

**APRIL 2012
APPLICATIONS TO AMEND THE
COMPREHENSIVE DEVELOPMENT
MASTER PLAN**

FOR MIAMI-DADE COUNTY, FLORIDA



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APRIL 2012
APPLICATIONS TO AMEND
THE COMPREHENSIVE DEVELOPMENT
MASTER PLAN

June 5, 2012

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

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BACKGROUND AND INTRODUCTION

The purpose of this report is to present the applications to amend the Miami-Dade County Comprehensive Development Master Plan (CDMP), which were filed for evaluation during the April 2012 amendment review cycle. Amendments to the CDMP may be needed to correct an error, to reflect changing circumstances or conditions in the community, or to improve the ability of the CDMP to fulfill its purposes and goals. This report contains the tentative schedule of activities for this amendment review period, a table summarizing all of the applications, followed by a copy of each application, among other information.

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

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

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

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

Application Review Process and Schedule of Activities

The following is a summary of the CDMP review and amendment activities and the tentative schedule as required by Section 2-116.1, Code of Miami-Dade County (See Table 1). After all privately filed applications were finalized, the Department published this Applications Report on June 5, 2012, presenting all applications filed.

The review process is primarily done in two phases. In the first phase, the Department will evaluate each application and submit its recommendations to the Planning Advisory Board (PAB) and the directly affected Community Councils regarding each requested change in an Initial Recommendations report due to be published on or before August 25, 2012. Each directly affected Community Council in which a proposed amendment to the Land Use Plan map is located, may at its option hold a public hearing in September 2012 to discuss the application(s), and to formulate recommendation(s) to the PAB and the Board regarding the request(s). The PAB acting as the County's Local Planning Agency (LPA), pursuant to Part 2 of Chapter 163, Florida Statutes (F.S.) will then hold a public hearing scheduled to occur on October 9, 2012 to receive comments on the proposed amendments and consider the Department's initial recommendations, and to formulate its recommendations to the Board. The LPA's recommendations will address adoption of requested "small-scale" amendments and transmittal of the requested "standard" amendments to the reviewing agencies for review and comment. The Board will conduct a public hearing scheduled to occur on November 7, 2012, to consider taking final action on requested "small-scale" amendments and to address transmittal of the "standard" amendments to the reviewing agencies. Transmittal of "standard" amendment applications to the reviewing agencies for review and comment does not constitute adoption of the requested amendments.

The second phase of the review process begins after transmittal of the applications to the reviewing agencies, which is expected to occur in November 2012. The reviewing agencies are each expected to issue their comments in or about January 2013 addressing all transmitted applications. The PAB acting as the LPA would then conduct its final public hearing in or about February 2013, and the Board would conduct a final public hearing on the transmitted application(s) and take final action in March or April 2013.

During the review period for the reviewing agencies, the Department will also review comments received at the transmittal hearings and any additional document/materials submitted, and may issue a Final Recommendations report to reflect any new information received prior to the final public hearing. The Department may also address any issues raised by the reviewing agencies in their respective comments in the Final Recommendations report. Final action by the Board will be to adopt, adopt with change, or not adopt each or all of the transmitted applications.

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

TABLE 1
TENTATIVE SCHEDULE OF ACTIVITIES
APRIL 2012-2013 CDMP AMENDMENT CYCLE

Pre-application Conference	Prior to April 2, 2012
Application Filing Period	April 2- April 30, 2012
Deadline to withdraw Application and obtain Return of Full Fee. Notify applicant of deficiencies.	May 7, 2012
Deadline for resubmittal of unclear or incomplete Applications	Seventh business day after Notice of Deficiency
Applications Report published by Regulatory and Economic Resources Department (Department)	June 5, 2012
Deadline for submitting Technical Reports	June 29, 2012
Deadline for submitting Declarations of Restrictions to be considered in the Initial Recommendations Report	July 28, 2012
Initial Recommendations Report released by the Department	August 25, 2012
Community Council(s) Public Hearing(s)	Specific date(s) to be set in September 2012
Planning Advisory Board (PAB), acting as Local Planning Agency (LPA), Public Hearing to formulate Recommendations regarding Adoption of Small-Scale Amendments and Transmittal of Standard Amendment requests to State Land Planning Agency (SLPA)	October 9, 2012 County Commission Chamber 111 NW 1st Street Miami, Florida 33128
Board of County Commissioners (Board) Hearing and Action on Adoption of Small-Scale Amendments and Transmittal of Standard Amendment requests to SLPA	November 7, 2012 County Commission Chamber 111 NW 1 Street Miami, Florida 33128
Transmittal to SLPA and other reviewing agencies	November 21 2012** (Approximately 10 working days after Board Transmittal Hearing)
Deadline for Filing Supplementary Reports by the Public	Forty-five (45) days after Board transmittal hearing
Receipt of Comment Letters from reviewing agencies	December 2012** (Approximately 45 days after transmittal)
Public Hearing and Final Recommendations: PAB/LPA	Specific date(s) to be set January or February 2013** (Within 30 days after receipt of Comment Letters from reviewing agencies)
Public Hearing and Final Action on Applications: Board	Specific date(s) to be set in March or April 2013** (No later than 60 days after receipt of Comment Letters from reviewing agencies)

Notes: ** Estimated Date

Dates are subject to change. All hearings will be noticed by newspaper advertisement.

Small-Scale Amendments

A procedure is provided for the processing of "Small-scale" amendments to the Land Use Plan map as defined in Amended Section 163.3187(2), F.S. This procedure authorizes the Board to take final action on small-scale requests to amend the Land Use Plan map at the November 2012 transmittal public hearing. An amendment application is eligible for expedited processing as a "Small-scale" amendment under the following conditions:

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

Any applicant who wants their eligible application processed under the "Small-scale" amendment procedure must explicitly make such a request in the application. Generally, "Small-scale" amendments will not be reviewed by the SLPA or issued a notice of intent, and will take effect 31 days after adoption by the Board unless a challenge is timely filed against the amendment.

Two applications filed in the April 2012 CDMP amendment cycle are eligible and have requested to be processed under the small-scale amendment procedure.

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

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

Deadlines for Submitting Declaration of Restrictions By Applicants

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

TABLE 2
DECLARATION OF RESTRICTIONS SUBMISSION DEADLINES
APRIL 2012-2013 CDMP AMENDMENT CYCLE

Deadline for submitting Declaration of Restrictions to be considered in the Initial Recommendations Report	July 28, 2012
Deadline for submitting new or revised Declaration of Restrictions to be considered at Community Council(s) Public Hearing(s)	17 days prior to Community Council hearing
Deadline for submitting new or revised Declaration of Restrictions to be considered at Planning Advisory Board (PAB) Hearing Regarding Adoption of Small-Scale Amendments and Transmittal of Standard Amendments	17 days prior to PAB Hearing
Deadline for submitting new or revised Declaration of Restrictions to be considered at the Board of County Commissioners (Board)'s Public Hearing Regarding Adoption of Small-Scale Amendments and Transmittal of Standard Amendments	17 days prior to Board Hearing
Deadline for submitting Declaration of Restrictions to be considered in the Final Recommendations Report	4 weeks prior to PAB Final Public Hearing
Deadline for submitting Declaration of Restrictions to be considered at PAB Hearing Regarding Final Recommendations	17 days prior to hearing
Deadline for submitting Declaration of Restrictions to be considered at Board Public Hearing Regarding Adoption of Standard Amendments	17 days prior to hearing

Additional Information

Anyone having questions regarding any aspect of the CDMP review and amendment process should visit or call the Metropolitan Planning Section of the Miami-Dade County Department of Regulatory and Economic Resources at 111 NW 1st Street, 12th Floor; Miami, Florida 33128-1972; telephone (305) 375-2835.

OVERVIEW OF THE APRIL 2012 AMENDMENT APPLICATIONS

A total of four applications were filed, by private parties, in this April 2012 cycle of amendments to the Comprehensive Development Master Plan (CDMP). Application Nos. 1, 2, and 3 are requests to amend the CDMP adopted 2015 and 2025 Land Use Plan map. Application No. 4 is a proposed Land Use Element text amendment.

Application No. 1 seeks to redesignate a ± 4.4 gross acre site from "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre or DU/Ac) and "Business and Office" to "Medium-High Density Residential" (25 to 60 DU/Ac) and has requested to be processed as a small-scale amendment application. Application No. 2 is a standard amendment requesting redesignation of a ± 20 gross acre site from "Business and Office" and "Industrial and Office" to "Business and Office". Application No. 3 requests redesignation of a ± 10 gross acre site from "Agriculture" to "Business and Office" and has also requested to be processed as a small-scale amendment application. These three land use plan map amendment requests filed in the April 2012 CDMP amendment cycle represents a combined total of ± 34.4 gross acres. Application No. 4 is a standard amendment request to revise the "Open Land Subarea 1 (Snake-Biscayne Canal Basin)" text on page I-63 of the CDMP Land Use Element in order to allow the currently prohibited activity of truck washing at commercial vehicle storage facilities.

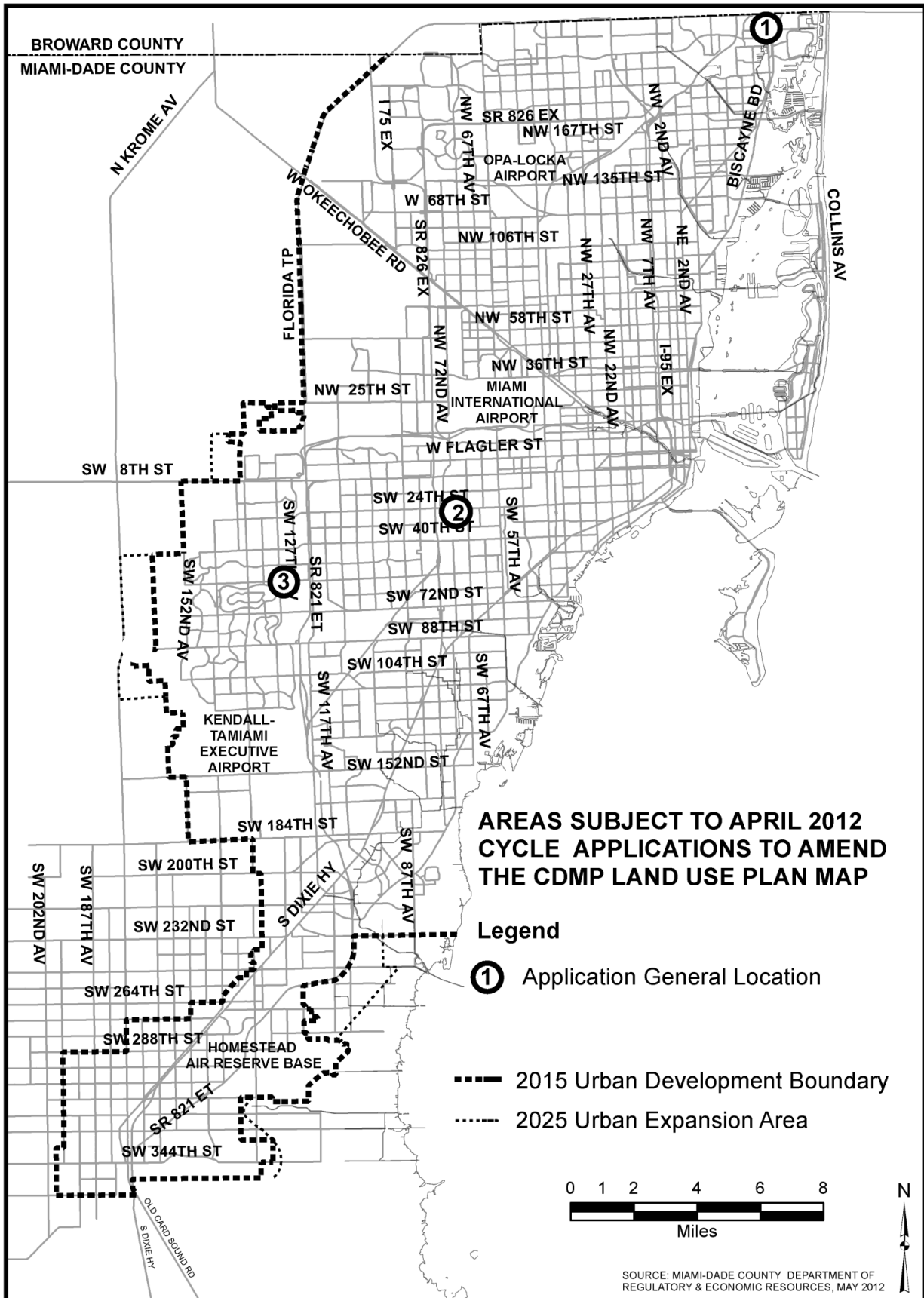


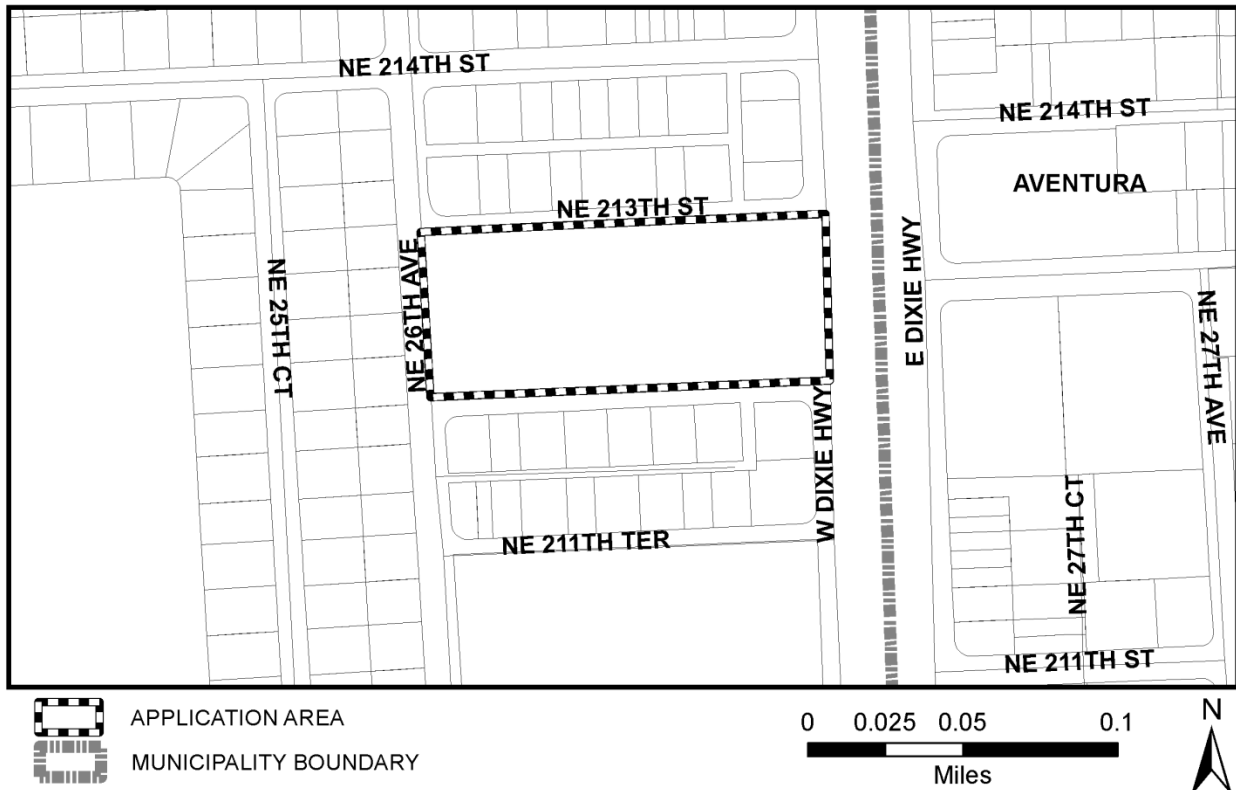
TABLE 3
APRIL 2012 APPLICATIONS REQUESTING AMENDMENTS TO THE COMPREHENSIVE
DEVELOPMENT MASTER PLAN

Application Number	Applicant/Representative Location Requested Change(s)	Acres
1	<p>Weitzer Aventura, LLC /Jeffrey Bercow, Esq. & Graham Penn, Esq. Location: Southeast corner of the intersection of NE 213 Street and NE 26 Avenue.</p> <p><u>Requested Amendment to the Land Use Plan Map</u> From: Low-Medium Density Residential (6 to 13 DU/Ac) and Business and Office To: Medium-High Density Residential (25 to 60 DU/Ac)</p> <p>Small-Scale Amendment</p>	<p>4.4 Gross 3.17 Net</p>
2	<p>Pan American Coral Terrace, LTD./Juan J. Mayol, Jr., Esq. Location: South side of SW 24 Street, and between SW 69 Court and SW 71 Avenue.</p> <p><u>Requested Amendment to the Land Use Plan Map</u> From: Business and Office and Industrial and Office To: Business and Office</p> <p>Standard Amendment</p>	<p>20.0 Gross 18.13 net</p>
3	<p>Pan American Companies, Inc./Juan J. Mayol, Jr., Esq. Location: Southeast corner of SW 127 Avenue and SW 56 Street.</p> <p><u>Requested Amendment to the Land Use Plan Map</u> From: Agriculture To: Business and Office</p> <p>Small-Scale Amendment</p>	<p>10.0 Gross 8.45 Net</p>
4	<p>FIR Investments, Corp./Felix M. Lasarte, Esq.</p> <p><u>Requested Amendment to the CDMP Land Use Element Text</u> Revise the "Open Land Subarea 1 (Snake-Biscayne Canal Basin)" text on page I-63 to allow the currently prohibited activity of truck washing at commercial vehicle storage facilities</p> <p>Standard Amendment</p>	

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**APPLICATION NO. 1
SMALL-SCALE AMENDMENT APPLICATION**

Applicant	Applicant's Representative
Weitzer Aventura, LLC. 3725 NE 214 th Street Aventura, Florida 33180	Jeffrey Bercow, Esq. & Graham Penn, Esq. Bercow, Radell, & Fernandez, P. A. 200 South Biscayne Boulevard, Suite 830 Miami, Florida 33131 (305) 374-5300
<p><u>Requested Amendment to the Land Use Plan Map</u></p> <p>From: Low-Medium Density Residential (6 to 13 DU/Ac) and Business and Office</p> <p>To: Medium-High Density Residential (25 to 60 DU/Ac)</p> <p>Location: Southeast corner of the intersection of NE 213 Street and NE 26 Avenue.</p> <p>Acreage: Application area: 4.4 Gross Acres; 3.17 Net Acres</p> <p>Acreage Owned by Applicant: 0 Acres</p>	



Notes:

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

**SMALL SCALE AMENDMENT REQUEST
TO THE
LAND USE ELEMENT/LAND USE PLAN MAP
APRIL 2012-2013 AMENDMENT CYCLE
MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

1. APPLICANT

Weitzer Aventura, LLC
3725 NE 214 Street
Aventura, Florida 33180

2. APPLICANT'S REPRESENTATIVES

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

2012 APR 30 P 4: 20
PLANNING & ZONING
METROPOLITAN PLANNING SECT

By: _____
Jeffrey Bercow, Esq.

Date: April 30, 2012

By: _____
Graham Penn, Esq.

Date: April 30, 2012

3. DESCRIPTION OF REQUESTED CHANGES

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

- A. A change to the Land Use Element, Land Use Plan Map (item A. 1 in the fee schedule) is requested.
- B. Description of Application Area

The Application Area consists of approximately 4.4 gross (3.17 net) acres located in Section 34, Township 51, and Range 42 in unincorporated Miami-Dade County (the Property”). See attached Sketch of Application Area.

C. Acreage

Application Area: 3.17 acres.

Acreage owned by Applicant: 0 acres.

D. Requested Changes

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

4. REASONS FOR AMENDMENT

The Application Area. The Application Area consists of an entire block of the Biltmore Park Subdivision, recorded in Plat Book 10, Page 69 of the Public Records of Miami-Dade County, Florida. The Application Area is currently undeveloped. The Application Area lies within the current Urban Development Boundary (“UDB”) at the far northern edge of Miami-Dade County, just south of the Broward County line and just west of the City of Aventura.

The Application Area is bordered by a mix of single family and office development to the north, an office and assisted living facility to the east, and additional single family residential development to the immediate south and west. A public school lies two blocks south of the Application Area. In the larger neighborhood are commercial and residential uses in the City of Aventura and the Gulfstream Racetrack and related mixed-use development.

Proposed Development. The applicant proposes to development the Application Area with a well-designed multifamily development that is consistent with the current and likely future development pattern in this area of the County.

Consistency with CDMP Objectives and Policies. This application addresses several policies and objectives within the Land Use Element and Housing Element of the CDMP.

Objective LU-1 – The location and configuration of Miami-Dade County’s urban growth through the year 2025 shall emphasize concentration and intensification of development around centers of activity, development or well designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.

The application will redevelop an unused property that is currently a detriment to the character of the neighborhood.

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

This Application Area is in one of the oldest developed areas of Miami-Dade County, having been platted in 1925. The Application Area's location, immediately adjacent to the Florida East Coast Railway line and near to various County bus routes, makes it an ideal candidate for infill development.

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

The application will add to the variety of housing types in this community. The area surrounding the Application Area includes mostly single-family homes and older apartment buildings. The inclusion of higher density multifamily housing units in the area will promote Policy LU-1F by providing a variety of housing sizes and styles for residents of the neighborhood.

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

The Application Area is in the ideal location for residential infill development. The Application Area is in a portion of the County with adequate existing infrastructure, readily accessible services, and good accessibility to employment.

Policy LU-8F – The Urban Development Boundary (UDB) should contain developable land having capacity to sustain projected countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report (EAR) plus a 5-year surplus (a total 15-year Countywide supply beyond the date of EAR adoption). The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in Policy LU-7F. The adequacy of non-

residential land supplies shall be determined on the basis of land supplies in subareas of the County appropriate to the type of use, as well as the Countywide supply within the UDB. The adequacy of land supplies for neighborhood and community-oriented business and office uses shall be determined on the basis of localized subarea geography such as Census Tracts, Minor Statistical Areas (MSAs) and combinations thereof. Tiers, Half-Tiers and combinations therefore shall be considered along with the Countywide supply when evaluating the adequacy of land supplies for regional commercial and industrial activities.

Land Supply. The Application Area is located within the eastern part of the North Miami-Dade planning analysis tier. Table 1.1-8 of the 2010 Evaluation and Appraisal Report (EAR) indicates that capacity of both single-family and multifamily housing will be depleted in the North Central Tier by 2019. The application proposes to gain in residential capacity.

The approval of the application will result in a slight diminution of available commercial land. However, Table 1.1-12 of the 2010 EAR projects depletion of commercial land in MSA 2.1 at “2030+”. The approval of the application would therefore not result in a measurable diminution of available commercial land.

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

- i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;**
- ii) Enhance or impede provision of services at or above adopted LOS Standards;**
- iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods;**
- iv) Enhance or degrade environmental or historical resources, features or systems of County significance; and**
- v) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.**

Compatibility. Compatibility issues will be primarily addressed during the site plan process for the development project. However, the well-designed multifamily residential community proposed for the Property is certainly compatible with surrounding uses. Also, the proximity to mass transit and major roadways will enhance the accessibility to the site.

Infrastructure. The Applicant believes that both water and sewer connections are available adjacent to the site. As to potable water and sewer capacity, the applicant believes that the County’s treatment plants are currently operating within the LOS standards. Although the Applicant does not anticipate that the approval of this application will result in a deficiency in the LOS, the Applicant will work with DERM and/or WASD to address any potential concerns.

Schools. Pursuant to Table 2.10-1 of the 2010 EAR, the overall capacity of public schools at the end of 2009-2010 was 85% and has been steadily decreasing since 2003-2004. As such, there is not any anticipated school inventory issues for this area.

Historical and Environmental Resources. There are no historically or archeologically significant structures on the Property. Therefore, this application will have no impact on the County's historical or environmental resources.

5. ADDITIONAL MATERIAL SUBMITTED

- 1) Sketch of Application Area
- 2) Aerial Photograph
- 3) Section Map

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

6. COMPLETE DISCLOSURE FORMS: See attached.

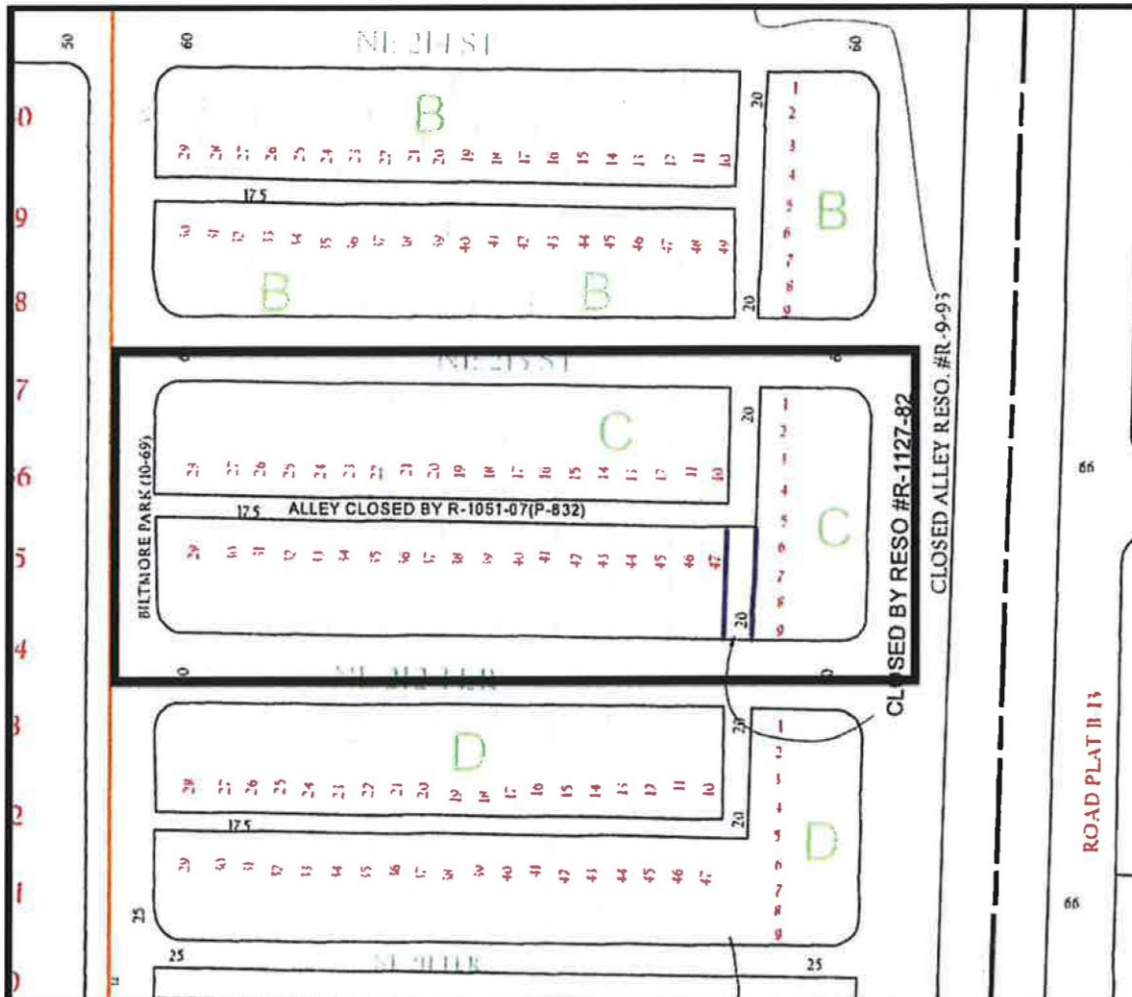
**LOCATION MAP FOR APPLICATION
TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER
PLAN**

APPLICANT/REPRESENTATIVE

WEITZER AVENTURA, LLC / BERCOW RADELL & FERNANDEZ PA

DESCRIPTION OF SUBJECT AREA

The Subject Property consists of approximately 4.4 gross acres (3.17 net) located in Section 34, Township 51, Range 42. The Property is more accurately described as Block C of the of the Biltmore Park Subdivision, recorded in Plat Book 10, Page 69 of the Public Records of Miami-Dade County, Florida. The site is located south of NE 213 Street between NE 26 Avenue and West Dixie Highway. The applicant does not own any of the Subject Property.



DISCLOSURE OF INTEREST

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

APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: Weitzer Aventura, LLC

APPLICANT B: _____

APPLICANT C: _____

APPLICANT D: _____

APPLICANT E: _____

APPLICANT F: _____

APPLICANT G: _____

APPLICANT H: _____

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

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

<u>APPLICANT</u>	<u>OWNER OF RECORD</u>	<u>FOLIO NUMBER</u>	<u>ACRES IN SIZE (net)</u>
A	Great Florida Bank	30-1234-003-0740	2,750 sq. feet
A	Great Florida Bank	30-1234-003-0750	2,750 sq. feet
A	Great Florida Bank	30-1234-003-0760	2,750 sq. feet
A	Great Florida Bank	30-1234-003-0770	2,750 sq. feet
A	Great Florida Bank	30-1234-003-0780	2,750 sq. feet
A	Great Florida Bank	30-1234-003-0790	2,750 sq. feet
A	Great Florida Bank	30-1234-003-0800	2,750 sq. feet
A	Great Florida Bank	30-1234-003-0810	2,750 sq. feet
A	Great Florida Bank	30-1234-003-0820	2,750 sq. feet
A	Great Florida Bank	30-1234-003-0960	5,399 sq. feet
A	Great Florida Bank	30-1234-003-0930	8,175 sq. feet

A	Great Florida Bank	30-1234-003-0900	8,175 sq. feet
A	Great Florida Bank	30-1234-003-0890	8,175 sq. feet
A	Great Florida Bank	30-1234-003-0870	2,725 sq. feet
A	Great Florida Bank	30-1234-003-0860	2,725 sq. feet
A	Great Florida Bank	30-1234-003-0850	13,625 sq. feet
A	Great Florida Bank	30-1234-003-0840	2,725 sq. feet
A	Great Florida Bank	30-1234-003-0830	3,815 sq. feet
A	Great Florida Bank	30-1234-003-1100	3,815 sq. feet
A	Great Florida Bank	30-1234-003-1090	2,725 sq. feet
A	Great Florida Bank	30-1234-003-1080	2,725 sq. feet
A	Great Florida Bank	30-1234-003-1070	2,725 sq. feet
A	Great Florida Bank	30-1234-003-1060	2,725 sq. feet
A	Great Florida Bank	30-1234-003-1050	2,725 sq. feet
A	Great Florida Bank	30-1234-003-1040	2,725 sq. feet
A	Great Florida Bank	30-1234-003-1030	16,350 sq. feet
A	Great Florida Bank	30-1234-003-1020	2,725 sq. feet
A	Great Florida Bank	30-1234-003-1010	2,725 sq. feet
A	Great Florida Bank	30-1234-003-1000	2,725 sq. feet
A	Great Florida Bank	30-1234-003-0990	2,725 sq. feet
A	Great Florida Bank	30-1234-003-0980	2,725 sq. feet
A	Great Florida Bank	30-1234-003-0970	4,847 sq. feet

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

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

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

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

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

N/A

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

CORPORATION NAME: Weitzer Aventura, LLC

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

Weitzer, Inc.
3725 NE 214 Street
Aventura, FL 33180

100%

100% of the stock in Weitzer, Inc. is owned by Harry Weitzer, whose corporate address is 3725 NE 214 Street Aventura, FL 33180

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

TRUSTEES

NAME:

N/A

BENEFICIARY'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

N/A

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

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

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

CORPORATION NAME: Great Florida Bank

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

Great Florida Bank is a publicly traded corporation.

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

TRUSTEE'S

NAME: _____

BENEFICIARY'S NAME AND ADDRESS

N/A

PERCENTAGE OF INTEREST

- d. If the owner is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners, and the percentage of interest held by each. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be

required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP NAME:

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

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

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF INTEREST</u>
Weitzer Aventura, LLC	

Date of Contract: 4/30/12

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

N/A

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

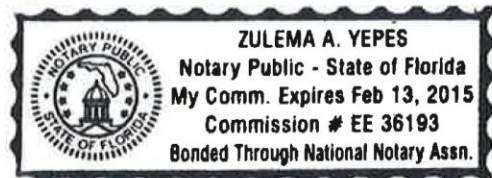
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and behalf.

Applicant's Signatures and Printed Names

Harry Weitzer
Weitzer Aventura, LLC

Sworn to and subscribed before me
this 9th day of May, 20 12.

Notary Public, State of Florida at Large (SEAL)
My Commission Expires: 2/13/2015

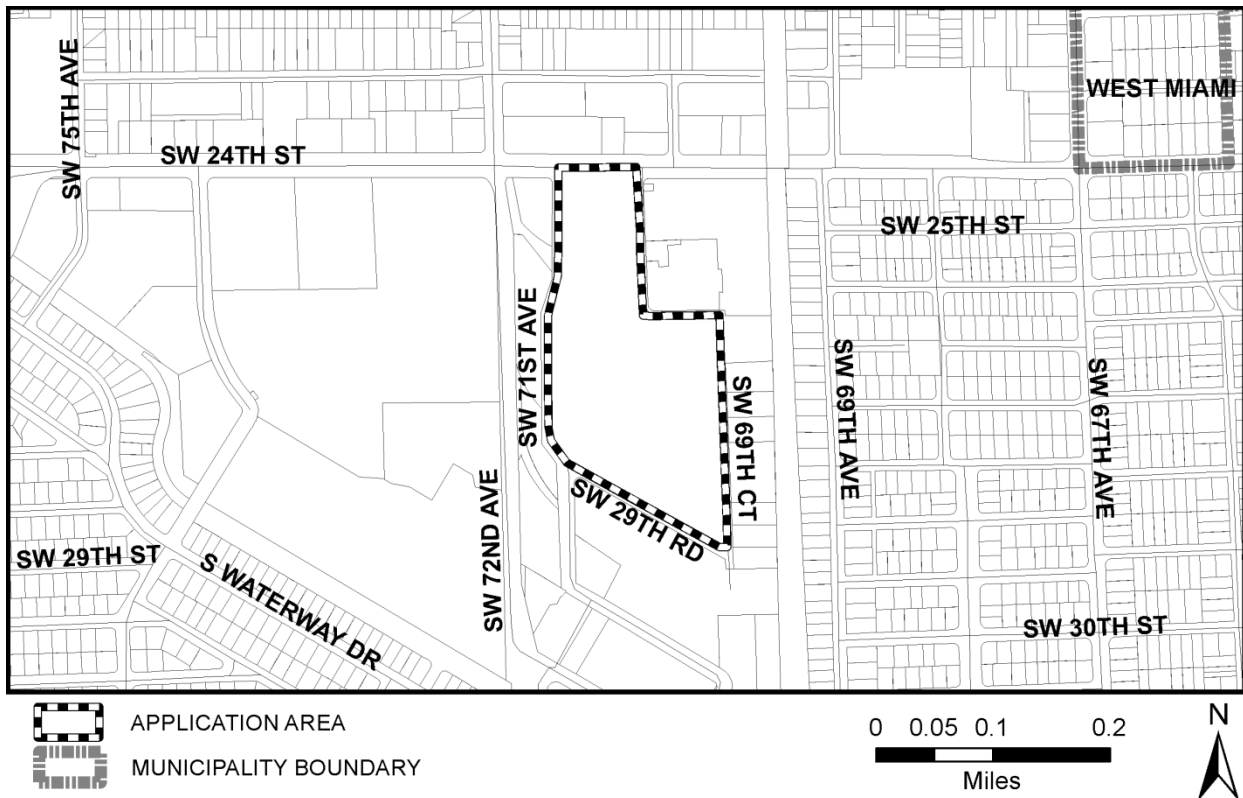


Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests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

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**APPLICATION NO. 2
STANDARD AMENDMENT APPLICATION**

Applicant	Applicant's Representative
Pan American Coral Terrace, LTD./ A Florida limited partnership 150 Alhambra Circle Suite 925 Coral Gables, Florida 33134	Juan J. Mayol, Jr., Esq. Holland & Knight, LLP 701 Brickell Avenue Suite 3000 Miami, Florida 33131 (305) 374-8500 (305) 679-6302 (fax)
Requested Amendment to the Land Use Plan Map <p>From: Business and Office and Industrial and Office To: Business and Office</p> <p>Location: South side of SW 24 Street and between SW 69 Court and SW 71 Avenue.</p> <p>Acreage: Application area: 20.0 Gross Acres; 18.13 Net Acres</p> <p>Acreage Owned by Applicant: 0 Acres</p>	



Notes:

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

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

1. APPLICANT

Pan American Coral Terrace, LTD., a Florida limited partnership

2. APPLICANT'S REPRESENTATIVES

Juan J. Mayol, Jr., Esq.
Holland & Knight, LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131-2847
(305) 374-8500
(305) 679-6302 (fax)

By: _____

Juan J. Mayol, Jr., Esq.

_____ Date

4.30.12

3. DESCRIPTION OF REQUESTED CHANGE

A. The following change to the Land Use Element Land Use Plan Map is being requested:

1. A Change to the Land Use Element, Land Use Plan Map. The Applicant requests a change to the Land Use Element's Land Use Plan (LUP) map to redesignate the subject property on the LUP Map from "Industrial and Office" and "Business and Office" to "Business and Office".

B. Description of the Subject Area

The subject property, which is legally described in Exhibit "A", (the "Property"), consists of approximately 20 gross acres of land located in Section 14, Township 54, Range 40, in unincorporated Miami-Dade County. More specifically the Property is located on the south of SW 24 Street (Coral Way) just east of SW 71st Avenue.

C. Acreage

Net 18.13 +/-

Application area: ±20 gross acres (± 18.13 net acres)

Acreage Owned by Applicant: None

D. Requested Change

It is requested that the Property be redesignated on the LUP Map from "Industrial and Office" and "Business and Office" to "Business and Office".

4. REASONS FOR AMENDMENT

The Property is centrally located on a major arterial roadway--Coral Way (SW 24th Street)--and just east of SW 71st Avenue. The northern portion of the Property abutting Coral Way is already designated "Business and Office". However, the majority of the Property remains designated "Industrial and Office". The Property is surrounded by "Business and Office" along the Coral Way corridor from SW 67th Avenue to SW 72nd Avenue, and is otherwise part of a larger tract of "Industrial and Office" designated properties. The subject property is currently vacant.

Immediately to the east of the Property is a car dealership and light industrial users, as well as a 56 unit residential condominium. Further to the east, on the other side of the FEC railway right of way is a single-family residential community that extends to SW 67th Avenue (Ludlam Road) south of the commercial corridor that runs along Coral Way. To the west of the Property (across SW 71st Avenue) is a hardware store. Further to the west, on the other side of SW 72nd Avenue (which remains designated "Industrial and Office") are a series of large municipal uses including Miami-Dade County's Flagami Park, a parking depot for Miami-Dade Transit, a waste transfer station and similar institutional and transportation facilities for the City of Coral Gables. North of the commercial corridor that abuts Coral Way are Low-Medium Density and Low Density designated areas which are entirely developed with residential uses. The Property is bounded to the South by SW 29th Road.

The Property lies in Minor Statistical Area 5.3 and in the County's Urban Infill Area ("UIA"), as defined by Policy TC-1B of the CDMP (generally properties east of the Palmetto Expressway). MSA 5.3 is a relatively developed MSA, with population projected to remain stable through 2030 (current population is approximately 127,501 while the population is projected to grow to approximately 132,837 by 2030) (2010 Evaluation and Appraisal Report, adopted March 23, 2011, the "2010 EAR"). In terms of population, MSA 5.3 is the seventh largest MSA in the County (out of 32 MSAs). MSA 5.3 currently has

25.5 acres of vacant commercial land, which given the rate of absorption would be sufficient until 2030 (2010 EAR at 1.1-38). However, this commercial land is not sufficiently aggregated to provide for a unified development along a major arterial corridor. This is the single most important tract of land available in MSA 5.3 to provide additional services to the community. Additionally, MSAs 5.2, 5.4, 5.5 and 5.6, which surround MSA 5.3, all are projected to have commercial land depleted no later than 2020, with MSAs 5.2 and 5.5 projected to deplete their available commercial land by 2015 and 2014, respectively (2010 EAR at 1.1-38).

The Miami-Dade County Comprehensive Development Master Plan (CDMP) strongly encourages the concentration of commercial facilities along major roadways and in those locations where countywide access is convenient. The Property is on a major arterial roadway (Coral Way), and is less than 10 blocks from the Palmetto Expressway (SR 826) Coral Way Exit. The Property is also just 4 blocks west of SW 67th Avenue (Ludlam Road), a four lane north-south roadway. Public transportation serves this location via Metrobus 24, which runs along Coral Way.

The Property is served by water and sewer and other utilities, and has been the subject of extensive remediation due to certain environmental impacts created by the previous use on the Property. While currently vacant, the redesignation of the Property will serve to increase the panoply of development possibilities on the Property, which in turn will hasten redevelopment and the further remediation of the Property. As with any remediated property, the redevelopment of the property serves as the final step for full remediation in that the property is once again fully utilized.

Additionally, the Property is uniquely located in that it adjoins long-standing industrial and municipal uses, but is otherwise surrounded by Low Density and Low-Medium Density residential designations. Redesignation of the Property is strongly supported by Land Use Policies LU-1C and LU-10A and Land Use Objective LU-12 of the CDMP which encourage infill development. In fact, few parcels of this size remain vacant in the urban areas of Miami-Dade County.

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

LAND USE OBJECTIVE LU-1: The location and configuration of Miami-Dade County's urban growth through the year 2025 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.

LAND USE POLICY LU-1B: Major centers of activity, industrial complexes, regional shopping centers, large-scale office centers, and other concentrations of significant employment shall be the structuring elements of the metropolitan area and shall be sited on the basis of metropolitan-scale considerations at locations with good countywide, multi-modal accessibility.

development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

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

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

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

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

LAND USE POLICY LU-8B: Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.

LAND USE OBJECTIVE LU-9: Miami-Dade County shall continue to maintain, update and enhance the Code of Miami-Dade County, administrative regulations and procedures, and special area planning program to ensure that future land use and development in Miami-Dade County is consistent with the CDMP, and to promote better planned neighborhoods and communities and well designed buildings.

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

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

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

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

5. ADDITIONAL MATERIAL SUBMITTED

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

6. COMPLETED DISCLOSURE FORMS

Attached as Exhibit "B"

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



LEGAL DESCRIPTION

PARCEL 1

PART OF TRACT 152, CENTRAL MIAMI SEABOARD SECTION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, IN SECTION 14, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE RUN EAST ALONG THE NORTHERLY LINE OF SAID SECTION 14, SAID LINE BEING ALSO THE CENTERLINE OF SOUTHWEST 24th STREET (CORAL WAY) FOR A DISTANCE OF 352.38 FEET TO A POINT; THENCE SOUTH 00°43'30" EAST, 35.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED; FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE RUN SOUTH 00°43'30" EAST, A DISTANCE OF 478.13 FEET TO A POINT; THENCE SOUTH 17°55'00" WEST, FOR A DISTANCE OF 159.89 FEET TO A POINT; THENCE SOUTH 00°24'15" EAST, FOR A DISTANCE OF 580.52 FEET TO A POINT, THE LAST THREE DESCRIBED COURSES BEING PARALLEL TO AND 70 FEET EAST OF THE EAST LINE OF F.P.G. SUBDIVISION, AS RECORDED IN PLAT BOOK 107, AT PAGE 76, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH 37°32'50" EAST, FOR A DISTANCE OF 60.54 FEET TO A POINT; THENCE SOUTH 01°00'00" EAST, FOR A DISTANCE OF 824.58 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF TRACT 152, CENTRAL MIAMI SEABOARD SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 2°43'15" WEST, FOR A DISTANCE OF 1,013.03 FEET TO A POINT; THENCE SOUTH 89°45'45" WEST, FOR A DISTANCE OF 330.95 FEET TO A POINT, THENCE NORTH 2°37'30" WEST, FOR A DISTANCE OF 838.85 FEET TO A LINE PARALLEL TO AN 35.00 FEET SOUTH OF THE NORTH LINE OF SECTION 14; THENCE WEST ALONG THE LINE PARALLEL TO AND 35.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 14, FOR A DISTANCE OF 308.88 FEET TO THE POINT OF BEGINNING. THE LAST DESCRIBED FOUR COURSES ARE CONTIGUOUS WITH THE EASTERLY AND NORTHERLY LIMITS OF SAID TRACT 152; AS SHOWN ON SURVEY DATED DECEMBER 13, 1979; PREPARED BY BIGSAYNE ENGINEERING COMPANY, LESS AND EXCEPTION THEREFROM THE NORTH 15.00 FEET FOR ROADWAY PURPOSES.

AND LESS THAT PART THEREOF REPLATTED INTO DAVIDSON LUMBER COMPANY SUBDIVISION RECORDED IN PLAT BOOK 117, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2

ALL LANDS WITHIN THE SUBDIVISION OF DAVIDSON LUMBER COMPANY SUBDIVISION RECORDED IN PLAT BOOK 117, AT PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**LOCATION MAP FOR APPLICATION TO AMEND THE LAND USE ELEMENT OF
THE COMPREHENSIVE DEVELOPMENT MASTER PLAN**

1. APPLICANT

Pan American Coral Terrace, LTD., a Florida limited partnership
150 Alhambra Circle
Suite 925
Coral Gables, Fl. 33134

2. APPLICANT'S REPRESENTATIVES

Juan J. Mayol, Jr., Esq.
Holland & Knight, LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131-2847
(305) 374-8500
(305) 679-6302 (fax)

Description of the Subject Area

The subject property, which is legally described in Exhibit "A", (the "Property"), consists of approximately 20 gross acres of land located in Section 14, Township 54, Range 40, in unincorporated Miami-Dade County. More specifically the Property is located on the south of SW 24 Street (Coral Way) just east of SW 71st Avenue.





DISCLOSURE OF INTEREST

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

1. APPLICANT (S) NAME AND ADDRESS:

Pan American Coral Terrace, Ltd., a Florida limited Partnership
APPLICANT A: 150 Alhambra Circle, Suite 925, Coral Gables, FL 33134

APPLICANT B: _____

APPLICANT C: _____

APPLICANT D: _____

APPLICANT E: _____

APPLICANT F: _____

APPLICANT G: _____

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

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

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
A. Pan American Coral Terrace, Ltd. (Applicant)	30-4014-022-0010 & 30-4014-011-0010		20.00 +/-

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

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER (Attach Explanation)
A. Pan American Coral Terrace, Ltd.			Note Contract Purchaser	

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

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

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF
INTEREST

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

CORPORATION NAME: _____

NAME, ADDRESS, AND OFFICE (if applicable)

PERCENTAGE
OF STOCK

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

TRUSTEES NAME: _____

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

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

PARTNERSHIP NAME: Pan American Coral Terrace, Ltd , a Florida limited partnership

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF INTEREST</u>
Pan American Ventures, 3, LLC , a Florida limited liability company, General Partner	1%
Carlos C Lopez-Cantera, Sr and Stephen Blumenthal, limited partners	99%
150 Alhambra Circle, Suite 925, Coral Gables, FL 33134	

Pan American Ventures 3, LLC., a Florida limited liability company

Carlos C. Lopez-Cantera, Sr.	50%
Stephen Blumenthal	50%
150 Alhambra Circle, Suite 925, Coral Gables, FL 33134	

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

CORPORATION NAME:

Tamiami Automotive Group, Inc., a Florida corporation

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
Carlos Planas, President	
8250 SW 8th Street	
Miami, Florida 33144	

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

TRUSTEE'S NAME:

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

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

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

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

Applicant's Signatures and Printed Names


By Carlos C. Lopez-Cantera, Sr , in his capacity as

Managing Member of Pan American Ventures 3, LLC,

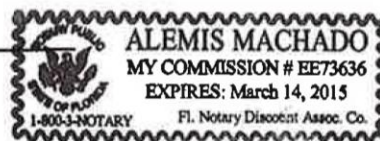
a Florida limited liability company, the General Partner of

Pan American Coral Terrace, Ltd a Florida limited partnership

Sworn to and subscribed before me

this 25th day of April, 2012


Notary Public, State of Florida at Large (SEAL)



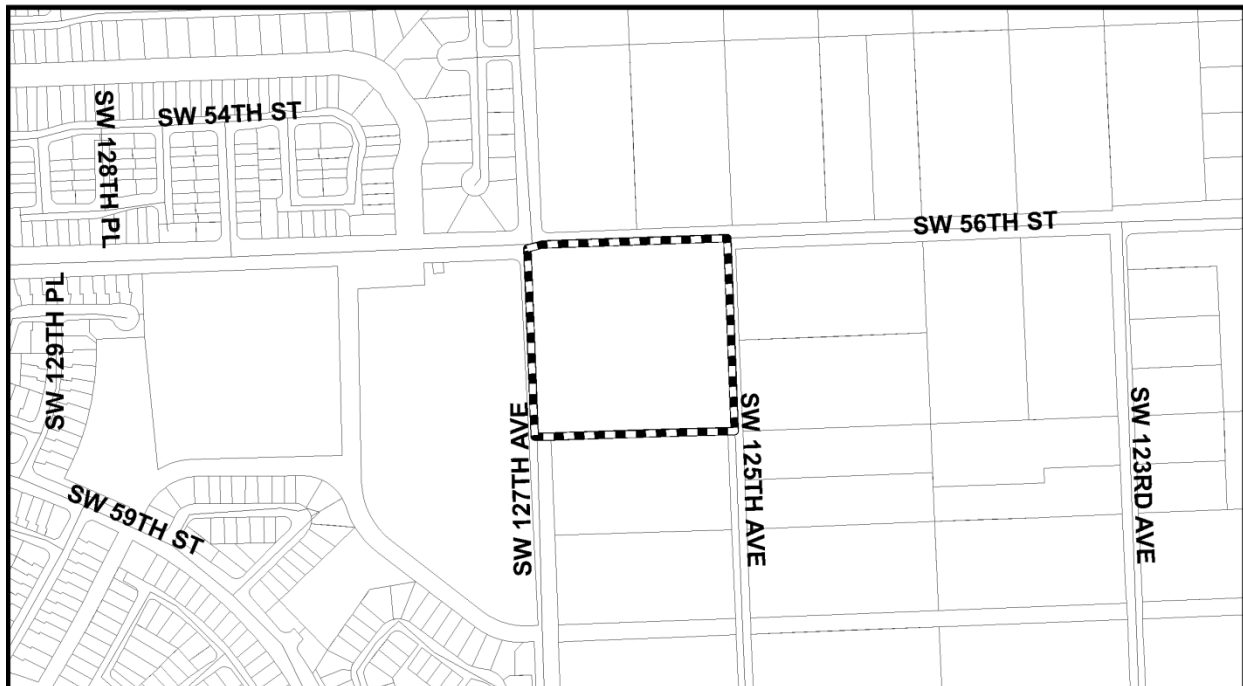
My Commission Expires:

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

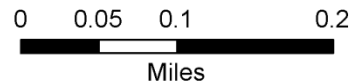
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APPLICATION NO. 3
SMALL-SCALE AMENDMENT APPLICATION

Applicant	Applicant's Representative
Pan American Companies, Inc. A Florida corporation 150 Alhambra Circle Suite 925 Coral Gables, Florida 33134	Juan J. Mayol, Jr., Esq. Holland & Knight, LLP 701 Brickell Avenue Suite 3000 Miami, Florida 33131 (305) 374-8500 (305) 679-6302 (fax)
<p><u>Requested Amendment to the Land Use Plan Map</u></p> <p>From: Agriculture To: Business and Office</p> <p>Location: Southeast corner of the intersection of SW 56 Street and SW 127 Avenue. Acreage: Application area: 10.0 Gross Acres; 8.45 Net Acres Acreage Owned by Applicant: 0 acres</p>	



APPLICATION AREA



Notes:

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

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


1. APPLICANT

Part American Companies, Inc., a Florida corporation
150 Alhambra Circle
Suite 925
Coral Gables, Fl. 33134

2012 APR 30 P 3:03
PLANNING & ENVIRONMENTAL
METRO PLANNING SECT

2. APPLICANTS' REPRESENTATIVE

Juan J. Mayol, Jr., Esq.
Holland & Knight, LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131-2847
(305) 374-8500
(305) 679-6302 (fax)

By: 
Juan J. Mayol, Jr., Esq.

April 30, 2012
Date

3. DESCRIPTION OF REQUESTED CHANGE

A. The following change to the Land Use Element Land Use Plan Map is being requested:

1. A Change to the Land Use Element, Land Use Plan Map. The Applicant requests a change to the Land Use Element's Land Use Plan (LUP) map to redesignate the subject property from "Agriculture" to "Business and Office."

B. Description of the Subject Area

The subject property, which is legally described in Exhibit "A" (the "Property"), consists of approximately 10 gross acres of land located in Section 25, Township 54, Range 39, in unincorporated Miami-Dade County. More specifically the subject property is located on the southeast corner of the intersection of SW 127th Avenue and Miller Road (SW 56th Street).


C. Acreage

Net 8.45 +/-

Application area: \pm 10 gross acres (\pm 8.45 net acres)

Acreage Owned by Applicant: None

D. Requested Change

 It is requested that a portion of the subject property be redesignated on the LUP Map from "Agricultural" to "Business and Office." The applicant requests that the Application be processed under the expedited "Small Scale" amendment process.

4. REASONS FOR AMENDMENT

The Property is located on the corner of a prominent intersection of two four-lane, section line roadways--Miller Road (SW 56th Street) and SW 127th Avenue in Southwest Miami-Dade County. The Property is designated Agriculture on the Comprehensive Development Master Plan (the "CDMP") LUP Map. The Property is at the western edge of "Horse Country", the only Agriculture designated land inside the Urban Development Boundary, but is located in the midst of a highly urbanized area. On the west side of SW 127th Avenue, south of Miller Road the land is designated Low-Medium Density, while north of Miller Road and West of SW 127th Avenue, the land is designated Low-Medium Density and Low Density.

In fact, to the west of the Property substantially all of the area has been developed under the Low Density, Low-Medium and Medium Density designations until SW 167nd Avenue. This covers an area from SW 42nd Street (Bird Road) all the way South to SW 88th Street (North Kendall Drive), an area of approximately 16 square miles.

As mentioned, while the Property is located in "Horse Country", a community that has historically contained horse farms and certain agricultural businesses, Horse Country has very little classic agriculture--whether it be row crops or groves--and instead has mostly become an area of plant nurseries, large religious and educational uses and private homes. Particularly along Miller Road, which bisects Horse Country (which runs from SW 42nd Street to SW 72nd Street), the vast majority of uses are related to plant nurseries and outdoor garden stores. In fact, Miller Road from SW 127th Avenue east to the Florida Turnpike (the eastern boundary of Horse Country) is mostly a destination retail corridor of plant nurseries selling a wide array of ornaments for the garden.

While the CDMP strives to protect Agriculture designated lands and

recognizes the economic impact of the agricultural industry in Miami-Dade County, it also encourages that development occur within the Urban Development Boundary. To that end, the 2010 Evaluation and Appraisal Report, adopted March 23, 2011, (the "2010 EAR") states at Page 1.1-51, "[A]lthough agricultural land conversions have also occurred inside the urban development boundary, these conversions were anticipated and are consistent with the overall intent of the CDMP *which calls for the intensification of development inside the UDB.*" (Emphasis added)

The Property is located in Minor Statistical Area (MSA) 6.1, which runs from SW 8th Street to SW 88th Street and west of the Florida Turnpike. MSA 6.1 is the County's second most populous MSA, with a population of 184,938 in 2010 and projections of 230,187 residents by 2030. Despite the population growth in MSA 6.1, the area remains underserved by commercial or business uses. In fact, according to the 2010 EAR, commercial land in MSA 6.1 is scheduled to be depleted by 2015 (2010 EAR at Page 1.1-38). Beyond the depletion figures, a simple look at the LUP Map helps to highlight the deficiency in commercial land for retail and other neighborhood uses. Along SW 127th Avenue, a major north-south thoroughfare, there is no commercially designated land from SW 42nd Street to SW 88th Street. Similarly, along Miller Road there is no commercially designated land, despite being a four lane divided roadway, from SW 107th Avenue (east of the Florida Turnpike) to SW 137th Avenue.

The CDMP strongly encourages the concentration of commercial facilities along major roadways and in those locations where countywide access is convenient. Miller Road is a four lane roadway that serves as a key entry point to the West Kendall neighborhoods. Similarly, SW 127th Avenue is a four lane roadway from SW 42nd Street (Bird Road) all the way south to SW 124th Street. Additionally, Bird Road provides a direct link to the Homestead Extension of the Florida Turnpike and the regional transportation network. Miller Road and SW 127th Avenue are both section line roads, and as such their intersection creates an 'activity node' in accordance with the CDMP's guidelines for urban form. These guidelines strongly encourage the placement of higher intense and nonresidential uses in activity nodes.

Redesignation of the Property would also help to alleviate a key deficiency--commercial land--by looking to selectively infill in a location that is accessible from all sides, and in a location that already serves as a retail corridor for plant nurseries and other landscaping needs. Additionally, the subject property is well served by water, sewer and other utilities, or may be readily connected to County services at no cost to the County. Finally, public transportation serves this location via Metrobus 56, which runs along Miller Road.

In short, the Applicant believes that the redesignation of the Property from Agriculture to Business and Office on the LUP Map would help to satisfy an imminent deficiency in commercial land in MSA 6.1 at a location that is strategically located at the intersection of two section line roads in

accordance with the County's guidelines for urban form. The Applicant will submit a Declaration of Restrictions to provide additional guidance for the future development of the Property.

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

LAND USE OBJECTIVE LU-1: The location and configuration of Miami-Dade County's urban growth through the year 2025 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.

LAND USE POLICY LU-1B: Major centers of activity, industrial complexes, regional shopping centers, large-scale office centers, and other concentrations of significant employment shall be the structuring elements of the metropolitan area and shall be sited on the basis of metropolitan-scale considerations at locations with good countywide, multi-modal accessibility.

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

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

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

LAND USE POLICY LU-8B: Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.

LAND USE OBJECTIVE LU-9: Miami-Dade County shall continue to maintain, update and enhance the Code of Miami-Dade County,

administrative regulations and procedures, and special area planning program to ensure that future land use and development in Miami-Dade County is consistent with the CDMP, and to promote better planned neighborhoods and communities and well designed buildings.

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

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

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

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

5. ADDITIONAL MATERIAL SUBMITTED

Additional items in support of this application, including a proposed Declaration of Restrictions, may be submitted at a later date.

6. COMPLETED DISCLOSURE FORMS

Attached as Exhibit "B"

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

EXHIBIT "A"

LEGAL DESCRIPTION

NW 1/4 OF THE NW 1/4 OF THE NW 1/4 LESS THE NORTH 50 FEET AND THE WEST 35 FEET AND THE EAST 25 FEET, ALL IN SECTION 25, TOWNSHIP 54 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

**LOCATION MAP FOR APPLICATION TO AMEND THE LAND USE ELEMENT OF
THE COMPREHENSIVE DEVELOPMENT MASTER PLAN**

1. APPLICANT

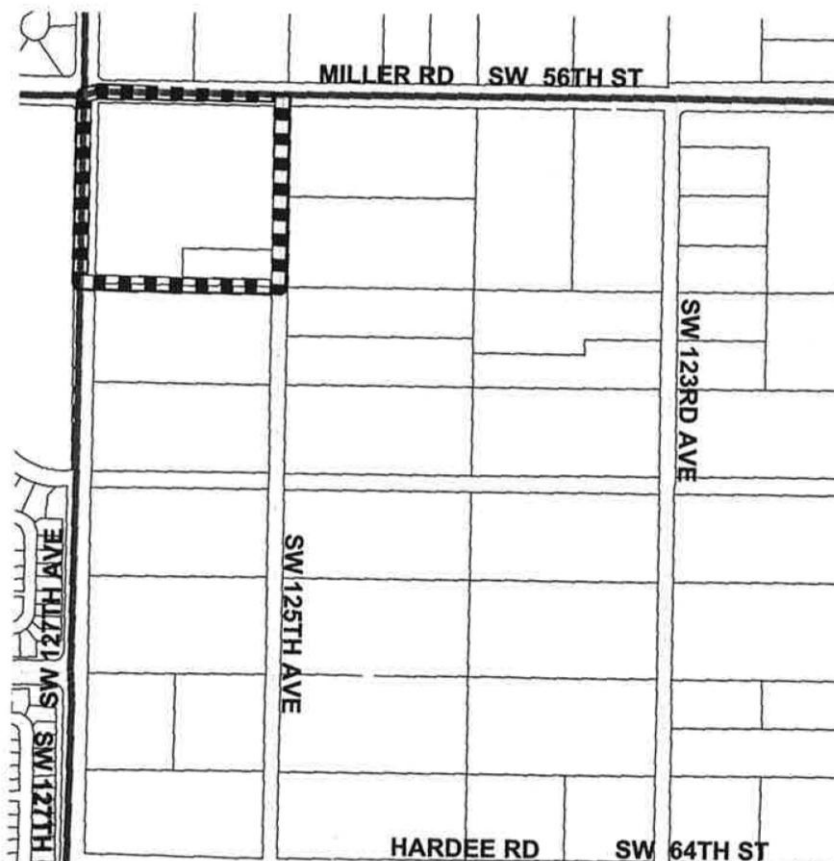
Pan American Companies, Inc., a Florida corporation
150 Alhambra Circle
Suite 925
Coral Gables, Fl. 33134

2. APPLICANTS' REPRESENTATIVE

Juan J. Mayol, Jr., Esq.
Holland & Knight, LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131-2847
(305) 374-8500
(305) 679-6302 (fax)

Description of the Subject Area

The subject property, which is legally described in Exhibit "A" (the "Property"), consists of approximately 10 gross acres of land located in Section 25, Township 54, Range 39, in unincorporated Miami-Dade County. More specifically the subject property is located on the southeast corner of the intersection of SW 127th Avenue and Miller Road (SW 56th Street).





DISCLOSURE OF INTEREST

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

1. APPLICANT (S) NAME AND ADDRESS:

Pan American Companies, Inc. a Florida corporation, 150
APPLICANT A: Alhambra Circle, Coral Gables,

APPLICANT B: _____

APPLICANT C: _____

APPLICANT D: _____

APPLICANT E: _____

APPLICANT F: _____

APPLICANT G: _____

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

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

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
A. Pan American Companies (Contract Purchaser)	30-4925-000-0320 & 30-4925-000-0310	10.00 +/-	
B. Miller Country Plaza, Inc. (Owner of Record)	30-4925-000-0320 & 30-4925-000-0310	10.00 +/-	

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

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER (Attach Explanation)
A. Pan American Companies (Contract Purchaser & Applicant)				
B. Miller Country Plaza, Inc. (Owner)				

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

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

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF
INTEREST

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

CORPORATION NAME: Pan American Companies, Inc., a Florida corporation

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
Carlos C. Lopez-Cantera, Sr. (Director)	100%
150 Alhambra Circle, Suite 925	
Coral Gables, FL 33134	

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

<u>NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
Pan American Companies, Inc., a Florida corporation	
Carlos C. Lopez-Cantera, Sr. (Director)	100%
150 Alhambra Circle, Suite 925, Coral Gables, FL 33134	

Date of Contract: 4/18/2012

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

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

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

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

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

CORPORATION NAME:

Miller Country Plaza, Inc.

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
Carro, Raquel, PST	100%
c/o Alberto J. Parlade, Esq.	
7050 SW 86th Avenue, Miami, FL 33143	

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

TRUSTEE'S NAME:

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

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

PARTNERSHIP

NAME: _____

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF
OWNERSHIP

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

NAME, ADDRESS, AND OFFICE (if applicable)

PERCENTAGE OF
INTEREST

Carlos C. Lopez-Cantera, Sr., Director

100%

Pan American Companies, Inc., a Florida corporation

150 Alhambra Circle, Suite 925

Coral Gables, FL 33134

Date of Contract:

04/18/12

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

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

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

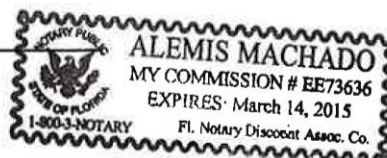
Applicant's Signatures and Printed Names

By: Carlos C. Lopez-Cantera, Sr.

Sworn to and subscribed before me

this 25th day of April, 2012

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



My Commission Expires:

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

APPLICATION NO. 4
STANDARD AMENDMENT APPLICATION TO THE
LAND USE ELEMENT

OF THE MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN

1. APPLICANTS

FIR Investments, Corp.

2. APPLICANT'S REPRESENTATIVE

Felix M. Lasarte, Esq.
The Lasarte Law Firm
3470 NW 82nd Avenue, Suite# 660
Doral, FL 33122

By:  4/30/12
Felix M. Lasarte Date

3. DESCRIPTION OF REQUESTED CHANGE

- A. Change to the Text of the Adopted Components Comprehensive Development Master Plan for Miami-Dade County (October 2006 Edition, as amended through October 2010).

The text change is proposed for Page I-63 of the Future Land Use Element as follows:

Page I-63

Open Land Subarea 1 (Snake-Biscayne Canal Basin). This subarea is located north of the Miami Canal (Canal-6) in northwestern Miami-Dade County. Rural residential use at 1 dwelling unit per 5 acres, limestone quarrying and ancillary uses, compatible institutional uses, public facilities, utility facilities, and communications facilities, recreational uses, nurseries and tree farms, agriculture production¹ and the limited raising of livestock may be considered for approval in this subarea. The following uses may also be considered for approval in this subarea: parking and storage of operable, non-disabled commercial motor vehicles, including construction equipment and agricultural equipment, as defined in section 320.01, Florida Statutes, and incidental temporary parking and storage of operable, non-disabled passenger automobiles to serve such allowable uses on the same parcel (but not to include stand-alone automobile parking and storage uses such as car rental facilities). It is provided that such parking and storage uses shall be

allowed only on properties larger than 20 acres, under a single ownership, and located within the area of an arc no more than 7000 lineal feet from the intersection of Okeechobee Road and the Turnpike Extension so long as the property does not abut a body of water, canal, lake, etc. Such parking and storage of vehicles and equipment shall be subject to the following requirements: (a) commercial vehicle storage facilities shall obtain an annual operating permit from ~~DERM~~ the Department of Permitting, Environment and Regulatory Affairs and be subject to required quarterly groundwater quality monitoring; (b) all vehicles and equipment shall be stored or parked only on paved impervious surfaces with county-approved drainage systems; (c) mechanical repair or maintenance of any kind, ~~including truck washing,~~ shall be prohibited; ~~and~~ (d) the storage, handling, use, discharge and disposal of liquid wastes or hazardous wastes shall be prohibited; ~~and~~ (e) truck washing shall be permitted at commercial vehicle storage facilities provided that the truck washing shall be done with recyclable water systems as approved by The Department of Permitting, Environment and Regulatory Affairs and be subject to required quarterly groundwater quality monitoring. Uses that could compromise groundwater quality shall not occur west of the Turnpike Extension.

4. REASONS FOR AMENDMENT

The proposed text change seeks to provide for the regulated washing of commercial trucks that are being stored in the Open Land Subarea 1. Currently, trucks and equipment are permitted to be washed if they are part of a rock mining facility. The trucks and equipment being stored at these commercial vehicle storage facilities are of a similar nature and should be treated equally.

The recent conversion of industrial properties to high-end office and warehouse space in various areas throughout the County including Doral, Medley, and the areas near the Tamiami Airport; as well as the outright prohibition of industrial uses in areas that formerly had potential for industrial development, such as the properties recently annexed into Hialeah, has resulted in a reduction in the availability of land to support truck washing uses. Furthermore, sound planning does not support providing the aforementioned uses within the urban areas of the County because of the potential incompatibility of these uses with residential and/or commercial properties, as well as, the large amount of land and horizontal space necessary to accommodate these uses. Nonetheless, demand for these uses continues to increase and is a necessary component to support land use activities within the non-urban areas throughout the rest of the County.

Currently many commercial trucks are being washed in residential areas without the proper environmental safeguards in place. This has become a significant issue for code enforcement which negatively impacts the way of life of the residents of Miami-Dade County. The proposed text change amendment addresses this problem by providing the residents of Miami-Dade County in surrounding municipalities with an effective solution by allowing the commercial vehicle owners to clean their vehicles in the areas where they are stored.

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

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

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

LU-4B. Uses designated on the LUP map and interpretive text, which generate or cause to generate significant noise, dust, odor, vibration, or truck or rail traffic shall be protected from damaging encroachment by future approval of new incompatible uses such as residential uses.

LU-4C. Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.

LU-5B. All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Planning and Zoning shall be the principal administrative interpreter of the CDMP.

5. ADDITIONAL MATERIAL SUBMITTED

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

6. COMPLETED DISCLOSURE FORMS

Attached as Exhibit "A"

Attachments: Disclosure of Interest Form - Exhibit "A"

DISCLOSURE OF INTEREST

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

1. APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: FIR Investments, Corp.

APPLICANT B: _____

APPLICANT C: _____

APPLICANT D: _____

APPLICANT E: _____

APPLICANT F: _____

APPLICANT G: _____

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

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

	APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
A				

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

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

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

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

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

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

CORPORATION NAME: FIR Investments, Corp.


<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
Felix I. Rodriguez 315 Atlantic Isle Sunny Isles Beach, FL 33160	100%

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

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

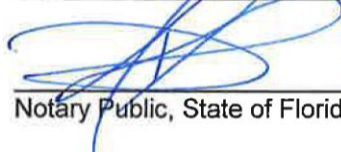
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and behalf.

Applicant's Signatures and Printed Names

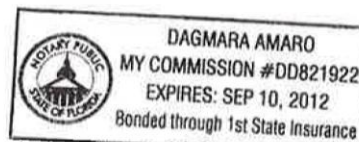

Felix I. Rodriguez

Sworn to and subscribed before me

this 30th day of April, 20 12


Dagmara Amaro
Notary Public, State of Florida at Large (SEAL)

My Commission Expires: 9/10/2012



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