is buried it is first placed within a casket and the casket is placed within a concrete burial container. There is no real risk that the embalming fluid could escape the body, penetrate through the deceased clothes, escape the coffin, and then escape the concrete burial container. Furthermore, for cosmetic purposes, embalmed bodies are wrapped in plastic before being clothed and placed in the casket; a step which provides an additional layer of protection against the escape of these fluids.

Even if the embalming fluid were to escape, due to the amount used and its chemical composition, no risk is posed to the underground water resource. Embalming fluid is comprised of either 33% formaldehyde and 15% methanol by weight or 20.5% formaldehyde, 24% methanol and 0.2% methyl salicylate by weight. These chemicals break down in the following ways;

Formaldehyde: In air it breaks down into formic acid, CO, and CO₂. In the body it is either metabolized into a non-toxic chemical called formate which is excreted in the

urine or it can be converted to CO₂ by the lungs and exhaled. In water it will biodegrade to low levels in a short period of time.

Methanol: Evaporates from water and soil when exposed to air and is oxidized by sunlight into CO₂ and H₂O. There are also microorganisms that live in water and soil that can break down methanol. Methanol is a naturally occurring substance produced by many bacteria and is ubiquitous in the environment.

Methyl Salicylate: It is soluble in water but readily biodegradable; it will not persist for any significant amount of time. It has a very low potential for bioaccumulation and a low potential for adsorption into soil and sediment. It is also known as wintergreen oil and used in many products ranging from Ben-gay, to cosmetics, to food flavorings.

It is interesting to note that while there is much talk about formaldehyde, it is a naturally occurring substance made by natural processes in the upper atmosphere. These processes contribute to up to 90% of the total formaldehyde in the environment.

VI. Conclusion

It is my professional opinion that no health risk is posed to the adjacent neighbors as a result of the burial of human remains on the property at issue here. The bacteria that exist in death are the same bacteria that exist during life. It is non-pathogenic, helpful bacteria that is essential to human life. It exists in all the readers of this report, as well as in the author, at this very moment. I have reviewed the comments made to WSVN channel 7 by Ms. Ileana Petisco. To the extent that Ms. Petisco claims that the burial of bodies will result in the harmful contamination of the neighborhood or the underground water supply with bacteria, that statement is false and misleading.

Jay M Radtke M.D.

Krome Agronomics, LLC

Scientific responses to environmental concerns raised during public hearing

Prepared By:

EAS Engineering, Inc.

55 Almeria Ave.

Coral Gables, FL 33134

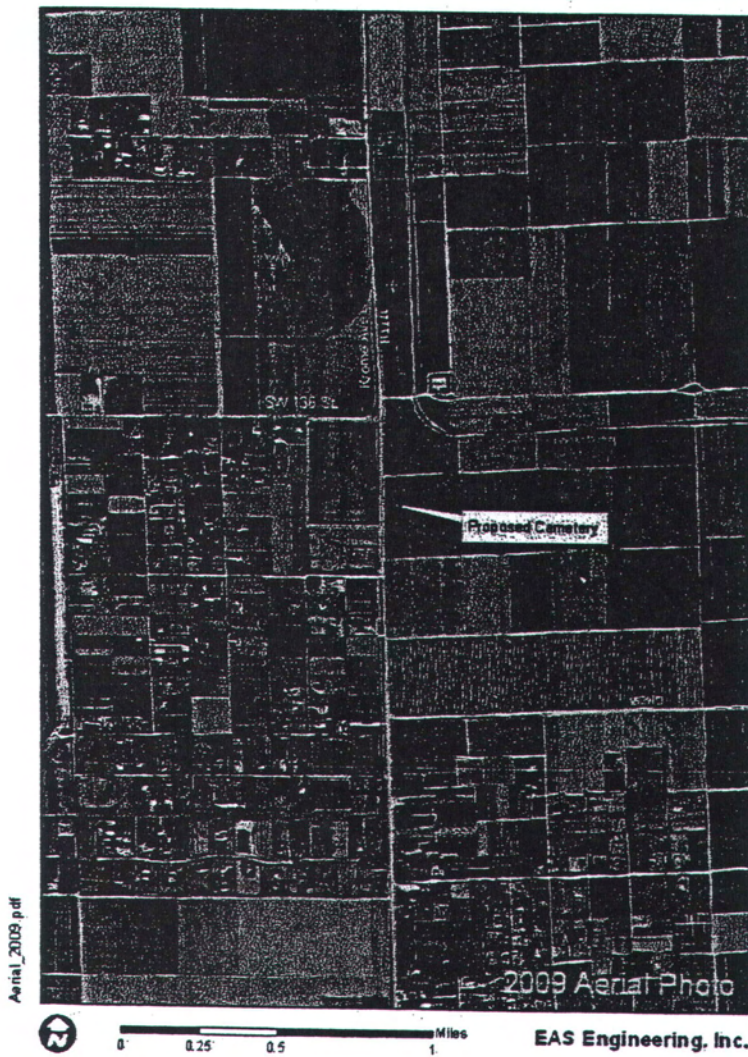
Report Date:

August 25, 2011

I. Background

A new cemetery is proposed to be constructed at the SW corner of SW 177 Ave. and SW 136 Street. The site (Figure 1) is currently being farmed. During the course of the public hearing, several members of the public raised issues regarding the quality of the rock fill on the property, the water table, storm water management and the impact of burials on the groundwater. Several members of the Community Zoning Appeals board raised certain questions as well. The purpose of this report is to address and respond to these comments and concerns with facts, accepted science and evidence.

Figure 1 Location of Proposed Cemetery



II. Environmental Issues

A number of environmental issues were raised at recent public hearings regarding this proposed cemetery, including:

- A. Suitability of on-site aggregate for fill
- B. Storm water retention
- C. Groundwater flow
- D. Groundwater contamination

A. Suitability of on-site aggregate for fill

The aggregate excavated on the site is perfectly suitable for use as fill material for earthwork, grading and ground elevation on the site. A statement made during the public hearing by a member of the public suggested that rock excavated from the proposed borrow lake would not be suitable for use as fill material. This statement is false and wholly unsupported by generally accepted engineering and geological principles. The material proposed to be excavated from the borrow site will be clean lime rock, similar to the limestone that is excavated from rock quarries in Miami-Dade County (Figure 2). No evidence exists to suggest that this rock is unsuitable for the intended project purpose.

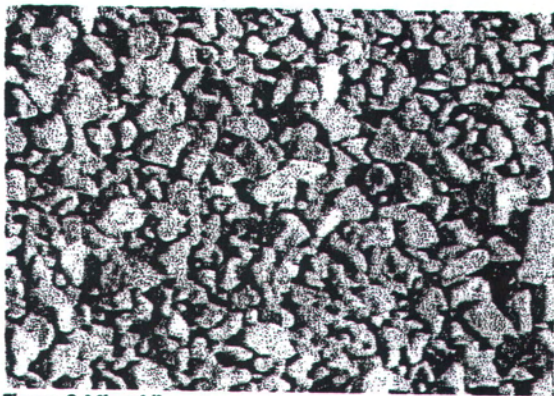


Figure 2 Miami limestone aggregate

Aggregate is composed of rock particles that range in size from 0.03-inch to 3.0-inches in diameter and depending on the engineering application they are mixed and blended so the smaller sizes fit in the space between larger particles.

B. Storm Water Retention

The proposed cemetery is designed to include vast amounts of grassy open space together with engineered retention areas. From a storm water retention perspective, the proposed cemetery will far more efficiently and effectively capture and treat storm water than the existing agricultural field. Unlike the existing field, the proposed cemetery will be designed to meet the current storm water

management regulations. From an engineering perspective, this means that all storm water will be captured and retained on the property. The site, when developed, will include retention areas as part of the storm water management system. These areas are designed to capture rapidly falling water and keep it on site.

Furthermore, pre-treatment, in accordance with generally accepted engineering principles, will occur with respect to all stormwater before it is discharged back into the ground. The treatment occurs through the rich use of sod planted on the site. This is a generally accepted method for pre-treating storm water from an engineering perspective in this region. It is noteworthy that this high level of storm water treatment is far more beneficial than the current farm fields, which provide no such retention or treatment of storm water.

C. Groundwater Flow

Groundwater in this part of Miami-Dade County flows from the northwest toward the southeast. Figures 3 and 4 show groundwater flow direction in May (end of the dry season) and in October (end of the rainy season), respectively. Ground water flows from higher to lower elevation contours in a direction perpendicular to the contours. Groundwater from the subject property therefore flows away from the existing homes west of Krome Avenue and toward the open farm fields east of Krome.

May Groundwater Contours - USGS

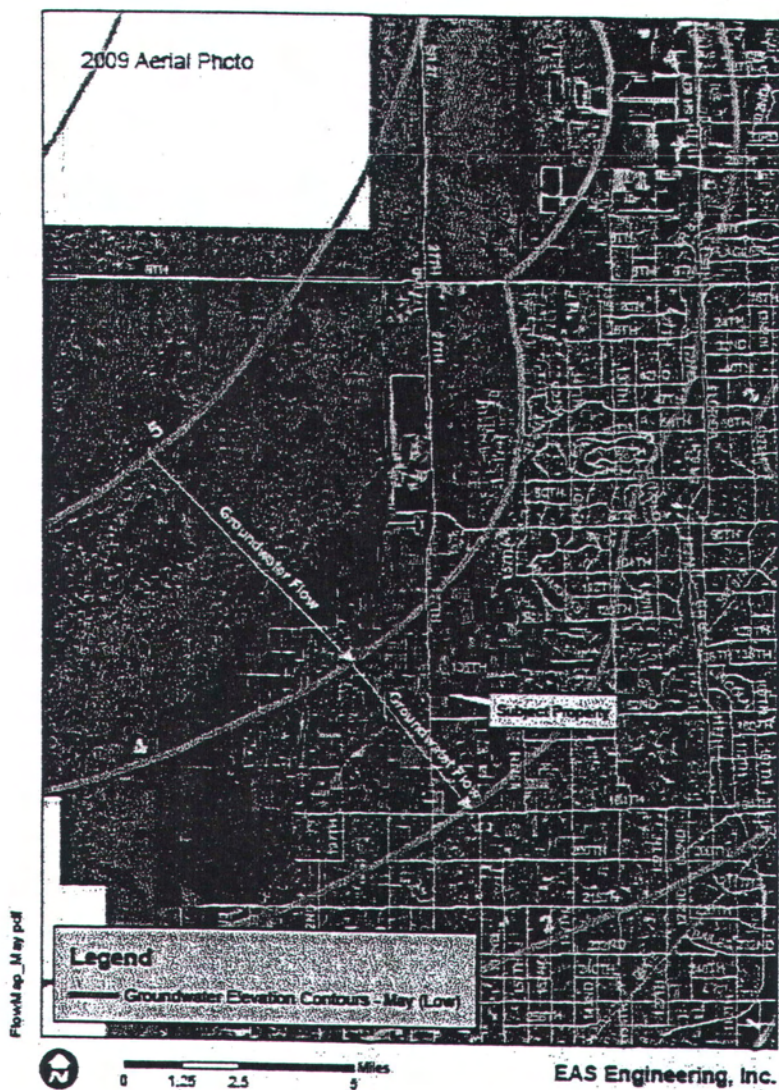


Figure 3 May Groundwater Flow Direction

October Groundwater Contours - USGS



Figure 4 October Groundwater Flow Direction

D. Clear and convincing evidence demonstrates no contamination

At a recent public hearing, speakers raised a concern about potential groundwater contamination from the long-term operation of the proposed cemetery. We specifically investigated this concern by conducting a ground water analysis in the area surrounding Miami Memorial Gardens. We chose this location because it is close to the proposed site, surrounded by an established residential neighborhood, and, importantly, it has been in operation since 1925. As such, it provided a perfect study example. Moreover, the Miami Memorial site has a capacity of 58,268 ground spaces, and has had 54,497

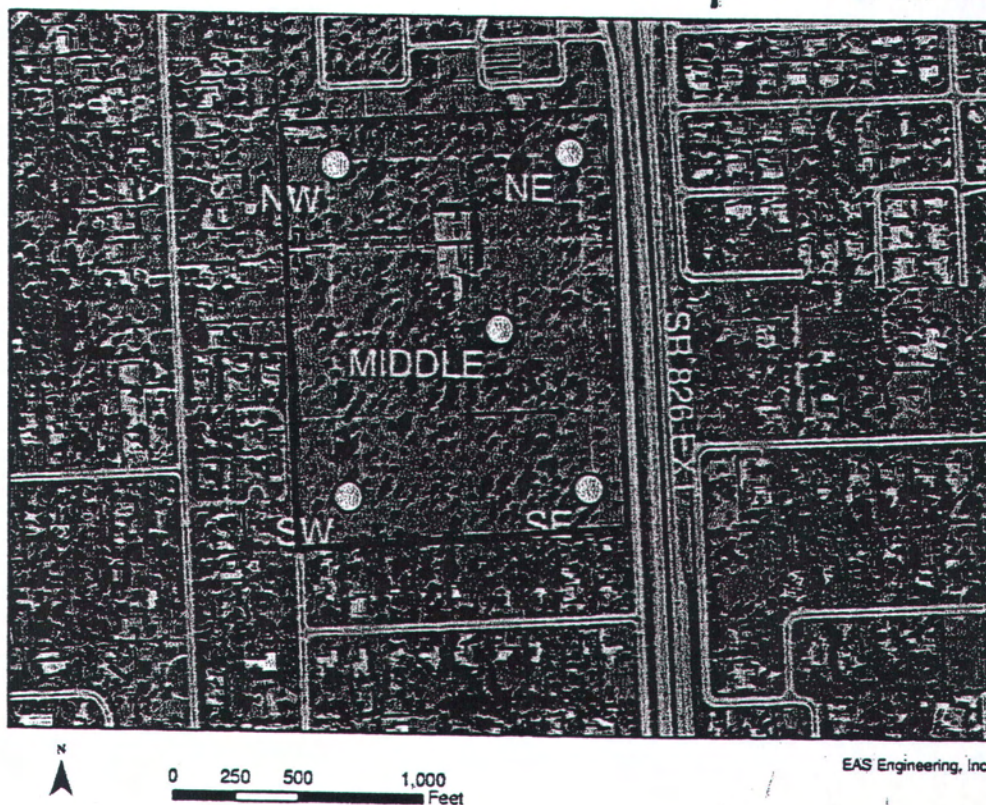
interments and inurnments to date, many of which date back to earlier times when embalming techniques were not nearly as sophisticated as they are today. The site also has a number of existing, open hole irrigation wells from which ground water could be sampled for formaldehyde analysis.

On May 2, 2011 Five (5) of wells were selected for sampling. Formaldehyde has been and continues to be the primary constituent used in the embalming process. Formaldehyde was selected as the parameter to sample from the five (5) wells at the site.

The Miami Memorial Gardens site and well sampling locations are shown on Figure 5 below.

Figure 5 –Miami Memorial Gardens Site and Sampling locations

Miami Memorial Sample Sites



1. Methods

Two different sampling procedures were used to collect data from the five (5) wells. These two (2) procedures consisted of:

- Profiling using a CTD (Conductivity, Temperature, Pressure) probe.
- Low flow sample – using a peristaltic pump (< 500 ml per minute)

Upon arrival at each sampling well site the total well depth and distance to water were measured. The total well depth determined the sampling depth.

Table 1: Well characteristics and sampling depth

Sample ID	Distance to Water (ft.)	Total Well Depth(ft.)	Sample Depth (ft.) (below TOC)
NE	9.28	56.3	35
NW	8.88	28	24
SE	10.48	43.25	35
SW	7.38	50.627	35
Middle	13.3	57.5	35

2. Profiling

A profile of the well water column was collected using a Schlumberger Conductivity, Temperature and Depth sensor. Profiles were collected before any water quality sampling was conducted to look for any vertical stratification in the well. The sensors were set to collect data at one (1) second intervals, and lowered down the well at a rate of approximately one (1) foot per second. The well profiles from 4 of the 5 wells are presented in Figures 6-9

Figure 6: CTD - Profile - Middle

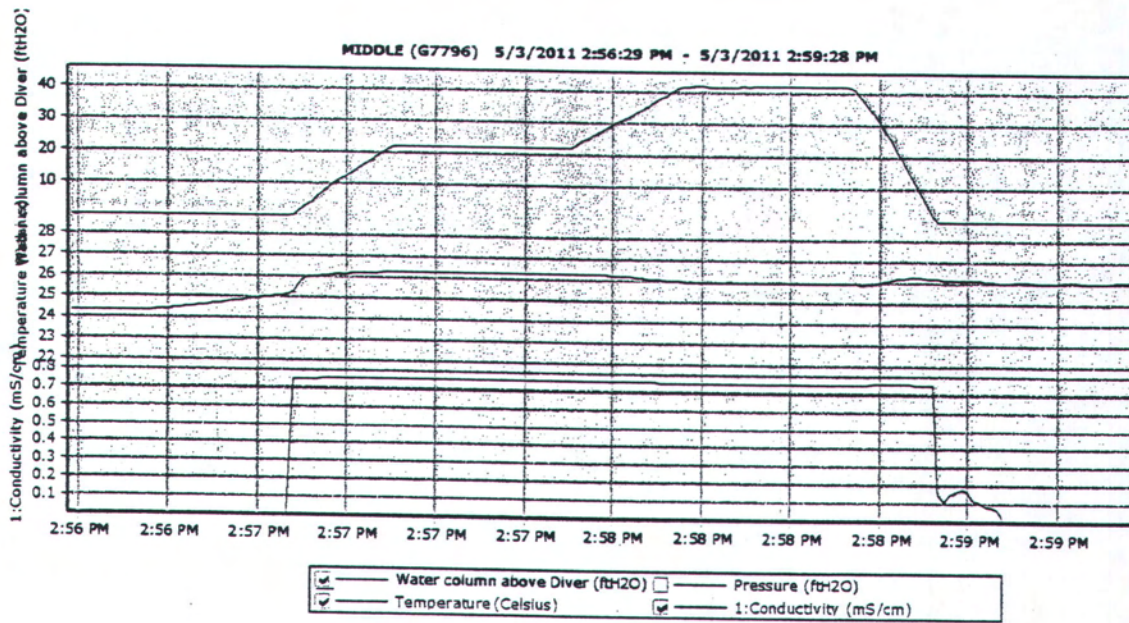


Figure 7: CTD - Profile - NE

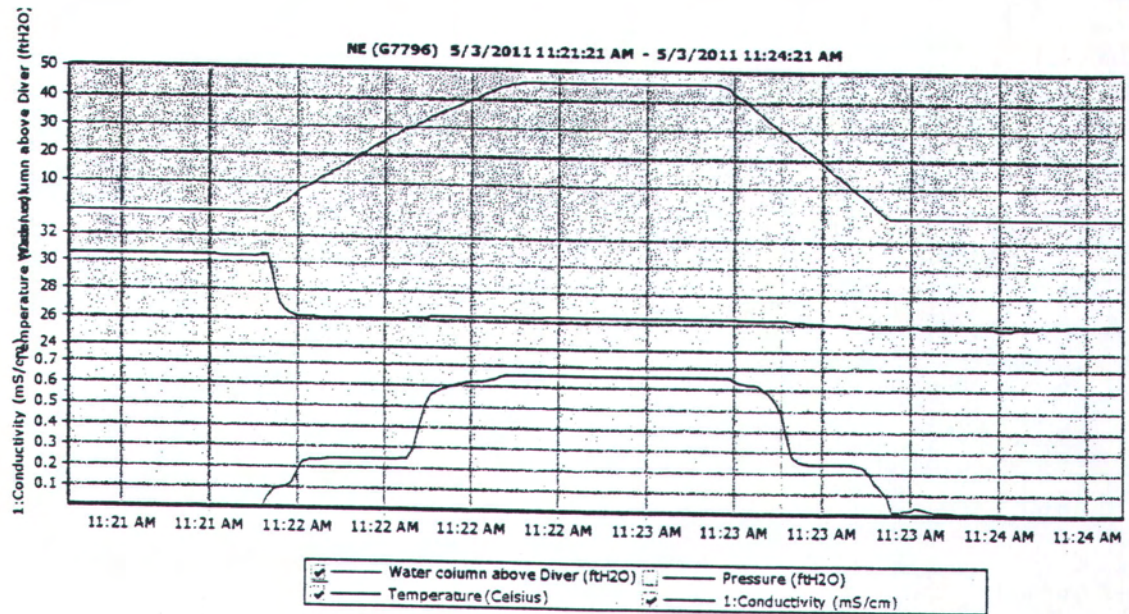


Figure 8: CTD – Profile - SE

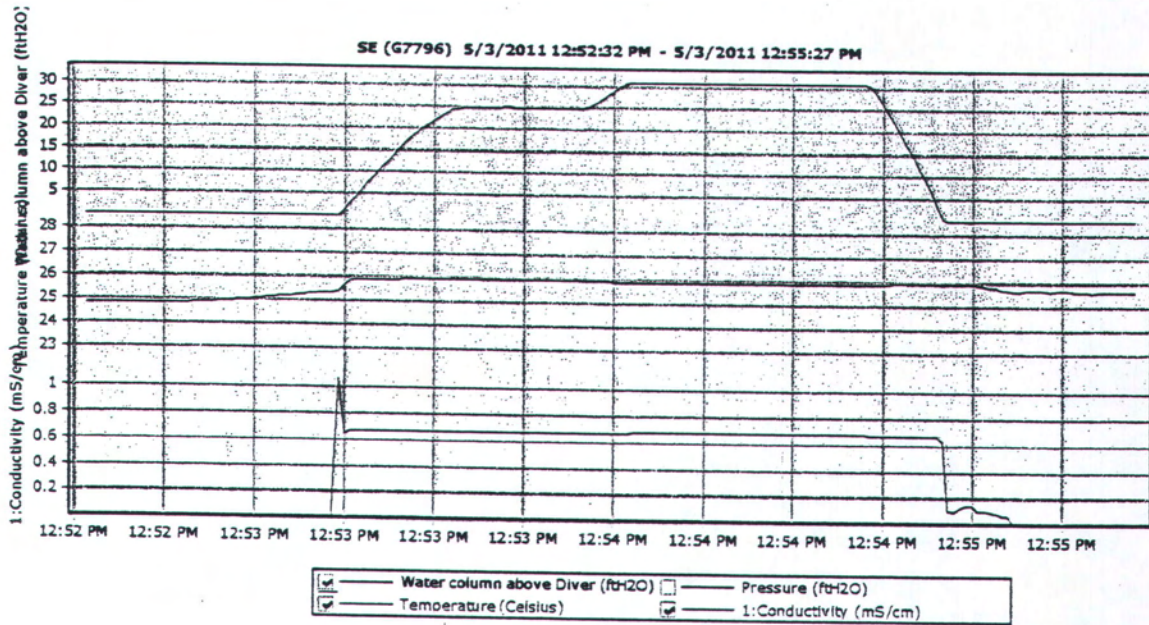
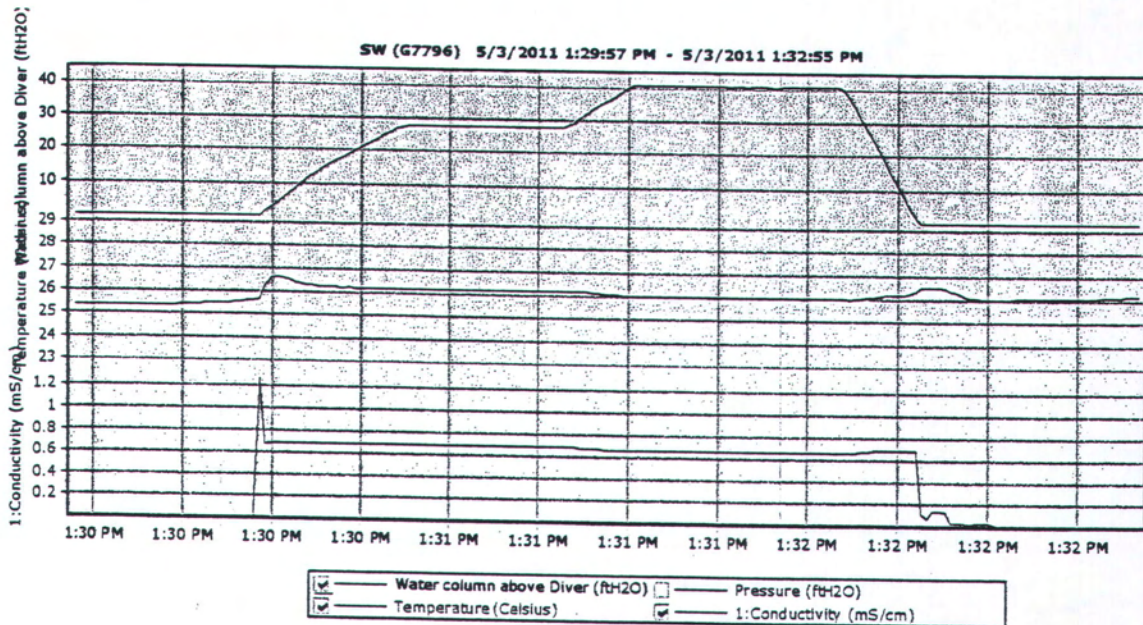


Figure 9: CTD – Profile - SW



No vertical stratification was observed in any of the wells.

3. *Low Flow Sampling*

After the CTD profiling, each well was sampled by inserting ¼ inch tubing to the depth indicated in Table 1, as referenced to the TOC (top of cap). A variable speed peristaltic pump was used to withdraw a sample. The discharge from the peristaltic pump was sent into a 250 ml flow cell to which a YSI multi probe sonde was connected. The YSI is capable of recording data at any time interval. For this sampling data was collected every 15 seconds and stored. In addition, a field log sheet was prepared, and data recorded every 5 minutes until it could be determined that the discharge had stabilized. At that time a sample was collected for laboratory analysis. Parameters recorded by the YSI include DO, TDS, pH, Temperature, Conductivity and barometric pressure. The YSI also records calculated data consisting of Specific Conductivity, Salinity, & Resistivity. A turbidity sample was taken every 5 minutes and analyzed with a Hach Field Turbidity meter.

The field setup is shown in figures 10 and 11 .

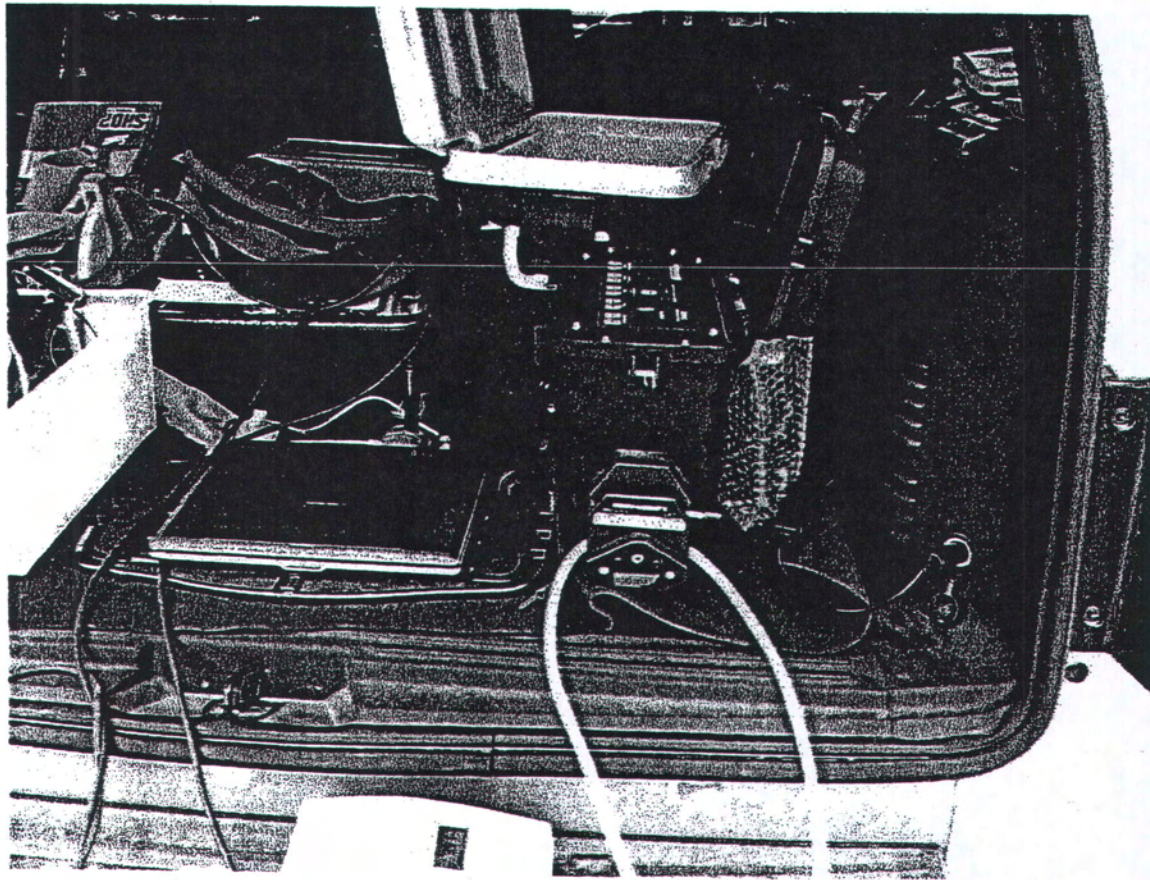


Figure 10: Peristaltic Pump

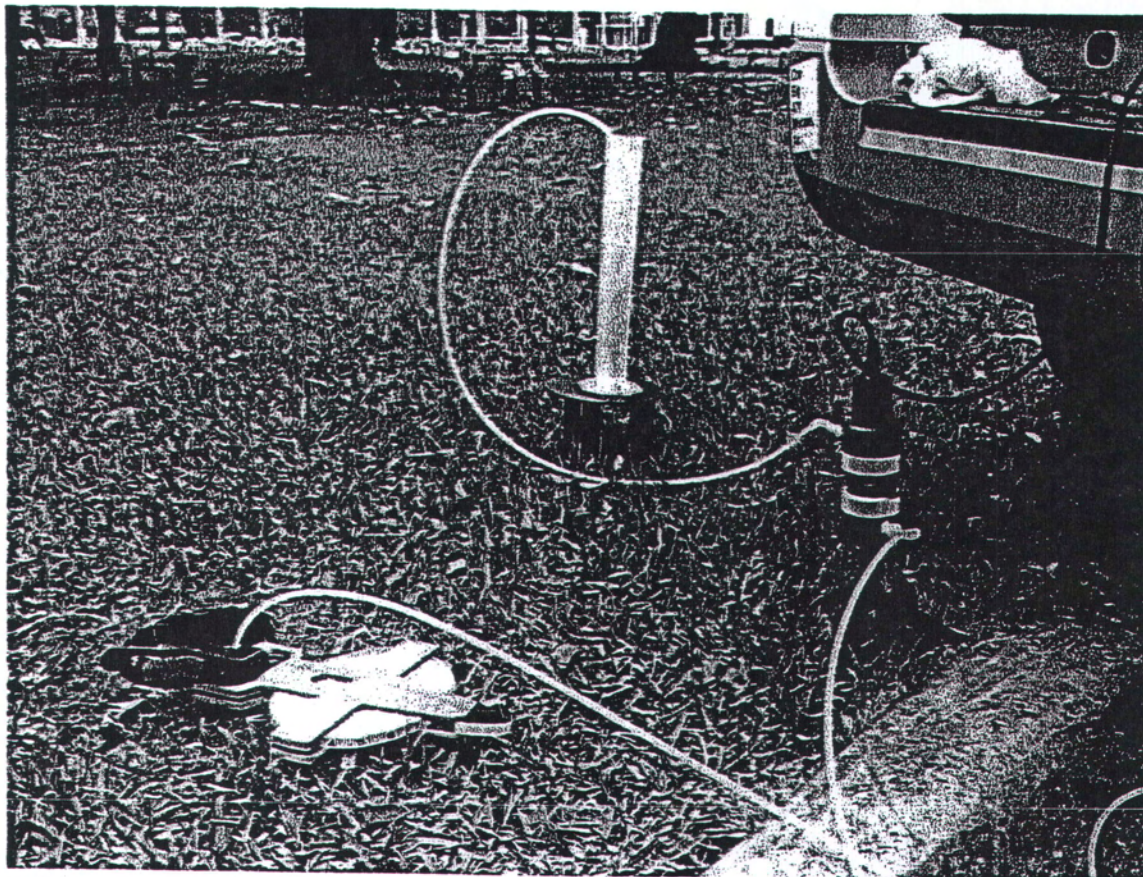


Figure 11 Well, sample tubing, and flow cell

Data from the YSI was exported to an Excel spreadsheet. Graphs of the recorded data are presented in Figures 12- 16.

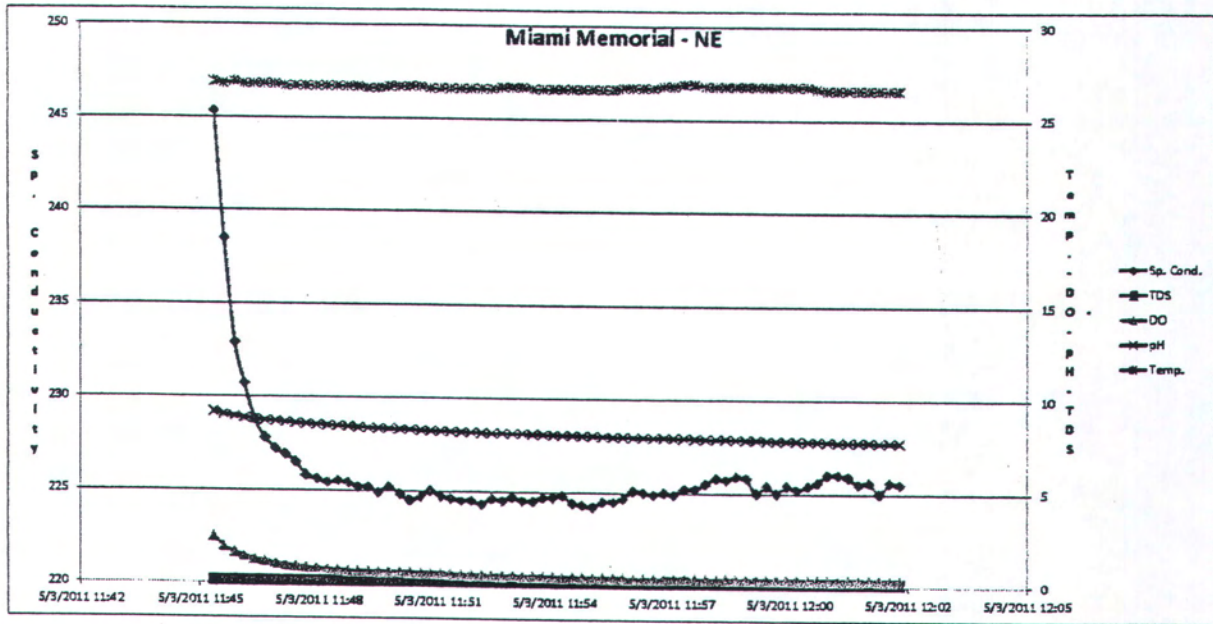


Figure 12: YSI data from NE

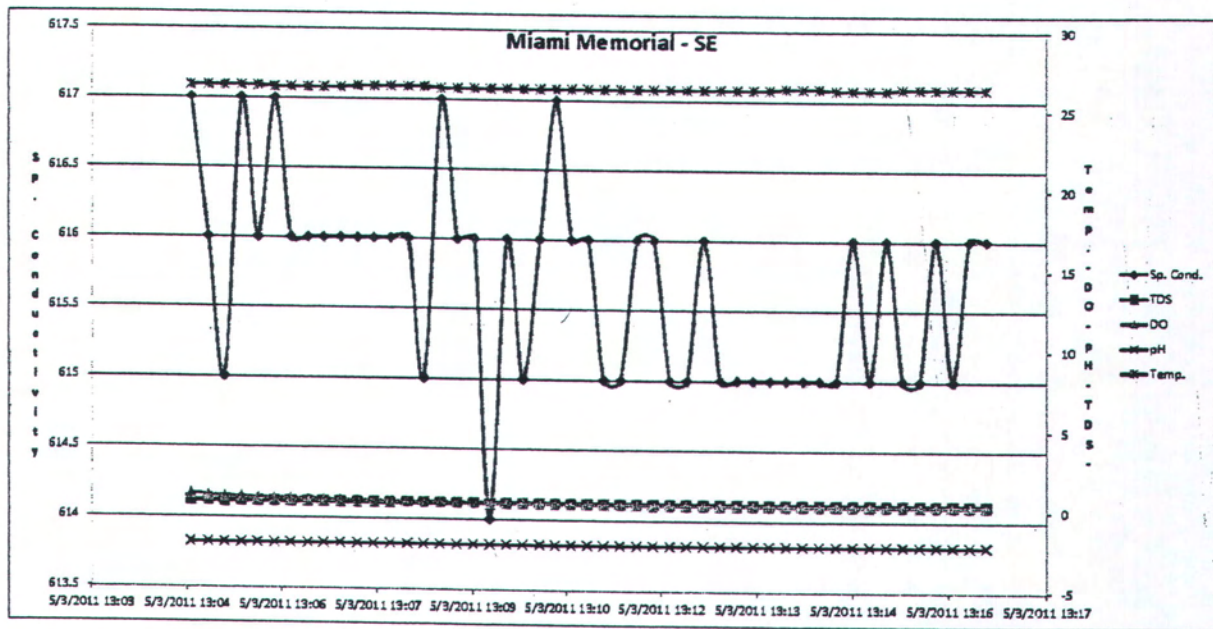


Figure 13: YSI data from SE

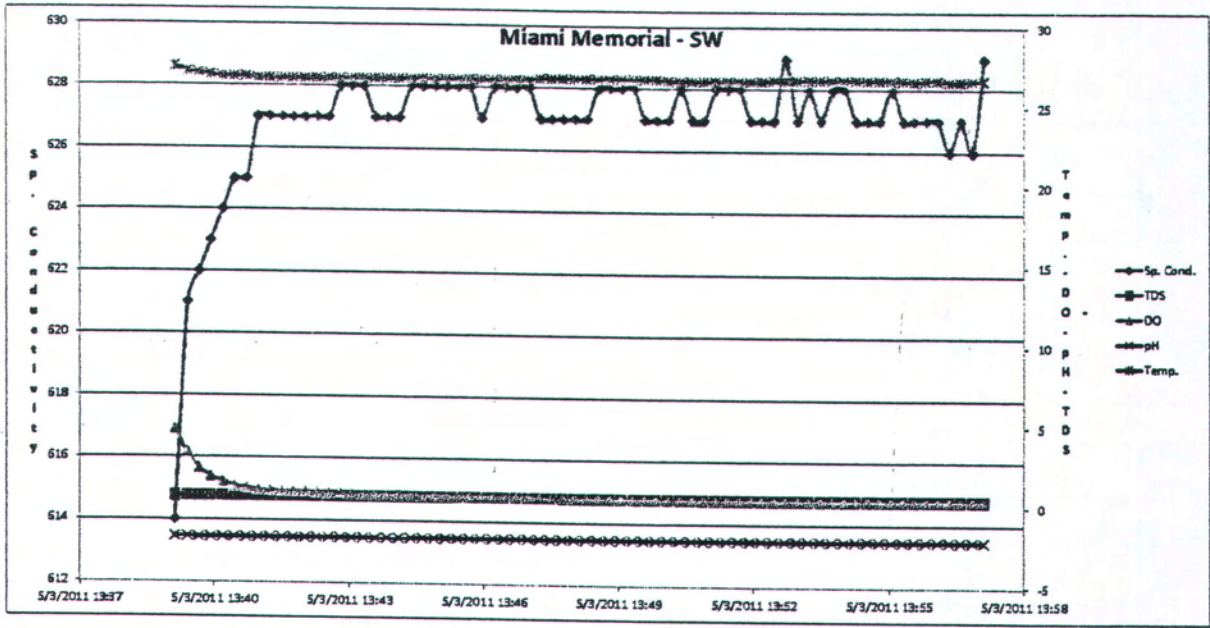


Figure 14: YSI data from SW

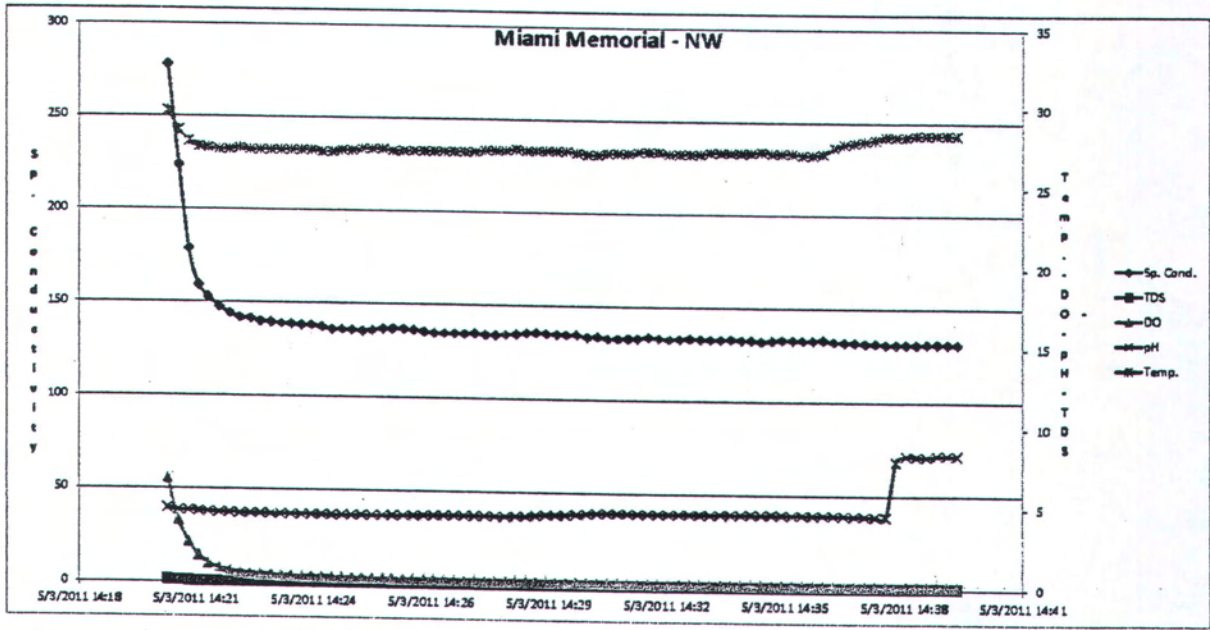


Figure 15: YSI data from NW

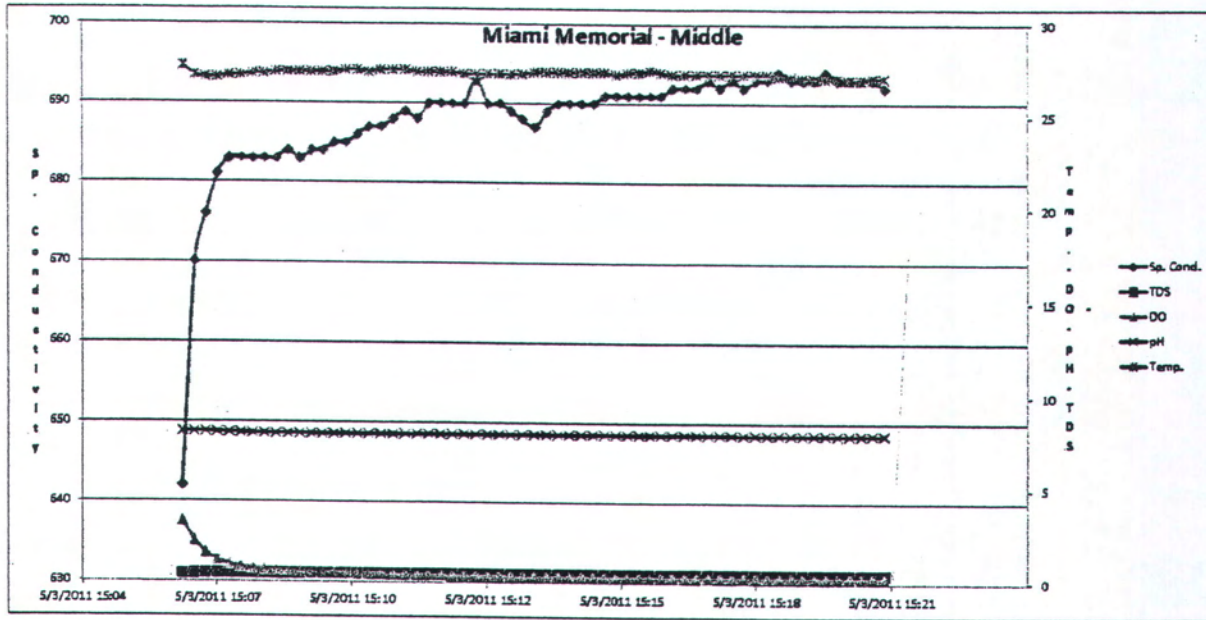


Figure 16: YSI data from Middle

All of the collected samples were sent to Xenco Labs for analysis for formaldehyde.

4. Results

All of the field collected conductivity results were less than 1100 µS/cm (estimated to be equivalent to 250 ppm Chloride – the drinking water standard). The laboratory analysis reported that no formaldehyde was detected in any of the five (5) samples.

Nothing of significance was observed in data from the field or laboratory data.

Professional Conclusion – no evidence of ground water contamination

No formaldehyde was found in any of the five samples collected from a well-established cemetery. It is not expected the proposed cemetery will cause groundwater impacts. To the contrary, based on the evidence collected from Miami Memorial, no evidence exists to support the groundwater fears expressed by certain residents during the public hearing. Simply put, these fears are misplaced and not supported by evidence. In fact, these fears are refuted by the water samples we collected and studied.

Furthermore, the burial containers will be elevated above the ground water table and the entire site will be designed to retain and treat all storm water runoff from up to a 100 year, 3-day storm event. Ground water flows toward the southeast in the project vicinity, away from the residential areas west of Krome Avenue.

EAS Engineering, Inc.

GROUNDWATER SAMPLING LOG

Time: Arrival: 2:00 PM Departure: Miami Memorial (SCF)
 Program/Event: _____ Station ID: _____ YSI# EAS-YSI Sample ID: NE Date: May 3, 2011

PURGING DATA

Well Dia: 2" Tubing ID. (Inches): 0.170" Well Screen Interval Depth to _____ Ft or _____ Ft Open Hole Static Depth To Water (ft) 9.28 Purge Pump Type: Peristaltic pump
 Construction Mat: PVC

Well Volume = Total Well Depth - Depth to Water * x Well Cap per foot
 Purge: = () ft - () ft x (.606 L/ft) = _____ (See Volume table)

Equipment Volume: Tubing Length: 55 ft (Use well depth +20 ft)
 1 EqVol Purge = (Tube Capacity x Tube Length) + Flow Cell Volume = _____ L (See Volume table) 1.2 Min to purge 1 Eq Vol

Purge Method: Low Flow		Purge Initiated at: <u>1242</u>		Purge Ended at: <u>1300</u>		Total Vol Purged (L):						
Time	Purge Rate ml/min	Vol Purged (L)	CumVol Purged (L)	Depth to Water	Temp (°C)	DO (mg/l)	SCond (uM)	pH	Salinity	TDS	Turb NTU	Color/ Odor
<u>1247</u>	<u>430</u>	<u>2.50</u>	<u>2.15</u>	<u>9.28</u>	<u>26.7</u>	<u>.84</u>	<u>226</u>	<u>8.52</u>	<u>.11</u>	<u>146.9</u>		
<u>1252</u>		<u>2.15</u>	<u>4.3</u>		<u>26.7</u>	<u>.47</u>	<u>224.7</u>	<u>8.08</u>	<u>.11</u>	<u>146.9</u>	<u>3.91</u>	
<u>1257</u>		<u>2.15</u>	<u>6.45</u>		<u>26.8</u>	<u>.39</u>	<u>225.4</u>	<u>7.89</u>	<u>.11</u>	<u>146.9</u>	<u>2.85</u>	
<u>1302</u>		<u>2.15</u>	<u>8.6</u>		<u>26.6</u>	<u>.34</u>	<u>225.5</u>	<u>7.71</u>	<u>.11</u>	<u>146.9</u>	<u>2.68</u>	

Well Cap.: (Gal/ft) 1"=0.04; 1.25"=0.06; 1.5"=0.092; 2"=0.16; 3"=0.37; 4"=0.65; 5"=1.02; 6"=1.47; 8"=2.6; 12"=5.88 (see above)
 Tubing Inside Diameter Capacity: (Gal/ft) 1/8"=0.0006; 3/16"=0.0014; 1/4"=0.0026; 5/16"=0.004; 3/8"=0.006; 1/2"=0.01; 5/8"=0.016
 Flow Cell Data: YSI quad = 0.25L Graduated Cylinder = 1L One liter = 0.2645 gal 1 gal = 3.7854 L
 Stab. Criteria: pH: +/-0.2 units; Temp: +/- 0.2deg C; SC: +/- 5%; DO: all readings < 20% Saturation; (or optionally +/- 0.2mg/l or +/-10% (whichever is greater))

* DTW is decimalized in DTW column **SAMPLING DATA**

Sampled by: <u>Ed Swakon</u>		Sampler Signatures: <u>[Signature]</u>	
(Affiliation) <u>EAS Engineering Inc.</u>			
Sampling Method/s or Surface Water <u>1/2" polyethylene tubing</u> or <u>Grab sample</u> & <u>Peristaltic pump</u>		Sampling began at: <u>1302</u>	Sampling ended at: <u>1305</u>
Tubing depth in well:	Sample pump Flow rate: (same as last purge)	Tubing Material Code: <u>PE</u>	
Field Decon?: <u>Y / N</u>	Field Filtered?: <u>Y / N</u>	Dup Sample? <u>Y / N</u> ID: Time:	Field EB? <u>Y / N</u> ID: Time:
Sample Container		Sample Preservation	
QTY	Material Code	Volume	Preservative used
<u>1</u>	<u>PE</u>	<u>250ml</u>	<u>Ice</u>
		Total Vol added in field	Final pH
		<u>None</u>	<u>-</u>
Intended Analysis or Method (Parameters are listed in the intended order of sampling.)			
<u>Chloride (R)</u>			
Sampling Eq Code: <u>APP</u>			

Material Codes: AG=Amber Glass, CG=Clear Glass, PE=Polyethylene, S=Silicone, T=Teflon, O=Other (specify)
 Sampling eq Purging codes: APP = After Pen pump, PP=Pen pump, RFPF=Reverse flow Peri Pump, VT = Vacuum Trap, O = Other

Instrumentation Used: YSI Equip: Logger# _____ Sonde# _____ MillQ Jug # _____ Turbidimeter# _____
 Depth to Water Meter (DTWM)# _____ Pump: Peristaltic Environmental Sampler # _____

Additional Duplicate Collected? Y / N

EAS Engineering, Inc.

GROUNDWATER SAMPLING LOG

Time: Arrival: 1350 Departure: Miami Memorial (SCI)
 Program/Event: _____
 Station ID: YSI# EAS-YSI Sample ID: SE Date: 5/3

PURGING DATA

Well Dia: 2" Construction Mat: PVC Tubing ID. (inches): 0.170"
 Well Screen Interval Depth: _____ Fl or _____ Fl Open Hole Static Depth To Water (ft): 10.48
 Purge Pump Type: Peristaltic pump

Well Volume = Total Well Depth - Depth to Water x Well Cap per foot
 Purge: = () ft - () ft x (.606 L/ft) = _____ (See Volume table)
 Equipment Volume: Tubing Length: 57 ft (Use well depth +20 ft)
 1 EqVol Purge = (Tube Capacity x Tube Length) + Flow Cell Volume = _____ L (See Volume table)
1.2 Min to Purge 1 Eq Vol

Purge Method: Low Flow Rate # from Pump= <u>1008</u>		Purge Initiated at: <u>1400</u>		Purge Ended at:		Total Vol Purged (L):						
Time	Purge Rate ml/min	Vol Purged (L)	Cum Vol Purged (L)	Depth to Water	Temp (°C)	DO (mg/l)	SCOND (uM)	pH	Salinity	TDS	Turb NTU	Color/ Odr
<u>1405</u>	<u>400</u>	<u>2.0</u>	<u>2.0</u>	<u>10.48</u>	<u>26.3</u>	<u>1.8</u>	<u>617</u>	<u>-</u>	<u>.30</u>	<u>403</u>	<u>15.6</u>	<u>-</u>
<u>1410</u>	<u>400</u>	<u>2.0</u>	<u>4</u>		<u>26.3</u>	<u>.35</u>	<u>616</u>	<u>-</u>	<u>.30</u>	<u>403</u>	<u>15.5</u>	
<u>1415</u>		<u>2.0</u>	<u>6</u>		<u>26.3</u>	<u>3</u>	<u>615</u>	<u>-</u>	<u>.30</u>	<u>403</u>	<u>15.4</u>	

Well Cap.: (Gal/ft) 1"=0.04; 1.25"=0.06; 1.5"=0.092; 2"=0.16; 3"=0.37; 4"=0.65; 5"=1.02; 6"=1.47; 8"= 2.6; 12"=5.88 (see above)
 Tubing Inside Diameter Capacity: (Gal/ft) 1/8"=0.0006; 3/16"=0.0014; 1/4"=0.0026; 5/16"=0.004; 3/8"=0.006; 1/2"=0.01; 5/8"=0.016
 Flow Cell Data: YSI quad = 0.25L Graduated Cylinder = 1L One liter = 0.2645 gal 1 gal = 3.7854 L
 Stab. Criteria: pH: +/-0.2 units; Temp: +/- 0.2deg C; SC: +/- 5%; DO: all readings < 20% Saturation: (or optionally +/- 0.2mg/l or +/-10% (whichever is greater))

*DTW is decimalized in DTW column **SAMPLING DATA**

Sampled by: <u>Ed Swakon</u>		Sampler Signatures: <u>[Signature]</u>					
(Affiliation) <u>EAS Engineering Inc.</u>							
Sampling Method/s or Surface Water <u>1/2" polyethylene tubing & Peristaltic pump</u>		Sampling began at: <u>1416</u>					
Grab sample		Sampling ended at:					
Tubing depth in well:	Sample pump Flow rate: (same as last purge)	Tubing Material Code: <u>PE</u>					
Field Decon?: <u>Y / N</u>	Field Filtered?: <u>Y / N</u>	Dup Sample? <u>Y / N</u>	Field EB? <u>Y / N</u>				
ID: _____	ID: _____	Time: _____	Trip Blank? <u>Y / N</u>				
ID: _____	ID: _____	Time: _____	ID: _____				
Sample Container		Sample Preservation		Intended Analysis or Method (Parameters are listed in the intended order of sampling.)		Sampling Eq Code	
QTY	Material Code	Volume	Preservative used	Total Vol added in field	Final pH		
<u>1</u>	<u>PE</u>	<u>250ml</u>	<u>Ice</u>	<u>None</u>	<u>-</u>	<u>Chloride (R)</u>	
						<u>APP</u>	

Material Codes: AG=Amber Glass, CG=Clear Glass, PE=Polyethylene, S=Silicone; T=Teflon; O=Other (specify)
 Sampling eq Purging codes: APP = After Peri pump; PP=Peri pump; RFPP=Reverse flow Pen Pump; VT = Vacuum Trap; O = Other
 Instrumentation Used: YSI Equip: Logger# _____ Sonde# _____ MillQ Jug # _____ Turbidimeter# _____
 Depth to Water Meter (DTWM)# _____ Pump. Peristaltic Environmental Sampler # _____
 Duplicate Collected? Y / N

EAS Engineering, Inc.

GROUNDWATER SAMPLING LOG

Time: Arrival: 1425 Departure: Miami Memorial (SCI)

Program/Event: _____ Station ID: YSI# EAS-YSI Sample ID: SW Date: 5/3/11

PURGING DATA

Well Dia: 2" Construction Mat: PVC Tubing ID. (inches): 0.170" Well Screen Interval Depth: _____ Ft or _____ Ft Open Hole Static Depth To Water (ft): 7.38 Purge Pump Type: Peristaltic pump

Well Volume = Total Well Depth - Depth to Water* x Well Cap per foot.
Purge: = () ft - () ft x (.606 L/ft) = _____ (See Volume table)

Equipment Volume: Tubing Length: _____ ft (Use well depth +20 ft)
1 EqVol Purge = (Tube Capacity x Tube Length) + Flow Cell Volume = _____ L (See Volume table)

Purge Method: Low Flow		Purge Rate # from Pump: <u>10</u>		Purge Initiated at: <u>1437</u>		Purge Ended at:		Total Vol Purged (L):				
Time	Purge Rate ml/min	Vol Purged (L)	CumVol Purged (L)	Depth to Water	Temp (°C)	DO (mg/l)	SCond (uM)	pH	Salinity	TDS	Turb NTU	Color/ Oder
<u>1442</u>	<u>400</u>	<u>2.0</u>	<u>2.0</u>	<u>7.38</u>	<u>26.6</u>	<u>.62</u>	<u>627</u>	<u>-</u>	<u>30</u>	<u>409.5</u>	<u>.67</u>	
<u>1447</u>	<u>2</u>	<u>2</u>	<u>4</u>		<u>26.6</u>	<u>.39</u>	<u>627</u>	<u>-</u>	<u>30</u>	<u>409.5</u>	<u>.58</u>	
<u>1452</u>	<u>2</u>	<u>2</u>	<u>6</u>		<u>26.7</u>	<u>.32</u>	<u>628</u>		<u>30</u>	<u>409.5</u>	<u>.62</u>	
<u>1457</u>	<u>2</u>	<u>2</u>	<u>8.0</u>		<u>26.7</u>	<u>.30</u>	<u>627</u>		<u>30</u>	<u>409.5</u>		

Well Cap.: (Gal/ft) 1"=0.04; 1.25"=0.06; 1.5"=0.092; 2"=0.16; 3"=0.37; 4"=0.65; 5"=1.02; 6"=1.47; 8"=2.6; 12"=5.88 (see above)
Tubing Inside Diameter Capacity: (Gal/ft) 1/8"=0.0006; 3/16"=0.0014; 1/4"=0.0028; 5/16"=0.004; 3/8"=0.006; 1/2"=0.01; 5/8"=0.016
Flow Cell Data: YSI quad = 0.25L Graduated Cylinder = 1L One liter = 0.2645 gal 1 gal = 3.7854 L
Stab. Criteria: pH: +/-0.2 units; Temp: +/- 0.2deg C; SC: +/- 5%; DO: all readings < 20% Saturation; (or optionally +/- 0.2mg/l or +/-10% (whichever is greater)

* DTW is decimalized in DTW column **SAMPLING DATA**

Sampled by: Ed Swakon Sampler Signature: [Signature]
(Affiliation) EAS Engineering Inc.

Sampling Method/s or Surface Water: 1/2" polyethylene tubing Grab sample & Peristaltic pump
Sampling began at: 1458 Sampling ended at: 1500

Tubing depth in well: _____ Sample pump Flow rate: (same as last purge) _____ Tubing Material Code: PE

Field Decon?: Y / N Field Filtered?: Y / N Dup Sample? Y / N: _____ Field EB? Y / N: _____ Trip Blank? Y / N: _____
ID: _____ ID: _____ ID: _____
Time: _____ Time: _____ Time: _____

Sample Container		Sample Preservation			Intended Analysis or Method		Sampling Eq Code
QTY	Material Code	Volume	Preservative used	Total Vol added in field	Final pH	(Parameters are listed in the intended order of sampling.)	
<u>1</u>	<u>PE</u>	<u>250ml</u>	<u>Ice</u>	<u>None</u>	<u>-</u>	<u>Chloride (R)</u>	<u>APP</u>

Material Codes: AG=Amber Glass, CG=Clear Glass, PE=Polyethylene, S=Silicone, T=Teflon, O=Other (specify)
Sampling eq Purging codes: APP = After Peri pump; PP=Pen pump; RFPF=Reverse flow Peri Pump; VT = Vacuum Trap; O = Other

Instrumentation Used: YSI Equip: Logger# _____ Sonde# _____ MillIQ Jug # _____ Turbidimeter# _____
Depth to Water Meter (DTWM)# _____ Pump: Peristaltic Environmental Sampler # _____

Field Duplicate Collected? Y / N

EAS Engineering, Inc.

GROUNDWATER SAMPLING LOG

4/1
5/15
2/15

Time: Arrival: 1515 Departure: Mani Memorial

Program/Event: _____ Station ID: YSI# EAS-YSI Sample ID: NW Date: 5/3/11

PURGING DATA

Well Dia: 2" Tubing ID. (inches): 0.170" Well Screen Interval Depth: _____ Ft or _____ Ft Open Hole Static Depth To Water (ft): 888 Purge Pump Type: Peristaltic pump

Well Volume = Total Well Depth - Depth to Water* x Well Cap per foot
 Purge: = () ft - () ft x (.606 L/ft) = _____ (See Volume table)

Equipment Volume: Tubing Length: _____ ft (Use well depth +20 ft)
 1 EqVol Purge = (Tube Capacity x Tube Length) + Flow Cell Volume = _____ L (See Volume table)

Purge Method: Low Flow Rate # from Pump=		Purge Initiated at: <u>1517</u>		Purge Ended at:		Total Vol Purged (L):						
Time	Purge Rate ml/min	Vol Purged (L)	CumVol Purged (L)	Depth to Water	Temp (°C)	DO (mg/l)	SCond (uM)	pH	Salinity	TDS	Turb NTU	Color/ Odr
<u>1522</u>	<u>40</u>	<u>2.15</u>	<u>2.15</u>	<u>8.88</u>	<u>27.1</u>	<u>.48</u>	<u>138.3</u>	<u>4.3</u>	<u>.06</u>	<u>87.7</u>	<u>16.3</u>	<u>-</u>
<u>1527</u>		<u>2.8</u>	<u>4.3</u>		<u>27.1</u>	<u>.30</u>	<u>134.3</u>	<u>4.31</u>	<u>.06</u>	<u>87.1</u>	<u>16.2</u>	
<u>1532</u>		<u>2.15</u>	<u>6.45</u>		<u>27.2</u>	<u>.24</u>	<u>133.1</u>	<u>4.52</u>	<u>.06</u>	<u>86.45</u>	<u>17.2</u>	
<u>1535</u>		<u>2.15</u>	<u>8.6</u>		<u>27.2</u>	<u>.23</u>	<u>133</u>	<u>4.57</u>	<u>.06</u>	<u>86.5</u>		

Well Cap.: (Gal/ft) 1"=0.04; 1.25"=0.06; 1.5"=0.092; 2"=0.16; 3"=0.37; 4"=0.65; 5"=1.02; 6"=1.47; 8=2.6; 12"=5.88 (see above)
 Tubing Inside Diameter Capacity: (Gal/ft) 1/8"=0.0006; 3/16"=0.0014, 1/4"=0.0026; 5/16"=0.004; 3/8"=0.006; 1/2"=0.01; 5/8"=0.016
 Flow Cell Data: YSI quad = 0.25L Graduated Cylinder = 1L One liter = 0.2645 gal 1 gal = 3.7854 L
 Stab. Criteria: pH: +/-0.2 units; Temp: +/- 0.2deg C; SC: +/- 5%; DO: all readings < 20% Saturation; (or optionally +/- 0.2mg/l or +/-10% (whichever is greater))

* DTW is decimalized in DTW column **SAMPLING DATA**

Sampled by: Ed Swakon Sampler Signatures: Ed Swakon
 (Affiliation) EAS Engineering Inc.

Sampling Method/s or Surface Water
1/2" polyethylene tubing & Peristaltic pump or Grab sample
 Sampling began at: 1536 Sampling ended at: 1538
 Tubing depth in well: _____ Sample pump Flow rate: (same as last purge) _____ Tubing Material Code: PE

Field Decon?: Y / N Field Filtered?: Y / N Dup Sample? Y / N Field EB? Y / N Trip Blank? Y / N
 ID: _____ ID: _____ ID: _____ ID: _____
 Time: _____ Time: _____ Time: _____ Time: _____

Sample Container			Sample Preservation			Intended Analysis or Method		Sampling Eq Code
QTY	Material Code	Volume	Preservative used	Total Vol added in field	Final pH	(Parameters are listed in the intended order of sampling.)		
<u>1</u>	<u>PE</u>	<u>250ml</u>	<u>Ice</u>	<u>None</u>	<u>-</u>	<u>Chloride: (R)</u>		<u>APP</u>

Material Codes: AG=Amber Glass, CG=Clear Glass, PE=Polyethylene, S=Silicone, T=Teflon, O=Other (specify)
 Sampling eq Purging codes: APP = After Per pump; PP=Peri pump; RFPP=Reverse flow Per Pump; VT = Vacuum Trap, O = Other

Instrumentation Used: YSI Equip: Logger# _____ Sonde# _____ MillQ Jug # _____ Turbidimeter# _____
 Depth to Water Meter (DTWM)# _____ Pump. Peristaltic Environmental Sampler # _____

Duplicate Collected? Y / N

EAS Engineering, Inc.

GROUNDWATER SAMPLING LOG

Time of Arrival: 1600 Departure: Midway Memorial

Program/Event: _____ Station ID: YSI# EAS-YSI Sample ID: Middle Date: 5/3/10

PURGING DATA

Well Dia: <u>2</u> "	Tubing ID. (inches): <u>0.170"</u>	Well Screen Interval Depth to _____ Ft or _____ Ft Open Hole	Static Depth To Water (ft): <u>13.3</u>	Purge Pump Type: <u>Peristaltic pump</u>
----------------------	---------------------------------------	---	--	--

Well Volume = Total Well Depth - Depth to Water* x Well Cap per foot
 Purge: = ()ft - ()ft x (.606 L/ft) = _____ (See Volume table)

Equipment Volume: Tubing Length: _____ ft (Use well depth +20 ft)
 1 EqVol Purge = (Tube Capacity x Tube Length) + Flow Cell Volume
 = _____ L (See Volume table)

Purge Method: Low Flow		Purge Initiated at: <u>1605</u>		Purge Ended at:		Total Vol Purged (L):								
Rate # from Pump=	Rate #	Time	Purge Rate ml/min	Vol Purged (L)	Cum Vol Purged (L)	Depth to Water	Temp (°C)	DO (mg/l)	SCond (uM)	pH	Salinity	TDS	Turb NTU	Color/ Oder
	<u>10</u>	<u>1610</u>	<u>400</u>	<u>2.0</u>	<u>2.0</u>	<u>13.3</u>	<u>22.4</u>	<u>.33</u>	<u>690</u>	<u>7.98</u>	<u>.33</u>	<u>448.5</u>	<u>11.9</u>	
		<u>1615</u>	<u>2</u>	<u>4</u>	<u>4</u>		<u>22.4</u>	<u>.27</u>	<u>691</u>	<u>7.84</u>	<u>.33</u>	<u>448.5</u>	<u>22.6</u>	
		<u>1620</u>	<u>2</u>	<u>6.0</u>	<u>6.0</u>		<u>21</u>	<u>.23</u>	<u>693</u>	<u>7.92</u>	<u>.34</u>	<u>448.5</u>	<u>17.4</u>	

Well Cap.: (Gal/ft) 1"=0.04; 1.25"=0.06; 1.5"=0.092; 2"=0.16; 3"=0.37; 4"=0.65; 5"=1.02; 6"=1.47; 8"=2.6; 12"=5.88 (see above)
 Tubing Inside Diameter Capacity: (Gal/ft) 1/8"=0.0006; 3/16"=0.0014; 1/4"=0.0026; 5/16"=0.004; 3/8"=0.006; 1/2"=0.01; 5/8"=0.016
 Flow Cell Data: YSI quad = 0.25L Graduated Cylinder = 1L One liter = 0.2645 gal 1 gal = 3.7854 L
 Stab. Criteria: pH: +/-0.2 units; Temp: +/- 0.2deg C; SC: +/- 5%; DO: all readings < 20% Saturation; (or optionally +/- 0.2mg/l or +/- 10% (whichever is greater))

*DTW is decimalized in DTW column **SAMPLING DATA**

Sampled by: <u>Ed Swakon</u>			Sampler Signature/s: <u>[Signature]</u>		
(Affiliation) <u>EAS Engineering Inc.</u>					
Sampling Method/s or Surface Water <u>1/4" polyethylene tubing & Peristaltic pump</u>		Grab sample		Sampling began at: <u>1621</u>	
Sampling ended at: <u>1624</u>		Tubing depth in well:		Tubing Material Code: <u>PE</u>	
Sample pump Flow rate: (same as last purge)		Field Decon?: <u>Y / N</u>		Field EB? <u>Y / N</u>	
Field Filtered?: <u>Y / N</u>		Dup Sample? <u>Y / N</u>		Trip Blank? <u>Y / N</u>	
Sample Container		Sample Preservation		Intended Analysis or Method	
QTY	Material Code	Volume	Preservative used	Total Vol added in field	Final pH
<u>1</u>	<u>PE</u>	<u>250ml</u>	<u>Ice</u>	<u>None</u>	<u>-</u>
Material Codes: AG=Amber Glass, CG=Clear Glass, PE=Polyethylene, S=Silicone, T=Teflon, O=Other (specify) Sampling eq Purging codes: APP = After Peri pump; PP=Peri pump; RFPP=Reverse flow Peri Pump; VT = Vacuum Trap; O = Other					

Instrumentation Used: YSI Equip: Logger# _____ Sonde# _____ MillQ Jug # _____ Turbidimeter# _____
 Depth to Water Meter (DTWM)# _____ Pump: Peristaltic Environmental Sampler # _____

Field Duplicate Collected? Y / N

Analytical Report 415358

for

EAS Engineering, Inc.

Project Manager: Ed Swakon

SCI

10-MAY-11



Florida Testing Services, LLC



Genapure
Analytical Services, Inc.



3231 NW 7th Avenue, Boca Raton, FL 33431

Ph:(561) 447-7373 Fax:(561) 447-6136

Xenco-Houston (EPA Lab code: TX00122):

Texas (T104704215-10-6-TX), Arizona (AZ0738), Arkansas (08-039-0), Connecticut (PH-0102), Florida (E871002)
Illinois (002082), Indiana (C-TX-02), Iowa (392), Kansas (E-10380), Kentucky (45), Louisiana (03054)
New Hampshire (297408), New Jersey (TX007), New York (11763), Oklahoma (9218), Pennsylvania (68-03610)
Rhode Island (LAO00312), USDA (S-44102)

Xenco-Atlanta (EPA Lab Code: GA00046):

Florida (E87429), North Carolina (483), South Carolina (98015), Utah (AALI1), West Virginia (362), Kentucky (85)
Louisiana (04176), USDA (P330-07-00105)

Xenco-Miami (EPA Lab code: FL01152): Florida (E86678), Maryland (330)

Xenco-Tampa Mobile (EPA Lab code: FL01212): Florida (E84900)

Xenco-Odessa (EPA Lab code: TX00158): Texas (T104704400-TX)

Xenco-Dallas (EPA Lab code: TX01468): Texas (T104704295-TX)

Xenco-Corpus Christi (EPA Lab code: TX02613): Texas (T104704370)

Xenco-Boca Raton (EPA Lab Code: FL01273):

Florida(E86240),South Carolina(96031001), Louisiana(04154), Georgia(917)
North Carolina(444), Texas(T104704468-TX), Illinois(002295), Florida(E86349)



10-MAY-11

Project Manager: Ed Swakon
EAS Engineering, Inc.
55 Almeria Ave.
Coral Gables, FL 33134

Reference: XENCO Report No: 415358
SCI
Project Address:

Ed Swakon:

We are reporting to you the results of the analyses performed on the samples received under the project name referenced above and identified with the XENCO Report Number 415358. All results being reported under this Report Number apply to the samples analyzed and properly identified with a Laboratory ID number. Subcontracted analyses are identified in this report with either the NELAC certification number of the subcontract lab in the analyst ID field, or the complete subcontracted report attached to this report.

Unless otherwise noted in a Case Narrative, all data reported in this Analytical Report are in compliance with NELAC standards. Estimation of data uncertainty for this report is found in the quality control section of this report unless otherwise noted. Should insufficient sample be provided to the laboratory to meet the method and NELAC Matrix Duplicate and Matrix Spike requirements, then the data will be analyzed, evaluated and reported using all other available quality control measures.

The validity and integrity of this report will remain intact as long as it is accompanied by this letter and reproduced in full, unless written approval is granted by XENCO Laboratories. This report will be filed for at least 5 years in our archives after which time it will be destroyed without further notice, unless otherwise arranged with you. The samples received, and described as recorded in Report No. 415358 will be filed for 60 days, and after that time they will be properly disposed without further notice, unless otherwise arranged with you. We reserve the right to return to you any unused samples, extracts or solutions related to them if we consider so necessary (e.g., samples identified as hazardous waste, sample sizes exceeding analytical standard practices, controlled substances under regulated protocols, etc).

We thank you for selecting XENCO Laboratories to serve your analytical needs. If you have any questions concerning this report, please feel free to contact us at any time.

Respectfully,

Nicholas Straccione

Project Manager

Recipient of the Prestigious Small Business Administration Award of Excellence in 1994.

Certified and approved by numerous States and Agencies.

A Small Business and Minority Status Company that delivers SERVICE and QUALITY

Houston - Dallas - San Antonio - Austin - Tampa - Miami - Atlanta - Corpus Christi - Latin America

Sample Cross Reference 415358



EAS Engineering, Inc., Coral Gables, FL
SCI

Sample Id	Matrix	Date Collected	Sample Depth	Lab Sample Id
NE	W	May-03-11 13:02		415358-001
SE	W	May-03-11 14:16		415358-002
SW	W	May-03-11 14:58		415358-003
NW	W	May-03-11 15:36		415358-004
Middle	W	May-03-11 16:21		415358-005



CASE NARRATIVE

Client Name: EAS Engineering, Inc.

Project Name: SCI



Project ID:

Work Order Number: 415358

Report Date: 10-MAY-11

Date Received: 05/04/2011

Sample receipt non conformances and Comments:

None

Sample receipt Non Conformances and Comments per Sample:

None



Certificate of Analytical Results 415358



**EAS Engineering, Inc., Coral Gables, FL
SCI**

Sample Id: NE	Matrix: Ground Water	Date Received: May-04-11 14:50
Lab Sample Id: 415358-001	Date Collected: May-03-11 13:02	

Analytical Method: Formaldehyde by EPA 8315A	Prep Method: SW3510C
Tech: SUB	% Moisture:
Analyst: SUB	Date Prep: May-06-11 10:02
Seq Number: 855279	NO_CERT#

Parameter	Cas Number	Result	PQL	MDL	Units	Analysis Date	Flag	Dil
Formaldehyde	50-00-0	U	50.0	5.00	ug/L	05/06/11 12:35	U	1



Certificate of Analytical Results 415358



EAS Engineering, Inc., Coral Gables, FL
SCI

Sample Id: SE	Matrix: Ground Water	Date Received: May-04-11 14:50
Lab Sample Id: 415358-002	Date Collected: May-03-11 14:16	

Analytical Method: Formaldehyde by EPA 8315A	Prep Method: SW3510C
Tech: SUB	% Moisture:
Analyst: SUB	Date Prep: May-06-11 10:02
Seq Number: 855279	NO_CERT#

Parameter	Cas Number	Result	PQL	MDL	Units	Analysis Date	Flag	Dil
Formaldehyde	50-00-0	U	50.0	5.00	ug/L	05/06/11 12:35	U	1



Certificate of Analytical Results 415358



EAS Engineering, Inc., Coral Gables, FL
SCI

Sample Id: SW	Matrix: Ground Water	Date Received: May-04-11 14:50
Lab Sample Id: 415358-003	Date Collected: May-03-11 14:58	

Analytical Method: Formaldehyde by EPA 8315A	Prep Method: SW3510C
Tech: SUB	% Moisture:
Analyst: SUB	Date Prep: May-06-11 10:02
Seq Number: 855279	NO_CERT#

Parameter	Cas Number	Result	PQL	MDL	Units	Analysis Date	Flag	Dil
Formaldehyde	50-00-0	U	50.0	5.00	ug/L	05/06/11 12:35	U	1



Certificate of Analytical Results 415358



EAS Engineering, Inc., Coral Gables, FL
SCI

Sample Id: NW	Matrix: Ground Water	Date Received: May-04-11 14:50
Lab Sample Id: 415358-004	Date Collected: May-03-11 15:36	

Analytical Method: Formaldehyde by EPA 8315A	Prep Method: SW3510C
Tech: SUB	% Moisture:
Analyst: SUB	Date Prep: May-06-11 10:02
Seq Number: 855279	NO_CERT#

Parameter	Cas Number	Result	PQL	MDL	Units	Analysis Date	Flag	Dil
Formaldehyde	50-00-0	U	50.0	5.00	ug/L	05/06/11 12:35	U	1



Certificate of Analytical Results 415358



EAS Engineering, Inc., Coral Gables, FL
SCI

Sample Id: Middle	Matrix: Ground Water	Date Received: May-04-11 14:50
Lab Sample Id: 415358-005	Date Collected: May-03-11 16:21	

Analytical Method: Formaldehyde by EPA 8315A	Prep Method: SW3510C
Tech: SUB	% Moisture:
Analyst: SUB	Date Prep: May-06-11 10:02
Seq Number: 855279	NO_CERT#

Parameter	Cas Number	Result	PQL	MDL	Units	Analysis Date	Flag	Dil
Formaldehyde	50-00-0	U	50.0	5.00	ug/L	05/06/11 12:35	U	1



XENCO Laboratories
CHRONOLOGY OF HOLDING TIMES



Analytical Method : Formaldehyde by EPA 8315A

Client : EAS Engineering, Inc.

Work Order #: 415358

Project ID: _____

Field Sample ID	Date Collected	Date Received	Date Extracted	Max Holding Time Extracted (Days)	Time Held Extracted (Days)	Date Analyzed	Max Holding Time Analyzed (Days)	Time Held Analyzed (Days)	Q
Middle	May. 3, 2011	May. 4, 2011	May. 6, 2011	7	3	May.6, 2011	3	0	P
NW	May. 3, 2011	May. 4, 2011	May. 6, 2011	7	3	May.6, 2011	3	0	P
SW	May. 3, 2011	May. 4, 2011	May. 6, 2011	7	3	May.6, 2011	3	0	P
NE	May. 3, 2011	May. 4, 2011	May. 6, 2011	7	3	May.6, 2011	3	0	P
SE	May. 3, 2011	May. 4, 2011	May. 6, 2011	7	3	May.6, 2011	3	0	P

F = These samples were analyzed outside the recommended holding time.
P = Samples analyzed within the recommended holding time.



Flagging Criteria

FLORIDA Flagging Criteria

- A Value reported is the mean (average) of two or more determinations. This code shall be used if the reported value is the average of results for two or more discrete and separate samples. These samples shall have been processed and analyzed independently. Do not use this code if the data are the result of replicate analysis on the same sample aliquot, extract or digestate.
- B Results based upon colony counts outside the acceptable range. This code applies to microbiological tests and specifically to membrane filter colony counts. The code is to be used if the colony count is generated from a plate in which the total number of coliform colonies is outside the method indicated ideal range. This code is not to be used if a 100 mL sample has been filtered and the colony count is less than the lower value of the ideal range.
- F When reporting species: F indicates the female sex. Otherwise it indicates RPD value is outside the acceptable range.
- H Value based on field kit determination; results may not be accurate. This code shall be used if a field screening test (i.e., field gas chromatograph data, immunoassay, vendor-supplied field kit, etc.) was used to generate the value and the field kit or method has not been recognized by the Department as equivalent to laboratory methods.
- I The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.
- J Estimated value. A "J" value shall be accompanied by a narrative justification for its use. Where possible, the organization shall report whether the actual value is less than or greater than the reported value. A "J" value shall not be used as a substitute for K, L, M, T, V, or Y, however, if additional reasons exist for identifying the value as estimate (e.g., matrix spiked failed to meet acceptance criteria), the "J" code may be added to a K, L, M, T, V, or Y. The following are some examples of narrative descriptions that may accompany a "J" code: .
 - J1: No known quality control criteria exist for the component;
 - J2: The reported value failed to meet the established quality control criteria for either precision or accuracy (the specific failure must be identified);
 - J3: The sample matrix interfered with the ability to make any accurate determination;
 - J4: The data are questionable because of improper laboratory or field protocols (e.g., composite sample was collected instead of a grab sample).
 - J5: The field calibration verification did not meet calibration acceptance criteria.
 - J6: QC protocol not followed.

*Recipient of the Prestigious Small Business Administration Award of Excellence in 1994.
 Certified and approved by numerous States and Agencies.
 A Small Business and Minority Status Company that delivers SERVICE and QUALITY
 Houston - Dallas - San Antonio - Austin - Tampa - Miami - Latin America*

11381 Meadowglen Lane Suite L Houston, Tx 77082-2647
 11078 Morrison Rd., Suite D, Dallas, TX 75229
 5309 Wurzbach, Ste 104 San Antonio TX 78238
 2505 N. Falkenburg Rd., Tampa, FL 33619
 5757 NW 158th St, Miami Lakes, FL 33014

Phone	Fax
(281) 589-0692	(281) 589-0695
(972) 481-9999	(972) 481-9998
(210) 509-3334	(201) 509-3335
(813) 620-2000	(813) 620-2033
(305) 823-8500	(305) 823-8555



Flagging Criteria

J7: B/A results for Chlorophyll does not meet 1 - 1.7 ratio.

- K** Off-scale low. Actual value is known to be less than the value given. This code shall be used if:
 - 1. The value is less than the lowest calibration standard and the calibration curve is known to be non-linear; or
 - 2. The value is known to be less than the reported value based on sample size, dilution. This code shall not be used to report values that are less than the laboratory practical quantitation limit or laboratory method detection limit.
- L** Off-scale high. Actual value is known to be greater than value given. To be used when the concentration of the analyte is above the acceptable level for quantitation (exceeds the linear range or highest calibration standard) and the calibration curve is known to exhibit a negative deflection.
- M** When reporting chemical analyses: presence of material is verified but not quantified; the actual value is less than the value given. The reported value shall be the laboratory practical quantitation limit. This code shall be used if the level is too low to permit accurate quantification, but the estimated concentration is greater than the method detection limit. If the value is less than the method detection limit use "T" below.
- N** Presumptive evidence of presence of material. This qualifier shall be used if:
 - 1. The component has been tentatively identified based on mass spectral library search; or
 - 2. There is an indication that the analyte is present, but quality control requirements for confirmation were not met (i.e., presence of analyte was not confirmed by alternative procedures).
- O** Sampled, but analysis lost or not performed.
- Q** Sample held beyond the accepted holding time. This code shall be used if the value is derived from a sample that was prepared or analyzed after the approved holding time restrictions for sample preparation or analysis.
- T** Value reported is less than the laboratory method detection limit. The value is reported for informational purposes, only and shall not be used in statistical analysis.
- U** Indicates that the compound was analyzed for but not detected. This symbol shall be used to indicate that the specified component was not detected. The value associated with the qualifier shall be the laboratory method detection limit. Unless requested by the client, less than the method detection limit values shall not be reported (see "T" above).
- V** Indicates that the analyte was detected in both the sample and the associated method blank. Note: the value in the blank shall not be subtracted from associated samples.

Recipient of the Prestigious Small Business Administration Award of Excellence in 1994.

Certified and approved by numerous States and Agencies.

A Small Business and Minority Status Company that delivers SERVICE and QUALITY

Houston - Dallas - San Antonio - Austin - Tampa - Miami - Latin America

11381 Meadowglen Lane Suite L Houston, Tx 77082-2647
11078 Morrison Rd., Suite D, Dallas, TX 75229
5309 Wurzbach, Ste 104 San Antonio TX 78238
2505 N. Falkenburg Rd., Tampa, FL 33619
5757 NW 158th St, Miami Lakes, FL 33014

Phone	Fax
(281) 589-0692	(281) 589-0695
(972) 481-9999	(972) 481-9998
(210) 509-3334	(201) 509-3335
(813) 620-2000	(813) 620-2033
(305) 823-8500	(305) 823-8555



Flagging Criteria

- Y The laboratory analysis was from an unpreserved or improperly preserved sample. The data may not be accurate.
- Z Too many colonies were present for accurate counting. Historically, this condition has been reported as "too numerous to count" (TNTC). The "Z" qualifier code shall be reported when the total number of colonies of all types is more than 200 in all dilutions of the sample. When applicable to the observed test results, a numeric value for the colony count for the microorganism tested shall be estimated from the highest dilution factor (smallest sample volume) used for the test and reported with the qualifier code.
- ? Data are rejected and should not be used. Some or all of the quality control data for the analyte were outside criteria, and the presence or absence of the analyte cannot be determined from the data.
- * Not reported due to interference.

The following codes deal with certain aspects of field activities. The codes shall be used if the laboratory has knowledge of the specific sampling event. The codes shall be added by the organization collecting samples if they apply:

- D The sample result was reported from a dilution.
- E Indicates that extra samples were taken at composite stations.
- R Significant rain in the past 48 hours. (Significant rain typically involves rain in excess of 1/2 inch within the past 48 hours.) This code shall be used when the rainfall might contribute to a lower than normal value.
- ! Data deviate from historically established concentration ranges.
- + Outside XENCO's scope of NELAC accreditation

Recipient of the Prestigious Small Business Administration Award of Excellence in 1994.

Certified and approved by numerous States and Agencies.

A Small Business and Minority Status Company that delivers SERVICE and QUALITY

Houston - Dallas - San Antonio - Austin - Tampa - Miami - Latin America

11381 Meadowglen Lane Suite L Houston, Tx 77082-2647
 11078 Morrison Rd., Suite D, Dallas, TX 75229
 5309 Wurzbach, Ste 104 San Antonio TX 78238
 2505 N. Falkenburg Rd., Tampa, FL 33619
 5757 NW 158th St, Miami Lakes, FL 33014

Phone	Fax
(281) 589-0692	(281) 589-0695
(972) 481-9999	(972) 481-9998
(210) 509-3334	(201) 509-3335
(813) 620-2000	(813) 620-2033
(305) 823-8500	(305) 823-8555



Blank Summary 415358



EAS Engineering, Inc., Coral Gables, FL
SCI

Sample Id: 602350-1-BLK	Matrix: WATER
Lab Sample Id: 602350-1-BLK	

Analytical Method: Formaldehyde by EPA 8315A	Prep Method: SW3510C
Date Analyzed: May-06-11 12:35 Analyst: SUB	Date Prep: May-06-11 10:02 Tech: SUB
Seq Number: 855279	NO_CERT#

Parameter	Cas Number	Result	PQL	MDL	Units	Flag	Dil
Formaldehyde	50-00-0	U	50.0	5.00	ug/L	U	1



QC Summary 415358



EAS Engineering, Inc., Coral Gables, FL
SCI

Analytical Method: Formaldehyde by EPA 8315A
Seq Number: 855279
MB Sample Id: 602350-1-BLK

Matrix: Water
LCS Sample Id: 602350-1-BKS

Prep Method: SW3510C
Date Prep: 05/06/2011
LCSD Sample Id: 602350-1-BSD

Parameter	MB Result	Spike Amount	LCS Result	LCS %Rec	LCSD Result	LCSD %Rec	Limits	%RPD	RPD Limit	Units	Analysis Date	Flag
Formaldehyde	<5.00	150	148	99	150	100	70-125	1	20	ug/L	05/06/11 12:35	

Analytical Method: Formaldehyde by EPA 8315A
Seq Number: 855279
Parent Sample Id: 415358-001

Matrix: Ground Water
MS Sample Id: 415358-001 S

Prep Method: SW3510C
Date Prep: 05/06/2011
MSD Sample Id: 415358-001 SD

Parameter	Parent Result	Spike Amount	MS Result	MS %Rec	MSD Result	MSD %Rec	Limits	%RPD	RPD Limit	Units	Analysis Date	Flag
Formaldehyde	<5.00	150	130	87	124	83	55-144	5	30	ug/L	05/06/11 12:35	



XENCO Laboratories



Prelogin/Nonconformance Report- Sample Log-In

Client: EAS Engineering, Inc.

Acceptable Temperature Range: 0 - 6 degC

Date/ Time Received: 05/04/2011 02:50:00 PM

Temperature Measuring device used :

Work Order #: 415358

Sample Receipt Checklist

Comments

#1 *Temperature of cooler(s)?	4
#2 *Shipping container in good condition?	Yes
#3 *Samples received on ice?	Yes
#4 *Custody Seals intact on shipping container/ cooler?	Yes
#5 Custody Seals intact on sample bottles/ container?	Yes
#6 *Custody Seals Signed and dated for Containers/coolers	Yes
#7 *Chain of Custody present?	Yes
#8 Sample instructions complete on Chain of Custody?	Yes
#9 Any missing/extra samples?	Yes
#10 Chain of Custody signed when relinquished/ received?	Yes
#11 Chain of Custody agrees with sample label(s)?	Yes
#12 Container label(s) legible and intact?	Yes
#13 Sample matrix/ properties agree with Chain of Custody?	Yes
#14 Samples in proper container/ bottle?	Yes
#15 Samples properly preserved?	Yes
#16 Sample container(s) intact?	Yes
#17 Sufficient sample amount for indicated test(s)?	Yes
#18 All samples received within hold time?	Yes
#19 Subcontract of sample(s)?	Yes
#20 VOC samples have zero headspace (less than 1/4 inch bubble)?	Yes
#21 <2 for all samples preserved with HNO3,HCL, H2SO4?	Yes
#22 >10 for all samples preserved with NaAsO2+NaOH, ZnAc+NaOH?	Yes

* Must be completed for after-hours delivery of samples prior to placing in the refrigerator

Analyst:	PH Device/Lot#
----------	----------------

NonConformance:

Corrective Action Taken:

Nonconformance Documentation

Contact: _____ Contacted by : _____ DateTime : _____

Checklist completed by: *RME*
Roderick E. McHenry

Date: 05/04/2011

Checklist reviewed by: _____

Date: 05/04/2011

TRAFFIC IMPACT ANALYSIS

Krome Agronomics, LLC
West Kendall Memorial Park
Public Hearing # Z10-51

August 2011

Prepared for:
Krome Agronomics, LLC

CATHY SWEETAPPLE & ASSOCIATES
TRANSPORTATION AND MOBILITY PLANNING

101 North Gordon Road, Fort Lauderdale, Florida 33301
954-463-8878 office 954-525-4303 fax Email: csweet@bellsouth.net

**West Kendall Memorial Park
Traffic Impact Analysis**

Table of Contents

Introduction	1
Transportation Issues.....	1
Proposed Development Plan	1
Project Access	5
Burial History and Characteristics	9
Programmed and Planned Improvements to Krome Avenue.....	11
Trip Generation.....	16
Traffic Concurrency Analysis.....	17
Traffic Conditions on SW 136 Street.....	26
Accident History and Characteristics	28
Conclusions	30

List of Attachments

Attachment 1	Krome Avenue Improvements
Attachment 2	Traffic Counts
Attachment 3	Crash Data

**West Kendall Memorial Park
Traffic Impact Analysis**

List of Figures

1A	Site Location.....	2
1B	Site Location – Aerial View.....	3
1C	Enlarged Aerial View	4
2A	Proposed Site Plan	6
2B	Conceptual Plan at Buildout and for Phase 1	7
2C	On-Site Parking for Burials	8
3	Funded and Planned Improvements to Krome Avenue	12
4A	Location of Zone 1253	21
4B	2005 Cardinal Directions for Zone 1253	22
4C	2035 Cardinal Directions for Zone 1253	23
4D	Cardinal Distribution and Assignment for Zone 1253	24
4E	Traffic Concurrency Analysis	25

List of Tables

1A	Dade South Memorial Park - Burial History	9
1B	Dade South Memorial Park – Daily Burials	10
2	Estimated Construction Schedule for Krome Avenue.....	13
3	Trip Generation for the Proposed Use.....	16
4A	Traffic Concurrency Capacity Analysis – Peak Hour Period	19
4B	Traffic Concurrency Capacity Analysis – Peak of the Generator.....	19
4C	Traffic Concurrency Capacity Analysis – Saturday Peak Hour	20
4D	Traffic Concurrency Capacity Analysis – Sunday Peak Hour	20
5	AM Peak Hr- PM Peak Hr- Sat Peak Hr Traffic Conditions on SW 136 St at Krome Ave	27
6	Accident Summary along Krome Avenue – 1999 to 2008	29

List of Exhibits

Proposed Alternative 3 – Krome Avenue 4 Lane Divided Roadway.....	14
Proposed Alternative 4 – Krome Avenue 4 Lane Divided Roadway.....	15

CATHY SWEETAPPLE & ASSOCIATES
TRANSPORTATION AND MOBILITY PLANNING

West Kendall Memorial Park
Traffic Impact Analysis

Introduction

Krome Agronomics, LLC is seeking site plan and zoning approval from Miami-Dade County through the Community Zoning Appeals Board (CZAB) 11 to locate a cemetery on 48.6 gross acres situated in the southwest corner of SW 136 Street and Krome Avenue pursuant to Public Hearing Application # Z10-51. The site is bounded by SW 136 Street on the north and Krome Avenue on the east, in unincorporated Miami-Dade County, Florida. See attached Figures 1A, 1B and 1C which illustrate the location of the subject site on a regional, local and neighborhood scale.

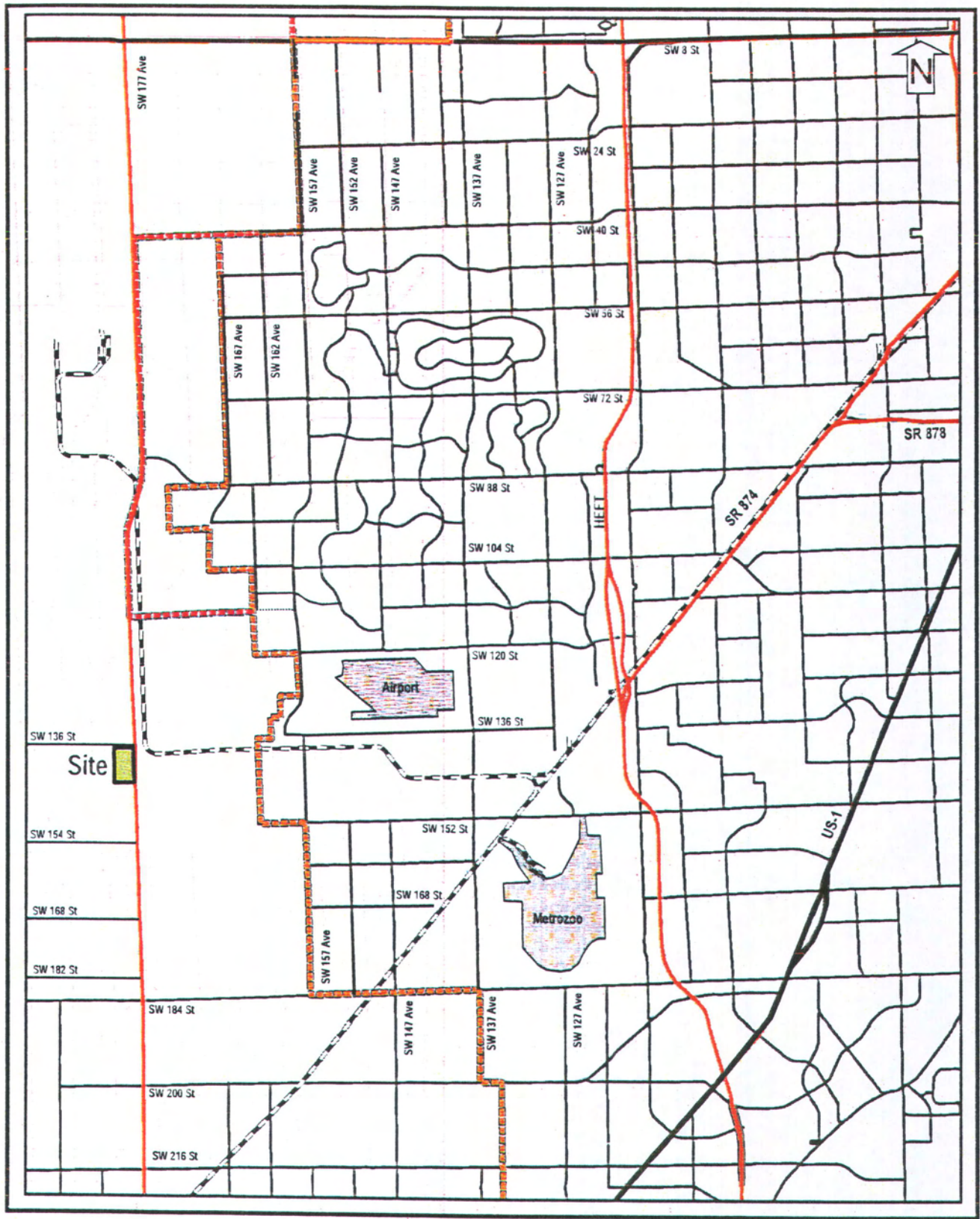
Transportation Issues

In response to transportation issues, questions and concerns raised during the April 14, 2011 CZAB 11 Hearing for Application #Z10-51, a Traffic Impact Analysis has been prepared to address the following transportation issues which are evaluated in detail in the sections which follow.

- Project Access and Circulation for the proposed Site Plan
- Burial History and Characteristics for Similar Cemetery Sites
- Programmed and Planned Improvements to Krome Avenue
- Trip Generation for the Cemetery Use
- Updated Traffic Concurrency Analyses (Peak Hour Period and Peak of the Generator)
- Traffic Impacts to Krome Avenue on Weekdays and Weekends
- Traffic Conditions on SW 136 Street
- Accident History for Krome Avenue and impacts by Burial Processions

Proposed Development Plan

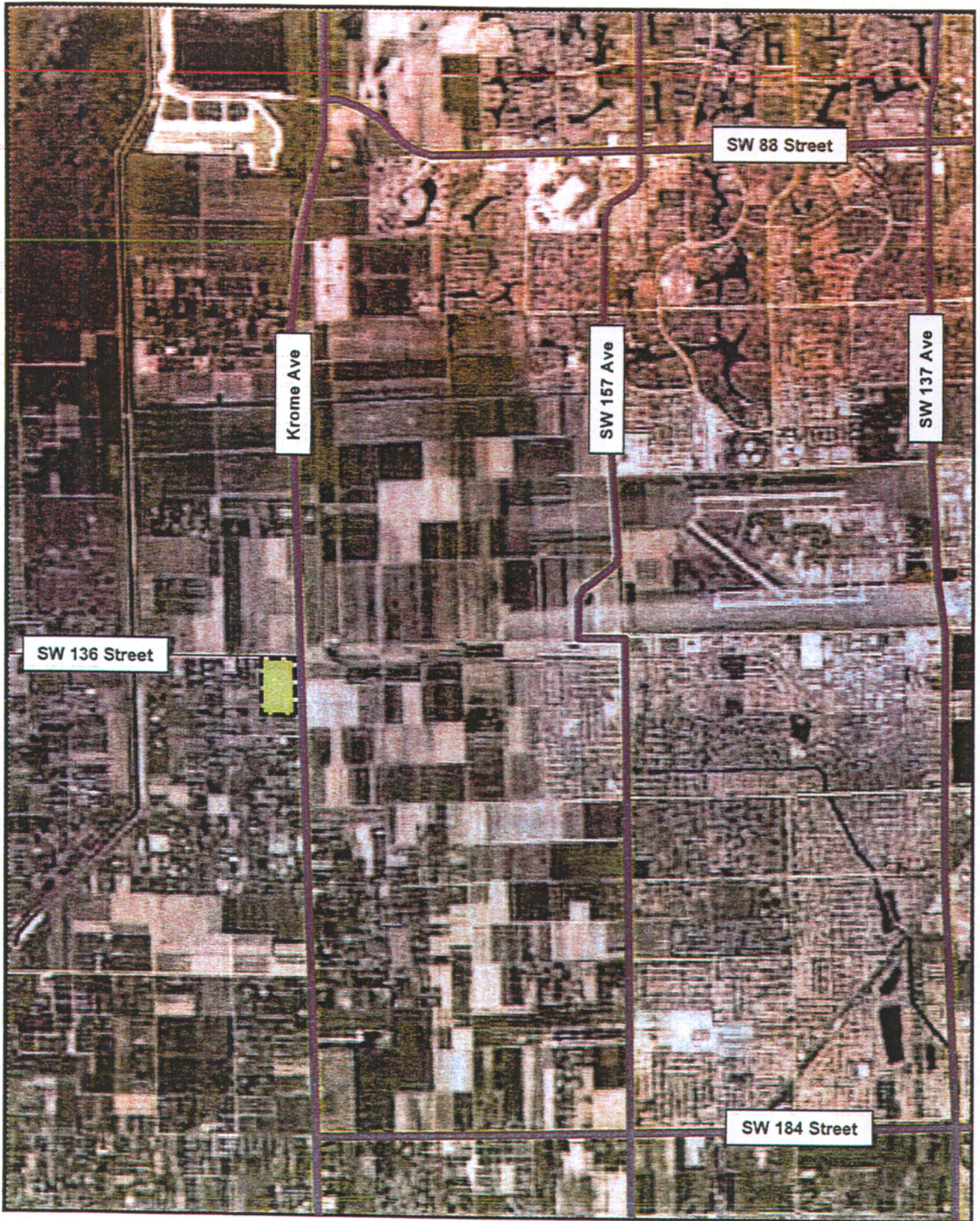
The Applicant has prepared a site plan and a phased development plan in coordination with Miami-Dade County and FDOT to locate project access, access improvements, setbacks and right-of-way dedication as part of the proposed site plan for Public Hearing Application # Z10-51 (see attached Figures 2A and 2B). The proposed site plan identifies the dedication of the remaining zoned right-of-way along the west side of Krome Avenue for the limits of the property frontage equating to ± 3.2 acres of land extending ± 1330 linear feet along the length of the right-of-way for a strip of land ± 106 feet wide. This right-of-way dedication is needed by FDOT to implement the roadway widening of Krome Avenue, therefore the approval of the proposed site plan will result in the added benefit of gaining much needed right-of-way along Krome Avenue without the need to go through costly (additional) ROW acquisition procedures. The site plan features one major access location off of Krome Avenue for burial patrons, with secondary access to SW 136 Street in later buildout phases of site development.



Legend

-  Site Location
-  2015 Urban Development Boundary
-  2025 Urban Expansion Area
-  Existing Rail Lines
-  FIHS Roadways

Figure 1A
Site Location
West Kendall Memorial Park



Legend



Site Location

Figure 1B
Site Location - Aerial View
West Kendall Memorial Park



Legend



Site Location

Figure 1C
Enlarged Aerial View
West Kendall Memorial Park

Project Access

Based upon the project's location in the southwest corner of Krome Avenue and SW 136 Street, the site plan features one major vehicular access off of Krome Avenue for burial patrons, with secondary access to SW 136 Street to serve patrons in later phases of site development. Each of the access locations are described below.

- **Krome Avenue Access** - The site plan features one major access location off of Krome Avenue (with a ± 210 foot setback) located ± 1225 feet south of SW 136 Street, and this access location will be supported by an exclusive southbound right turn lane to be built by the Applicant, along with an exclusive acceleration lane along Krome Avenue to assist southbound vehicles who depart the site to merge back into southbound traffic.
- **Phase 1 Conceptual Plan** - Under the Phase 1 Conceptual Development Plan as illustrated on **Figure 2B**, the Krome Avenue Access will serve as the only means of ingress and egress for cemetery patrons, providing access to and from the north and to and from the south. The driveway has been designed to accommodate this function with adequate turn lanes and adequate setback from the right-of-way, and thus will sustain cemetery operations over the next 10 years.
- **Maintenance Building Access in the Phase 1 Conceptual Plan** – As part of the Phase 1 Conceptual Plan, a driveway connection to SW 136 Street is provided for the maintenance building only. Therefore, public access by Cemetery patrons will not utilize SW 136 Street until the project moves beyond Phase 1 and begins developing additional lands on site for burials. It is anticipated that the Phase 1 Conceptual Plan will remain in effect for a period of approximately 10 years, at which time site development will begin to extend to other portions of the cemetery site. This 10 year timeframe will tie well into the roadway improvement schedule for Krome Avenue (as discussed in the next section of this report), where the segment of Krome Avenue from SW 136 Street to SW 184 Street is estimated by FDOT to be under construction for the 4 lane widening by the year 2020.
- **SW 136 Street Access** – Once the cemetery site moves beyond Phase 1, additional access locations are proposed onto SW 136 Street to provide departing patrons with access alternatives to Krome Avenue. The site plan features two driveway locations connecting to SW 136 Street, one located ± 425 feet west of Krome Avenue and one located ± 1100 feet west of Krome Avenue. With the development of the remaining cemetery lands, these driveway locations will offer departing patrons with access alternatives to Krome Avenue.
- **Coordination with the Krome Avenue Improvements** – Once FDOT is underway with Preliminary Engineering Plans for the widening of Krome Avenue adjacent to the cemetery site (preliminary engineering funded in FY 2014-2015), the Applicant will work with FDOT to understand access alternatives which may include directional northbound access across a new median or frontage road access as part of the Krome Avenue widening plan.
- **Parking on Site during Burials** – The Applicant has evaluated the capacity of the drive isles to accommodate parking on site during burials. Using only one side of the drive isle, attached **Figure 2C** demonstrates that 91 vehicles can be accommodated on site during Phase 1, and an additional 220 vehicles can be accommodated with the development of the remainder of the site. Ample parking capacity is provided to support the anticipated patrons per burial and the number of burials per day.

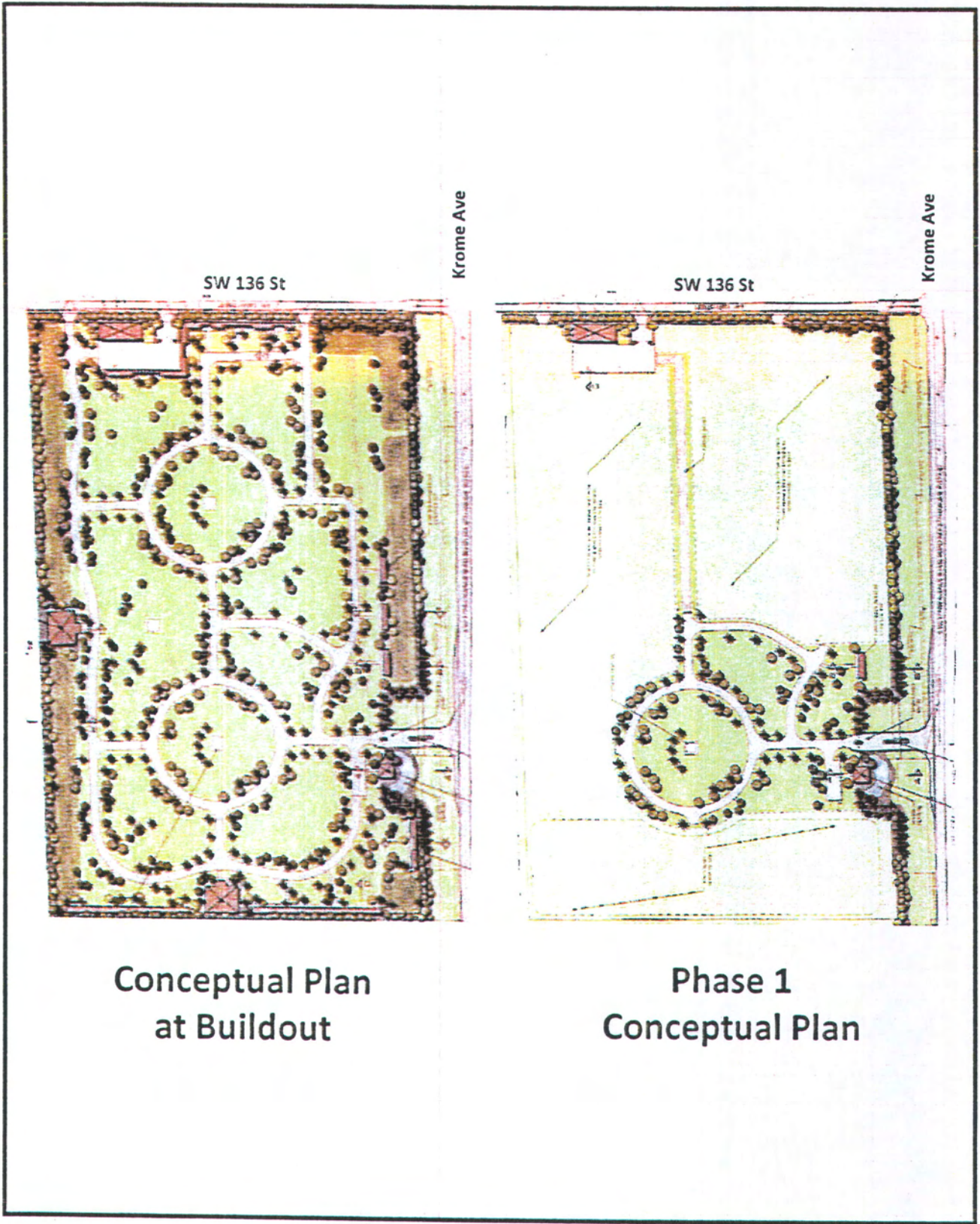


Legend



Site Location

Figure 2A
Proposed Site Plan
West Kendall Memorial Park



Legend

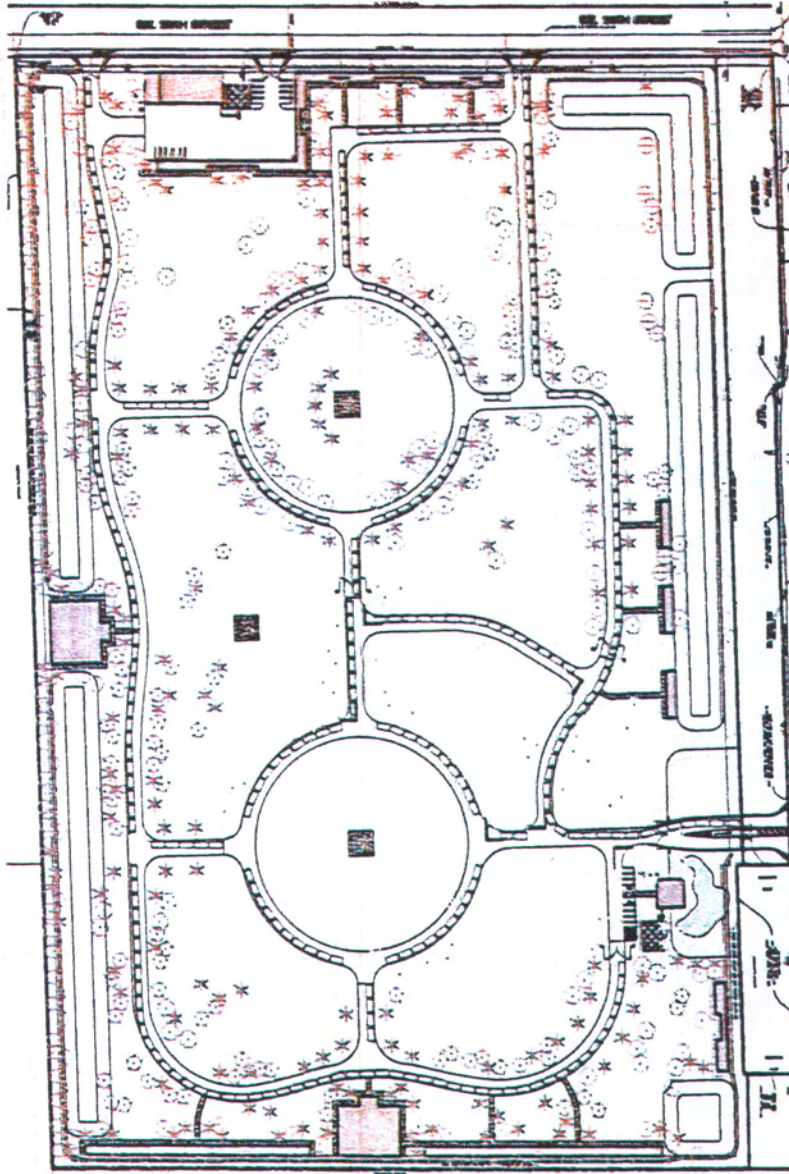


Site Location

Figure 2B
Phased Development Plan
West Kendall Memorial Park

SW 136 St

Krome Ave



Parking Capacity on Site for Burials – 10 x 20' vehicles

Phase I – 91 Vehicles

Phase II – 220 Vehicles

Total Site Capacity = 311 Vehicles using only One Side of the Drive Isle

Legend



Site Location

Figure 2C
On Site Parking for Burials
West Kendall Memorial Park

Burial History and Characteristics

To gain perspective on the cemetery use and the frequencies of burials per day, burials per month or burials per year, data has been provided by *Dade South Memorial Park* for the first 13 years they were in business. **Table 1A** below provides actual burials per year from 1983 to 1995, with calculations provided on the average number of burials per day based upon 312 business days of burials per year operating from Monday through Saturday. The data reveals the following:

- The average number of burials/day after 5 years in operation = an average of 0.77 burials per day.
- The average number of burials/day after 10 years in operation = an average of 1.98 burials per day.
- The average number of burials/day after 13 years in operation = an average of 2.11 burials per day.

Table 1A – Dade South Memorial Park Burial History – 1983 to 1995

Year in Business	Calendar Year	Total Burials	Burials per Day (Mon - Sat) 312 days/year
1	1983	95	0.30
2	1984	122	0.39
3	1985	181	0.58
4	1986	208	0.67
5	1987	239	0.77
6	1988	316	1.01
7	1989	359	1.15
8	1990	425	1.36
9	1991	554	1.78
10	1992	619	1.98
11	1993	638	2.04
12	1994	603	1.93
13	1995	657	2.11

Note: Dade South Memorial Park is located at 14200 SW 117 Avenue.

Data has also been provided in attached **Table 1B** on the number of burials per day, the number of burials per month and the number of burials on different days of the week for March 2011. The data reveals:

- 57 burials were performed in March 2011 from Monday through Saturday = 27 calendar days.
- The average number of burials/day for March 2011 = 57/27 = an average of 2.11 burials per day.
- 7 days in the month had 0 burials per day.
- 8 days in the month had 1 burial per day.
- 3 days in the month had 2 burials per day.
- 9 days in the month had 3 burials per day.
- 4 days in the month had 4 burials per day (3 Saturdays and 1 Friday).

For weekdays, the data indicated that most burials were held between at 9:30 AM and 2:30 PM. On Saturdays, the data indicated that most burials were held between 10:00 AM and 1:00 PM.

TABLE 1B
DADE SOUTH MEMORIAL PARK - DAILY BURIALS
MARCH 2011

Burials Per Day	Number of Days per Month	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Total	Percent
0 per Day	7	4	0	0	2	0	0	1	7	23%
1 per Day	8	0	2	3	2	0	1	0	8	26%
2 per Day	3	0	0	1	0	2	0	0	3	10%
3 per Day	9	0	2	1	1	3	2	0	9	29%
4 per Day	4	0	0	0	0	0	1	3	4	13%
Total	31	4	4	5	5	5	4	4	31	100%
Percent		13%	13%	16%	16%	16%	13%	13%	100%	
Total Burials by Day for the Month		0	8	8	5	13	11	12	57	
% of Burials by Day for the Month		0%	14%	14%	9%	23%	19%	21%	100%	
Average Burials per Day		0.0	2.0	1.6	1.0	2.6	2.8	3.0	1.9	

Note: Dade South Memorial Park is located at 14200 SW 117 Avenue.

March 2011 Calendar Day	March 2011 Day of Week	March 2011 Burials per Day
1	Tuesday	1
2	Wednesday	1
3	Thursday	3
4	Friday	1
5	Saturday	4
6	Sunday	0
7	Monday	3
8	Tuesday	3
9	Wednesday	0
10	Thursday	2
11	Friday	3
12	Saturday	4
13	Sunday	0
14	Monday	1
15	Tuesday	1
16	Wednesday	0
17	Thursday	3
18	Friday	4
19	Saturday	4
20	Sunday	0
21	Monday	3
22	Tuesday	1
23	Wednesday	1
24	Thursday	3
25	Friday	3
26	Saturday	0
27	Sunday	0
28	Monday	1
29	Tuesday	2
30	Wednesday	3
31	Thursday	2
	Total	57
	Per Day	2.11

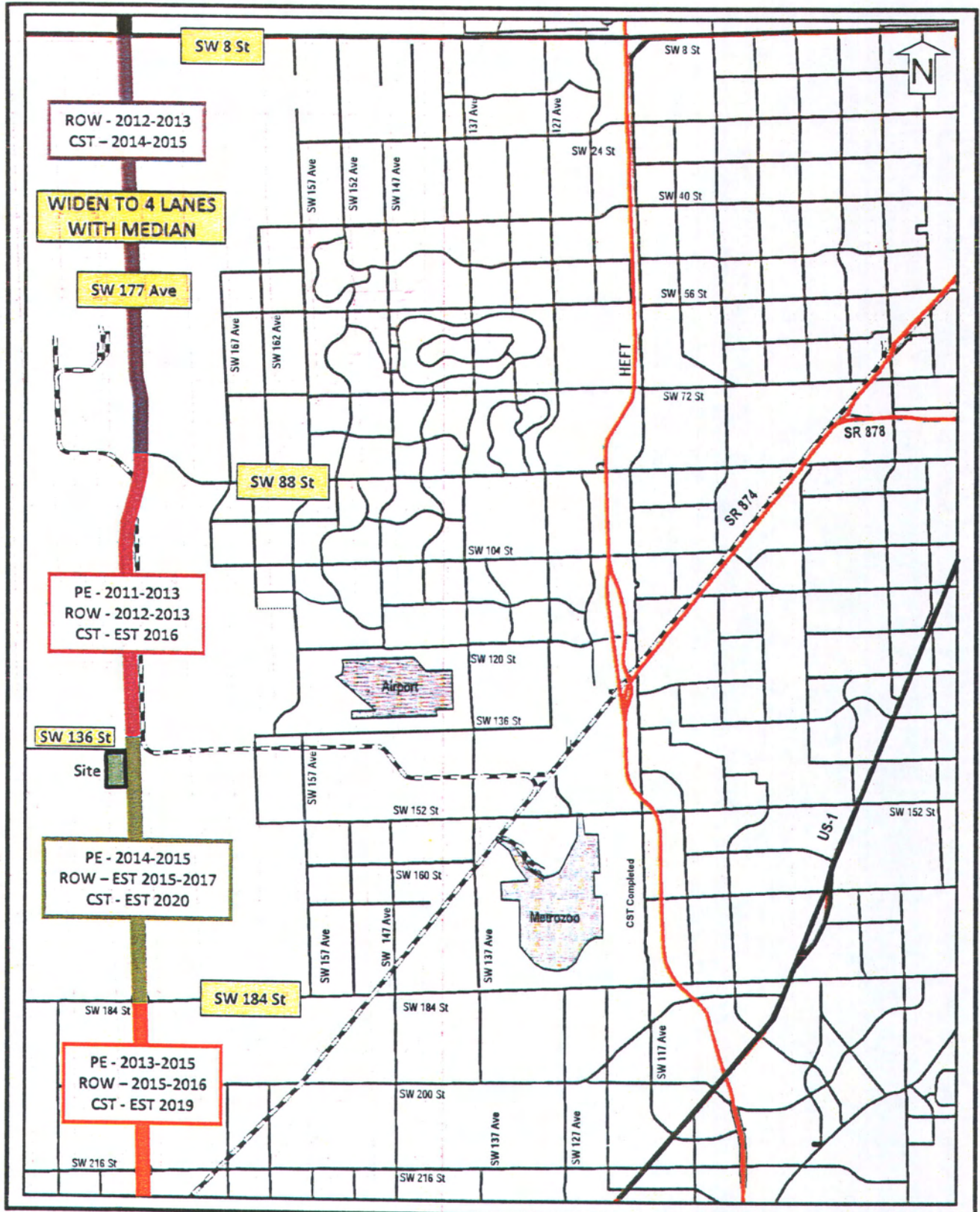
Programmed and Planned Improvements to Krome Avenue

Over the next five years, substantial corridor widening improvements will become a reality for portions of Krome Avenue which are programmed (i.e. funded) for transportation improvements pursuant to TIP 2012 which was adopted by the MPO Board on June 23, 2011. Within the next 5 years (from 2011 to 2016), the following improvements will be initiated based upon funding commitments as illustrated on attached Figure 3 and as itemized on attached Table 2 highlighting Krome Avenue improvements from SW 8 Street on the north to south of SW 184 Street on the south. Detailed funding program sheets from TIP 2012 and from the FDOT Five Year Work Program are provided in Attachment 1 of this analysis.

- FDOT Project 249614-3 - The 6.9 mile stretch of Krome Avenue from north of SW 8th Street to Kendall Drive will begin construction for lane widening, expanding the roadway from a 2 lane undivided roadway segment, to a four lane divided roadway separated by a generous median. Construction is funded from FY 2014-2015 with a letting date anticipated by FDOT in July 2014.
- FDOT Project 249614-7 - The 3.5 mile stretch of Krome Avenue from Kendall Drive to SW 136 Street is funded for Preliminary Engineering in FY 2011-2012 and ROW Acquisition in FY 2012-2013 to add lanes and reconstruct from a 2 lane undivided roadway to a 4 lane roadway separated by a generous median. Pursuant to the FDOT Five Year Work Program, construction for the 4 lane widening is estimated to begin as early July 2016.
- FDOT Project 427369-3 - The 3.1 mile stretch of Krome Avenue from SW 136 Street to SW 184 Street is funded for Preliminary Engineering in FY 2014-2015 for design plans to add lanes and reconstruct from a 2 lane undivided roadway to a 4 lane roadway separated by a generous median. Pursuant to the FDOT Five Year Work Program, ROW acquisition may take place between FY 2015-2017, and construction may take place by January 2020.
- FDOT Project 427369-2 - The 3.0 mile stretch of Krome Avenue from SW 184 Street to SW 232 Street is funded for ROW Acquisition in FY 2015-2016 to add lanes and reconstruct from a 2 lane undivided roadway to a 4 lane roadway separated by a generous median. Pursuant to the FDOT Five Year Work Program, construction may take place by January 2019.

Over the next 5 years, approximately 10 miles of Krome Avenue will be underway with substantial corridor widening improvements that will enhance corridor safety and accessibility. See attached two alternative corridor cross sections for Krome Avenue (Alt. 3 and Alt. 4) that were provided by FDOT, and which are under review for final consideration for the Krome Avenue widening.

The phased development program for the cemetery site will mature in a timeframe consistent with the corridor improvements to Krome Avenue. In the pages which follow however, please note that traffic concurrency analyses have been provided which demonstrate that adopted level of service standards will continue to be maintained under the existing 2 lane undivided roadway geometry that is in place today.



- Legend
- Site
 - Krome Ave - Okeechobee Road to SW 8 Street - No. 249615-9
 - Krome Ave - SW 8 Street to SW 88 Street - No. 249614-3
 - Krome Ave - SW 88 Street to SW 136 Street - No. 249614-7
 - Krome Ave - SW 136 Street to SW 184 Street - No. 427369-3
 - Krome Ave - SW 184 Street to SW 232 Street - No. 427369-2
- Source: 2012 TIP and the FDOT Five Year Work Program (2012-2016) and Program Details.

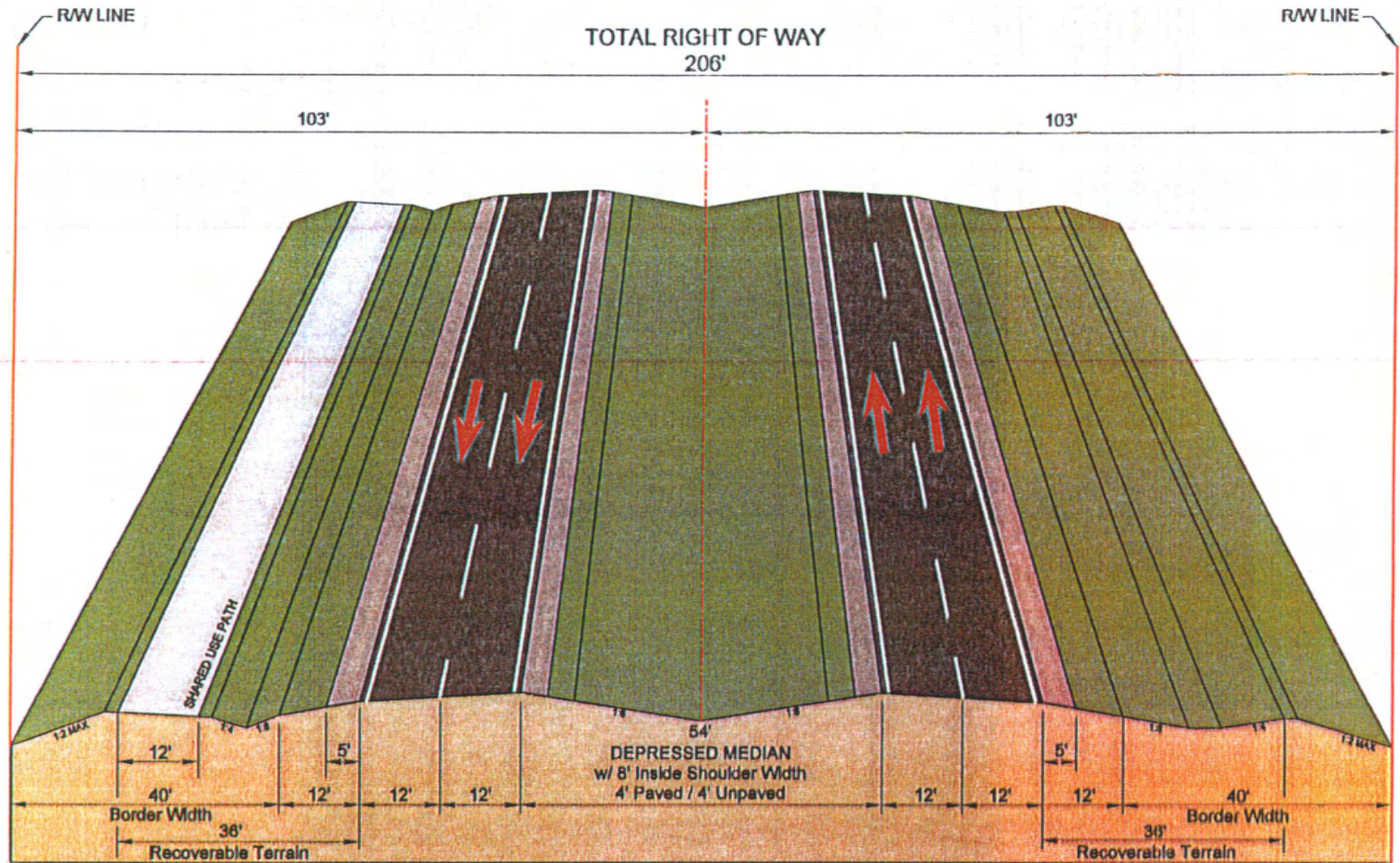
Figure 3
 TIP 2012 - Adopted 6-23-2011
 Funded and Planned Improvements to Krome Avenue
 West Kendall Memorial Park

TABLE 2
ESTIMATED CONSTRUCTION SCHEDULE FOR KROME AVENUE
TIP 2012 AND FDOT WORK PROGRAM DETAILS

TIP/FDOT Project Number	TIP Page No.	Roadway	Limits - From	Limits - To	Task	Estimated Timeframe for ROW	TIP 2012 Approved Costs	Task	Estimated Construction Letting Date	TIP 2012 Approved Costs
249615-9	Section A1 - page 103	Krome Avenue	Okeechobee Rd	SW 8 Street	ROW	n/a		Flex Pavement Resurfacing	2011-2013	\$4,172,000
249614-3	Section A1 - page 101	Krome Avenue	N. of SW 8 Street	SW 88 Street	ROW	2012-2013	\$6,247,000	Add Lanes and Reconstruct	2014-2015	\$22,959,000
249614-7	Section A1 - page 102	Krome Avenue	SW 88 Street	SW 136 Street	ROW	2012-2013	\$3,831,000	Add Lanes and Reconstruct	7/27/2016	FDOT Estimate
427369-3	Section A1 - page 105	Krome Avenue	SW 136 Street	SW 184 Street	PE	2014-2015	\$280,000	Add Lanes and Reconstruct	1/29/2020	FDOT Estimate
427369-2	Section A1 - page 105	Krome Avenue	SW 184 Street	SW 232 Street	ROW	2015-2016	\$2,084,000	Add Lanes and Reconstruct	1/30/2019	FDOT Estimate
427369-1	Section A1 - page 104	Krome Avenue	SW 232 Street	SW 296 Street	PE	2013-2015	\$280,000	Add Lanes and Reconstruct	3/25/2020	FDOT Estimate

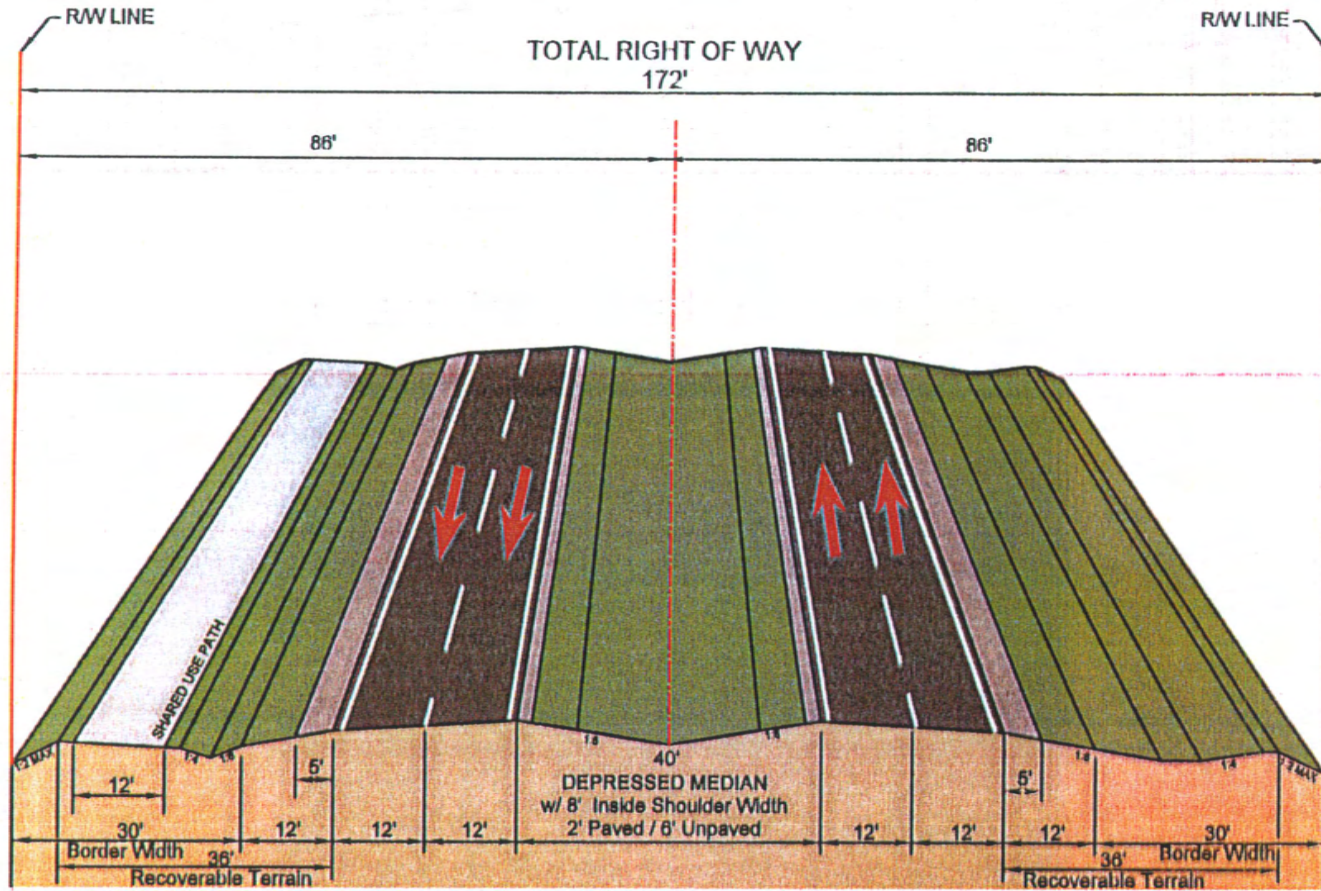
Note: TIP 2012 was adopted by the MPO Board on June 23, 2011.

Proposed Alternative 3



4- Lane Divided Roadway - Typical Section

Proposed Alternative 4



4- Lane Divided Roadway - Typical Section

Trip Generation

A trip generation analysis has been prepared to determine the trip making characteristics of the proposed cemetery use pursuant to the trip generation rates for Land Use Code 566 from *Trip Generation, 8th Edition* as published in 2008 by the Institute of Transportation Engineers (ITE). A trip generation analysis has been provided in **Table 3** below for the 48.6 gross acre site evaluated by Miami-Dade County under Public Hearing Application # Z10-51. Nine trip generation timeframes have been analyzed herein based upon the atypical peaking characteristics of the proposed use which generates most of its traffic outside of the typical morning and afternoon rush hours. The proposed cemetery use typically operates between 9:00 AM and 4:00 PM, during which time burial services are typically scheduled between 9:30 AM and 3:00 PM – Monday through Saturday, outside of the traditional AM and PM peak hours. At the proposed cemetery site under Public Hearing Application # Z10-51 - no burial services will be held on Sundays. See below a summary of the inbound, outbound and total trips for each analysis timeframe, along with the trip generation details provided in **Table 3** below.

- **Daily** – 230 total trips, 115 inbound and 115 outbound
- **AM Peak Hour** – 8 total trips, 6 inbound and 2 outbound
- **PM Peak Hour** – 41 total trips, 13 inbound and 28 outbound
- **AM Peak Hour of the Generator** – 37 total trips, 18 inbound and 19 outbound
- **PM Peak Hour of the Generator** – 80 total trips, 60 inbound and 20 outbound
- **Saturday** – 289 total trips – 144 inbound and 145 outbound
- **Saturday Peak Hour of the Generator** – 150 total trips, 77 inbound and 73 outbound
- **Sunday** - 370 total trips, 185 inbound and 185 outbound
- **Sunday Peak Hour of the Generator** – 302 total trips, 145 inbound and 157 outbound

Table 3 – Trip Generation for the Proposed Use

PROPOSED USE	TIMEFRAME	SCALE	UNITS	ITE LUC	ITE 8TH EDITION TRIP RATE	TOTAL TRIPS	% IN	IN TRIPS	% OUT	OUT TRIPS
CEMETERY	DAILY	48.5	ACRES	566	T = 4.73 (X)	230	50%	115	50%	115
CEMETERY	AM PEAK HOUR	48.5	ACRES	566	T = 0.17 (X)	8	70%	6	30%	2
CEMETERY	PM PEAK HOUR	48.5	ACRES	566	T = 0.84 (X)	41	33%	13	67%	28
CEMETERY	AM PEAK HOUR OF GENERATOR	48.5	ACRES	566	T = 0.76 (X)	37	48%	18	52%	19
CEMETERY	PM PEAK HOUR OF GENERATOR	48.5	ACRES	566	T = 1.64 (X)	80	75%	60	25%	20
CEMETERY	SATURDAY	48.5	ACRES	566	T = 5.94 (X)	289	50%	144	50%	145
CEMETERY	SATURDAY PK OF GENERATOR	48.5	ACRES	566	T = 3.09 (X)	150	51%	77	49%	73
CEMETERY	SUNDAY	48.5	ACRES	566	T = 7.62 (X)	370	50%	185	50%	185
CEMETERY	SUNDAY PEAK OF GENERATOR	48.5	ACRES	566	T = 6.21 (X)	302	48%	145	52%	157

The trip generation analysis prepared for the cemetery use goes beyond the typical daily, AM Peak hour and PM Peak Hour analyses based upon the more atypical peaking characteristics of the proposed use which falls outside of the typical morning and afternoon rush hours. Information is provided for the PM peak hour of the generator and the Saturday and Sunday peak hours of the generator to ensure that traffic concurrency can be evaluated with these additional (atypical) timeframes and that acceptable levels of service can be maintained after incorporating the impact of the proposed cemetery use.

Traffic Concurrency Analysis

A traffic concurrency infrastructure analysis has been prepared to examine the concurrency status of the surrounding roadways consistent with the Miami-Dade County traffic concurrency criteria and guidelines. Pursuant to the analyses performed herein, adequate capacity has been found to exist at the first directly accessed traffic count stations (and at the secondary traffic count stations) located adjacent to and surrounding the project site. Each traffic count station has been found to maintain adequate available capacity to accommodate the traffic impacts from the proposed development site pursuant to the standards and guidelines used by Miami-Dade County to evaluate the adequacy of the surrounding roadway network. The addition of the proposed development trips does not exceed the available roadway capacity assigned to the surrounding traffic count stations consistent with the applicable Miami-Dade County Public Works Department Traffic Concurrency databases last updated on July 14, 2011.

Pursuant to the Miami-Dade County Concurrency Management System, all study area traffic count stations on roadways adjacent to the development Site have been found to operate at acceptable levels of service during the peak hour period, accounting for existing traffic, previously approved committed development traffic plus the PM peak hour traffic from the proposed development site. Available capacity and acceptable levels of service are maintained for the adjacent count stations and the study area roadway segments, meeting the traffic concurrency standards from the Miami-Dade County Comprehensive Development Master Plan. Based upon these findings, adequate existing and funded transportation infrastructure is maintained to support the development program proposed by the Applicant.

The traffic concurrency infrastructure analysis is presented in **Tables 4A, 4B, 4C and 4D** and reflects the analyses and information outlined below for the Peak Hour Period (consistent with the CDMP), along with other more conservative analyses based upon the peaking characteristics of the proposed use which fall outside of the typical morning and afternoon rush hours. Traffic Concurrency Analyses have been provided for the peak hour period (as required), but then also for the PM peak hour of the generator, the Saturday peak hour and the Sunday peak hour. These other timeframes are analyzed to demonstrate that adopted levels of service are still met even when the trip generation during the other timeframes reflect higher project trips when compared to the traditional PM peak hour.

- **Table 4A** – Peak Hour Period Concurrency Analysis as required – 41 project trips - PHP
- **Table 4B** – PM Peak Hour of the Generator Concurrency Analysis – 80 project trips – 3:00 PM
- **Table 4C** – Saturday Peak Hour Concurrency Analysis – 150 project trips – 1:00 PM
- **Table 4D** – Sunday Peak Hour Traffic Concurrency Analysis – 302 project trips – 1:30 PM

Traffic Count Data

Updated traffic counts for all roadways under both County and State jurisdiction reflect traffic count data from the year 2010 using the most recent data available from FDOT and Miami-Dade County. The following count stations have been included in the analysis:

- Miami-Dade County traffic count stations – 9208 and 9880 and
- FDOT traffic count stations - 0004, 0010, 0682, 1080 and 2529.

The Applicant collected traffic count data on Krome Avenue in May of 2011, and this data has been utilized to provide information for the Saturday and Sunday traffic conditions as analyzed in **Tables 4C and 4D**. The traffic data collected by the Applicant and the year 2010 traffic data for the State Count Stations are provided in **Attachment 2** of this study.

Adopted LOS Standards and the Maximum Service Volumes

The adopted level of service standards used for each count station are provided by Miami-Dade County in their traffic concurrency database. The maximum service volumes for the County stations have been obtained from the updated ArtPlan calculations from the July 14, 2011 Traffic Concurrency Count Station Database. The maximum service volumes for the State count stations are based upon Table 4 for the Two-Way Peak Hour from the FDOT 2009 Quality/LOS Handbook last updated on 10/4/2010.

Development Order Trips

The development order trips for each count station has been obtained from the Miami-Dade County and FDOT Traffic Concurrency Count Station database last updated on July 14, 2011.

Project Assignment

The project traffic assignment to the surrounding study area roadways has been established using the Miami-Dade County Cardinal Distribution for Project Zone 1253 as obtained through interpolation for the Year 2015 using the Year 2005 and Year 2035 Cardinal Directions from the updated Directional Trip Distributions Report from the 2035 Long Range Transportation Plan (LRTP) adopted by the MPO in October of 2009. The assignment and distribution of project traffic to the surrounding roadway network and to the cardinal directions from the LRTP are provided using the figures listed below.

- **Figure 4A** - Location of Project Zone 1253
- **Figure 4B** – Year 2005 Cardinal Directions for Project Zone 1253
- **Figure 4C** - Year 2035 Cardinal Directions for Project Zone 1253
- **Figure 4D** - Cardinal Distribution and Assignment for Zone 1253 from the 2035 LRTP
- **Figure 4E** – Project Distribution at Study Area Count Stations

Total Traffic Conditions

The concurrency analyses identify the total traffic at each of the first directly accessed and secondary traffic count stations and the remaining capacity still available after the addition of project traffic. For each of the analyses studied, the adopted LOS standards from the CDMP continue to be met on the adjacent roadway network after incorporating the traffic from proposed development site. The following roadway segments have been analyzed where data was available:

- SW 177 Avenue – SW 8 Street to SW 88 Street
- SW 177 Avenue – SW 88 Street to SW 184 Street
- SW 177 Avenue – SW 184 Street to SW 216 Street
- SW 152 Street – SW 177 Avenue to SW 167 Avenue
- SW 152 Street – SW 167 Avenue to SW 157 Avenue
- SW 152 Street – SW 157 Avenue to SW 147 Avenue
- SW 184 Street – SW 177 Avenue to SW 157 Avenue

Pursuant to the Miami-Dade County Concurrency Management System, all study area traffic count stations on roadways adjacent to and surrounding the project site were found to operate at acceptable levels of service during the peak hour period, PM peak hour of the generator and the Saturday and Sunday Peak Hour, accounting for existing traffic, previously approved committed development traffic, plus the project traffic for the proposed development site. Based upon these findings, adequate existing and funded transportation infrastructure is maintained to support the proposed development of the cemetery use at the southwest corner of SW 136 Street and Krome Avenue pursuant to Public Hearing Application # Z10-51.

Table 4A - West Kendall Memorial Park - Public Hearing Number Z10-51

Traffic Concurrency Capacity Analysis - Peak Hour Period

Station Number	First Directly Accessed Count Stations	Laneage	[1] Capacity	Count Date	[2] PHP VOL	[3] D.O.'s as of 7/14/11	Zone 1253 Distribution	PM Pk Hr Project Trips 41	Total with Project	Capacity Available after Project	Max LOS	LOS with Project	Meets LOS Standard Yes or No
0682	SW 177 Ave south of SW 88 St	A 2	1,420	1/05-07/2010	1,333	10	56.98%	23	1,366	54	C	C	YES
9208	SW 177 Ave south of SW 184 St to SW 216 St	A 2	1,570	8/31-9/2/2010	1,462	12	9.49%	4	1,478	92	C	C	YES
9880	SW 184 St east of SW 177 Ave to SW 157 Ave	2	1,150	5/25-27/2010	741	11	33.53%	14	766	384	C	B	YES
Secondary Accessed Count Stations							100.00%	41					
1080	SW 88 St east of SW 157 Ave to SW 147 Ave	A 6	6,180	1/12-14/2010	3,136	492	54.66%	22	3,650	2,530	EE	C	YES
2529	SW 88 St east of SW 167 Ave to SW 157 Ave	A 6	4,080	1/12-14/2010	2,034	981	54.66%	22	3,037	1,043	EE	D	YES
0010	SW 88 St east of SW 177 Ave to SW 167 Ave	A 4	3,560	1/12-14/2010	1,224	94	54.66%	22	1,340	2,220	D	B	YES
0004	SW 177 Ave south of SW 8 St	A 2	1,420	8/31-9/2/2010	1,228	0	2.32%	1	1,229	191	C	C	YES
0004	SW 177 Ave south of SW 8 St - with Funded Improvements	A 4 [4]	2,370	8/31-9/2/2010	1,228	0	2.32%	1	1,229	1,141	B	B	YES

Table 4B - West Kendall Memorial Park - Public Hearing Number Z10-51

Additional Traffic Concurrency Capacity Analysis - PM Peak of the Generator - 3PM

Station Number	First Directly Accessed Count Stations	Laneage	[1] Capacity	Count Date	[2] PM Pk of Generator 3PM VOL	[3] D.O.'s as of 7/14/11	Zone 1253 Distribution	PM Pk of Gen Trips 80	Total with Project	Capacity Available after Project	Max LOS	LOS with Project	Meets LOS Standard Yes or No
0682	SW 177 Ave south of SW 88 St	A 2	1,420	1/05-07/2010	1,201	10	56.98%	46	1,257	163	C	C	YES
9208	SW 177 Ave south of SW 184 St to SW 216 St	A 2	1,570	8/31-9/2/2010	1,282	12	9.49%	8	1,302	268	C	C	YES
9880	SW 184 St east of SW 177 Ave to SW 157 Ave	2	1,150	5/25-27/2010	674	11	33.53%	27	712	438	C	B	YES
Secondary Accessed Count Stations							100.00%	80					
1080	SW 88 St east of SW 157 Ave to SW 147 Ave	A 6	6,180	1/12-14/2010	3,223	492	54.66%	44	3,759	2,421	EE	C	YES
2529	SW 88 St east of SW 167 Ave to SW 157 Ave	A 6	4,080	1/12-14/2010	2,064	981	54.66%	44	3,089	991	EE	D	YES
0010	SW 88 St east of SW 177 Ave to SW 167 Ave	A 4	3,560	1/12-14/2010	976	94	54.66%	44	1,114	2,446	D	B	YES
0004	SW 177 Ave south of SW 8 St	A 2	1,420	8/31-9/2/2010	897	0	2.32%	2	899	521	C	C	YES
0004	SW 177 Ave south of SW 8 St - with Funded Improvements	A 4 [4]	2,370	8/31-9/2/2010	897	0	2.32%	2	899	1,471	B	B	YES

8/23/2011

Notes:

- [1] Maximum service volumes for the State Count Stations are obtained from the 2009 FDOT Quality/LOS Handbook, updated on 10/4/2010.
Maximum service volumes for the County Count Stations are obtained from the Miami-Dade County Public Works Department Concurrency Database dated July 14, 2011.
- [2] Reflects 2010 counts for the State Count Stations as obtained from FDOT.
Reflects 2010 counts for the County Count Stations as obtained from Miami-Dade County Public Works Department.
- [3] The Approved D.O.'s are obtained from the Miami-Dade County Public Works Department Concurrency Database dated July 14, 2011.
- [4] Reflects the Improved 4 lane divided roadway geometry for Krome Avenue funded for Construction in TIP 2012 during FY 2014-2015 pursuant to Project Number 2496143.

**Table 4C - West Kendall Memorial Park - Public Hearing Number Z10-51
Additional Traffic Concurrency Capacity Analysis - Saturday Peak Hour**

Station Number	First Directly Accessed Count Stations	Laneage	[1] Capacity	Count Date	[2] Saturday Peak Hr 1:00 Vol	[3] D.O.'s as of 7/14/11	Zone 1253 Distribution	Saturday Peak Hour 150	Total with Project	Capacity Available after Project	Max LOS	LOS with Project	Meets LOS Standard Yes or No
n/a	SW 177 Avenue north of SW 120 Street	A 2	1,420	05/07/2011	1,231	10	56.98%	85	1,326	94	C	C	YES

**Table 4D - West Kendall Memorial Park - Public Hearing Number Z10-51
Additional Traffic Concurrency Capacity Analysis - Sunday Peak Hour**

Station Number	First Directly Accessed Count Stations	Laneage	[1] Capacity	Count Date	[2] Sunday Peak Hr 1:30 Vol	[3] D.O.'s as of 7/14/11	Zone 1253 Distribution	Sunday Peak Hour 302	Total with Project	Capacity Available after Project	Max LOS	LOS with Project	Meets LOS Standard Yes or No
n/a	SW 177 Avenue north of SW 120 Street	A 2	1,420	05/08/2011	1,091	10	56.98%	172	1,273	147	C	C	YES

8/23/2011

Notes:

- [1] Maximum service volumes for the State Count Stations are obtained from the 2009 FDOT Quality/LOS Handbook, updated on 10/4/2010.
Maximum service volumes for the County Count Stations are obtained from the Miami-Dade County Public Works Department Concurrency Database dated July 14, 2011.
- [2] Reflects 2011 counts collected by the Applicant on Saturday and Sunday 5/7-8/2011.
- [3] The Approved D.O.'s are obtained from the Miami-Dade County Public Works Department Concurrency Database dated July 14, 2011.

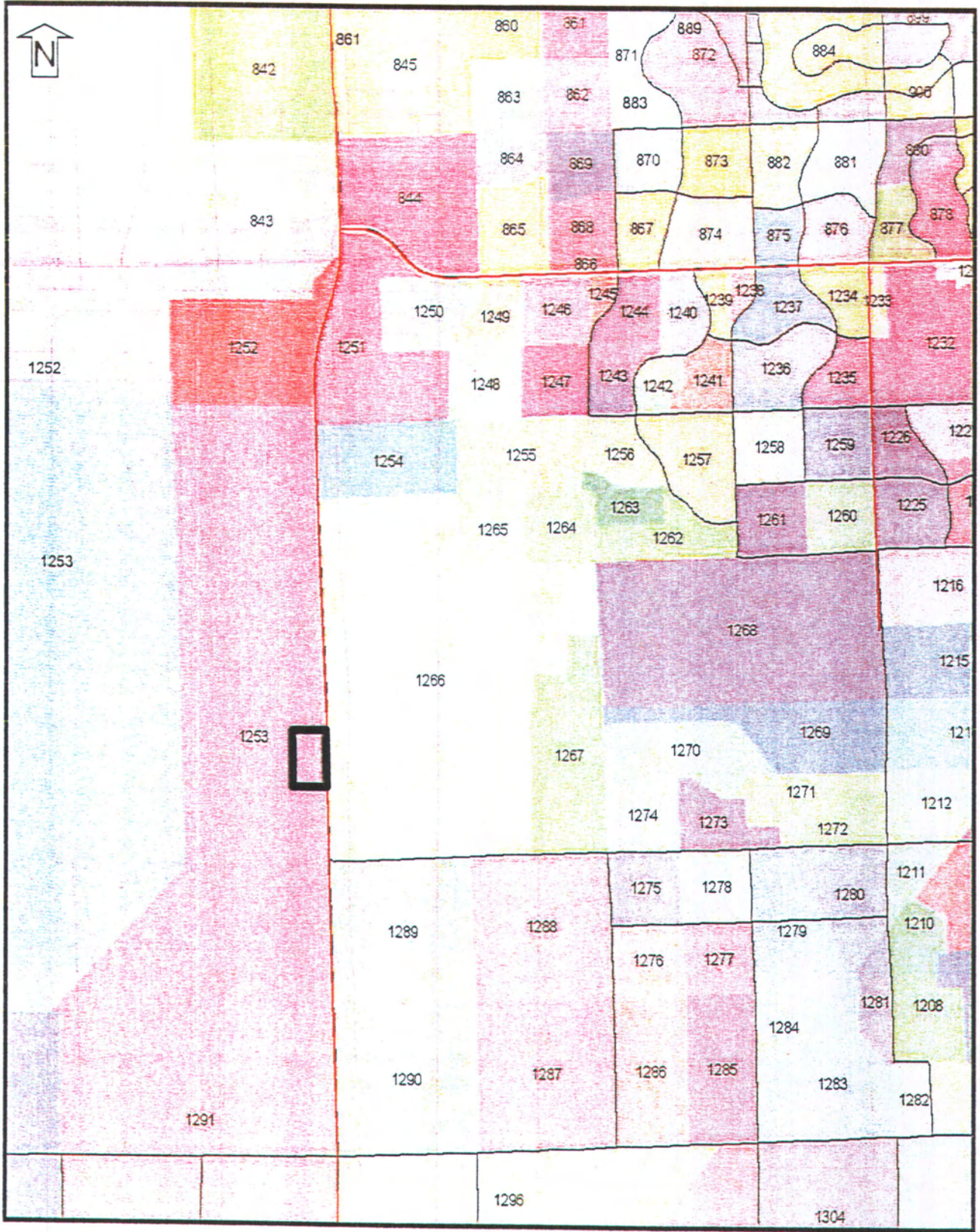


Figure 4A
 Location of Zone 1253
 West Kendall Memorial Park

Source: Cathy Sweetapple & Associates

MIAMI-DADE 2005 DIRECTIONAL DISTRIBUTION SUMMARY											
ORIGIN ZONE		CARDINAL DIRECTIONS									
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	TOTAL
1236	3936	TRIPS	1623	1990	803	339	374	276	429	549	6396
		PERCENT	23.7%	28.8%	11.6%	4.9%	5.4%	4	6.2%	7.9%	
1237	3937	TRIPS	288	3526	571	493	364	367	159	197	4665
		PERCENT	21.3%	32.7%	12.3%	16.5%	7.9	7.8%	3.4%	4.2%	
1238	3938	TRIPS	294	426	183	222	144	91	55	122	1527
		PERCENT	19.2%	27.2%	11.9%	14.5%	9.4%	5.9%	3.6	7.9%	
1239	3939	TRIPS	240	473	255	145	106	70	64	80	1273
		PERCENT	18.3%	32.4%	12.1%	11.3%	8.3%	5.5	5.0%	6.2%	
1240	3940	TRIPS	425	633	308	478	429	122	68	129	2584
		PERCENT	16.0%	24.5%	11.9%	18.5	16.8	4.7%	2.6%	4.9%	
1241	3941	TRIPS	720	7186	388	273	116	109	188	267	3253
		PERCENT	22.3%	36.4%	11.9%	8.3%	3.5%	3.2%	5.7%	8.2%	
1242	3942	TRIPS	503	881	620	284	303	720	404	304	3477
		PERCENT	14.6%	25.7%	18.1%	8.1%	8.8%	3.5%	11.8%	8.9	
1243	3943	TRIPS	1174	1529	712	320	78	54	80	153	4110
		PERCENT	28.5%	37.4%	17.3%	7.7%	1.9	1.3%	1.9%	3.7%	
1244	3944	TRIPS	229	802	1158	587	250	209	82	68	3380
		PERCENT	6.7%	23.7%	34.2%	17.3%	7.4	6.1%	2.4%	1.8%	
1245	3945	TRIPS	259	323	148	117	29	19	9	34	738
		PERCENT	27.3%	30.2%	20.0%	15.8%	3.0%	2.5%	1.2%	4.6%	
1246	3946	TRIPS	7	2	3	3	1	1	1	1	19
		PERCENT	36.3%	10.5%	15.7%	15.7%	5.2%	5.2%	5.2%	5.2%	
1247	3947	TRIPS	545	952	472	185	76	3	181	60	2477
		PERCENT	22	38.4%	19.0%	7.4%	3.0%	0.1%	7.3%	2.4%	
1248	3948	TRIPS	7022	754	7066	289	132	0	19	150	4442
		PERCENT	23.0%	39.7%	24	6.5%	2.9%	0	0.8%	2.9%	
1249	3949	TRIPS	374	622	457	153	199	22	24	29	2082
		PERCENT	17.9%	39.4%	21.9%	7.4%	9.5%	1.0%	1.1%	1.3%	
1250	3950	TRIPS	278	595	407	252	67	13	0	13	1630
		PERCENT	17.0%	36.5%	24.9%	15.4%	4.1%	0.8	0	1.1	
1251	3951	TRIPS	123	518	320	175	81	0	0	10	1289
		PERCENT	10.9%	41.8%	25.8%	14.1%	6.5%	0	0	0.9%	
1252	3952	TRIPS	0	2	3	0	1	0	0	0	5
		PERCENT	0	20	60	0	20	0	0	0	
1253	3953	TRIPS	245	378	157	149	88	0	0	5	1022
		PERCENT	24.9%	36.9%	15.3%	14.5%	8.6%	0	0	0.4%	
1254	3954	TRIPS	0	0	0	0	0	0	0	0	-
		PERCENT	0	0	0	0	0	0	0	0	
1255	3955	TRIPS	1091	7567	761	649	737	45	77	153	4420
		PERCENT	24.6%	35.4%	17.2%	14.6%	3.1	1.0%	0.9%	3.4%	
1256	3956	TRIPS	7426	1825	754	431	86	4	131	366	5023
		PERCENT	23.2%	36.3%	15.0%	8.5%	1.7%	0.0%	2.6%	7.2%	
1257	3957	TRIPS	1664	2911	942	412	242	61	323	827	6782
		PERCENT	24.5%	34.0%	13.8%	6.0%	3.5%	0.9	4.7%	12.1%	
1258	3958	TRIPS	729	1066	372	282	113	62	265	276	3165
		PERCENT	23.0%	33.5%	11.7%	8.9%	3.5%	1.9%	8.3%	8.7%	
1259	3959	TRIPS	362	849	267	282	157	83	247	226	2673
		PERCENT	21.0%	31.7%	9.9%	10.5%	5.8%	3.1%	9.2%	8.4%	
1260	3960	TRIPS	405	448	243	190	226	36	244	345	2138
		PERCENT	18.9%	20.8%	11.3%	8.9%	10.5%	1.6%	11.4%	16.2%	
1261	3961	TRIPS	675	818	470	271	147	63	235	465	3150
		PERCENT	21.4%	25.9%	14.9%	8.6	4.5%	2.1%	7.4%	14.7%	
1262	3962	TRIPS	7479	776	768	771	434	19	780	778	5584
		PERCENT	25.4%	20.7	13.7%	13.8%	7.7%	0.3%	3.2%	13.9%	
1263	3963	TRIPS	673	694	333	131	47	3	48	203	2075
		PERCENT	29.3%	32.4%	16.0%	6.3%	2.0%	0.1%	2.3%	9.7%	
1264	3964	TRIPS	0	0	0	0	0	0	0	0	0
		PERCENT	0	0	0	0	0	0	0	0	
1265	3965	TRIPS	0	0	0	0	0	0	0	0	0
		PERCENT	0	0	0	0	0	0	0	0	
1266	3966	TRIPS	0	0	0	0	0	0	0	0	0
		PERCENT	0	0	0	0	0	0	0	0	
1267	3967	TRIPS	1036	1901	1151	439	237	26	7	462	5439
		PERCENT	18.9%	34.8%	21.0%	8.0%	4.0%	0.4%	0.1%	8.4%	
1268	3968	TRIPS	207	166	140	210	167	14	29	152	1085

Figure 4B
2005 Cardinal Directions for Zone 1253
West Kendall Memorial Park

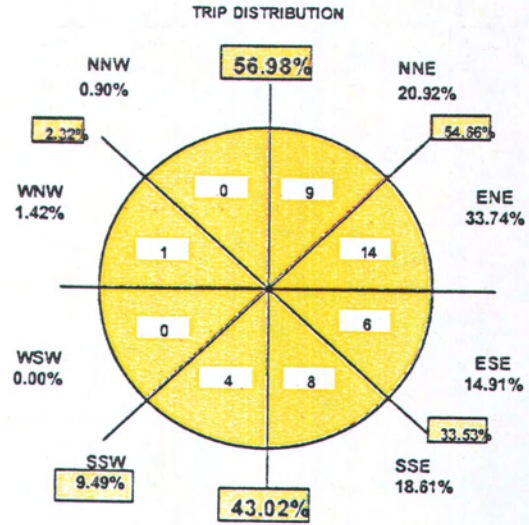
MIAMI DADE 2035 DIRECTIONAL DISTRIBUTION SUMMARY											
ORIGIN ZONE		PERCENT	CARDINAL DIRECTIONS								TOTAL
			NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
1225	3925	PERCENT	19.73	22.08	10.11	12.75	7.75	7.24	7.52	8.77	
		TRIPS	1349	1796	786	924	524	507	524	596	5359
		PERCENT	20.67	32.31	13.74	9.41	6.87	7.37	6.33	6.94	
1226	3926	TRIPS	286	477	166	78	104	53	152	138	1450
		PERCENT	19.72	32.35	11.45	5.38	7.7	3.79	10.48	9.52	
1227	3927	TRIPS	730	1035	305	396	345	512	550	352	4223
		PERCENT	17.49	24.46	7.22	9.38	8.17	12.72	13.02	8.34	
1228	3928	TRIPS	588	878	522	269	183	112	146	172	2840
		PERCENT	22.1	30.92	18.73	9.17	6.44	3.94	5.14	6.06	
1229	3929	TRIPS	728	398	257	271	217	164	151	83	1754
		PERCENT	12.73	22.69	14.47	15.45	12.09	9.35	8.61	4.73	
1230	3930	TRIPS	1544	2218	1241	875	718	535	401	471	7943
		PERCENT	19.44	27.92	15.62	10.26	9.04	6.74	5.05	5.93	
1231	3931	TRIPS	899	793	571	261	265	201	179	246	3802
		PERCENT	23.65	22.03	15.41	6.94	6.97	5.37	4.73	6.17	
1232	3932	TRIPS	1679	2743	1642	832	675	726	329	299	8956
		PERCENT	18.75	30.63	18.78	9.29	7.54	8.17	2.67	3.24	
1233	3933	TRIPS	321	329	288	853	667	326	278	201	3473
		PERCENT	9.52	15.57	8.29	21.09	19.02	9.38	8	5.78	
1234	3934	TRIPS	7047	7168	964	1093	1004	709	929	1033	9238
		PERCENT	20.6	21.61	9.7	10.98	10.09	7.13	9.29	10.6	
1235	3935	TRIPS	1195	1921	972	399	231	98	405	244	5463
		PERCENT	23.81	35.76	17.79	7.9	4.22	1.79	7.11	4.17	
1236	3936	TRIPS	1325	2094	1249	1118	992	622	555	479	8434
		PERCENT	15.71	24.93	14.87	13.26	11.76	7.37	6.58	5.68	
1237	3937	TRIPS	1328	1974	1131	446	307	480	127	199	5928
		PERCENT	22.37	33.3	19.08	7.57	5.78	7.25	2.14	3.21	
1238	3938	TRIPS	391	567	367	281	183	116	119	113	2133
		PERCENT	18.33	26.38	16.92	13.17	8.58	5.44	5.58	5.39	
1239	3939	TRIPS	360	621	403	174	113	73	79	99	1904
		PERCENT	18.91	32.62	21.17	9.14	5.93	3.83	3.68	4.73	
1240	3940	TRIPS	737	924	471	250	169	45	338	263	3702
		PERCENT	23.07	28.83	14.71	8	5.28	1.41	10.56	8.21	
1241	3941	TRIPS	1034	1661	895	304	179	8	253	313	4491
		PERCENT	23.62	36.09	19.93	4.99	2.1	0.07	4.97	6.95	
1242	3942	TRIPS	324	848	1047	1047	211	62	357	244	4426
		PERCENT	12.06	19.19	24.83	23.69	5.23	1.4	8.98	5.52	
1243	3943	TRIPS	1090	1801	1001	577	207	180	70	300	5176
		PERCENT	21.06	34.8	19.34	10.78	4	3.48	1.35	5.8	
1244	3944	TRIPS	471	1050	1641	868	177	392	10	114	4708
		PERCENT	7.9	21.88	34.86	18.44	3.76	8.43	0.21	2.42	
1245	3945	TRIPS	266	318	275	175	27	23	12	18	1054
		PERCENT	19.51	20.77	20.09	16.6	2.26	2.78	1.74	1.71	
1246	3946	TRIPS	1504	1461	1931	1415	361	31	253	334	6388
		PERCENT	23.54	22.87	16.74	22.72	5.65	0.49	3.66	5.23	
1247	3947	TRIPS	770	1342	906	199	83	2	50	29	3331
		PERCENT	23.12	40.29	27.2	5.97	0.99	0.06	1.5	0.87	
1248	3948	TRIPS	859	2166	1302	765	252	215	127	41	5760
		PERCENT	14.91	37.6	22.6	15.28	4.38	3.73	2.73	0.76	
1249	3949	TRIPS	491	1303	920	241	36	124	3	22	3142
		PERCENT	15.63	41.47	29.28	7.67	1.13	4.01	0.1	0.7	
1250	3950	TRIPS	431	1755	831	377	47	57	0	22	3508
		PERCENT	12.29	50.03	23.68	10.75	1.77	1.45	0	0.63	
1251	3951	TRIPS	181	1206	793	233	71	0	0	18	2412
		PERCENT	7.5	50	29.15	9.69	2.94	0	0	0.75	
1252	3952	TRIPS	4	2	1	1	0	0	0	0	8
		PERCENT	5.9	2.5	1.5	1.5	0	0	0	0	
1253	3953	TRIPS	129	217	122	232	98	0	37	15	870
		PERCENT	34.83	27.24	14.02	26.57	11.26	0	4.25	1.72	
1254	3954	TRIPS	84	70	36	5	39	21	32	7	271
		PERCENT	31	25.85	5.9	1.85	12.55	8.49	11.81	2.58	
1255	3955	TRIPS	1202	1972	571	659	177	33	208	604	5300
		PERCENT	22.4	36.73	10.64	12.28	2.78	0.61	3.88	11.26	
1256	3956	TRIPS	1515	2282	683	233	317	162	409	571	6179
		PERCENT	24.53	36.95	11.09	3.81	5.73	2.62	6.62	9.25	
1257	3957	TRIPS	2132	1177	875	435	478	231	756	601	8591
		PERCENT	34.82	16.98	12.7	5.96	4.87	2.72	8.8	7.93	
1258	3958	TRIPS	545	1280	324	223	157	203	403	345	3963

Figure 4C
2035 Cardinal Directions for Zone 1253
West Kendall Memorial Park

CARDINAL DISTRIBUTION

PROJECT: Krome Agronomics, LLC

TAZ#	# 1253	
Trips	41	Net New PM Trips
NNE	20.92%	9
ENE	33.74%	14
ESE	14.91%	6
SSE	18.61%	8
SSW	9.49%	4
WSW	0.00%	0
WNW	1.42%	1
NNW	0.90%	0
	100.00%	41



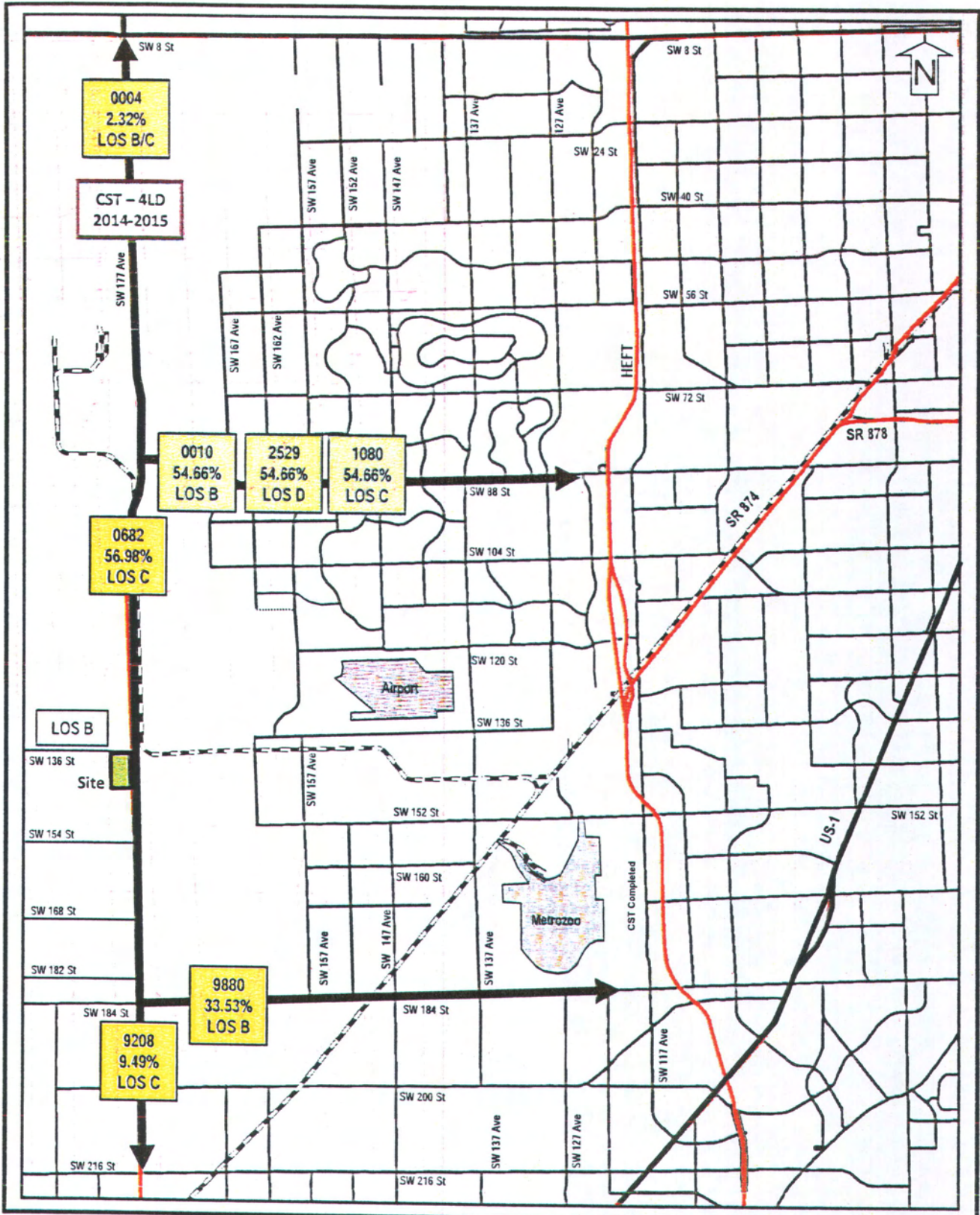
INTERPOLATED CARDINAL DISTRIBUTION TO 2015 FOR YEARS 2005 AND 2035

Cardinal Direction	2005 Zone 1253 Cardinal Distribution	2035 Zone 1253 Cardinal Distribution	2035-2005 Difference	Rate Per Year 30 Years	10 Years	2015 Zone 1253 Cardinal Distribution	Net New PM Peak Hour Project Trips 41
NNE	23.97%	14.83%	-9.14%	-0.30%	-3.05%	20.92%	9
ENE	36.99%	27.24%	-9.75%	-0.33%	-3.25%	33.74%	14
ESE	15.36%	14.02%	-1.34%	-0.04%	-0.45%	14.91%	6
SSE	14.58%	26.67%	12.09%	0.40%	4.03%	18.61%	8
SSW	8.61%	11.26%	2.65%	0.09%	0.88%	9.49%	4
WSW	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0
WNW	0.00%	4.25%	4.25%	0.14%	1.42%	1.42%	1
NNW	0.49%	1.72%	1.23%	0.04%	0.41%	0.90%	0
	100.00%	99.99%				100.00%	41

Source: Miami-Dade 2035 Long Range Transportation Plan - Directional Trip Distribution Report, October 2009.

Legend

Figure 4D
Cardinal Distribution and Assignment for Zone 1253 from the 2035 L RTP
West Kendall Memorial Park



Krome Ave - SW 8 Street to SW 88 Street - No. 249614-3 - Funded for CST to a 4LD in 2014 - TIP 2012

Legend

- | | | | |
|--|---|--|---|
| <p> Site</p> <p> 0682
56.98%
LOS C</p> | <p>First Directly Accessed Count Station
Project Distribution Percentage
Peak Hour Period LOS</p> | <p> 0010
54.66%
LOS B</p> | <p>Secondary Count Station
Project Distribution Percentage
Peak Hour Period LOS</p> |
|--|---|--|---|

Figure 4E
Project Distribution at Study Area Count Stations
West Kendall Memorial Park

Source: Cathy Sweetapple & Associates

Traffic Conditions on SW 136 Street

A detailed evaluation of the AM peak hour, PM peak hour and Saturday peak hour traffic conditions on SW 136 Street west of Krome Avenue has been provided using existing traffic count data collected by the Applicant. Turning movement traffic count data was collected at the intersection of SW 136 Street and Krome Avenue from 7:00 AM to 6:00 PM on Wednesday, May 4, 2011 and from 9:00 AM to 4:00 PM on Saturday, May 7, 2011.

The turning movement traffic count data collected is presented in attached **Table 5** to document existing weekday and Saturday traffic conditions for the AM peak hour, the PM peak hour and the Saturday Peak Hour. The turning movement traffic data collected is recorded hourly on **Table 5** to show the traffic patterns to and from SW 136 Street extending throughout an average weekday from 7:00 AM to 6:00 PM and on an average Saturday from 9:00 AM to 4:00 PM.

The analysis utilizes year May 2011 traffic counts collected by the Applicant and all traffic data collected has been adjusted with FDOT seasonal factors where needed. A link analysis has been provided which utilizes the two-way peak hour maximum service volumes at the adopted level of service standard which have been obtained from the *2009 FDOT Quality/Level of Service Handbook* last updated on 10/4/2010.

For the AM peak hour, PM peak hour and Saturday peak hour timeframes, under two-way peak hour traffic conditions, the existing traffic on SW 136 Street was found to operate at LOS B which is better than the adopted LOS standard which is LOS C pursuant to the Miami-Dade County CDMP.

Table 5 - AM Peak Hour - PM Peak Hour - Saturday Peak Hour Traffic Conditions - SW 136 Street at Krome Avenue

Weekday Traffic Conditions - 7AM to 6PM															
ROADWAY SEGMENTS	EXISTING LANES	COUNT HOUR	COUNT DATE	FDOT SF	ADOPTED LOS	Two-Way Peak Hour MSV	From SW 136 St EBR VOLUMES	From SW 136 St EBL VOLUMES	SW 136 St Total EB VOLUMES	From SW 177 Ave SBR VOLUMES	From SW 177 Ave NBL VOLUMES	SW 136 St Total WB VOLUMES	Total SW 136 St EB + WB VOLUMES	SW 136 ST 5/4/2011 Wed LOS	5/4/2011 Wed V/C
SW 136 Street west of SW 177 Ave	2LU	7-8AM	5/4/2011	1.00	C	923	38	70	108	46	28	74	182	B	0.20
SW 136 Street west of SW 177 Ave	2LU	8-9AM	5/4/2011	1.00	C	923	41	66	107	41	43	84	191	B	0.21
SW 136 Street west of SW 177 Ave	2LU	9-10AM	5/4/2011	1.00	C	923	30	57	87	60	35	95	182	B	0.20
SW 136 Street west of SW 177 Ave	2LU	10-11AM	5/4/2011	1.00	C	923	32	61	93	42	25	67	160	B	0.17
SW 136 Street west of SW 177 Ave	2LU	11-12AM	5/4/2011	1.00	C	923	28	44	72	57	40	97	169	B	0.18
SW 136 Street west of SW 177 Ave	2LU	12-1PM	5/4/2011	1.00	C	923	40	58	98	52	55	107	205	B	0.22
SW 136 Street west of SW 177 Ave	2LU	1-2PM	5/4/2011	1.00	C	923	41	65	106	45	44	89	195	B	0.21
SW 136 Street west of SW 177 Ave	2LU	2-3PM	5/4/2011	1.00	C	923	36	54	90	57	31	88	178	B	0.19
SW 136 Street west of SW 177 Ave	2LU	3-4PM	5/4/2011	1.00	C	923	34	42	76	57	27	84	160	B	0.17
SW 136 Street west of SW 177 Ave	2LU	4-5PM	5/4/2011	1.00	C	923	34	61	95	71	29	100	195	B	0.21
SW 136 Street west of SW 177 Ave	2LU	5-6PM	5/4/2011	1.00	C	923	40	61	101	76	43	119	220	B	0.24
Directional Distribution							394 38%	639 62%	1,033	604 60%	400 40%	1,004	2,037		
Saturday Traffic Conditions - 9AM to 4PM															
ROADWAY SEGMENTS	EXISTING LANES	COUNT HOUR	COUNT DATE	FDOT SF	ADOPTED LOS	Two-Way Peak Hour MSV	From SW 136 St EBR VOLUMES	From SW 136 St EBL VOLUMES	SW 136 St Total EB VOLUMES	From SW 177 Ave SBR VOLUMES	From SW 177 Ave NBL VOLUMES	SW 136 St Total WB VOLUMES	Total SW 136 St EB + WB VOLUMES	SW 136 ST 5/7/2011 Saturday LOS	5/7/2011 Saturday V/C
SW 136 Street west of SW 177 Ave	2LU	9-10AM	5/7/2011	1.00	C	923	40	44	84	56	44	100	184	B	0.20
SW 136 Street west of SW 177 Ave	2LU	10-11AM	5/7/2011	1.00	C	923	37	65	102	83	36	119	221	B	0.24
SW 136 Street west of SW 177 Ave	2LU	11-12AM	5/7/2011	1.00	C	923	51	67	118	78	65	143	261	B	0.28
SW 136 Street west of SW 177 Ave	2LU	12-1PM	5/7/2011	1.00	C	923	39	71	110	79	49	128	238	B	0.26
SW 136 Street west of SW 177 Ave	2LU	1-2PM	5/7/2011	1.00	C	923	48	81	129	100	66	166	295	B	0.32
SW 136 Street west of SW 177 Ave	2LU	2-3PM	5/7/2011	1.00	C	923	47	55	102	79	79	158	260	B	0.28
SW 136 Street west of SW 177 Ave	2LU	3-4PM	5/7/2011	1.00	C	923	42	69	111	85	50	135	246	B	0.27
Directional Distribution							304 40%	452 60%	756	560 59%	389 41%	949	1,705		

Accident History and Characteristics

Krome Avenue is well known for its two-lane undivided roadway cross-section and semi-rural roadway characteristics which has made this roadway susceptible to frequent accidents for the last two decades. As part of the state and federal funding process to evaluate corridor improvements for Krome Avenue, FDOT completed a comprehensive Crash Analysis as part of the Preliminary Engineering Report for the *SR 997/Krome South PD&E Study*. The Crash Analysis evaluated accident data from the Years 1999 to 2008 to identify crash data trends and statistics and to identify the type of accidents most frequently occurring in order to recommend roadway design solutions that would seek to reduce the overall crash rate for the corridor. The study was performed for the following segments of Krome Avenue: SW 136 Street to SW 184 Street; SW 184 Street to SW 232 Street; and SW 232 Street to SW 296 Street. The Crash Analysis concluded that rear-end collisions were the leading type of accidents along the corridor, followed by angle collisions.

During the public hearing process for Application #Z10-51, residents indicated that accidents occurred every day on Krome Avenue, and that the burial processions heading to the cemetery site would further exacerbate traffic conditions during accident delays. Based upon the comments provided at the public hearing, the Applicant obtained a copy of the Crash Analysis prepared by FDOT and looked specifically at the information outlined below.

- Accident summary data on each of the three study segments for the following timeframes:
 - 1999 to 2005; 2006; 2007; 2008; and 1999 to 2008;
- The total number of accidents for each segment for each study timeframe;
- The number of accidents occurring between 9AM and 3PM;
- The percent of accidents occurring between 9AM and 3PM;
- The average number of accidents per year occurring between 9AM and 3PM; and
- The percent of accidents occurring for the rest of the day.

The Applicant focused on the concentration of accidents occurring between 9AM and 3PM, since those are the timeframes that will correspond to the burial processions and burial ceremonies that will be scheduled at the cemetery site. A summary of the accident data findings are provided on attached **Table 6**. The Crash Analysis data from FDOT is provided in **Attachment 3** of this report. The most significant findings identified in **Table 6** are provided below.

- During the 10 years from 1999 to 2008, a total of 45 accidents were found to occur between 9AM and 3PM, between SW 136 Street and SW 184 Street equal to 5 accidents per year.
- The 45 accidents found to occur between 9AM and 3PM are equal to 19% of the 242 total accidents occurring for the entire day.

The Applicant recognizes that the burial processions will occur outside of the morning and afternoon rush hours and will not occur at night or during early morning hours that coincide with truck traffic along the corridor. The Applicant is providing an exclusive southbound right turn lane at the proposed Krome Avenue entrance to the cemetery site, providing additional roadway capacity and lane geometry to accommodate inbound traffic to the site without impacting southbound traffic on Krome Avenue. The Applicant is also providing an exclusive acceleration lane along Krome Avenue to assist southbound vehicles who depart the site to merge back into southbound traffic.

TABLE 6
ACCIDENT SUMMARY ALONG KROME AVENUE
1999 to 2008

Limits - From	Limits - To	1999-2005 Total Accidents	1999-2005 Accidents 9AM-3PM	Percent Accidents 9AM-3PM	Average Accidents Per Year	Percent Accidents Rest of Day
SW 136 Street	SW 184 Street	166	25	15%	4	85%
SW 184 Street	SW 232 Street	248	69	28%	10	72%
SW 232 Street	SW 296 Street	339	85	25%	12	75%

Limits - From	Limits - To	2006 Total Accidents	2006 Accidents 9AM-3PM	Percent Accidents 9AM-3PM	Average Accidents Per Year	Percent Accidents Rest of Day
SW 136 Street	SW 184 Street	22	5	23%	5	77%
SW 184 Street	SW 232 Street	62	22	35%	22	65%
SW 232 Street	SW 296 Street	44	13	30%	13	70%

Limits - From	Limits - To	2007 Total Accidents	2007 Accidents 9AM-3PM	Percent Accidents 9AM-3PM	Average Accidents Per Year	Percent Accidents Rest of Day
SW 136 Street	SW 184 Street	25	10	40%	10	60%
SW 184 Street	SW 232 Street	70	24	34%	24	66%
SW 232 Street	SW 296 Street	37	10	27%	10	73%

Limits - From	Limits - To	2008 Total Accidents	2008 Accidents 9AM-3PM	Percent Accidents 9AM-3PM	Average Accidents Per Year	Percent Accidents Rest of Day
SW 136 Street	SW 184 Street	29	5	17%	5	83%
SW 184 Street	SW 232 Street	58	12	21%	12	79%
SW 232 Street	SW 296 Street	54	14	26%	14	74%

Limits - From	Limits - To	1999-2008 Total Accidents	1999-2008 Accidents 9AM-3PM	Percent Accidents 9AM-3PM	Average Accidents Per Year	Percent Accidents Rest of Day
SW 136 Street	SW 184 Street	242	45	19%	5	81%
SW 184 Street	SW 232 Street	438	127	29%	13	71%
SW 232 Street	SW 296 Street	474	122	26%	12	74%
Summary over 10 Years		1154	294	25%	29	75%

Note: Data obtained from the SR 997/Krome Avenue South PD&E Study - Draft PE Report.

Conclusions

Based upon the information contained in this traffic impact analysis, the Applicant has addressed the transportation related issues raised during the CZAB 11 Hearings for Application #Z10-51. Based upon the project's location in the southwest corner of Krome Avenue and SW 136 Street, the site plan features one major vehicular access off of Krome Avenue for burial patrons, with secondary access to SW 136 Street to serve burial patrons in later phases of site development.

Burial History and Characteristics for Cemetery Sites

To gain perspective on the cemetery use and the frequencies of burials per day, burials per month or burials per year, data was provided by *Dade South Memorial Park* to identify the average number of burials per day based upon 312 business days of burials per year operating from Monday through Saturday. The data revealed that the average number of burials per day after 5 years in operation was 0.77 burials per day and after 13 years in operation was 2.11 burials per day. Data was also provided on the number of burials per month and the number of burials on different days of the week for March 2011. The data revealed that 57 burials were performed in March 2011 from Monday through Saturday over 27 calendar days, and the average number of burials per day was equal to 2.11 burials per day. For weekdays, the data indicated that most burials were held between at 9:30 AM and 2:30 PM. On Saturdays, the data indicated that most burials were held between 10:00 AM and 1:00 PM.

Programmed and Planned Improvements to Krome Avenue

Over the next 5 years, approximately 10 miles of Krome Avenue will be underway with substantial corridor widening improvements that will enhance corridor safety and accessibility. Pursuant to TIP 2012 and the FDOT Five Year Work Program, construction, right-of-way and preliminary engineering improvements will be initiated along Krome Avenue from SW 8 Street on the north to SW 232 Street on the south. The phased development program for the cemetery site will mature in a timeframe consistent with the corridor improvements to Krome Avenue.

Updated Traffic Concurrency Analyses - Peak Hour Period and Peak of the Generator

Pursuant to the Miami-Dade County Concurrency Management System, all study area traffic count stations on roadways adjacent to and surrounding the project site were found to operate at acceptable levels of service during the peak hour period, the PM peak hour of the generator and the Saturday and Sunday Peak Hour of the Generator, accounting for existing traffic, previously approved committed development traffic, plus the project traffic for the proposed development site. Based upon these findings, adequate existing and funded transportation infrastructure was found to be maintained to support the proposed development of the cemetery use at the southwest corner of SW 136 Street and Krome Avenue.

Accident History and Impacts by Burial Processions

The Applicant recognizes that the burial processions will occur outside of the morning and afternoon rush hours (typically between 9AM and 3PM) and will not occur at night or during early morning hours which coincide with truck traffic along the corridor. The Applicant is providing an exclusive southbound right turn lane at the proposed Krome Avenue entrance to the cemetery site, providing additional roadway capacity and lane geometry to accommodate inbound traffic to the site without impacting southbound traffic on Krome Avenue. The Applicant is also providing an exclusive acceleration lane along Krome Avenue to assist southbound vehicles who depart the site to merge back into southbound traffic.

Miami Economic Associates, Inc.

August 18, 2011

Mr. Marc C. LaFerrier, A.I.C.P.
Director
Department of Planning and Zoning
Miami-Dade County
Miami, Florida

Dear Mr. LaFerrier:

On April 14, 2011, Community Zoning Appeals Board 11 heard testimony with respect to the proposal by Kendall Agronomics (KA) to develop a new cemetery immediately west of Krome Avenue, south of S.W. 136th Street. During the course of that hearing residents of the area in which the proposed cemetery would be located expressed opposition to KA's proposal based on concerns about its possible negative impact on the values of their property. They also indicated concern that development of the proposed cemetery might increase crime in their area. The purpose of this letter is to provide information that we believe rebuts the concerns expressed.

Impact on Property Values

In discussing the potential impact the proposed cemetery might have on property values, the individuals who spoke stated that they did not think that anybody would like to live near to a cemetery and that if they could sell their homes in the future, the prices that they would sell for would be lower than their value. In response to this expressed concern, the following points are noted:

- As discussed above the proposed cemetery would be located immediately west of Krome Avenue, south of S.W. 136 Street. The proposed frontage will occupy nearly the entirety of the frontage between S.W. 136th Street and S.W. 144th Street except for the presence of one property located immediately north of S.W. 144th Street. That property and a single property that abuts the proposed cemetery along the entirety of its western boundary will be the only two to be in direct proximity to it. All of the other residential properties west of the proposed cemetery between S.W. 136th Street and S.W. 144th Street are located at least a quarter of a mile to a third of a mile away from it or further.

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

Table 1
Comparison of Residential Sales Prices per Square Foot
Properties Abutting a Cemetery
Relative to Nearby Properties that Do Not

<u>Address</u>	<u>Sq. Ft.</u>	<u>Sales Price</u>	<u>Price/ Sq. Ft.</u>
<u>2002</u>			
* 7901 S.W. 63 Terrace	4,785	\$596,200	\$124.60
7990 S.W. 64 Street	5,680	\$459,900	\$80.97
7915 S.W. 64 Terrace	3,862	\$779,900	\$201.94
<u>2003</u>			
* 7903 SW 63 Terrace	4,429	\$959,485	\$216.64
* 7904 S.W. 64 Terrace	6,731	\$952,500	\$141.51
* 7875 S.W. 66 Street	2,310	\$525,000	\$227.27
* 7785 S.W. 66 Street	1,964	\$200,000	\$101.83
6121 S.W. 82 Avenue	2,262	\$480,000	\$212.20
7910 S.W. 64 Terrace	7,250	\$1,099,079	\$151.60
<u>2004</u>			
* 6011 S.W. 79 Court	3,778	\$750,000	\$198.52
* 6125 S.W. 79 Court	5,105	\$1,250,000	\$244.86
8130 S.W. 64 Street	4,546	\$550,000	\$120.99
7929 S.W. 63 Terrace	6,043	\$550,000	\$91.01
6332 S.W. 79 Court	4,694	\$874,200	\$186.24
7848 S.W. 66 Street	5,813	\$585,000	\$100.64
<u>2010</u>			
* 7855 S.W. 66 Street	2,370	\$425,000	\$179.32
8001 S.W. 64 Street	5,133	\$500,000	\$97.41
6401 S.W. 82 Avenue	5,832	\$480,000	\$82.30

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

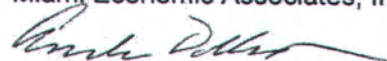
Mr. Mark C. LaFerrier, A.I.C.P.
Director, Planning and Zoning
Miami-Dade County
August 18, 2011
Page 2

- Cemeteries have historically been an edge use when first developed and then other uses fill in around them over time. A good example of this would be what has occurred in the case of Miami Memorial Park, which is located immediately west of the Palmetto Expressway at 6200 S.W. 77th Avenue. Development of the cemetery began in 1925. Most of the homes in residential neighborhood that abuts it to its west and south of it were initially constructed in the period from approximately 1973 to 2005. A substantial number of homes in that neighborhood have sold in the period since 2001 for values exceeding \$500,000 and in some instances over \$1,000,000, including at least 12 units that are immediately adjacent to the cemetery. The development of this neighborhood and the sales activity that has been occurring in it clearly refutes the argument that nobody wants to live near a cemetery.
- Table 1 is based on MEAI's review of sales in the neighborhood west and south of Miami Memorial Park in which we identified sales of residential properties abutting the cemetery (those designated with asterisks) and then pair them with sales in the same time frame, hence same market environment, of properties in the neighborhood that are not abutting the cemetery. We then calculated the sales price per square foot to determine whether adjacency to the cemetery has an adverse impact value. Review of the table will show that in a number of instances the units located immediately adjacent to cemetery in fact sold at prices higher on a per square foot basis than those not abutting it. Accordingly, we do not believe it to be axiomatic that proximity to a cemetery will have an adverse impact on property values.

Impact on Crime

Those who spoke in opposition to the proposed cemetery provided no basis for their concern that its development might result in more crime in their neighborhood. Table 2 compares crime statistics for the square mile of Miami-Dade County immediately west of the Palmetto Expressway between S.W. 56 Street and S.W. 72nd Street in which Miami Memorial Park is located with those for the square mile of Miami-Dade immediately east of the Palmetto Expressway between the same two streets. Residential is the primary use in both areas except for the presence of the cemetery in the former. Review of the table will show that in the 2-year period analyzed, the rate of crime was approximately the same in the two areas and the nature of the crimes committed was generally the same, with violent crimes directed at people basically negligible in both. Accordingly, MEAI finds no basis for the argument that presence of a cemetery is likely to cause an increase in the rate crime or promote violent crime against people.

Sincerely,
Miami Economic Associates, Inc.



Andrew Dolkart
President

Table 2
Crime Statistic
Comparative Study Areas
2009 - 2010

	<u>2009</u>	<u>2010</u>	<u>Total</u>
<u>Study Area A *</u>			
Larceny	16	17	33
Burglery	8	13	21
Robbery	0	0	0
Vehicular Burglery	7	22	29
Motor Vehicle Theft	1	2	3
Vandalism	5	2	7
Fraud	4	10	14
Narcotics	3	3	6
Aggrevated Assault	1	1	2
Simple Assault	<u>1</u>	<u>0</u>	<u>1</u>
	<u>46</u>	<u>70</u>	<u>116</u>
<u>Study Area B **</u>			
Larceny	18	10	28
Burglery	13	13	26
Robbery	1	0	1
Vehicular Burglery	17	7	24
Motor Vehicle Theft	1	3	4
Vandalism	9	6	15
Fraud	3	5	8
Narcotics	0	2	2
Aggrevated Assault	1	0	1
Simple Assault	<u>2</u>	<u>1</u>	<u>3</u>
	<u>65</u>	<u>47</u>	<u>112</u>

* Comprised of the section of land bounded by S.W. 56th Street, State Road 826, S.W. 72nd Street and S.W. 87th Avenue. Contains Miami Memorial Park and Star of David Cemeteries.

** Comprised of the section of land bounded by S.W. 56th Street, S.W. 67th Avenue S.W. 72nd Street and State Road 826. Contains no cemeteries.

Source: Miami-Dade County Police Department; Miami Economic Associates, Inc.

ORIGINAL

Univision 23 Video Report "Sepulcro de la Discordia en Krome" Presented by
Mario Vallejo

(Presenter Guillermo Benites): Thank you Jenny, and hundreds of residents of the Krome Avenue in the southeastern Miami-Dade County area are on the warpath, according to them, to prevent the establishment of a cemetery close to their neighborhoods. Mario Vallejo broadens this news report that you will only see on 23. Mario.

(Reporter Mario Vallejo): Thank you Guillermo and very good afternoon. At the Residents of the Kendall area meeting with members of the zoning committee became heated on one side hundreds of residents, on the other the representatives of Memorial Plan, who are insisting on putting a cemetery on Krome Avenue and 137th Street.

(....Many People Shouting and Talking....)

(Unidentified Woman 1): I don't need you to take me out of here. Take them out...out...they want to put a cemetery in a place where we have life!

(Zoning Committee Member): (In English) There's nothing we can do about it.

(Unidentified Woman 2): They have had plenty of time to show off...

(Reporter Mario Vallejo Voiceover): The mood became heated when the zoning committee ended the meeting without listening to some of the experts' testimony the residents had brought to prove that a cemetery in the area would affect not only the water but the traffic on the already complicated Krome Avenue.

(Ms. Ileana Petisco) ...they were not allowing us to speak. They were not allowing our attorney that... that he do the points of view that we have.

(Unidentified Reporter): What's behind all of this?

(Ms. Ileana Petisco):

What's behind this is a lot of money, a lot of power of a company that is the most powerful company worldwide, and in the entire United States and in the world of the cemetery. This company has bought all of these people, who are here.

(Unidentified Reporter):

The zoning committee?

(Ms. Ileana Petisco):

Exactly.

(Ms. Adis Rodriguez):

Very unjust because really, they didn't listen to us. And instead of giving them time, and telling them they couldn't talk more than three minutes, five minutes, they let them talk all they wanted and when it was our turn they didn't let us talk.

(Reporter Mario Vallejo Voiceover): This is the fourth meeting that has been convened, which was postponed due to problems with time.

(Unidentified Male Speaker):

It's the fourth time it is postponed the people are very upset.

(Dr. Ileana Vasquez):

I understand, and we wish to listen to the people, for that reason there isn't enough time.

(Mr. Jose Petisco):

No more time. How...how...how cute! No more time. Something very bad is happening here.

(Reporter Mario Vallejo Voiceover): Meanwhile the representatives of Memorial Plan insist the cemetery will not affect the residents at all.

(Ms. Diana De Armas):

Our company has conducted scientific experiments that say there isn't any difficulty with the water.

(Mr. Norman Del Valle):

The liquid used for all that is carcinogenic and corrosive and, and if you put it in the earth, it'll be there.

(Reporter Mario Vallejo):

The meeting will continue October 6th, the attorneys from Memorial Plan have already presented their arguments, now it will be the residents whom will present experts and witnesses so the committee can decide if they approve the problematic cemetery or not. Of course, we will have all the details. We have been following this since the first

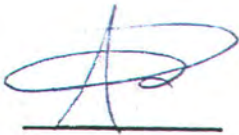
meeting for you here on NOTICIAS 23. That is all,
returning...

End Video Report

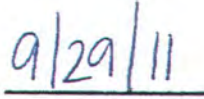
CERTIFICATION

I, Sergio Alvarez certify that I am fluent (conversant) in the English and Spanish Languages and the document attached hereto is a translation from Spanish to English made to the best of my ability and understanding of a video file identified as: Univision 23; Report "Sepulcro de la Discordia en Krome" Presented by Mario Vallejo.

Total num. of pages 3 (including certification)



Sergio Alvarez



Date

Florida State Court Admin. Certified Interpreter

VERTIEXT

19 W Flagler St.

Miami, FL

WEISS SEROTA HELFMAN
PASTORIZA COLE & BONISKE, P.L.

MITCHELL BIERMAN, P.A.
NINA L. BONISKE, P.A.
MITCHELL J. BURNSTEIN, P.A.
JAMIE ALAN COLE, P.A.
STEPHEN J. HELFMAN, P.A.
GILBERTO PASTORIZA, P.A.
MICHAEL S. POPOK, P.A.
JOSEPH H. SEROTA, P.A.
SUSAN L. TREVARTHEN, P.A.
RICHARD JAY WEISS, P.A.
DAVID M. WOLPIN, P.A.

DANIEL L. ABBOTT
GARY L. BROWN
JONATHAN M. COHEN
IGNACIO G. DEL VALLE
JEFFREY D. DECARLO
ALAN L. GABRIEL
DOUGLAS R. GONZALES
EDWARD G. GUEDES
JOSHUA D. KRUT
MATTHEW H. MANDEL
ALEXANDER L. PALENZUELA-MAURI
ANTHONY L. RECIO
BRETT J. SCHNEIDER
CLIFFORD A. SCHULMAN
LAURA K. WENDELL

ATTORNEYS AT LAW
A PROFESSIONAL LIMITED LIABILITY COMPANY
INCLUDING PROFESSIONAL ASSOCIATIONS

MIAMI-DADE OFFICE
2525 PONCE DE LEON BOULEVARD
SUITE 700
CORAL GABLES, FLORIDA 33134

TELEPHONE 305-854-0800
FACSIMILE 305-854-2323
WWW.WSH-LAW.COM

BROWARD OFFICE
200 EAST BROWARD BOULEVARD • SUITE 1900
FORT LAUDERDALE, FLORIDA 33301
TELEPHONE 954-763-4242 • FACSIMILE 954-764-7770

*OF COUNSEL

September 9, 2011

LILLIAN M. ARANGO
SARA E. AULISIO
BROOKE P. DOLARA
RAQUEL ELEJABARRIETA
CHAD S. FRIEDMAN
OLIVER GILBERT*
ERIC P. HOCKMAN
JOHN J. KENDRICK III
HARLENE SILVERN KENNEDY*
KAREN LIEBERMAN*
JOHANNA M. LUNDGREN
ALEIDA MARTÍNEZ MOLINA*
KATHRYN M. MEHAFFEY
MATTHEW PEARL
TIMOTHY M. RAVICH*
AMY J. SANTIAGO
DANIEL A. SEIGEL
GAIL D. SEROTA*
JONATHAN C. SHAMRES
ESTRELLITA S. SIBILA
SCOTT M. SINGER*
ALISON F. SMITH
ANTHONY C. SOROKA
EDUARDO M. SOTO
JOANNA G. THOMSON
MICHELLE D. VOS
PETER D. WALDMAN*
JAMES E. WHITE
SAMUEL I. ZESKIND

VIA FACSIMILE & U.S. MAIL

Brad Kelsky, Esq.
10189 Clearly Blvd.
Suite 102
Plantation, FL 33324

**Re: West Kendall Memorial Cemetery; Application Pending Before
Community Appeals Board No. 11, Miami-Dade County, Florida**

Dear Mr. Kelsky:

Your client Ileana Petisco was quoted as stating that substantiated data suggested that interred human remains results in additional contamination and additional bacteria in the ground. To the extent that you, your client, or any related party intends to rely on such data or make reference to it at the hearing, we would appreciate your sharing that data with us at your earliest convenience, but no later than September 14, 2011. If there is a cost for reproduction we are happy to pay for that.

We reiterate our desire to meet with you and your client in advance of the October 4, 2011 meeting. Please contact my assistant Marilyn Somodevilla at 305-854-0800 to set up a meeting. Thanks for your attention to this matter.

Very truly yours,



Tony Recio

TR/ms
1298010

WEISS SEROTA HELFMAN
PASTORIZA COLE & BONISKE, P.L.

ATTORNEYS AT LAW

A PROFESSIONAL LIMITED LIABILITY COMPANY
INCLUDING PROFESSIONAL ASSOCIATIONS

MIAMI-DADE OFFICE

2525 PONCE DE LEON BOULEVARD

SUITE 700

CORAL GABLES, FLORIDA 33134

TELEPHONE 305-854-0800

FACSIMILE 305-854-2323

WWW.WSH-LAW.COM

BROWARD OFFICE

200 EAST BROWARD BOULEVARD • SUITE 1900

FORT LAUDERDALE, FLORIDA 33301

TELEPHONE 954-763-4242 • FACSIMILE 954-764-7770

*OF COUNSEL

August 19, 2011

MITCHELL BIERMAN, P.A.
NINA L. BONISKE, P.A.
MITCHELL J. BURNSTEIN, P.A.
JAMIE ALAN COLE, P.A.
STEPHEN J. HELFMAN, P.A.
GILBERTO PASTORIZA, P.A.
MICHAEL S. POPOK, P.A.
JOSEPH H. SEROTA, P.A.
SUSAN L. TREVARTHEN, P.A.
RICHARD JAY WEISS, P.A.
DAVID M. WOLPIN, P.A.

DANIEL L. ABBOTT
GARY L. BROWN
JONATHAN M. COHEN
IGNACIO G. DEL VALLE
JEFFREY D. DECARLO
ALAN L. GABRIEL
DOUGLAS R. GONZALES
EDWARD G. GUEDES
JOSHUA D. KRUT
MATTHEW H. MANDEL
ALEXANDER L. PALENZUELA-MAURI
ANTHONY L. RECIO
BRETT J. SCHNEIDER
CLIFFORD A. SCHULMAN
LAURA K. WENDELL

LILLIAN M. ARANGO
SARA E. AULISIO
BROOKE P. DOLARA
RAQUEL ELEJABARRIETA
CHAD S. FRIEDMAN
OLIVER GILBERT*
ERIC P. HOCKMAN
JOHN J. KENDRICK III
HARLENE SILVERN KENNEDY*
KAREN LIEBERMAN*
JOHANNA M. LUNDGREN
ALEIDA MARTÍNEZ MOLINA*
KATHRYN M. MEHAFFEY
MATTHEW PEARL
TIMOTHY M. RAVICH*
AMY J. SANTIAGO
DANIEL A. SEIGEL
GAIL D. SEROTA*
JONATHAN C. SHAMRES
ESTRELLITA S. SIBILA
SCOTT M. SINGER*
ALISON F. SMITH
ANTHONY C. SOROKA
EDUARDO M. SOTO
JOANNA G. THOMSON
MICHELLE D. VOS
PETER D. WALDMAN*
JAMES E. WHITE
SAMUEL I. ZESKIND

Brad Kelsky, Esq.
10189 Clearly Blvd.
Suite 102
Plantation, FL 33324

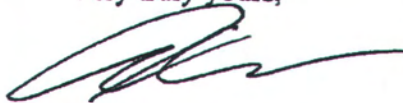
Re: **West Kendall Memorial Cemetery; Application Pending Before
Community Appeals Board No. 11, Miami-Dade County, Florida**

Dear Mr. Kelsky:

I have heard no response from you regarding my August 12, 2011 letter. I wanted to restate our clients to meet with you and your client to discuss their objections. Again, I am happy to drive up to your office or any other location that is most convenient for you and your clients.

Thanks for your attention to this matter. I look forward to hearing from you.

Very truly yours,



Tony Recio

TR/ms
1298010

WEISS SEROTA HELFMAN
PASTORIZA COLE & BONISKE, P.L.

ATTORNEYS AT LAW

A PROFESSIONAL LIMITED LIABILITY COMPANY
INCLUDING PROFESSIONAL ASSOCIATIONS

MIAMI-DADE OFFICE

2525 PONCE DE LEON BOULEVARD
SUITE 700
CORAL GABLES, FLORIDA 33134

TELEPHONE 305-854-0800

FACSIMILE 305-854-2323

WWW.WSH-LAW.COM

BROWARD OFFICE

200 EAST BROWARD BOULEVARD • SUITE 1900
FORT LAUDERDALE, FLORIDA 33301
TELEPHONE 954-763-4242 • FACSIMILE 954-764-7770

*OF COUNSEL

August 12, 2011

MITCHELL BIERMAN, P.A.
NINA L. BONISKE, P.A.
MITCHELL J. BURNSTEIN, P.A.
JAMIE ALAN COLE, P.A.
STEPHEN J. HELFMAN, P.A.
GILBERTO PASTORIZA, P.A.
MICHAEL S. POPOK, P.A.
JOSEPH H. SEROTA, P.A.
SUSAN L. TREVARTHEN, P.A.
RICHARD JAY WEISS, P.A.
DAVID M. WOLPIN, P.A.

DANIEL L. ABBOTT
GARY L. BROWN
JONATHAN M. COHEN
IGNACIO G. DEL VALLE
JEFFREY D. DECARLO
ALAN L. GABRIEL
DOUGLAS R. GONZALES
EDWARD G. GUEDES
JOSHUA D. KRUT
MATTHEW H. MANDEL
ALEXANDER L. PALENZUELA-MAURI
ANTHONY L. RECIO
BRETT J. SCHNEIDER
CLIFFORD A. SCHULMAN
LAURA K. WENDELL

LILLIAN M. ARANGO
SARA E. AULISIO
BROOKE P. DOLARA
RAQUEL ELEJABARRIETA
CHAD S. FRIEDMAN
OLIVER GILBERT*
ERIC P. HOCKMAN
JOHN J. KENDRICK III
HARLENE SILVERN KENNEDY*
KAREN LIEBERMAN*
JOHANNA M. LUNDGREN
ALEIDA MARTÍNEZ MOLINA*
KATHRYN M. MEHAFFEY
MATTHEW PEARL
TIMOTHY M. RAVICH*
AMY J. SANTIAGO
DANIEL A. SEIGEL
GAIL D. SEROTA*
JONATHAN C. SHAMRES
ESTRELLITA S. SIBILA
SCOTT M. SINGER*
ALISON F. SMITH
ANTHONY C. SOROKA
EDUARDO M. SOTO
JOANNA G. THOMSON
MICHELLE D. VOS
PETER D. WALDMAN*
JAMES E. WHITE
SAMUEL I. ZESKIND

Brad Kelsky, Esq.
10189 Clearly Blvd.
Suite 102
Plantation, FL 33324

**Re: West Kendall Memorial Cemetery; Application Pending Before
Community Appeals Board No. 11, Miami-Dade County, Florida**

Dear Mr. Kelsky:

It was a pleasure speaking with you on Monday. I wanted to follow-up with you to see if your clients are amenable to our sitting down and discussing this matter and the nature of their objection. I would like to explore whether there is an accord that can be reached to address their concerns. In the hopes of making this meeting as convenient as possible for you, I am happy to drive up to your office.

Thanks for your attention to this matter. I look forward to hearing from you.

Very truly yours,



Tony Recio

TR/ms
1298010