

HEARING EXHIBITS
JANUARY 2020 CYCLE APPLICATION NOS. CDMP20200001,
CDMP20200002, CDMP20200003, 2020 EXPEDITED APPLICATION NO. CDMP20200006,
OCTOBER 2019 CYCLE APPLICATION NO. CDMP20190027 TO AMEND THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN




(Consisting of materials submitted for the Board of County Commissioners CDMP hearing of
October 21, 2020)

ITEMS	PAGE NO.
Applicant's presentation for Golden Glades NMB, LLC. North and South (Applications Nos. CDMP20200001 and CDMP20200002);	E-1
Application No. CDMP20200001 Proffered Declaration of Restriction received on October 14, 2020;	E-15
Application No. CDMP20200002 Proffered Declaration of Restriction received on October 14, 2020;	E-33
Letter sent by the applicant (West Group Developers, Inc. Application No. CDMP20200003) to the surrounding Homeowner Associations, received on October 16, 2020;	E-49
Applicant's presentation for Care Oasis, LLC. (Application No. CDMP20200006); and	E-63
Applicant's presentation for LALI II, Inc. (Application No. CDMP20190027).	E-71

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**Board of County Commissioners' Hearing
CDMP Amendment Cycle – January 2020
Oct. 21, 2020**

**Golden Glades NMB, LLC
Application No.CDMP 2020-01 and 02**

 APPLICATION AREA
 STAFF RECOMMENDED ADDITION TO APPLICATION
 MUNICIPAL BOUNDARY

Source: Department of Regulatory and Economic Resources
 February 2020

0 0.2
 Miles

N

May 7, 2020

E-4

Noel Stillings
Senior Planner
Department of Regulatory and Economic Resources
111 NW 1st Street, 12th Floor
Miami, FL, 33128

Re: Application by Golden Glades NMB for Land Use Change to Medium-High
Density

Dear Ms. Stillings:

We are aware that Golden Glades NMB is seeking a land use change to re-designate property immediately adjacent to our property from Low-Density residential to Medium-High density residential.

After reviewing the proposal to change the land use to Medium-High density, we fully support the proposal. We believe that the use of the property for a multifamily development will have a positive impact on the area by providing more housing in our urban environment. The proposal will fit in well with other commercial and multifamily developments that are currently in process and will help to position housing in closer proximity to jobs.

We urge your approval of the pending land use change to "Medium High" density as we believe that it will be a benefit to the community.

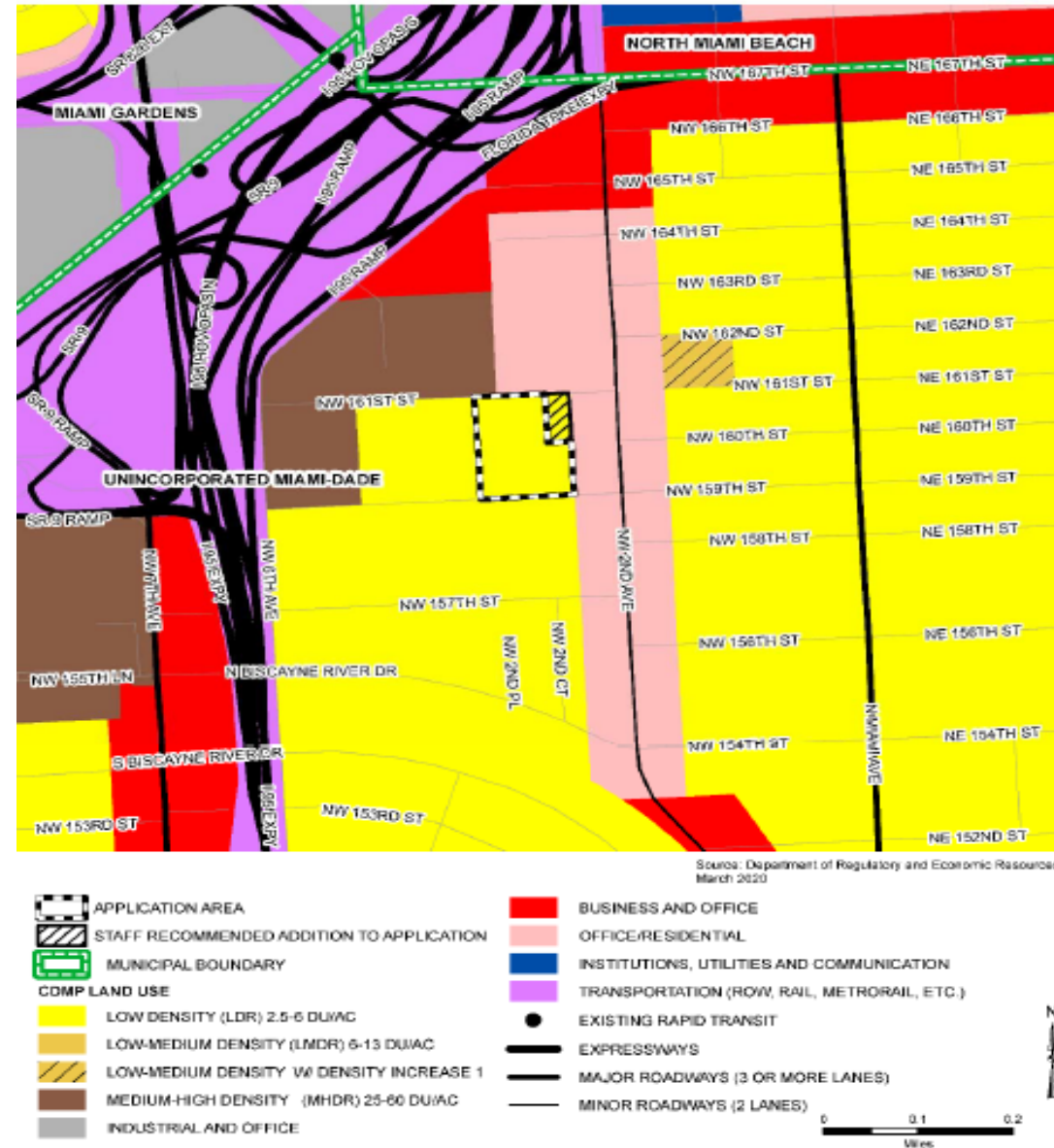
Sincerely,


Name: JOSE C. DA SILVA

Rescue International Ministry, Inc.

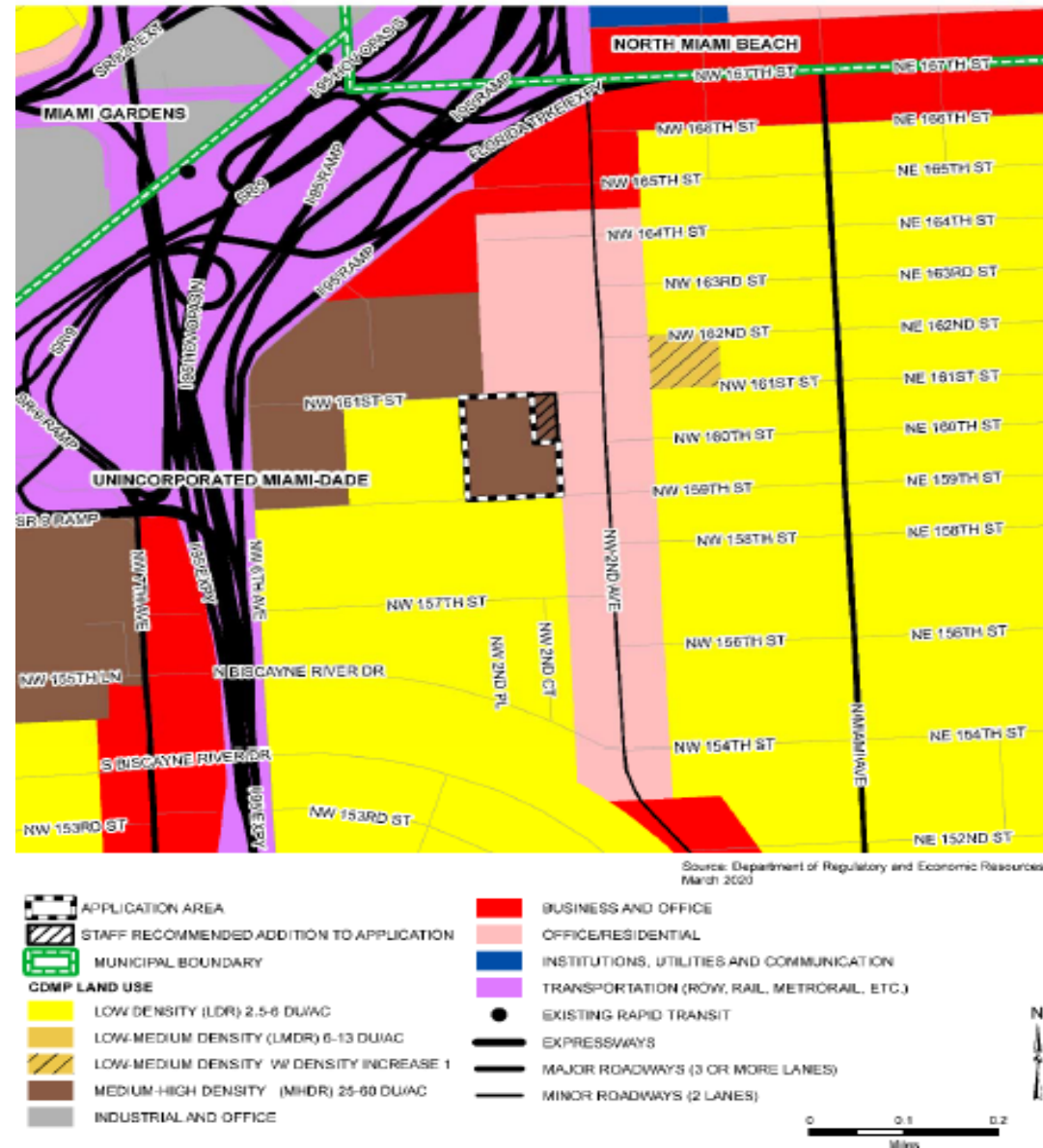
Address: 16090 NW 2nd Avenue, Miami, FL 33169





**GOLDEN GLADES NMB, LLC. (NORTH) - APP. NO. CDMP20200001
PROPOSED CDMP LAND USE**

E-7



E-8

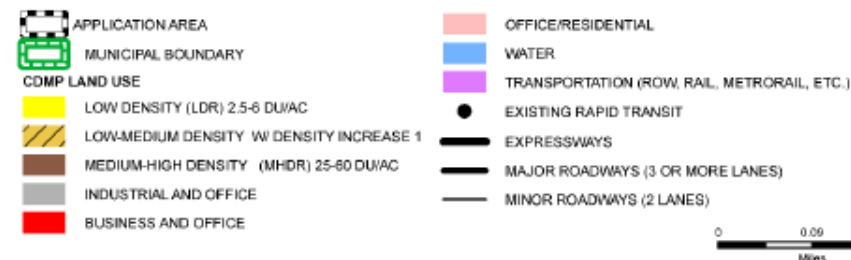






Photo 2: Street View from NW 159th Street

Declaration Summarized

E-12

Workforce Housing	10%
Landscape Buffer	6 feet abutting adjacent Property
Green Building	Property shall obtain LEED or other green building certification
Project Design	Abundant windows, uniform street furniture and architectural features including balconies, and avoiding large opaque buildings

MIAMI-DADE COUNTY CDMP GOAL NO. 1

PROVIDE THE BEST POSSIBLE DISTRIBUTION OF LAND USE AND SERVICES TO MEET THE PHYSICAL, SOCIAL, CULTURAL, HEALTH AND ECONOMIC NEEDS OF THE PRESENT AND FUTURE POPULATIONS IN A TIMELY AND EFFICIENT MANNER...

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This instrument was prepared by:

Name: **Pedro Gassant, Esq.**
Address: **Holland & Knight LLP**
701 Brickell Avenue, Suite 3300
Miami, Florida 33131



(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, Guillermo Rosman, an individual, Maria Juliana Vasquez Cruz, an individual, America Yuffe,¹ an individual with a life estate, Barbara Brigit Yuffe, a remainderman, Perla Hudy, a remainderman, Yezabel Margarita Yuffa, a remainderman, Leon Simon Yuffa, a remainderman, Kenny H. Ma and Navi S. Ma, a married couple, and F. Anthony Geraci and Aidee Geraci, a married couple, and Rescue International Ministry, Inc., a Florida Not For Profit Corporation (collectively, the "Owners"), holds fee simple title to land in Miami-Dade County, Florida, described in Exhibit "A", attached hereto, and hereinafter referred to as the "Property," which is supported by the opinion of title;

WHEREAS, the Owners have applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") in the January 2020 Cycle, which amendment is identified as Application No. 1 and as process number CDMP20200001 (the "Application"); and

¹ Leon Yuffe recently passed and the interest in the respective properties have passed to America and her heirs as remaindermen.

WHEREAS, the Application seeks to re-designate the Property from "Low Density" residential to "Medium-High Density" residential on the Miami-Dade County CDMP Land Use Plan ("LUP") map.

NOW, THEREFORE, IN ORDER TO ASSURE Miami-Dade County, Florida (the "County") that the representations made by the Owners during the consideration of the Application will be abided by, the Owners freely, voluntarily and without duress, makes the following Declaration of Restrictions covering and running with the Property:

1. **Workforce Housing**. Ten percent (10%) of the units shall be made affordable to households up to one-hundred forty percent (140%) of the Area Median Income of Miami Dade County.

2. **Green Building**. Development of the Property shall secure LEED or other green building certification through the incorporation of sustainable building design concepts.

3. **Project Design**. Development of the Property shall incorporate the following design principles:

- a. Buildings shall have abundant windows and doors at street level and may incorporate architectural features and treatments on all facades such as, but not limited to: balconies; materials such as stone, metal, stucco, wood, scored stucco, concrete, brick; modulation and articulation of building surfaces. Large expanses of opaque or blank building walls will be avoided.
- b. Uniform street furniture shall be provided throughout the Property.
- c. The development program shall include one or more outdoor playgrounds.

- d. The development program will incorporate a 6 foot landscape buffer on the western and eastern perimeter of the Property.

4. **Notification of Proximity to Solid Waste Facility.** The Owners shall provide to each of their prospective lessees within each of their parcels with a written notification, acknowledgment, waiver and release recognizing that the Property is located near the Miami-Dade County Golden Glades Trash and Recycling Center (“TRC”), located at 140 NW 160th Street within the lease agreement, which will be in substantially the same form as the following notice (the “Notice”) in every contract for the lease of any dwelling unit within the Property:

THE SUBJECT PROPERTY IS LOCATED IN IMMEDIATE PROXIMITY TO THE MIAMI-DADE COUNTY GOLDEN GLADES TRASH AND RECYCLING CENTER (“TRC”) LOCATED AT 140 NW 160TH STREET (THE “FACILITY”), WHICH IS USED IN CONNECTION WITH THE COUNTY’S SOLID WASTE MANAGEMENT AND DISPOSAL ACTIVITIES AND OPERATES 12 OR MORE HOURS PER DAY, 7 DAYS A WEEK. AS A RESULT, OCCUPANTS OF THE PROPERTY MAY BE AFFECTED BY ODORS, NOISE OR DUST EMANATING FROM THE TRC AND TRUCK TRAFFIC ENTERING AND EXITING THE FACILITY DURING OPERATING HOURS.

THE LESSEE(S) AGREES BY SIGNING THE LEASE THAT HE/SHE/THEY WILL NOT OBJECT TO THE PRESENCE OF THE GOLDEN GLADES TRC OR ITS OPERATIONS. THE LESSEE(S) AGREES THAT HE/SHE/THEY WAIVE(S) AND SHALL NOT RAISE ANY OBJECTION TO THE CONTINUED OPERATION OF THE FACILITY. FURTHER, THE LESSEE(S) WAIVE AND RELEASE MIAMI-DADE COUNTY FROM ANY AND ALL LIABILITY FOR ANY PAST, PRESENT OR FUTURE CLAIMS, AND THE LESSEE(S) HEREBY AGREE NOT TO FILE ANY CLAIM OR ACTION AGAINST MIAMI-DADE COUNTY OR ANY ENTITIES RELATED TO THE OPERATION OF THE FACILITY, PERTAINING TO OR ARISING OUT OF THE OPERATION OF THE FACILITY. THIS WAIVER AND RELEASE INCLUDES, BUT IS NOT LIMITED TO, BOTH NON-CONSTITUTIONAL AND CONSTITUTIONAL CLAIMS AND ACTIONS (INCLUDING, BUT NOT LIMITED TO, INVERSE CONDEMNATION, TAKINGS, AND NUISANCE), OF ANY KIND OR OTHER CONSTITUTIONAL OR NON-CONSTITUTIONAL CLAIMS OF ANY KIND OR NATURE WHATSOEVER. IN THE EVENT THAT ANY PARAGRAPH OR PORTION OF THIS NOTICE IS DETERMINED BY A COURT OF COMPETENT JURISDICTION TO BE INVALID, ILLEGAL OR UNENFORCEABLE, IT

SHALL AFFECT NO OTHER PROVISION OF THIS NOTICE, AND THE REMAINDER OF THIS NOTICE SHALL BE VALID AND ENFORCEABLE.

5. **Covenant Running with the Land.** This Declaration on the part of the Owners shall constitute a covenant running with the land and shall be recorded, at Owners' expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owners, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owners, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

6. **Term.** This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

7. **Modification, Amendment, Release.** This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the then owner(s) of the property, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. Any such modification, amendment or release shall be subject to the provisions governing amendments to Comprehensive Plans, as set forth in Chapter 163, Part II, Florida Statutes or successor legislation that may, from time to time, govern amendments to Comprehensive Plans (hereinafter "Chapter 163"). Such

modification, amendment or release shall also be subject to the provisions governing amendments to the CDMP as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulations governing modifications to the CDMP. In the event that the Property is incorporated within a new municipality or annexed into an existing municipality, and the successor municipality amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Miami-Dade County Code, then modifications, amendments or releases of this Declaration shall be subject to Chapter 163 and the provisions of such ordinances as may be adopted by such successor municipality for the adoption of amendments to its comprehensive plan; or, in the event that the successor municipality does not adopt such ordinances, subject to Chapter 163 and by the provisions for the adoption of zoning district boundary changes. It is provided, however, that in the event that the successor municipality approves a modification or deletion of this Declaration of Restrictions, such modification or deletion shall not be effective until approved by the Board of County Commissioners, in accordance with applicable procedures. Should this Declaration be so modified, amended, or released, the Director of the Department of Regulatory and Economic Resources or the executive officer of a successor department, or, in the absence of such Director or executive officer, by his or her assistant in charge of the office in his/her absence, shall execute a written instrument effectuating and acknowledging such modification, amendment, or release.

8. **Enforcement.** Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

9. **County Inspections.** As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

10. **Authorization for Miami-Dade County (or successor municipality) to Withhold Permits and Inspections.** In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County (or successor municipality) is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

11. **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

12. **Presumption of Compliance.** Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County (or successor municipality), and inspections made and approval of occupancy given by the County (or successor municipality), then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

13. **Severability.** Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.

14. **Recordation and Effective Date.** This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application by the Board of County Commissioners. This Declaration shall become effective immediately upon recordation, which shall only occur if the Application is approved and adopted by the Board of County Commissioners. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the Application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

15. **Acceptance of Declaration.** The Owners acknowledges that acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owners to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners retains its full power and authority to deny each such application in whole or in part and decline to accept any conveyance.

16. **Owners.** The term Owners shall include all heirs, assigns, and successors in interest.

[Signature Page Follows]

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this 24 day of SEPTEMBER, 2020.

WITNESSES:

Maria Juliana Vasquez Cruz, an individual

Signature

Printed Name

Signature

Printed Name

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

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of SEPTEMBER 2020 by Maria Juliana Vasquez Cruz, who is personally known to me or who has produced DL as identification.

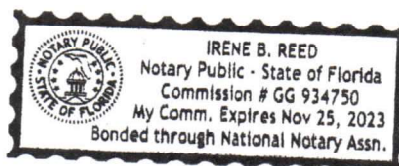
[NOTARIAL SEAL]

Print Name:

Notary Public, State of Florida

Commission #:

My Commission Expires:



IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this 14 day of September, 2020.

WITNESSES:

F. Anthony Geraci and Aidee Geraci, a married couple

[Signature]
Signature
Navi S. MA
Printed Name

[Signature]
F. Anthony Geraci
[Signature]
Aidee Geraci

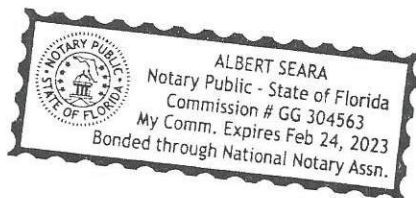
[Signature]
Signature
Kenny H. MA
Printed Name

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

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of Sept, 2020, by F. Anthony Geraci and Aidee Geraci, who are personally known to me or who have produced _____ as identification.

[NOTARIAL SEAL]

[Signature]
Print Name: _____
Notary Public, State of Florida
Commission #: _____
My Commission Expires: _____



AG
TG

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this 24 day of SEPTEMBER, 2020.

WITNESSES:

Guillermo Rosman, an individual

Signature

IRENE B. REED

Printed Name

Signature

Nadina Dover

Printed Name

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

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of SEPTEMBER 2020 by Guillermo Rosman, who is personally known to me or who has produced DL as identification.

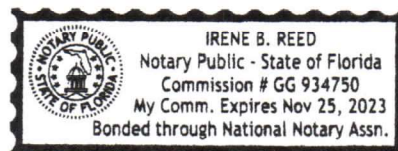
[NOTARIAL SEAL]

Print Name: IRENE B. REED

Notary Public, State of Florida

Commission #:

My Commission Expires:



IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this _____ day of _____, 2020.

WITNESSES:

Kenny H. Ma and Navi S. Ma, a married couple

F. Anthony Geraci
Signature
F. ANTHONY GERACI
Printed Name

Kenny H. Ma
Kenny H. Ma

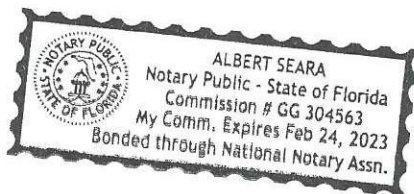
Navi S. Ma
Navi S. Ma

Aidee Geraci
Signature
AIDEE GERACI
Printed Name

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

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of Sept, 2020, by Kenny H. Ma and Navi S. Ma, who are personally known to me or who have produced _____ as identification.

[NOTARIAL SEAL]



[Signature]
Print Name: _____
Notary Public, State of Florida
Commission #: _____
My Commission Expires: _____

KHM
NM
46
16

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this _____ day of _____, 2020.

WITNESSES:

Barbara Brigit Yuffe, a remainderman

Signature

Barbara Brigit Yuffe

Printed Name

Signature

Printed Name

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

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, _____, by Barbara Brigit Yuffe, who is personally known to me or who have produced _____ as identification.

[NOTARIAL SEAL]

Print Name: _____
Notary Public, State of Florida
Commission #: _____
My Commission Expires: _____

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this _____ day of _____, 2020.

WITNESSES:

Perla Hudy, a remainderman

Signature

Perla Hudy

Printed Name

Signature

Printed Name

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

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, ____, by Perla Hudy, who is personally known to me or who have produced _____ as identification.

[NOTARIAL SEAL]

Print Name: _____
Notary Public, State of Florida
Commission #: _____
My Commission Expires: _____

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this
 ____ day of _____, 2020.

WITNESSES:

Yezabel Margarita Yuffa, a remainderman

 Signature

 Yezabel Margarita Yuffa

 Printed Name

 Signature

 Printed Name

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

The foregoing instrument was acknowledged before me by means of ☐ physical presence
 or ☐ online notarization, this ____ day of _____, _____, by Yezabel Margarita Yuffa, who is
 personally known to me or who have produced
 _____ as identification.

[NOTARIAL SEAL]

 Print Name:
 Notary Public, State of Florida
 Commission #:_____
 My Commission Expires:_____

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this _____ day of _____, 2020.

WITNESSES:

Leon Simon Yuffa, a remainderman

Signature

Leon Simon Yuffa

Printed Name

Signature

Printed Name

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

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, ____, by Leon Simon Yuffa, who is personally known to me or who have produced _____ as identification.

[NOTARIAL SEAL]

Print Name: _____
Notary Public, State of Florida
Commission #: _____
My Commission Expires: _____

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this _____ day of _____, 2020.

WITNESSES:

Rescue International Ministry, Inc., a Florida
Not For Profit Corporation

Signature

By: _____

Name: _____

Title: _____

Printed Name

Signature

Printed Name

STATE OF FLORIDA COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence [] or online notarization [] by _____ the _____ of Rescue International Ministry, Inc., a Florida Not For Profit Corporation, on behalf of the Corporation.

He is personally known to me or has produced _____, as identification.

Witness my signature and official seal this _____ day of _____, 2020, in the County and State aforesaid.

Signature

Notary Public-State of _____

Print Name

My Commission Expires:

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 412 " BISCAYNE GARDENS SECTION B", according to the Plat thereof, as recorded in Plat Book 40, Page 49 of the Public Records of Miami-Dade County, Florida.

And

Lot 411 " BISCAYNE GARDENS SECTION B", according to the Plat thereof, as recorded in Plat Book 40, Page 49 of the Public Records of Miami-Dade County, Florida.

And

East 1/5 of N ½ of SW ¼ of SE ¼ of NW ¼ Less N 25 ft according to the Plat thereof, as recorded in Plat Book 40, Page 49 of the Public Records of Miami-Dade County, Florida

Lot 423 thru 425 " BISCAYNE GARDENS SECTION B", according to the Plat thereof, as recorded in Plat Book 40, Page 49 of the Public Records of Miami-Dade County, Florida.

And

Lot 422 " BISCAYNE GARDENS SECTION B", according to the Plat thereof, as recorded in Plat Book 40, Page 49 of the Public Records of Miami-Dade County, Florida.

And

Lot 413 " BISCAYNE GARDENS SECTION B", according to the Plat thereof, as recorded in Plat Book 40, Page 49 of the Public Records of Miami-Dade County, Florida.

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This instrument was prepared by:

Name: **Pedro Gassant, Esq.**
Address: **Holland & Knight LLP**
701 Brickell Avenue, Suite 3300
Miami, Florida 33131



(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, Fernando Cesar Fernandez, an individual, **Miriam A. Dickson**, an individual, **JAD 11 Holdings, LLC**, a Florida limited liability company (collectively, the "Owners"), holds fee simple title to land in Miami-Dade County, Florida, described in Exhibit "A", attached hereto, and hereinafter referred to as the "Property," which is supported by the opinion of title;

WHEREAS, the Owners have applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") in the January 2020 Cycle, which amendment is identified as Application No. 2 and as process number CDMP20200002 (the "Application"); and

WHEREAS, the Application seeks to re-designate the Property from "Low Density" residential to "Medium-High Density" residential on the Miami-Dade County CDMP Land Use Plan ("LUP") map.

NOW, THEREFORE, IN ORDER TO ASSURE Miami-Dade County, Florida (the "County") that the representations made by the Owners during the consideration of the Application

will be abided by, the Owner freely, voluntarily and without duress, makes the following Declaration of Restrictions covering and running with the Property:

1. **Workforce Housing.** Ten percent (10%) of the units shall be made affordable to households up to one-hundred forty percent (140%) of the Area Median Income of Miami Dade County.

2. **Green Building.** Development of the Property shall secure LEED or other green building certification through the incorporation of sustainable building design concepts.

3. **Project Design.** Development of the Property shall incorporate the following design principles:

- a. Buildings shall have abundant windows and doors at street level and may incorporate architectural features and treatments on all facades such as, but not limited to: balconies; materials such as stone, metal, stucco, wood, scored stucco, concrete, brick; modulation and articulation of building surfaces. Large expanses of opaque or blank building walls will be avoided.
- b. Uniform street furniture shall be provided throughout the Property.
- c. The development program shall include one or more outdoor playgrounds.
- d. The development program will incorporate a 6 foot landscape buffer on the southern, western and eastern perimeter of the Property.

4. **Notification of Proximity to Solid Waste Facility.** The Owners shall provide to each of their prospective lessees within each of their parcels with a written notification, acknowledgment, waiver and release recognizing that the Property is located near the Miami-Dade County Golden Glades Trash and Recycling Center (“TRC”), located at 140 NW 160th Street

within the lease agreement, which will be in substantially the same form as the following notice (the "Notice") in every contract for the lease of any dwelling unit within the Property:

THE SUBJECT PROPERTY IS LOCATED IN IMMEDIATE PROXIMITY TO THE MIAMI-DADE COUNTY GOLDEN GLADES TRASH AND RECYCLING CENTER ("TRC") LOCATED AT 140 NW 160TH STREET (THE "FACILITY"), WHICH IS USED IN CONNECTION WITH THE COUNTY'S SOLID WASTE MANAGEMENT AND DISPOSAL ACTIVITIES AND OPERATES 12 OR MORE HOURS PER DAY, 7 DAYS A WEEK. AS A RESULT, OCCUPANTS OF THE PROPERTY MAY BE AFFECTED BY ODORS, NOISE OR DUST EMANATING FROM THE TRC AND TRUCK TRAFFIC ENTERING AND EXITING THE FACILITY DURING OPERATING HOURS.

THE LESSEE(S) AGREES BY SIGNING THE LEASE THAT HE/SHE/THEY WILL NOT OBJECT TO THE PRESENCE OF THE GOLDEN GLADES TRC OR ITS OPERATIONS. THE LESSEE(S) AGREES THAT HE/SHE/THEY WAIVE(S) AND SHALL NOT RAISE ANY OBJECTION TO THE CONTINUED OPERATION OF THE FACILITY. FURTHER, THE LESSEE(S) WAIVE AND RELEASE MIAMI-DADE COUNTY FROM ANY AND ALL LIABILITY FOR ANY PAST, PRESENT OR FUTURE CLAIMS, AND THE LESSEE(S) HEREBY AGREE NOT TO FILE ANY CLAIM OR ACTION AGAINST MIAMI-DADE COUNTY OR ANY ENTITIES RELATED TO THE OPERATION OF THE FACILITY, PERTAINING TO OR ARISING OUT OF THE OPERATION OF THE FACILITY. THIS WAIVER AND RELEASE INCLUDES, BUT IS NOT LIMITED TO, BOTH NON-CONSTITUTIONAL AND CONSTITUTIONAL CLAIMS AND ACTIONS (INCLUDING, BUT NOT LIMITED TO, INVERSE CONDEMNATION, TAKINGS, AND NUISANCE), OF ANY KIND OR OTHER CONSTITUTIONAL OR NON-CONSTITUTIONAL CLAIMS OF ANY KIND OR NATURE WHATSOEVER. IN THE EVENT THAT ANY PARAGRAPH OR PORTION OF THIS NOTICE IS DETERMINED BY A COURT OF COMPETENT JURISDICTION TO BE INVALID, ILLEGAL OR UNENFORCEABLE, IT SHALL AFFECT NO OTHER PROVISION OF THIS NOTICE, AND THE REMAINDER OF THIS NOTICE SHALL BE VALID AND ENFORCEABLE.

5. **Covenant Running with the Land.** This Declaration on the part of the Owners shall constitute a covenant running with the land and shall be recorded, at Owners' expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owners, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of,

and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owners, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

6. **Term.** This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

7. **Modification, Amendment, Release.** This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the then owner(s) of the property, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. Any such modification, amendment or release shall be subject to the provisions governing amendments to Comprehensive Plans, as set forth in Chapter 163, Part II, Florida Statutes or successor legislation that may, from time to time, govern amendments to Comprehensive Plans (hereinafter "Chapter 163"). Such modification, amendment or release shall also be subject to the provisions governing amendments to the CDMP as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulations governing modifications to the CDMP. In the event that the Property is incorporated within a new municipality or annexed into an existing municipality, and the successor municipality amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Miami-Dade County Code, then modifications, amendments or releases of this Declaration shall be subject to

Chapter 163 and the provisions of such ordinances as may be adopted by such successor municipality for the adoption of amendments to its comprehensive plan; or, in the event that the successor municipality does not adopt such ordinances, subject to Chapter 163 and by the provisions for the adoption of zoning district boundary changes. It is provided, however, that in the event that the successor municipality approves a modification or deletion of this Declaration of Restrictions, such modification or deletion shall not be effective until approved by the Board of County Commissioners, in accordance with applicable procedures. Should this Declaration be so modified, amended, or released, the Director of the Department of Regulatory and Economic Resources or the executive officer of a successor department, or, in the absence of such Director or executive officer, by his or her assistant in charge of the office in his/her absence, shall execute a written instrument effectuating and acknowledging such modification, amendment, or release.

8. **Enforcement.** Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

9. **County Inspections.** As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

10. **Authorization for Miami-Dade County (or successor municipality) to Withhold Permits and Inspections.** In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County (or successor municipality) is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

11. **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

12. **Presumption of Compliance.** Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County (or successor municipality), and inspections made and approval of occupancy given by the County (or successor municipality), then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

13. **Severability.** Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.

14. **Recordation and Effective Date.** This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owner following the approval of the Application by the Board of County Commissioners. This Declaration shall become effective immediately upon recordation, which shall only occur if the Application is approved and adopted by the Board of County Commissioners. Notwithstanding the previous sentence, if any appeal is

filed, and the disposition of such appeal results in the denial of the Application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

15. **Acceptance of Declaration.** The Owners acknowledges that acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners retains its full power and authority to deny each such application in whole or in part and decline to accept any conveyance.

16. **Owners.** The term Owners shall include all heirs, assigns, and successors in interest.

[Signature Page Follows]

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this
 ____ day of _____, 2020.

WITNESSES:

Fernando Cesar Fernandez, an individual

 Signature

 Printed Name

 Signature

 Printed Name

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

The foregoing instrument was acknowledged before me by means of ☐ physical presence
 or ☐ online notarization, this ____ day of _____, ____, by Fernando Cesar Fernandez, who
 is personally known to me or who has produced
 _____ as identification.

[NOTARIAL SEAL]

 Print Name:
 Notary Public, State of Florida
 Commission #:_____
 My Commission Expires:_____

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this
____ day of _____, 2020.

WITNESSES: **Miriam A. Dickson**, an individual

Signature

Printed Name

Signature

Printed Name

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

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization, this ____ day of _____, ____, by Miriam A. Dickson, who is
personally known to me or who has produced _____
as identification.

[NOTARIAL SEAL]

Print Name:
Notary Public, State of Florida
Commission #: _____
My Commission Expires: _____

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this _____ day of _____, 2020.

WITNESSES:

JAD 11 Holdings, LLC, a Florida limited liability company

Signature

By: _____

Name: _____

Title: _____

Printed Name

Signature

Printed Name

STATE OF FLORIDA COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence [] or online notarization [] by _____ the _____ of JAD 11 Holdings, LLC, a Florida limited liability company on behalf of the Company.

He is personally known to me or has produced _____, as identification.

Witness my signature and official seal this _____ day of _____, 2020, in the County and State aforesaid.

Signature

Notary Public-State of _____

Print Name

My Commission Expires:

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 453 "BISCAYNE GARDENS SECTION B", according to the Plat thereof, as recorded in Plat Book 40, Page 49 of the Public Records of Miami-Dade County, Florida.

And

Lot 454 "BISCAYNE GARDENS SECTION B", according to the Plat thereof, as recorded in Plat Book 40, Page 49 of the Public Records of Miami-Dade County, Florida.

And

Lot 455 "BISCAYNE GARDENS SECTION B", according to the Plat thereof, as recorded in Plat Book 40, Page 49 of the Public Records of Miami-Dade County, Florida.

8 IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this
day of SEPTEMBER, 2020.

WITNESSES:

Fernando Cesar Fernandez, an individual



Signature

José Fernandez
Printed Name


Signature

Pamela Rosman
Printed Name


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

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 8 day of September 2020 by Fernando Cesar Fernandez, who
is personally known to me or who has produced
DL as identification.

[NOTARIAL SEAL]



GUILLERMO ROSMAN
Commission # GG 111463
Expires November 30, 2020
Bonded Third Budget Notary Services


Print Name: Guillermo Rosman
Notary Public, State of Florida
Commission #: _____
My Commission Expires: _____

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this 30 day of September, 2020.

WITNESSES:

Miriam A. Dickson, an individual

Regina Lowrie
Signature
Regina Lowrie
Printed Name

[Signature]

Suzanne M. O'Connor
Signature
Suzanne M. O'Connor
Printed Name

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

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of September, 2020, by Miriam A. Dickson, who is personally known to me or who has produced _____ as identification.

[NOTARIAL SEAL]



Karen L. Lanier
Print Name: Karen L. Lanier
Notary Public, State of Florida
Commission #: GG 918184
My Commission Expires: 11/8/23 11/8/2023

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this
23 day of SEPTEMBER, 2020.

WITNESSES:

JAD 11 Holdings, LLC, a Florida limited liability company

Signature

Printed Name

Signature

Printed Name

By:

Name:

Title:

Darcel Guillet
DARCEL Guillet
Member Manager

STATE OF FLORIDA COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence [] or online notarization [X] by JOSAPHAT CELESTIN the manager of JAD 11 Holdings, LLC, a Florida limited liability company on behalf of the Company.

He is personally known to me or has produced DL, as identification.

Witness my signature and official seal this 23 day of SEPTEMBER 2020, in the County and State aforesaid.



GUILLERMO ROSMAN
 Commission # GG 111463
 Expires November 30, 2020
 Bonded Thru Budget Notary Services

Signature

Notary Public-State of

FLORIDA
GUILLERMO ROSMAN

Print Name

My Commission Expires:

EXHIBIT "A"

LEGAL DESCRIPTION

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And

Lot 454 " BISCAYNE GARDENS SECTION B", according to the Plat thereof, as recorded in Plat Book 40, Page 49 of the Public Records of Miami-Dade County, Florida.

And

Lot 455 " BISCAYNE GARDENS SECTION B", according to the Plat thereof, as recorded in Plat Book 40, Page 49 of the Public Records of Miami-Dade County, Florida.

INTENTIONALLY LEFT BLANK

October 2nd, 2020

To: Little River Farms Homeowners Association, Miami Florida

Mr. Richard Johnson

11281 NW 22nd Av., Miami, FL 33167

Through this letter we, West Group Developers, LLC., want to inform you that we are in process with the Planning Department, of Miami-Dade County where we have requested an amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2020 and 2030 Land Use Plan (LUP) map to re-designate the ± 4.46 gross-acre application site from "Low Density Residential (2.5 to 6 dwelling units per gross acre) "and" Low-Medium Density Residential "(6 to 13 dwelling units per gross acre) to "Low-Medium Density Residential" land use category, at 1927 NW 105 Street, Miami, Florida.

Our application proposes infill residential development at a higher density than currently allowed on the subject site, consistent with Objective LU-1 and Policies LU-1C and LU-10A of the CDMP Land Use Element.

These provisions of the CDMP require the County to give priority to infill development and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development, where urban services and facilities have the capacities to accommodate additional demand. The site is vacant and located in a "Low Density Residential (2.5 to 6 dwelling units per gross acre)" designated area south of the Red Road canal abutted by properties that are primarily designated "Low-Medium Density Residential (6 to 13 dwelling units per gross acre)".

Under the requested CDMP land use designation of "Low-Medium Density Residential", the site could be developed up to 57 residential units.

Should you have any questions or concerns regarding our request, please feel free to contact me directly at 786-621-4835 or at my email address alejoambrugna@gmail.com

Sincerely,



Alejandro Ambrugna

West Group Developers, LLC

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Postage \$1.40

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OCT 16 2020

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3131-9998

October 2nd, 2020

To: Little River Farms Homeowners Association, Miami Florida

Mr. Samuel Wims

2214 NW 105 St., Miami, FL 33168

Through this letter we, West Group Developers, LLC., want to inform you that we are in process with the Planning Department, of Miami-Dade County where we have requested an amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2020 and 2030 Land Use Plan (LUP) map to re-designate the \pm 4.46 gross-acre application site from "Low Density Residential (2.5 to 6 dwelling units per gross acre) "and" Low-Medium Density Residential "(6 to 13 dwelling units per gross acre) to "Low-Medium Density Residential" land use category, at 1927 NW 105 Street, Miami, Florida.

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Should you have any questions or concerns regarding our request, please feel free to contact me directly at 786-621-4835 or at my email address alejoambrugna@gmail.com

Sincerely,



Alejandro Ambrugna

West Group Developers, LLC

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October 2nd, 2020

To: TWIN LAKES/NORTH SHORE GARDENS HOMEOWNERS ASSOCIATION, INC.

Mrs. Bertha Ross

1220 NW 100 Street, Miami, FL 33147

Through this letter we, West Group Developers, LLC., want to inform you that we are in process with the Planning Department, of Miami-Dade County where we have requested an amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2020 and 2030 Land Use Plan (LUP) map to re-designate the ± 4.46 gross-acre application site from "Low Density Residential (2.5 to 6 dwelling units per gross acre) "and" Low-Medium Density Residential "(6 to 13 dwelling units per gross acre) to "Low-Medium Density Residential" land use category, at 1927 NW 105 Street, Miami, Florida.

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Should you have any questions or concerns regarding our request, please feel free to contact me directly at 786-621-4835 or at my email address alejoambrugna@gmail.com

Sincerely,



Alejandro Ambrugna

West Group Developers, LLC

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October 2nd, 2020

To: Little River Farms Homeowners Association, Miami Florida

Mrs. Bertha Carswell

2140 NW 114 St., Miami, FL 33167

Through this letter we, West Group Developers, LLC., want to inform you that we are in process with the Planning Department, of Miami-Dade County where we have requested an amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2020 and 2030 Land Use Plan (LUP) map to re-designate the ± 4.46 gross-acre application site from "Low Density Residential (2.5 to 6 dwelling units per gross acre) "and" Low-Medium Density Residential "(6 to 13 dwelling units per gross acre) to "Low-Medium Density Residential" land use category, at 1927 NW 105 Street, Miami, Florida.

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Under the requested CDMP land use designation of "Low-Medium Density Residential", the site could be developed up to 57 residential units.

Should you have any questions or concerns regarding our request, please feel free to contact me directly at 786-621-4835 or at my email address alejoambrugna@gmail.com

Sincerely,



Alejandro Ambrugna

West Group Developers, LLC

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OCT 16 2020

10/16/2020

October 2nd, 2020

To: Little River Farms Homeowners Association, Miami Florida

Mrs. Janie Johnson

11281 NW 22nd Av., Miami, FL 33167

Through this letter we, West Group Developers, LLC., want to inform you that we are in process with the Planning Department, of Miami-Dade County where we have requested an amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2020 and 2030 Land Use Plan (LUP) map to re-designate the ± 4.46 gross-acre application site from "Low Density Residential (2.5 to 6 dwelling units per gross acre) "and" Low-Medium Density Residential "(6 to 13 dwelling units per gross acre) to "Low-Medium Density Residential" land use category, at 1927 NW 105 Street, Miami, Florida.

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Should you have any questions or concerns regarding our request, please feel free to contact me directly at 786-621-4835 or at my email address alejoambrugna@gmail.com

Sincerely,



Alejandro Ambrugna

West Group Developers, LLC

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October 2nd, 2020

To: Little River Farms Homeowners Association, Miami Florida

Mrs. Juanita Mcmilliam

1925 NW 114 St., Miami, Fl 33167

Through this letter we, West Group Developers, LLC., want to inform you that we are in process with the Planning Department, of Miami-Dade County where we have requested an amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2020 and 2030 Land Use Plan (LUP) map to re-designate the \pm 4.46 gross-acre application site from "Low Density Residential (2.5 to 6 dwelling units per gross acre) "and" Low-Medium Density Residential "(6 to 13 dwelling units per gross acre) to "Low-Medium Density Residential" land use category, at 1927 NW 105 Street, Miami, Florida.

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Should you have any questions or concerns regarding our request, please feel free to contact me directly at 786-621-4835 or at my email address alejoambrugna@gmail.com

Sincerely,



Alejandro Ambrugna

West Group Developers, LLC

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OCT. 16, 2020

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OCT 16 2020
10/16/2020
33731-9998

October 2nd, 2020

To: TWIN LAKES/NORTH SHORE GARDENS HOMEOWNERS ASSOCIATION, INC.

Mrs. Paula Farrington

1220 NW 100 Street, Miami, FL 33147

Through this letter we, West Group Developers, LLC., want to inform you that we are in process with the Planning Department, of Miami-Dade County where we have requested an amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2020 and 2030 Land Use Plan (LUP) map to re-designate the ± 4.46 gross-acre application site from "Low Density Residential (2.5 to 6 dwelling units per gross acre) "and" Low-Medium Density Residential "(6 to 13 dwelling units per gross acre) to "Low-Medium Density Residential" land use category, at 1927 NW 105 Street, Miami, Florida.

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Should you have any questions or concerns regarding our request, please feel free to contact me directly at 786-621-4835 or at my email address alejoambrugna@gmail.com

Sincerely,



Alejandro Ambrugna

West Group Developers, LLC

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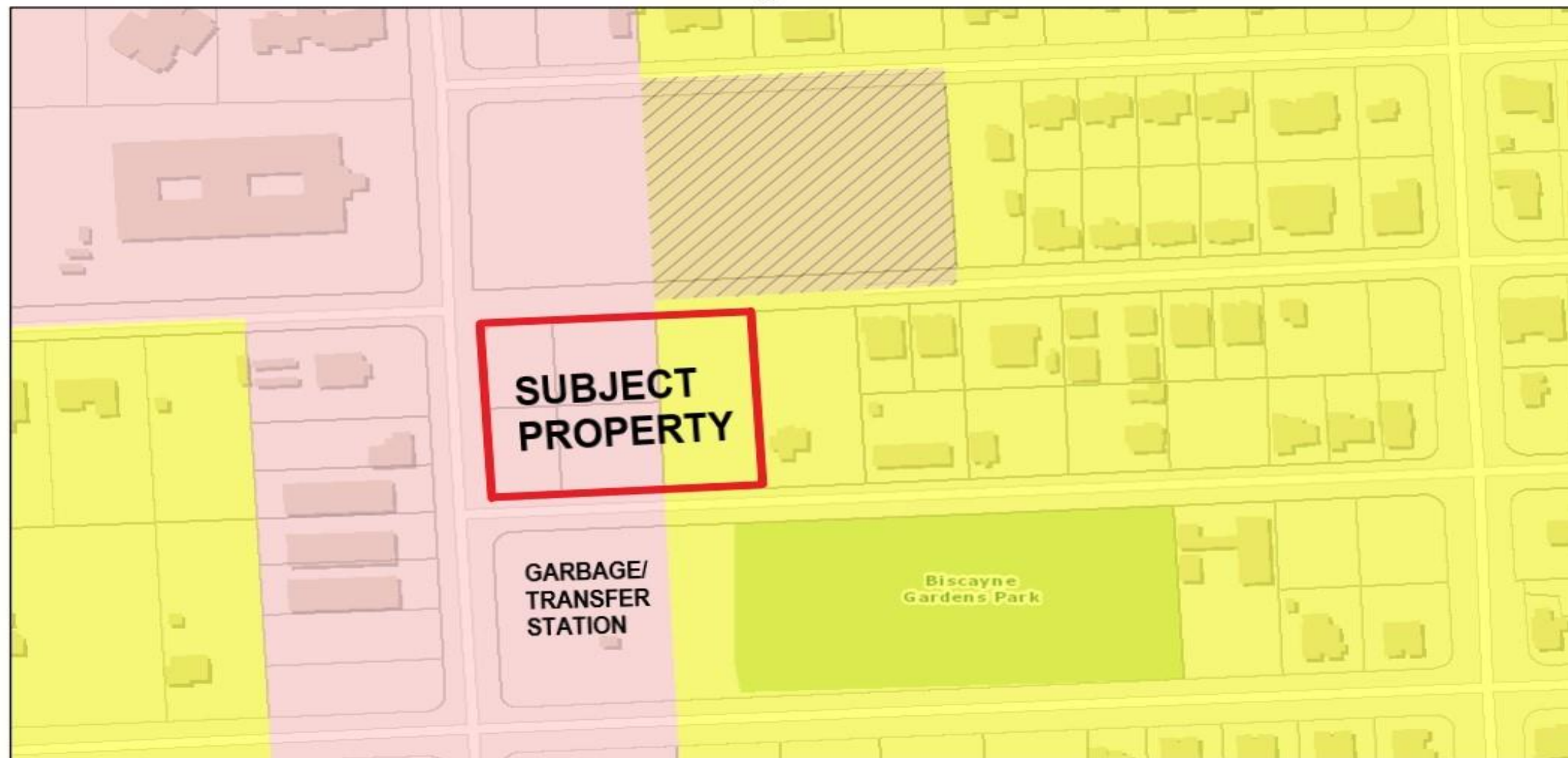
CARE OASIS, LLC

CDMP2020-000-6

EXISTING LAND USE

E-64

Land Management Viewer



October 14, 2020

Comprehensive Development Master Plan (CDMP)

ESTATE DENSITY (EDR) 1-2.5 DU/AC

ESTATE DENSITY W/ DENSITY INCREASE 1

LOW DENSITY (LDR) 2.5-6 DU/AC



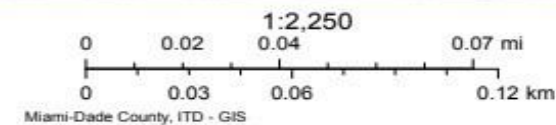
LOW DENSITY W/ DENSITY INCREASE 1



LOW-MEDIUM DENSITY (LMDR) 6-13 DU/AC



LOW-MEDIUM DENSITY W/ DENSITY INCREASE 1



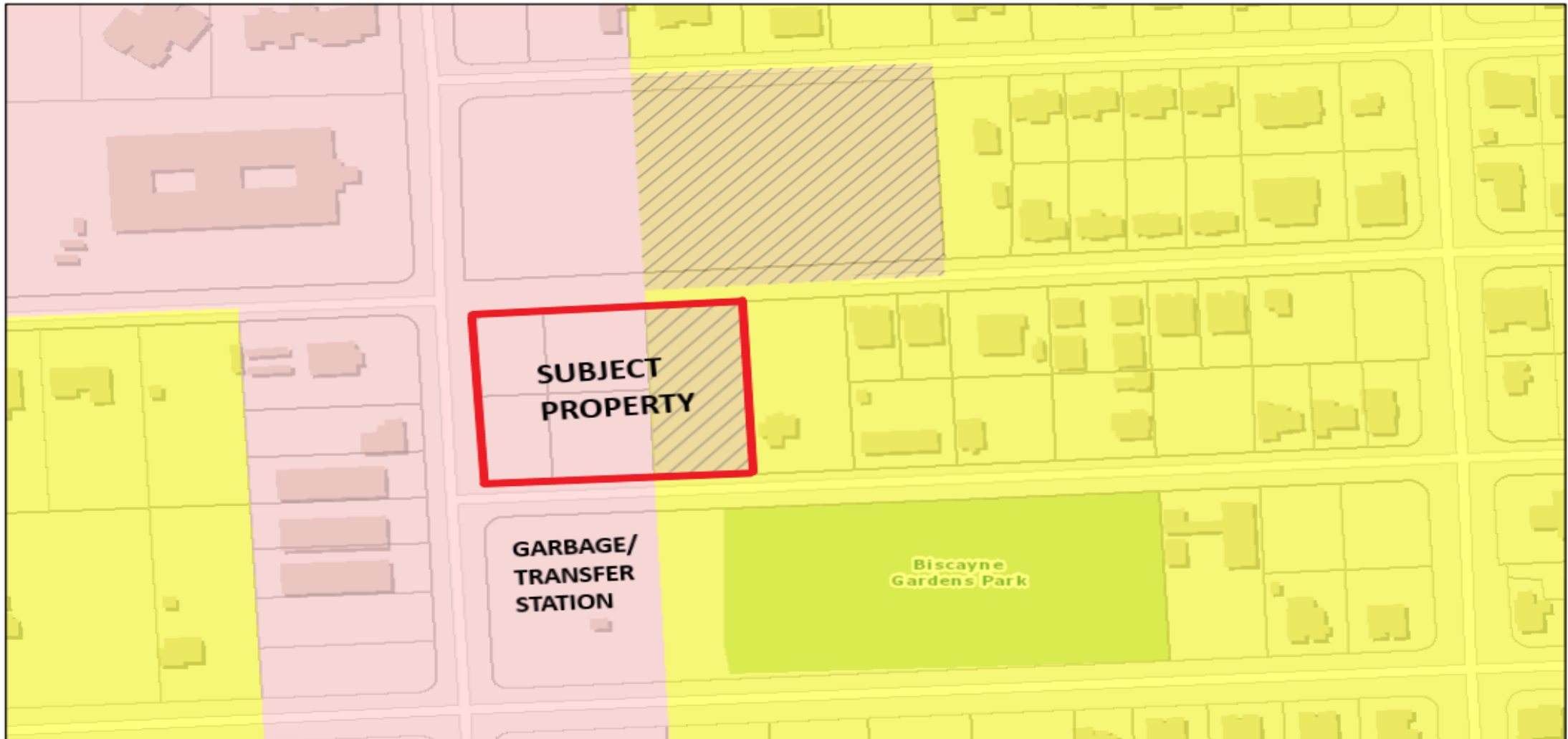
Miami-Dade Regulatory and Economic Resources

Miami-Dade County

PROPOSED LAND USE

E-65

Land Management Viewer



October 14, 2020

Comprehensive Development Master Plan (CDMP)

ESTATE DENSITY (EDR) 1-2.5 DU/AC

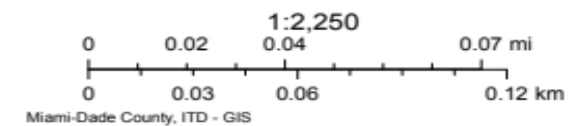
ESTATE DENSITY W/ DENSITY INCREASE 1

LOW DENSITY (LDR) 2.5-6 DU/AC

LOW DENSITY W/ DENSITY INCREASE 1

LOW-MEDIUM DENSITY (LMDR) 6-13 DU/AC

LOW-MEDIUM DENSITY W/ DENSITY INCREASE 1



Miami-Dade Regulatory and Economic Resources

Miami-Dade County

PROPOSED DEVELOPMENT SUBJECT PROPERTY 1/5 (ELEVATION)

E-66



PROPOSED DEVELOPMENT SUBJECT PROPERTY 2/5 (ROAD CLOSED)

E-67



PROPOSED DEVELOPMENT SUBJECT PROPERTY 3/5 (ENTRANCE WITH ROAD CLOSED)

E-68



PROPOSED DEVELOPMENT SUBJECT PROPERTY 4/5 (FRONT)

E-69



PROPOSED DEVELOPMENT SUBJECT PROPERTY 5/5 (FRONT)

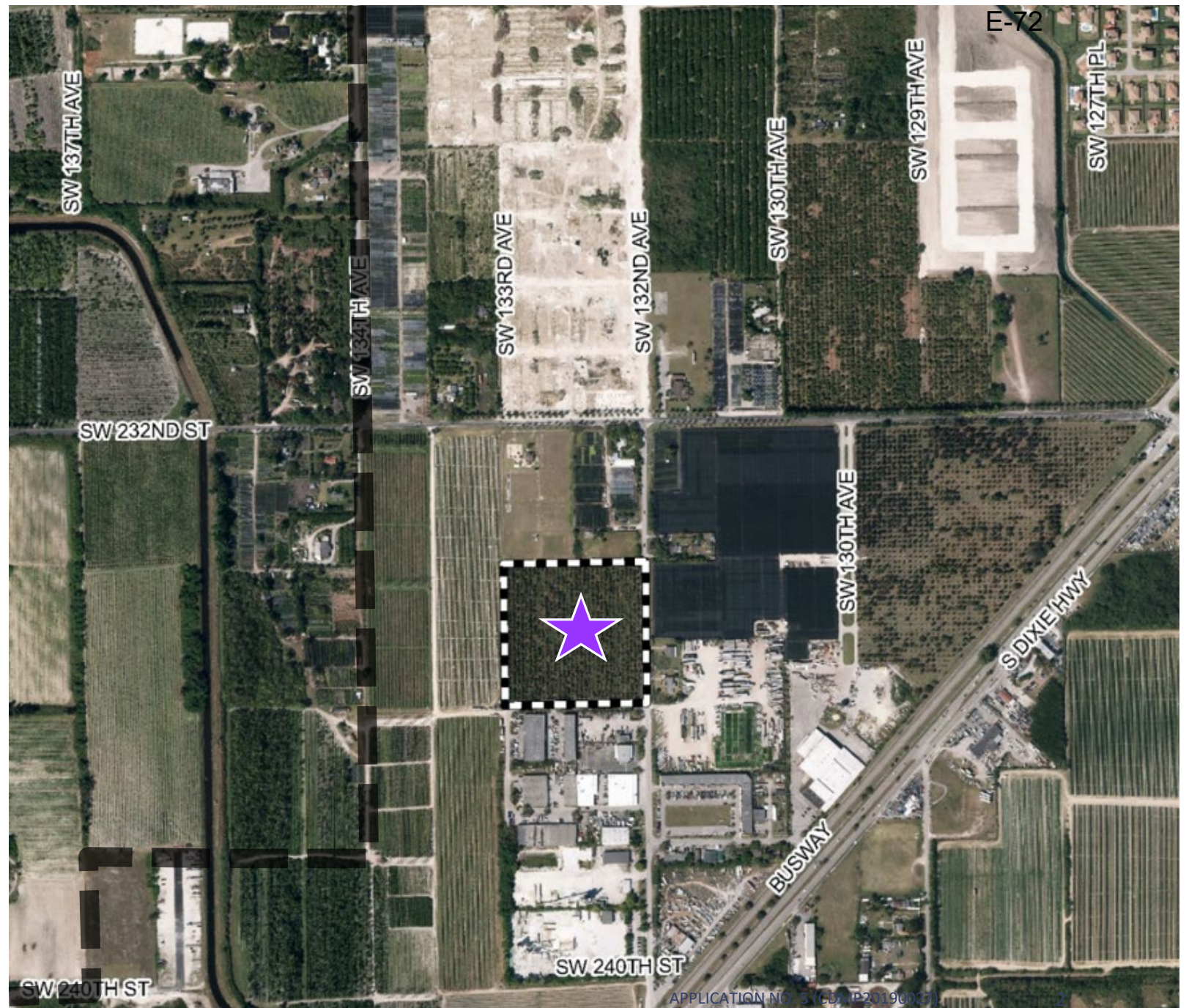
E-70



**Board of County Commissioners
October 21, 2020**

**LALI II, Inc.
CDMP Amendment Cycle – October 2019
Application No. 5 (CDMP20190027)**

PROPERTY INFORMATION



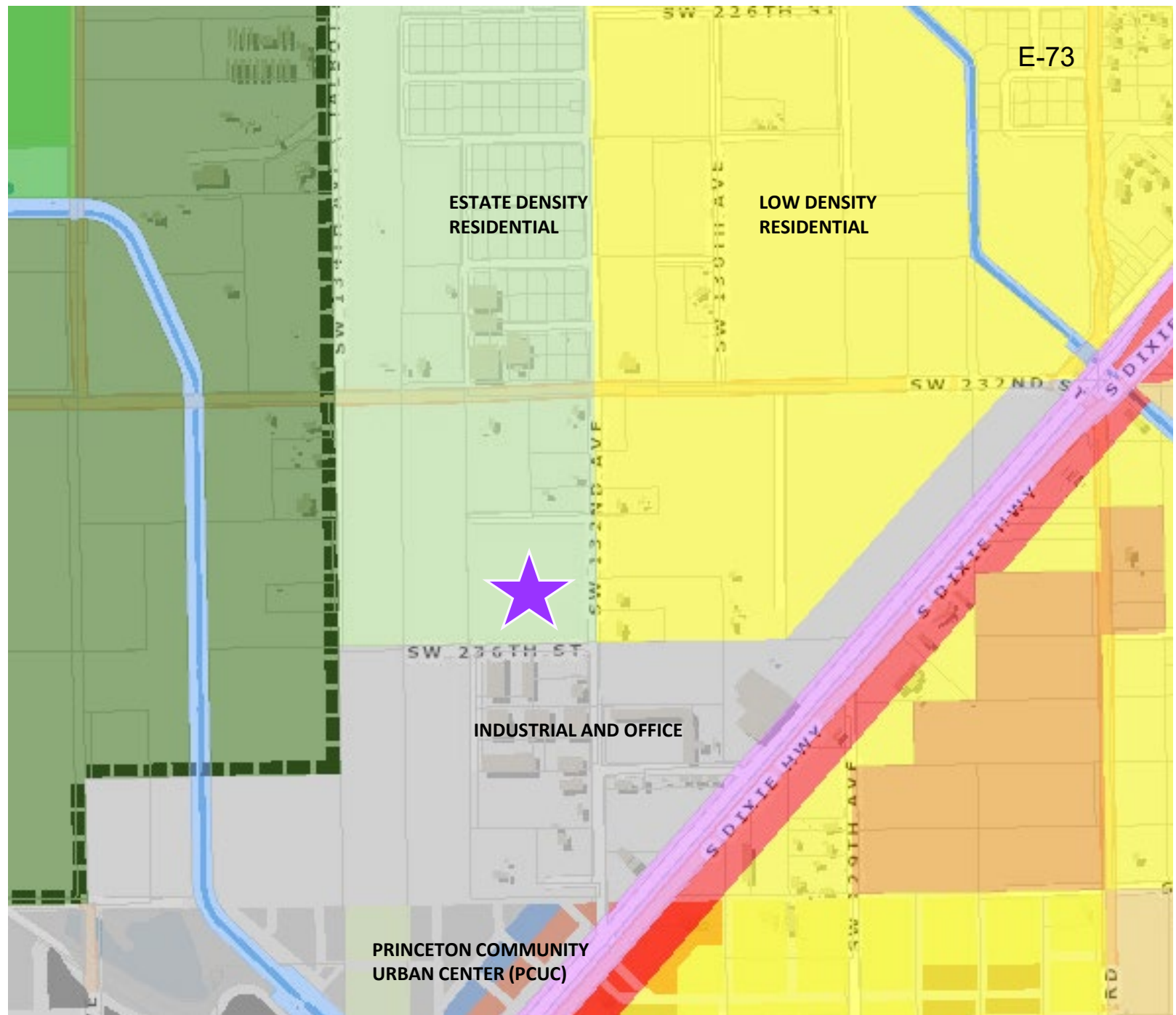
LAND USE

FROM:

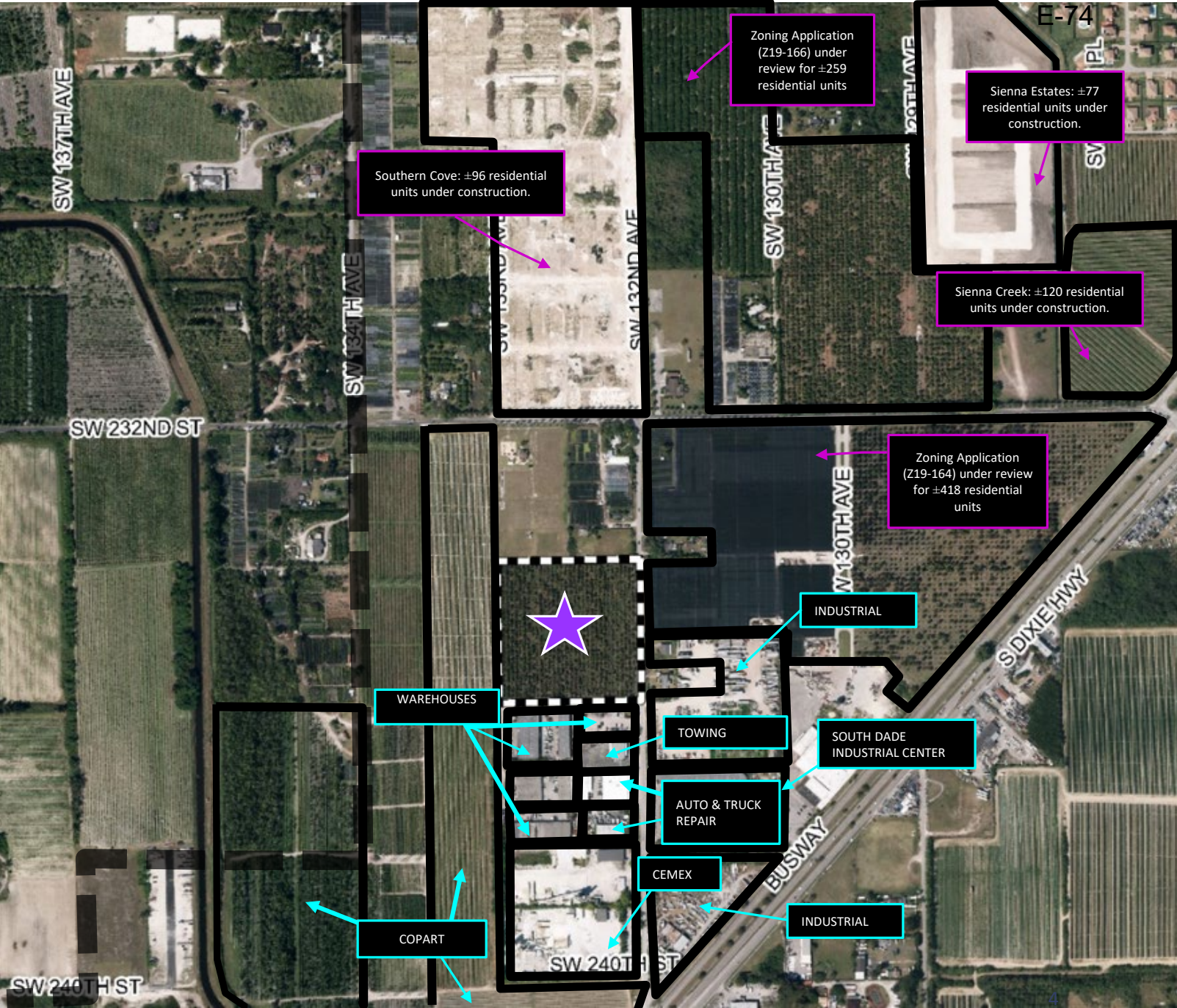
“Estate Density Residential”

TO:

“Industrial and Office”



SURROUNDING USES






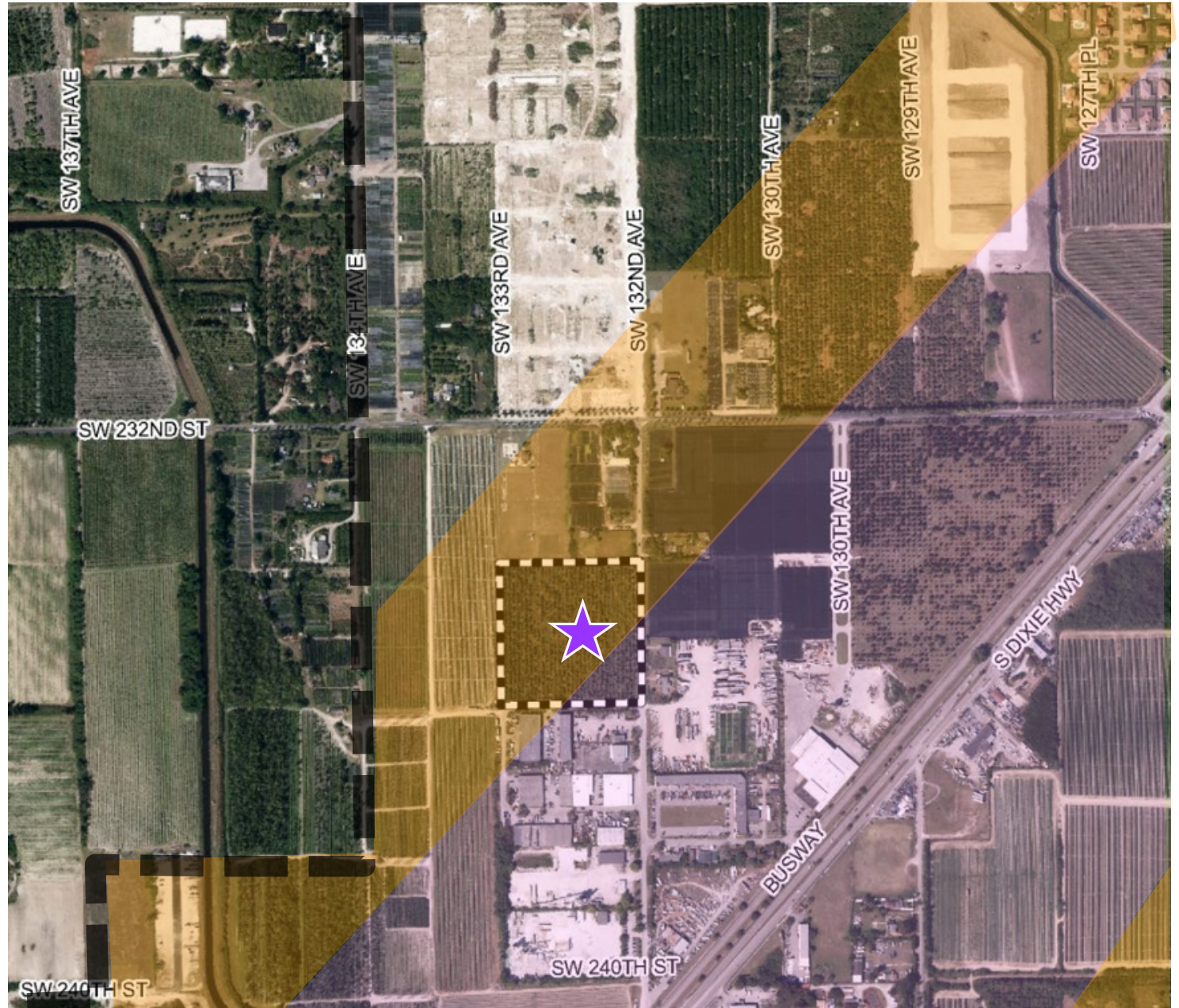
SURROUNDING INDUSTRIAL USES

CDMP, Land Use Element at I-61.

“No new commercial agricultural use of property may be established within the Urban Development Boundary, except on property designated Agriculture on the LUP map or zoned AU (Agricultural) or GU (Interim).”

SMART PLAN BUFFER ZONES

-  SMART Plan Buffer Area (within 0.25 mile)
-  SMART Plan Buffer Area (within 0.5 mile)



E-77

Miami-Dade Transportation Planning Organization, SMART Plan Brochure

“Growth projections from 2010 to 2040 indicate that the county's southern portion will experience approximately 50% increase in population and 65% increase in employment, representing the highest growth rate in the county. Communities in this area are growing, and as a result, will experience an increasing demand for transportation infrastructure.”

ECONOMIC AND FISCAL IMPACT BENEFITS

- Construction phase: **307 new jobs** created, including 178 construction jobs on-site (direct jobs) and 129 jobs in industry sectors supportive of on-site activity (indirect jobs), expected to earn a total of **±\$14.9 million**.
- Permanent workforce: **234 new jobs** earning an average of **\$52,000 annually**, plus **123 indirect and induced workers**, expected to earn a total of **±\$16.9 million** annually.
- Other fiscal benefits include **±\$1.45 million** in general building permit fees and impact fees, and increased ad valorem taxes to be paid annually (total taxes years 1-10: **±\$3,846,797**).

DEPARTMENT REVIEWS AND RECOMMENDATIONS

Agency	Comments
Police	No objection
Fire	No objection
Division of Environmental Resources Management (DERM)	No objection
Water and Sewer Department (WASD)	No objection
Department of Solid Waste Management	No objection
Transportation and Public Works	No objection
Transit	No objection
Parks, Recreation, and Open Space Department (PROS)	No objection
Aviation	No objection
Office of Historic Preservation	No objection
Florida Department of Transportation (FDOT)	No objection
Florida Department of Economic Opportunity (DEO)	No objection



**STAFF:
TRANSMIT AND ADOPT**



**COMMUNITY COUNCIL 14:
TRANSMIT AND ADOPT**



**PLANNING ADVISORY BOARD:
TRANSMIT AND ADOPT**



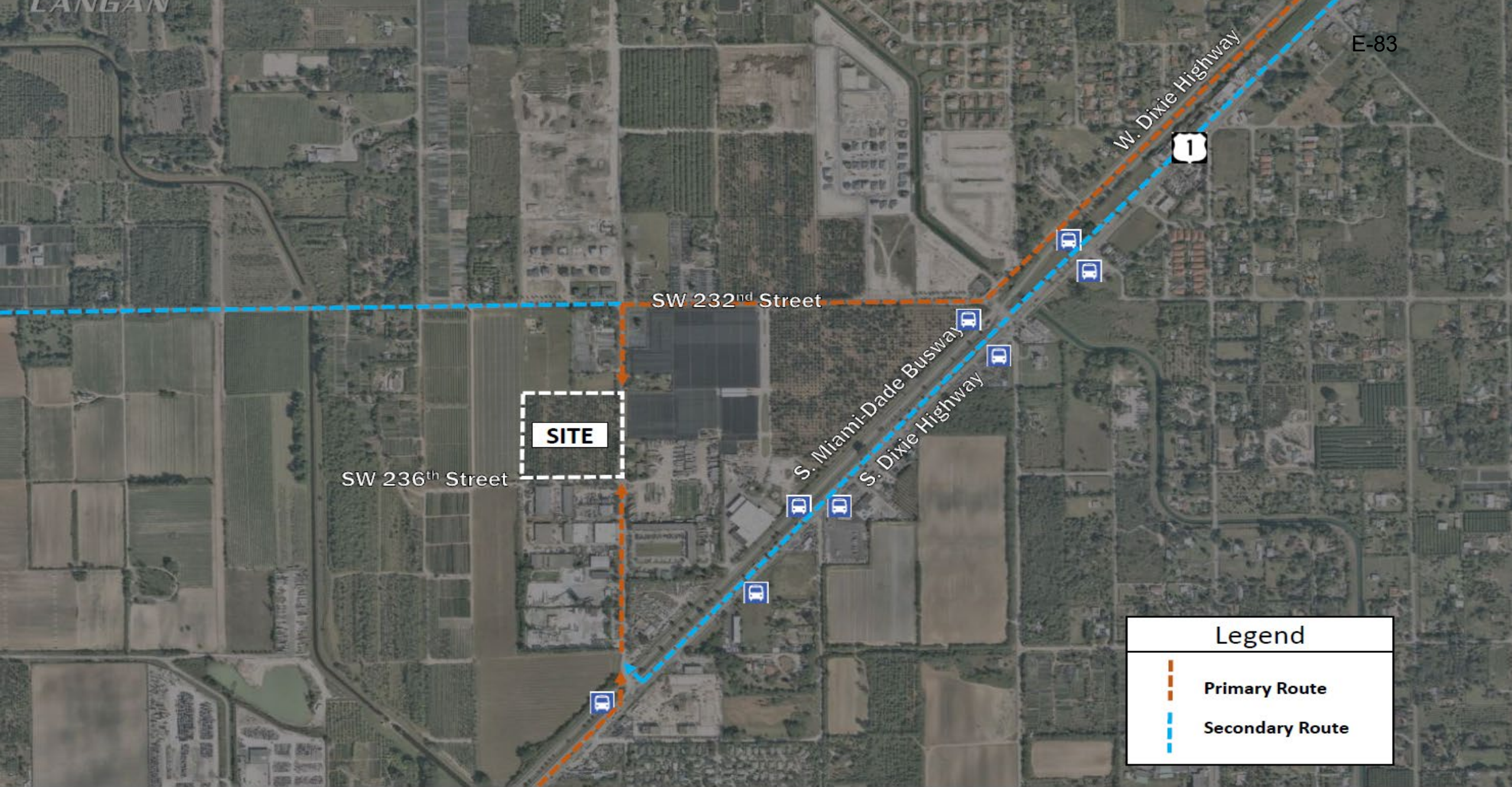
**BOARD OF COUNTY COMMISSIONERS
(First Reading/Transmittal Action):
TRANSMIT AND ADOPT**

IMAGE OF STATE OF THE ART LIGHT INDUSTRIAL DEVELOPMENT



*Sample character image for exhibit purposes only.

Holland & Knight



Legend	
	Primary Route
	Secondary Route

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