

**APPLICATION FOR AN AMENDMENT TO THE  
LAND USE PLAN MAP  
OF THE MIAMI-DADE COUNTY  
COMPREHENSIVE DEVELOPMENT MASTER PLAN  
MAY 2017 CYCLE**

**I. APPLICANT**

Kendall Associates I, LLLP  
c/o Mr. Richard M. Norwalk  
1600 Sawgrass Corporate Parkway  
Suite 400  
Sunrise, Florida 33323

**II. APPLICANT'S REPRESENTATIVE**

Stanley B. Price, Esq.  
Brian S. Adler, Esq.  
Bilzin Sumberg Baena Price & Axelrod LLP  
1450 Brickell Ave, Suite 2300  
Miami, Florida 33131  
(305) 350-2351 (Brian S. Adler)

By: \_\_\_\_\_

Brian S. Adler

\_\_\_\_\_

May 25, 2017

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PER-PLANNING DIVISION

**III. DESCRIPTION OF REQUESTED CHANGE**

**A. Changes to the Land Use Element**

1. The re-designation of approximately 168.129+/- acres of land within the subject property from "Parks and Recreation" to "Low Density Residential."
2. The acceptance of a proffered Declaration of Restrictions ("Declaration") on the subject property to limit development as described in the Declaration.

**B. Description of Subject Property**

The subject property (the "Property") is located at 9400 SW 130th Avenue and consists of approximately 168.129+/- gross acres of land located in unincorporated Miami-Dade County, Florida, lying in Section 2, Township 55, Range 39 East. The Property is assigned folio number 30-5902-000-0010 and is located west of the Homestead Extension of Florida's Turnpike and east of the Urban Development Boundary. More specifically, the Property sits west of Southwest 127th Avenue, south of Southwest 88th Street, east of Southwest 137th Avenue, and north of Florida 990/Killian Drive. The Property will have two points of access and egress along the perimeter of the Property.

The Property consists of over one quarter of Section 02, Township 55, Range 39 East. The Property is assigned folio number 30-5902-000-0010 and carries the street address of 9400 SW 130 Avenue.

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "C".

B. **Gross Acreage**

Subject application area: 168.129 +/- acres  
Acreage owned by applicant: 0 acres<sup>1</sup>

C. **Requests**

1. It is requested that the Property be redesignated on the Land Use Plan Map from "Parks and Recreation" to "Low Density Residential."
2. It is requested that Miami-Dade County accept the proffered Declaration limiting density on the Property and providing additional covenants related to the Property.

IV. **REASONS FOR AMENDMENT**

A. **Redesignation of the Property**

Redesignation of the Property from "Parks and Recreation" to "Low Density Residential" allows the owner to make beneficial use of the former golf course and to create new residential supply to service existing housing demands inside the Urban Development Boundary.

1. **The Amendment is Consistent with Surrounding Designations**

A wide range of residential densities exists within close proximity to the Property. While residential development bordering the Property is predominately designated Low Density on the Adopted 2020 and 2030 Land Use Plan map, residential neighborhoods with a Medium Density Residential designation are located north of the Property and the section to the west of the Property is predominantly designated Low Medium Density Residential and Medium Density Residential.

The Applicant is seeking to redesignate the Property to "Low Density Residential" in order to provide a much needed single-family residential community on the Property. Currently, the Property is designated "Parks and Recreation," which includes areas of metropolitan significance, such as State parks, and areas of national

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<sup>1</sup> Applicant is the contract purchaser of the Property.

significance, like the Everglades. The “Parks and Recreation” designation also includes privately-owned golf courses.

The CDMP allows privately owned land designated “Parks and Recreation” to be developed for a use “comparable to . . . surrounding development,” but includes several development restrictions. *See* I-51. A Low Density designation allows a private property owner more clearly defined property rights.

2. **The Amendment Promotes Appropriate Infill and Guards Against Sprawl**

The proposed redesignation furthers Land Use Element Policy 1C, which gives “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.” This Property sits within the Urban Development Boundary and is one of the last large plots of land in southwest Miami-Dade County that is underdeveloped. Residential development of the Property comports with its surrounding areas, which are comprised of residential homes and residential communities.

Development within the infill area of the Urban Development Boundary provides valuable housing opportunities in areas where the County’s services and amenities are already in existence. Miami-Dade County projects that utilization of the Urban Expansion Area, which begins a short distance west of the Property, will be warranted by the year 2020. *See* I-61. Instead, the Applicant believes that residential development within the existing Urban Development Boundary alleviates the need to expand into the Urban Expansion Area, thereby alleviating the County’s need to expend its resources prematurely on the expansion of public facilities and services.

The Property sits on an ideal location to prevent urban sprawl and encourage habitation along a major activity corridor. Florida Statute Section 163.3164 defines “urban sprawl” as “a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural areas.” This Property does not create urban sprawl. In fact, this Property is situated in an ideal area to utilize existing public facilities and services that, due to increased population growth, Miami-Dade County continues to improve. The Land Use Element of the CDMP projects that the Property and near surrounding areas will experience a faster population growth than most other areas County-wide. *See* I-75. Specifically, Figure 8 of the Land Use Element projects that the Property’s quadrant, 6.2, will go from a population of 146,136 in 2010 to 173,498 in 2030. *See* I-75.

This Property is located in a prime location for transit-oriented residential development. Southwest 88th Street/Kendall Drive sits directly north of the Property. The

Mass Transit Sub-Element of the CDMP designates Kendall Drive as a “Proposed Rapid Transit Corridor.” See II-36 to II-42 (“Proposed rapid transit corridors are shown in Figure 2. These corridors include . . . West from Dadeland North Metrorail Station to SW 162 Avenue along Kendall Drive.”). “Rapid transit” is defined as “any heavy rail, light rail, or express buses operating on exclusive rights of way.” See II-37. Thus, the County expects population growth in the area and already anticipates providing rapid transit access in close proximity to the Property. The Property is also in close proximity to a Transit Center, which the Mass Transit Sub-Element defines as “locations where several routes or lines, or different modes converge.” See II-36. Thus, redesignation of the Property promotes transit-oriented development, in line with the goals and policies of the Comprehensive Development Master Plan. The Property, additionally, has ready access to major roadways and to the Homestead Extension of the Florida Turnpike.

3. **Because a Golf Course is not Economically Viable, the Amendment Promotes an Economically Viable Use of Land and Avoids Waste**

Privately owned land restricted to recreational use is untenable and totally inconsistent with property ownership. The Property formerly operated as a golf course but ceased operations in 2011. In fact, the course’s expenses exceeded its income every year from 2003 until 2010. Based on the residential nature of the surrounding area and the goals, objectives, and policies of the Comprehensive Development Master Plan, the Applicant is seeking to redesignate the land to a category that allows a wider range of permitted uses and provides valuable housing opportunities within the infill area of the Urban Development Boundary.

Properties limited to a golf course use are not marketable and will not become marketable in the foreseeable future. The national golf course industry has faced material changes in market conditions over the past ten consecutive years. Consequently, the vast majority of golf courses have consistently lost income. In 2013 alone, more than 400,000 Americans stopped playing golf. According to a 2014 report, course closures have outnumbered openings between 2006 and 2013. See Michael Buteau, *U.S. Golf Course Closures Exceed Openings for Eighth Year*, Bloomberg, Jan. 17, 2014, <http://www.bloomberg.com/news/articles/2014-01-16/golf-course-closings-outpace-openings-for-eighth-straight-year>. In 2014 and 2015, the National Golf Foundation reported 148 and 200 net closings, respectively. In fact, the National Golf Foundation has found that 130 to 160 golf courses have closed every 12 months, and it expects the trend to persist.

4. **The Amendment is Consistent with the Comprehensive Plan**

The Applicant is seeking to redesignate from “Parks and Recreation” to “Low Density Residential.” A “Low Density Residential” designation accommodates a broader range of residential development. The “Low Density Residential” areas are generally characterized by single family housing including single family detached cluster and townhomes. The proffered Declaration discussed below limits development on the

Property to housing that conforms to the surrounding residential environment: single-family homes. *See* CDMP, Page I-29.

The Property's density will be regulated by the CDMP Land Use Element "Low-Density Residential" guidelines which, in relevant part, limit the range in density from a minimum of 2.5 to a maximum of 6 dwelling units per acre. In this case, as discussed below, the Applicant covenants not to exceed a total of 550 dwelling units on the Property, for a density of 3.27 dwelling units per acre.

**B. Acceptance of Proffered Declaration of Restrictions**

The Applicant is proffering new conditions on the development of the Property in the form of a Declaration to be recorded upon final redesignation of the Property from "Parks and Recreation" to "Low Density Residential" as part of this application. The Applicant is requesting acceptance of the Declaration that is being proffered. The Declaration limits the density on the Property to a total of 550 residential dwelling units, which is 3.27 dwelling units per acre, although the Low Density Residential designation allows a maximum of 6 dwelling units per acre, or just over 1,000 dwelling units. This use limitation ensures that the Property is developed in a manner that will guarantee cohesiveness with the surrounding residential communities.

**C. Consistency with CDMP Goals, Objectives, and Policies**

The Property is currently vacant and unused. Approval of this application would be consistent with the Miami-Dade County Comprehensive Development Master Plan as it would further the following Goals and Policies:

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

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

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

Land Use Policy LU-1S: The Miami-Dade County Strategic Plan shall be consistent with the Comprehensive Development Master Plan (CDMP). The Miami-Dade County Strategic Plan includes Countywide community goals, strategies and key outcomes for

Miami-Dade County government. Key outcomes of the Strategic Plan that are relevant to the Land Use element of the CDMP include increased urban infill development and urban center development, protection of viable agriculture and environmentally-sensitive land, reduced flooding, improved infrastructure and redevelopment to attract businesses, availability of high quality green space throughout the County, and development of mixed-use, multi-modal, well designed, and sustainable communities.

Land Use Objective LU-2: Decisions regarding the location, extent and intensity of future land use in Miami-Dade County, and urban expansion in particular, shall be based upon the physical and financial feasibility of providing, by the year 2020, all urbanized areas with services at levels of service (LOS) which meet or exceed the minimum standards adopted in the Capital Improvements Element, among other requirements set forth in this plan.

Land Use Policy LU-2B: Priority in the provision of services and facilities and the allocation of financial resources for services and facilities in Miami-Dade County shall be given first to serve the area within the Urban Infill Area and Transportation Concurrency Exception Areas. Second priority shall be given to serve the area between the Urban Infill Area and the Urban Development Boundary. And third priority shall support the staged development of the Urban Expansion Area (UEA). Urban services and facilities which support or encourage urban development in Agriculture and Open Land areas shall be avoided, except for those improvements necessary to protect public health and safety and which service the localized needs of these non-urban areas. Areas designated Environmental Protection shall be particularly avoided.

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 safe, pedestrian and bicycle friendly environment that promotes mobility for people of all ages and abilities through the use of rapid transit services.

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

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

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

Transportation Objective TE-1A: As provided in this section and the Mass Transit Subelement, the County shall promote mass transit alternatives to the personal automobile, such as rapid transit (i.e. heavy rail, light rail, and bus rapid transit, premium transit (enhanced and/or express bus)), local route bus and paratransit services.

Traffic Circulation Objective TC-4: The Traffic Circulation Subelement will continue to be coordinated with the goals, objectives and policies of the Land Use Element, including the land uses, Urban Development Boundary and Urban Expansion Area designated on the Land Use Plan map, and with the goals, objectives and policies of all other Elements of the CDMP.

Mass Transit Policy MT-4A: Miami-Dade County, with appropriate private sector contributions shall provide a network of regular mass transit and special services to facilitate access to major centers of employment, commercial, medical, educational, governmental, and recreational activity, and planned urban centers identified in the Land Use Element.

V. **ADDITIONAL MATERIALS SUBMITTED**

Attached under separate cover: Property surveys prepared by Schwebke-Shiskin & Associates, Inc., dated May 26, 2016.

Supplemental information may be submitted later.

VI. **DISCLOSURE OF INTEREST**

See attached, Exhibit "A".

VII. **LEGAL DESCRIPTION**

See attached, Exhibit "B".

VIII. **LOCATION MAP**

See attached, Exhibit "C": Sketch map  
Attached under separate cover: Aerial photograph and section map

IX. **PROPOSED CDMP DECLARATION OF RESTRICTIONS**

The Declaration of Restrictions will be submitted under separate cover to supplement the application.

X. **TRAFFIC IMPACT STUDY**

Attached under separate cover: Calusa Land Use Amendment Traffic Study, David Plummer & Associates

XI. **MARKET ANALYSIS**

Attached under separate cover: Updated market analysis by Miami Economic Associates, Inc., Andrew Dolkart

XII. **RESERVATION OF RIGHTS AND NON-WAIVER OF CLAIMS**

This application constitutes valid petitioning activity protected by the United States Constitution, the Florida Constitution, and the Miami-Dade County Citizens' Bill of Rights. *See* U.S. Const., amend. 1; Art. I, § 5, Fla. Const.; Home Rule Charter, Miami-Dade Cty., Fla., Citizens' Bill of Rights para. (A).5; *see also Curry v. State*, 811 So. 2d 736, 742 (Fla. 4th DCA 2002). It asks the Miami-Dade County Commission in its legislative and proprietary capacities to reformulate its policy with respect to the use of the Property to allow for the Property's residential development as more particularly described below. *See Coastal Dev. of N. Fla., Inc. v. City of Jacksonville Beach*, 788 So. 2d 204, 208-09 (Fla. 2001). As part of this request for policy reformulation, if the Commission believes that the Property is suitable for residential development and so decides, the Applicant requests that the County Commission authorize the Property for residential development at the densities and intensities set forth below and, correspondingly, eliminate any County restrictions inconsistent with residential redevelopment.

The Applicant reserves all rights to challenge the legality of any attempt, on the part of the County, to restrict the Property to "golf course" and/or "country club" use



(including uses incidental thereto), including attempts based on the "Restriction" recorded in Official Records Book 5891 at Page 633 of the Public Records of Miami-Dade County, Florida. The Property is subject to the Restriction. This application is not intended to modify, amend or remove the Restriction. Nothing within this application shall operate as – nor shall this application be deemed to be – a waiver or release of any present and future challenges to the legality of the County's ability to restrict the Property to use as a "golf course" and/or "country club" (including uses incidental thereto), on the basis of the aforementioned recorded "Restriction" or otherwise. This application is submitted without prejudice to any existing or future challenges concerning the legality of any County attempt to restrict the Property to "golf course" and/or "country club" use (including uses incidental thereto), including attempts based on the aforementioned recorded "Restriction," notwithstanding that such challenges have been or may be asserted by the Applicant or another party with an interest in the development of the Property.

Without conceding or acknowledging the existence, availability, applicability, sufficiency, or adequacy of any particular administrative remedy provided in the Miami-Dade County Code, this application is not, nor shall it be deemed to be, (1) pursuit of an administrative remedy, or (2) an attempt to avail or bypass, as the case may be, administrative remedies provided in the Miami-Dade County Code regarding the release of covenants or otherwise. This application seeks the reformulation of County policy concerning the most appropriate use of the Property, not an administrative remedy. This application is without prejudice to the contemporaneous or future pursuit of administrative remedies, to the extent such remedies exist and are available, applicable, adequate and/or legal remedies.

**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: Kendall Associates I, LLLP, C/O Richard M. Norwalk, 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, FL 33323

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
Kendall Associates I, LLLP	No	30-5902-000-0010	168.129 +/- total acres subject to application

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)
Kendall Associates I, LLLP			X	

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

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

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

N/A

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

CORPORATION NAME: N/A

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF INTEREST</u>
<u>N/A</u>	<u></u>
<u></u>	<u></u>

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

TRUSTEES NAME: N/A

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
<u>N/A</u>	<u></u>
<u></u>	<u></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) shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP NAME: Kendall Associates I, LLLP

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF INTEREST</u>
<u>Kendall I Corporation<sup>2</sup></u>	<u>1%</u>
<u>Kendall Associates Limited Corporation<sup>3</sup></u>	<u>49.1%</u>
<u>Mercury Capital Partners, LLC</u>	<u>49.9%</u>
<u>Amasis LLC<sup>4</sup></u>	<u>70% of Mercury Capital Partners, LLC</u>
<u>Brett Dill</u>	<u>20% of Mercury Capital Partners, LLC</u>
<u>Stephan Medina</u>	<u>10% of Mercury Capital Partners, LLC</u>
<u>c/o Richard M. Norwalk</u>	
<u>1600 Sawgrass Corporate Parkway, Suite 400</u>	
<u>Sunrise, FL 33323</u>	

- e. If the applicant is 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 OF PARTNERS</u>	<u>PERCENTAGE OF INTEREST</u>
<u>Kendall Associates I, LLLP</u>	
<u>See "d" above</u>	<u>Date of Contract May 10, 2016</u>

<sup>2</sup> Kendall I Corporation and Kendall Associates Limited Corporation are beneficially owned, directly or indirectly, 61% by Itzhak Ezratti and 39% by his children Maya Ezratti, Misha Ezratti and Maxie Ezratti in trusts for their respective benefit.

<sup>3</sup> See Footnote 1, above.

<sup>4</sup> Amasis LLC is an entity that is beneficially owned, directly or indirectly, 51% by Facundo L. Bacardi and 49% by his minor children, O. L. Bacardi, S. E. Bacardi, R. C. Bacardi and L. G. Bacardi. The children's interests are held by a trust for their benefits and no third-parties have any interest in said trust. Ruby Bacardi, Mr. Bacardi's mother, is a lifetime beneficiary of said trust.

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

N/A

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

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

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
<u>N/A</u>	<u></u>
<u></u>	<u></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: Northeastern Golf LLC<sup>5</sup>

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF INTEREST</u>
<u>Facundo L. Bacardi Insurance Trust<sup>6</sup></u>	<u>100%</u>
<u>133 Sevilla Avenue, Coral Gables, FL 33134</u>	<u></u>

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

TRUSTEE'S NAME: N/A

<sup>5</sup> Northeastern Golf LLC is 100% owned by Facundo L. Bacardi Insurance Trust (See Footnote 5).

<sup>6</sup> Facundo L. Bacardi Insurance Trust has three independent trustees - Richard J. Razook, Douglas Gibson and Barry Kabalkin. The trust benefits Mr. Bacardi's minor children (See Footnote 3). Additionally, Ruby Bacardi is a lifetime beneficiary of said trust. No third-parties have any interest in this trust.

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
<u>N/A</u>	<u></u>
<u></u>	<u></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: Fort Dallas Golf Club, Ltd.<sup>7</sup>

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF INTEREST</u>
<u>Tangerine Capital LLC<sup>8</sup></u>	<u>99%</u>
<u>Fort Dallas Golf Club PLLC<sup>9</sup></u>	<u>1%</u>

- e. If the owner is 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 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>
<u></u>	<u></u>
<u></u>	<u></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.

<sup>7</sup> Fort Dallas Golf Club, Ltd. is an entity that is directly and indirectly owned 100% by Tangerine Capital LLC (See Footnote 7).

<sup>8</sup> Tangerine Capital LLC is an entity that is beneficially owned, indirectly, 100% by Facundo L. Bacardi. There are no third-party interests.

<sup>9</sup> Fort Dallas Golf Club GP LLC is an entity that is owned 100% by Tangerine Capital LLC. (See Footnote 7).

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

Applicant's Signature and Printed Name

Kendall Associates I, LLLP,  
a Florida limited liability limited partnership  
By: Kendall I Corporation, a Florida corporation,  
its general partner

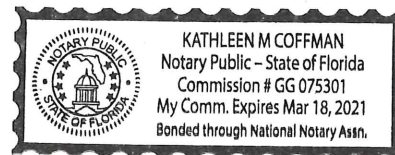
By:

  
Richard M. Norwalk, Vice President

Sworn to and subscribed before me this 23  
day of May, 2017

  
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) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

**EXHIBIT "B"**

A portion of Section 2, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the southwest corner of the Southeast 1/4 of Section 2, Township 55 South, Range 39 East, Miami-Dade County, Florida; thence run due North along the West line of the Southeast 1/4 of said Section 2 for a distance of 1,170.00 feet to a point on a circular curve, thence run due East for a distance of 180.00 feet to the Point of Beginning of the parcel of land hereinafter described; thence run south and east along a circular curve concave to the northeast, having a radius of 300.00 feet through a central angle of 90° 00' 00" for an arc distance of 471.24 feet to the end of said curve; thence run due East for a distance of 210.00 feet to the beginning of a tangential circular curve; thence run easterly along said circular curve concave to the south, having a radius of 630.00 feet through a central angle of 23° 30' 00" for an arc distance of 258.40 feet to a point of reverse curve; thence run in an easterly direction along a circular curve, concave to the north, having a radius of 1,625.00 feet through a central angle of 26° 00' 00" for an arc distance of 737.40 feet to a point of compound curve; thence run northerly and westerly along said curve, concave to the west, having a radius of 245.00 feet through a central angle of 150° 00' 00" for a distance of 641.41 feet to a point of reverse curve; thence westerly along said curve whose center bears North 27° 30' 00" East having a radius of 470.00 feet through a central angle of 30° 15' 00" for an arc distance of 248.14 feet to a point of reverse curve; thence run in a westerly direction along said curve, concave to the southwest, having a radius of 860.00 feet through a central angle of 46° 19' 49" for an arc distance of 695.41 feet to the end of said curve; the center of the aforesaid circular curve bears South 11° 25' 11" West; thence run northwesterly along a circular curve concave to the northeast, whose center bears North 19° 12' 42" West, having a radius of 170.00 feet through a central angle of 95° 51' 35" for an arc distance of 284.42 feet to a point; thence run South 76° 38' 44" West for a distance of 61.63 feet; thence run North 09° 40' 13" West for a distance of 190.77 feet; thence run North 08° 09' 57" West for a distance of 123.19 feet; thence run North 11° 08' 18" West for a distance of 164.87 feet; thence run North 30° 43' 47" East for a distance of 97.08 feet; thence run North 82° 41' 47" East for a distance of 47.56 feet; thence run South 50° 36' 36" East for a distance of 220.48 feet; thence run South 52° 45' 10" East for a distance of 117.31 feet; thence run South 57° 45' 50" East for 116.93 feet; thence run South 12° 10' 21" West for a distance of 106.45 feet to a point on a circular curve concave to the southwest; thence run southeasterly along said circular curve whose center bears South 12° 10' 21" West and having a radius of 1160.00 feet through a central angle of 45° 34' 40" for an arc distance of 922.76 feet to a point of reverse curve; thence run easterly and northerly along said circular curve concave to the northwest having a radius of 170.00 feet through a central angle of 155° 45' 00" for an arc distance of 462.12 feet to the end of said curve; thence run North 08° 00' 00" West for a distance of 680.00 feet to the beginning of a tangential circular curve; thence run northerly along said circular curve concave to the east having a radius of 350.00 feet through a central angle of 34° 45' 00" for an arc distance of 212.28 feet to a point of reverse curve; thence run northerly along said circular curve, concave to the west, having a radius of 215.00 feet through a central angle of 37° 45' 00" for an arc distance of 141.66 feet to the end of said curve; thence run North 11° 00' 00" West for a distance of 325.00 feet to the beginning of a tangential circular curve; thence run north along said curve concave to the east, having a radius of 500.00 feet through a central angle of 32° 00' 00" for an arc distance of 279.25



feet to a point of reverse curve; thence run north along said curve concave to the west, having a radius of 950.00 feet through a central angle of  $30^{\circ} 30' 00''$  for an arc distance of 505.71 feet to a point of compound curve; thence run northwesterly along said curve concave to the southwest having a radius of 2,180.00 feet through a central angle of  $18^{\circ} 40' 43''$  for an arc distance of 710.69 feet to the end of said curve whose center bears South  $61^{\circ} 49' 17''$  West; thence run North  $88^{\circ} 00' 00''$  West for a distance of 104.55 feet to the beginning of a tangential circular curve; thence run southwesterly along said curve concave to the southeast, having a radius of 1,130.00 feet through a central angle of  $36^{\circ} 30' 00''$  for an arc distance of 719.86 feet to a point of compound curve; thence run southerly along said curve, concave to the southeast having a radius of 880.00 feet through a central angle of  $37^{\circ} 00' 00''$  for an arc distance of 568.27 feet to the end of said curve; thence run South  $18^{\circ} 30' 00''$  West for a distance of 340.00 feet to a point; thence run North  $71^{\circ} 30' 00''$  West for a distance of 300.00 feet to a point; thence run North  $18^{\circ} 30' 00''$  East for a distance of 480.00 feet; thence run North  $10^{\circ} 30' 00''$  East for a distance of 470.00 feet to a point; thence run South  $88^{\circ} 00' 00''$  West for a distance of 255.00 feet to the beginning of a tangential circular curve; thence run southwesterly along said curve concave to the southeast having a radius of 360.00 feet through a central angle of  $54^{\circ} 30' 00''$  for an arc distance of 342.43 feet to a point of reverse curve; thence run southwesterly along said curve concave to the northwest, having a radius of 1,215.00 feet through a central angle of  $20^{\circ} 45' 00''$  for an arc distance of 440.02 feet to a point of compound curve; thence run westerly along said curve concave to the north having a radius of 470.00 feet through a central angle of  $53^{\circ} 45' 00''$  for an arc distance of 440.91 feet to the point of reverse curve; thence run westerly along said curve concave to the south, having a radius of 640.00 feet through a central angle of  $21^{\circ} 14' 22''$  for an arc distance of 237.25 feet to a point of compound curve; thence run westerly along said curve concave to the southeast, having a radius of 1,350.00 feet through a central angle of  $19^{\circ} 48' 51''$  for an arc distance of 466.86 feet to the end of said curve whose center bears South  $23^{\circ} 03' 13''$  East; thence run southerly along a circular curve, whose center bears South  $55^{\circ} 30' 00''$  East, having a radius of 275.00 feet through a central angle of  $75^{\circ} 00' 00''$  for an arc distance of 359.97 feet to a point of compound curve; thence run southeasterly along said curve concave to the northeast having a radius of 975.00 feet through a central angle of  $31^{\circ} 30' 00''$  for an arc distance of 536.03 feet to the end of said curve; thence South  $72^{\circ} 00' 00''$  East for a distance of 130.00 feet to the beginning of a tangential circular curve; thence run southeasterly along said curve concave to the southwest having a radius of 590.00 feet through a central angle of  $45^{\circ} 15' 00''$  for an arc distance of 465.96 feet to a point of reverse curve; thence run southeasterly along said curve concave to the northeast having a radius of 230.00 feet through a central angle of  $41^{\circ} 15' 00''$  for an arc distance of 165.59 feet to a point of a reverse curve; thence run southeasterly along said curve concave to the southwest having a radius of 410.00 feet through a central angle of  $24^{\circ} 00' 00''$  for an arc distance of 171.74 feet to a point of compound curve; thence run southerly along said curve concave to the southwest having a radius of 910.00 feet through a central angle of  $37^{\circ} 00' 00''$  for an arc distance of 587.65 feet to a point of reverse curve; thence run southerly along said curve concave to the northeast having a radius of 1,800.00 feet through a central angle of  $15^{\circ} 00' 00''$  for an arc distance of 471.24 feet to a point of reverse curve; thence run southerly along said curve concave to the west, having a radius of 435.87 feet through a central angle of  $45^{\circ} 00' 00''$  for a distance of 342.33 feet; thence run South  $23^{\circ} 00' 00''$  West for a distance of 24.13 feet; thence run south along a tangential curve concave to the east having a radius of

300.00 feet through a central angle of  $23^{\circ} 00' 00''$  for an arc distance of 120.43 feet to the Point of Beginning.

**EXHIBIT "C"**

**LOCATION SKETCH MAP**

