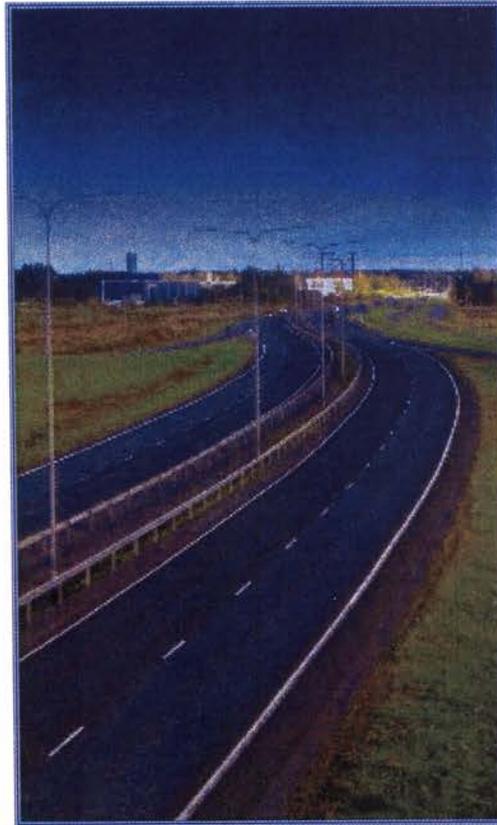


Eureka Cove LLC



Traffic Impact Study

SW 176th Street & SW 115th Avenue
Miami, Florida

Received by the Clerk
for the record.

DEC 07 2006

Item 1
Exhibit 1-C
Appl. 4

RGA

RICHARD GARCIA & ASSOCIATES, INC.

November 13, 2006

ENGINEER'S CERTIFICATION

I, Richard Garcia, P.E. # 54886, certify that I currently hold an active Professional Engineers License in the State of Florida and am competent through education and experience to provide engineering services in the civil and traffic engineering disciplines contained in this report. In addition, the firm Richard Garcia & Associates, Inc. holds a Certificate of Authorization # 9592 in the State of Florida. I further certify that this report was prepared by me or under my responsible charge as defined in Chapter 61G15-18.001 F.A.C. and that all statements, conclusions and recommendations made herein are true and correct to the best of my knowledge and ability.

PROJECT DESCRIPTION: Eureka Cove LLC– Traffic Impact Study

PROJECT LOCATION: SW 176th Street & SW 115th Avenue
Miami, Florida



Florida Registration No, 54886

11/13/06
Date

TABLE OF CONTENTS

ENGINEER'S CERTIFICATION	I
EXECUTIVE SUMMARY	IV
1.0 INTRODUCTION.....	1
2.0 PROJECT DESCRIPTION / LOCATION	2
3.0 TRIP GENERATION.....	5
4.0 TRAFFIC DISTRIBUTION	6
5.0 SIGNAL TIMING	9
6.0 TRAFFIC COUNTS.....	10
7.0 BACKGROUND GROWTH.....	13
8.0 LEVEL OF SERVICE ANALYSIS.....	14
9.0 RECOMMENDATION	16



LIST OF FIGURES

Figure 1: Location Map..... 3
Figure 2: Site Plan..... 4
Figure 3: Seasonally Adjusted Existing PM Peak TMC's..... 11
Figure 4: Growth Trend Chart 13

LIST OF TABLES

Table 1: PM Peak Hour Level of Service v
Table 2: PM Peak Hour Trip Generation 5
Table 3: Cardinal Distribution 6
Table 4: PM Peak Hour Traffic Assignments 7
Table 5: PM Peak Hour Arterial Traffic..... 12
Table 6: Intersection LOS 14
Table 7: Corridor LOS Summary..... 15

Executive Summary

The subject project is located on the southwest corner of SW 176th Street and SW 114th /115th Avenue in Miami-Dade County, Florida. The subject development is comprised of 14 dwelling units of Residential Townhouses. The site is currently vacant.

The Trip Generation calculations of this project reveal there will be 7 net vehicles per hour (vph) in the PM peak hour. These peak hour trips correspond to the adjacent street peak hour. The subject project is located in TAZ 1196. Using the 2005 Cost Feasible Plan of the MUATS cardinal distribution from the Miami-Dade Transportation Plan the traffic was assigned to the surrounding roadways.

Link traffic counts were obtained from the Eureka Holding's project. These counts were averaged and adjusted for Peak Season and used in the corridor analyses. These analyses were performed for the existing condition and proposed condition with background, committed and project traffic. The results indicated the corridors will not fall below LOS D for all scenarios.

Intersection traffic counts were collected and adjusted for peak seasonal condition and used in the intersection analysis. This analysis was performed for the existing condition and proposed condition. The proposed condition included background growth, committed and

project traffic. The results indicated the intersections will be at an acceptable LOS. Table 1 summarizes the results found. The results of the analysis contained in this report find that the levels of service thresholds can be maintained within the LOS standard of E. As such, sufficient roadway capacity exists to support this development. Furthermore, in comparing the trip generation with the existing roadway volumes, this project is clearly a "DeMinimus" impact.

Intersection	Existing PM		Proposed PM	
	LOS	Delay	LOS	Delay
SW 184th Street & SW 112th Avenue	E	78.0	E	79.5
SW 176th Street & SW 112th Avenue	A	3.5	B	5.2

Table 1: PM Peak Hour Level of Service

1.0 Introduction

The purpose of this study is to evaluate the associated traffic impacts with the proposed development of the site located on the southwest corner of SW 176th Street and SW 114th /115th Avenue in Miami-Dade County, Florida. The traffic impacts to the adjacent roadways and intersections were evaluated in this report. This analysis was performed for the existing and proposed conditions during the PM Peak Hour.

This report follows the methodologies adopted by the Institute of Transportation Engineer's (ITE) Trip Generation, and Traffic Impact Studies Manual. Lastly, this report has evaluated the following:

- **Trip Generation**
- **Trip Distribution**
- **Trip Assignment**
- **Traffic Counts**
- **Existing Level of Service**
- **Proposed Level of Service**
- **Recommendations**

2.0 Project Description / Location

The site is located on the southwest corner of SW 176th Street and SW 114th /115th Avenue in Miami, Florida. The subject development is comprised of 14 Dwelling Units (DU) of Residential Townhouses. The subject site is currently vacant.

The following land use, as identified by the Institute of Transportation Engineers (ITE), most closely resembles the proposed development.

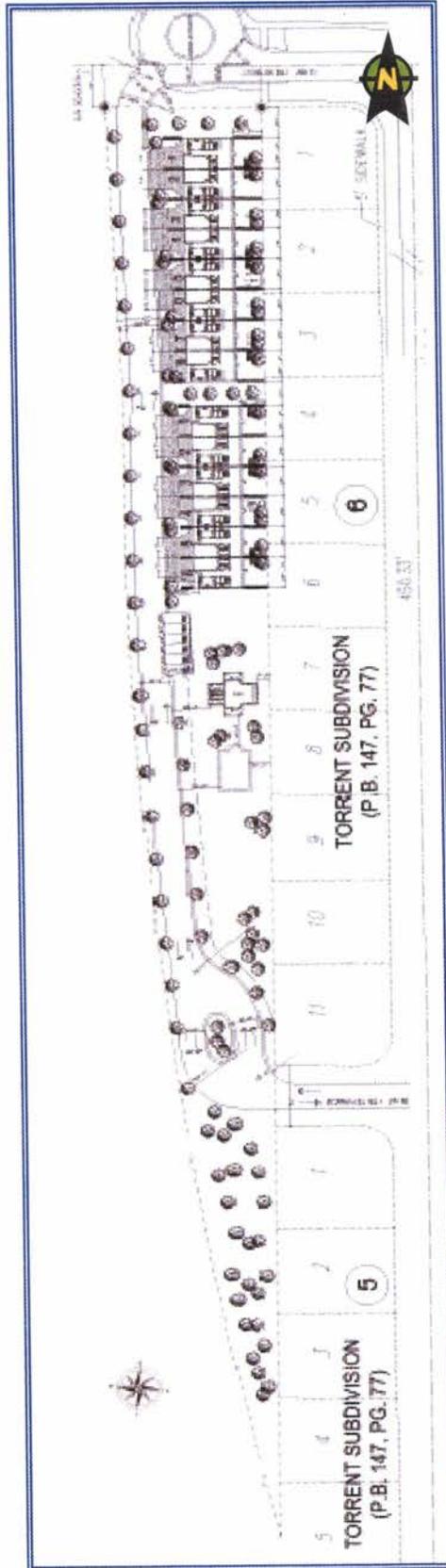
- **Land Use 230: Residential Townhouse with 14 DU**

Site access is provided on SW 176th Street. Figure 1 depicts the site's location map and Figure 2 is the proposed site plan.

Figure 1: Location Map



Figure 2: Site Plan



3.0 Trip Generation

The trip generation characteristic for the subject project was obtained from ITE's Trip Generation Manual, 7th Ed. ITE's Land Use 230: Residential Townhouse was used to determine the trip generation rates and totals for the proposed development.

The Trip Generation calculations results of the proposed improvements are summarized below. The ITE rates and percentages for PM Peak Hour Trips are included in Appendix 1. Table 2 below summarizes the net traffic impacts associated with the subject redevelopment for the PM peak hour of the adjacent street, which is the greatest impact.

Table 2: PM Peak Hour Trip Generation

Land Use (LU)	Units	ITE LU CODE	PM PEAK HOUR TRIPS			
			ITE TRIP GENERATION RATE	IN Trips	OUT Trips	TOTAL TRIPS
Residential Townhouses	14 Dwelling Units	230	0.52	5	2	7
Gross Vehicle Trips				5	2	7

4.0 Traffic Distribution

The Traffic Analysis Zone (TAZ) for the subject development is TAZ 1196 as assigned by the Metropolitan Planning Organization (MPO). The County's TAZ information is included in Appendix 2.

The PM peak corresponding traffic distribution being assigned to the following directions are outlined in Table 3. Appendix 2 includes a TAZ Map and the corresponding Directional Distribution Summary for this zone utilizing the 2005 Cost Affordable Plan.

Table 3: Cardinal Distribution

DIRECTION	DISTRIBUTION %
NNE	40.86
ENE	8.53
ESE	3.20
SSE	14.44
SSW	10.16
WSW	3.07
WNW	3.50
NNW	16.24
TOTAL	100.00

PM Traffic Assignments

The PM peak hour trips from Table 2 have been distributed and assigned to the following two intersections:

- SW 184th Street & SW 112th Avenue
- SW 176th Street & SW 112th Avenue

Table 4 was developed to depict the PM Peak Hour Assignments. Appendix 2 includes the ingress and egress traffic distribution with the corresponding assignments to the North, South, East and West for the PM peak hour. Table 4 is the cardinal traffic assignments which are further grouped as indicated due to the geographic location of the site.

PM Peak Trips			
DIRECTION	IN	OUT	Total
NNE	2	1	3
ENE	0	1	1
ESE	1	0	1
SSE	1	0	1
SSW	0	0	0
WSW	0	0	0
WNW	0	0	0
NNW	1	0	1
TOTAL	5	2	7

Table 4: PM Peak Hour Traffic Assignments

Figure 2 includes the project traffic assignments to the intersections described above.

Figure 2: PM Peak Hour Traffic Assignments



5.0 Signal Timing

SW 184th Street (Eureka Dr.) & SW 112th Avenue

The existing signal timing was obtained from Miami-Dade County Signals and Signs division. The existing PM Peak hour condition has a 100 second cycle length. The Signal Operating Plan (SOP) consists of a four-phase operation. The first phase provides for the eastbound protected left turns with an eastbound lead. This phase has 8 seconds of green indication followed by 3 seconds of yellow. The second phase provides east-west through movement. This phase has 42 seconds of green indication followed by 4 seconds of yellow and one second of red. The third phase provides southbound split through movement. This phase has 17 seconds of green indication followed by 4 seconds of yellow and one second of red. The Fourth phase provides northbound split through movement with pedestrian crossing. This phase has 15 seconds of green indication followed by 4 seconds of yellow and one second of red. This is further documented in the Appendix 3 as Asset ID 5193.

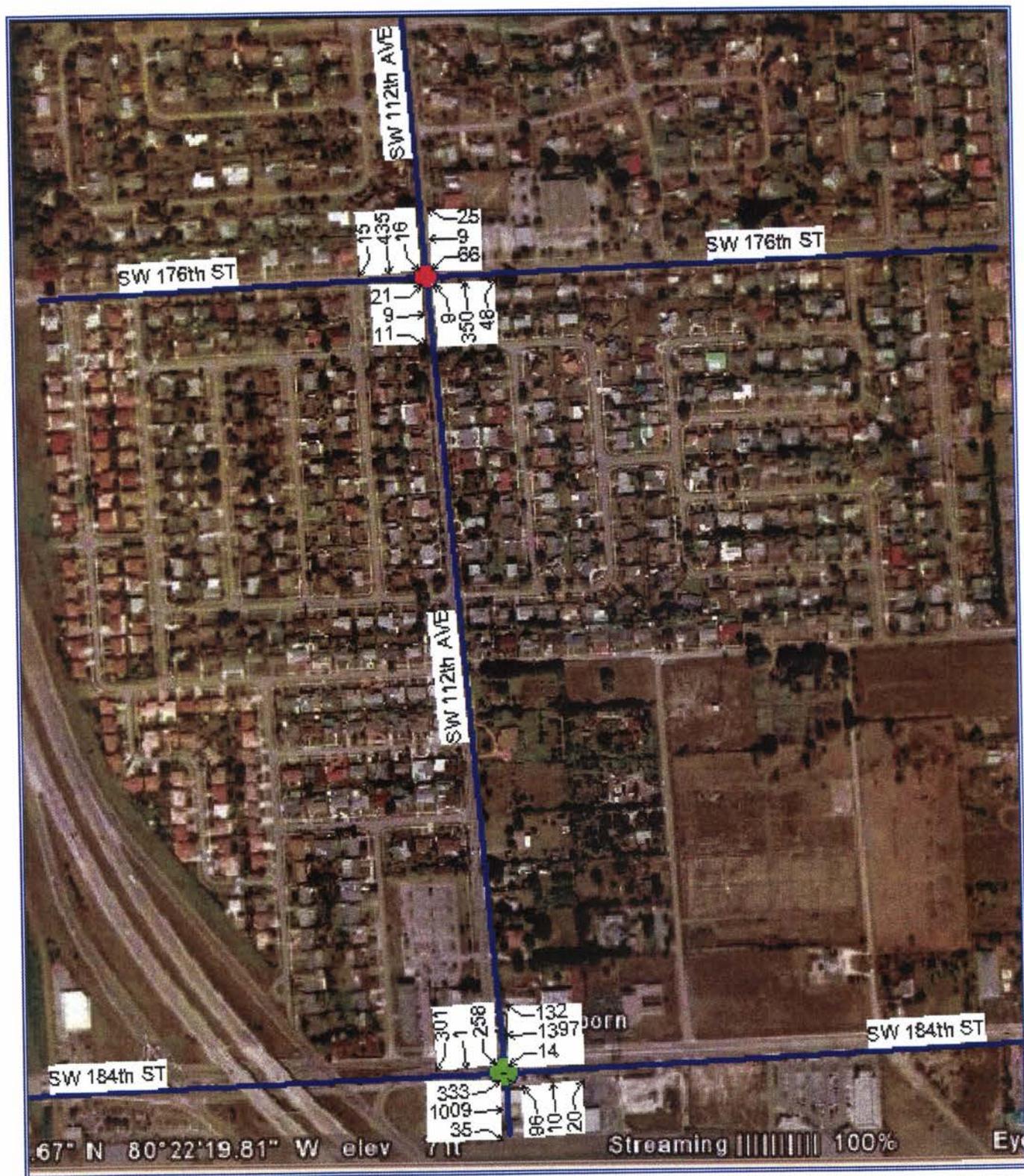
SW 176th Street & SW 112th Avenue

An existing Mid-block Pedestrian Signal data was obtained from Miami-Dade County Signals and Signs division. Additionally, further analysis was not taken into consideration because it presented minimal traffic impact and did not have sufficient actuations (calls) to have any significance. This is further documented in the Appendix 3 as Asset ID 3419.

6.0 Traffic Counts

Manual Turning Movement Counts (TMC) were taken at the nearby intersections of SW 184th Street (Eureka Drive)/ SW 112th Avenue and SW 176th Street SW 112th Avenue. These counts were done during the PM peak hour of 4:00 PM to 6:00 PM. The Turning Moving Counts (TMC's) counts collected were adjusted for peak seasonal variations by utilizing the **Florida Department of Transportation's** Seasonal Factor (SF) of 1.07. These calculations were performed for the PM Peak Hour and are included in Appendix 4 as Table 3. Moreover, these intersections would be the most impacted due to their close proximity to the subject location and due to the existing traffic volumes and patterns. Figure 3 is the PM Peak Hour Turning Movement Counts represented graphically. Lastly, for a project of this magnitude analyzing two (2) intersections is more than adequate and is customary with common practice in the field of traffic engineering.

Figure 3: Seasonally Adjusted Existing PM Peak TMC's



For the purposes of the corridor analysis, continuous 48-hour Automatic Traffic Recorder (ATR) were obtained from the Eureka Holding's project. Counts were collected on Wednesday and Thursday October 18th and October 19th, 2006, respectively. These counts were averaged, adjusted for peak season and corrected for multi-axle traffic by utilizing the Florida Department of Transportation Season Factor and Axle Correction Factors of 1.09 and 0.94, respectively. Table 5 depicts the results of the adjusted existing PM Peak hour traffic volume.

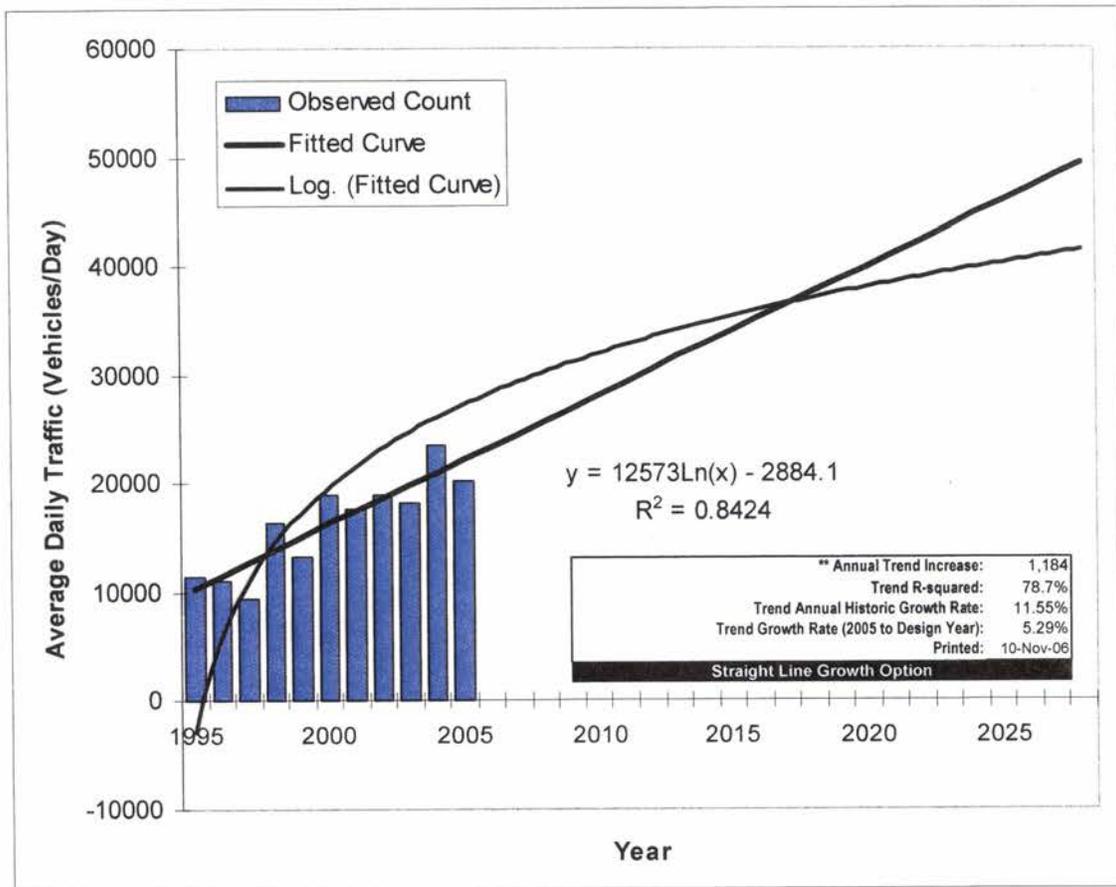
Table 5: PM Peak Hour Arterial Traffic

Link	ROADWAY		DIR	PM Peak Hour		AM PEAK HOUR VOLUME
	NAME	AT		Wednesday	Thursday	
	EXISTING CONDITION (Seasonally Adjusted)					
	1	2	8	9	10	12
1	SW 184th Street	Ease of SW 107th Avenue	EB	1188	977	1,089
			WB	1098	901	1,005
			LINK	2286	1878	2,094
2	SW 107th Avenue	Between SW 180th & 184th Street	NB	481	464	475
			SB	461	457	462
			LINK	942	921	937

7.0 Background Growth

Using the historical traffic counts data from the Florida Department of Transportation's Count Station 87091 a regression analysis was performed for the last ten (10) years of available data. The results indicate a growth trend of 5.29 percent from 2005 to the design year of 2009. As such, this growth rate was applied to the existing traffic counts to address background growth in the area. Figure 4 depicts the data graphically with its corresponding trend line. The count station data and analyses are included in Appendix 3.

Figure 4: Growth Trend Chart



8.0 Level of Service Analysis

Intersection Analysis

Intersection analyses were performed for the peak seasonally adjusted existing condition and the proposed condition at the intersections identified above using the Synchro/SimTraffic software. The results indicate the LOS are within acceptable guidelines for these type of facilities. Table 6 provides a summary of the results while Appendix 5 contains the program outputs. Additionally, the intersection of SW 184th Street and SW 112th Avenue was optimized to mitigate the proposed future conditions.

Intersection	Existing PM		Proposed PM		Proposed PM Optimize	
	LOS	Delay	LOS	Delay	LOS	Delay
SW 184th Street & SW 112th Avenue	E	78.0	F	130.1	E	79.5
SW 176th Street & SW 112th Avenue	A	3.5	B	5.2		

Table 6: Intersection LOS

The results of the corridor analysis reveal that all levels of service thresholds will be above an LOS D. Table 7 is a summary of the results while Appendix 5 contains the spreadsheet utilized to compute the peak season existing condition, the future year (i.e. 2009) background condition, the background and committed condition and finally, the proposed condition containing the cumulative effects.

Table 7: Corridor LOS Summary

ROADWAY		DIR	Background, Project & Committed Traffic	Jurisdictional Classification	PROPOSED LOS
NAME	AT				
PROPOSED CONDITION (With Project Traffic)					
1	2	3	8	10	11
SW 184th Street	Ease of SW 107th Avenue	EB	1,272	4-Lane Non-State Divided	D
		WB	1,174		
		LINK	2,446		
SW 107th Avenue	Between SW 180th & 184th Street	NB	558	2-Lane Non-State Undivided	D
		SB	541		
		LINK	1,100		

9.0 Recommendation

The results of the analysis contained in this report find that the levels of service thresholds are maintained within the LOS standard of E. As such, sufficient roadway capacity exists to support this development. Signal optimization on the intersection of SW 184th Street/ SW 112th Avenue may be needed at project completion should the growth rate calculated be realized. Otherwise, this project does not contribute a significant traffic impact and would constitute a "DeMinimus" impact.

APPENDIX 1
TRIP GENERATION

TABLE 1

Eureka Cove LLC

TRIP GENERATION

Land Use (LU)	Units	ITE LU CODE	ITE TRIP GENERATION RATE	PM PEAK HOUR TRIPS				TOTAL TRIPS
				IN		OUT		
				%	Trips	%	Trips	
Residential Townhouses	14 Dwelling Units	230	0.52	67%	5	33%	2	7
Gross Vehicle Trips				55%	5	45%	2	7

NOTES:

*From ITE Trip Generation, 7th Edition using the Rates.

06-087 Eureka Cove LLC
 Summary of Trip Generation Calculation
 For 14 Dwelling Units of Residential Condominium / Townhouse
 October 18, 2006

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	5.86	3.09	1.00	82
7-9 AM Peak Hour Enter	0.07	0.00	1.00	1
7-9 AM Peak Hour Exit	0.37	0.00	1.00	5
7-9 AM Peak Hour Total	0.44	0.69	1.00	6
4-6 PM Peak Hour Enter	0.35	0.00	1.00	5
4-6 PM Peak Hour Exit	0.17	0.00	1.00	2
4-6 PM Peak Hour Total	0.52	0.75	1.00	7
AM Pk Hr, Generator, Enter	0.08	0.00	1.00	1
AM Pk Hr, Generator, Exit	0.36	0.00	1.00	5
AM Pk Hr, Generator, Total	0.44	0.68	1.00	6
PM Pk Hr, Generator, Enter	0.33	0.00	1.00	5
PM Pk Hr, Generator, Exit	0.19	0.00	1.00	3
PM Pk Hr, Generator, Total	0.52	0.75	1.00	7
Saturday 2-Way Volume	5.67	3.10	1.00	79
Saturday Peak Hour Enter	0.25	0.00	1.00	4
Saturday Peak Hour Exit	0.22	0.00	1.00	3
Saturday Peak Hour Total	0.47	0.71	1.00	7
Sunday 2-Way Volume	4.84	2.71	1.00	68
Sunday Peak Hour Enter	0.22	0.00	1.00	3
Sunday Peak Hour Exit	0.23	0.00	1.00	3
Sunday Peak Hour Total	0.45	0.70	1.00	6

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

APPENDIX 2
TAZ / TRIP DIST

Traffic Analysis Zone (TAZ)

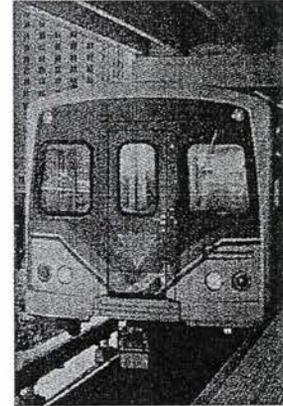




Miami-Dade Transportation Plan (to the Year 2030)

Directional Trip Distribution Report

January 2005



Prepared by:

 **Gannett Fleming**

In association with:

PACO Group

Public Financial Management

Media Relations Group



Miami-Dade Interim 2005 Cost Feasible Plan

DIRECTIONAL DISTRIBUTION SUMMARY

ORIGIN ZONE	CARDINAL DIRECTIONS								TOTAL	
	NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW		
1186	TRIPS	763	330	233	88	243	60	81	246	2044
	PERCENT	37.33	16.14	11.40	4.31	11.89	2.94	3.96	12.04	
1187	TRIPS	171	67	12	17	53	17	9	44	390
	PERCENT	43.85	17.18	3.08	4.36	13.59	4.36	2.31	11.28	
1188	TRIPS	1302	219	60	64	422	137	89	309	2602
	PERCENT	50.04	8.42	2.31	2.46	16.22	5.27	3.42	11.88	
1189	TRIPS	1608	343	59	339	1167	521	456	596	5089
	PERCENT	31.60	6.74	1.16	6.66	22.93	10.24	8.96	11.71	
1190	TRIPS	1033	618	79	120	329	76	116	460	2831
	PERCENT	36.49	21.83	2.79	4.24	11.62	2.68	4.10	16.25	
1191	TRIPS	1454	786	175	479	1146	965	502	575	6082
	PERCENT	23.91	12.92	2.88	7.88	18.84	15.87	8.25	9.45	
1192	TRIPS	1554	167	20	133	618	112	322	392	3318
	PERCENT	46.84	5.03	0.60	4.01	18.63	3.38	9.70	11.81	
1193	TRIPS	2242	373	75	185	770	74	369	572	4660
	PERCENT	48.11	8.00	1.61	3.97	16.52	1.59	7.92	12.27	
1194	TRIPS	1784	233	139	236	921	322	316	588	4539
	PERCENT	39.30	5.13	3.06	5.20	20.29	7.09	6.96	12.95	
1195	TRIPS	1568	248	81	141	675	133	138	431	3415
	PERCENT	45.92	7.26	2.37	4.13	19.77	3.89	4.04	12.62	
1196	TRIPS	2289	478	179	809	569	172	196	910	5602
	PERCENT	40.86	8.53	3.20	14.44	10.16	3.07	3.50	16.24	
1197	TRIPS	2167	1592	474	1160	552	338	429	1016	7728
	PERCENT	28.04	20.60	6.13	15.01	7.14	4.37	5.55	13.15	
1198	TRIPS	2295	1762	463	1238	723	536	507	1062	8586
	PERCENT	26.73	20.52	5.39	14.42	8.42	6.24	5.90	12.37	
1199	TRIPS	858	564	380	314	110	68	109	266	2669
	PERCENT	32.15	21.13	14.24	11.76	4.12	2.55	4.08	9.97	
1200	TRIPS	1202	850	426	423	331	160	249	532	4173
	PERCENT	28.80	20.37	10.21	10.14	7.93	3.83	5.97	12.75	

Eureka Cove LLC

Project Cardinal Distribution

(TAZ 1196)

DIRECTION	DISTRIBUTION %	PM Peak Trips		
		IN	OUT	Total
NNE	40.86	2	1	3
ENE	8.53	0	1	1
ESE	3.20	1	0	1
SSE	14.44	1	0	1
SSW	10.16	0	0	0
WSW	3.07	0	0	0
WNW	3.50	0	0	0
NNW	16.24	1	0	1
TOTAL	100.00	5	2	7

Note:

Based on Miami-Dade Transportation Plan (to the Year 2030) Directional Trip Distribution Report, January 2005. Miami-Dade Interim 2005 Cost Feasible Plan was used as obtained from Miami Dade MPO.

Eureka Cove LLC

Project Trip Assignment

Assignment:	IN	OUT	Total
North	2+1=3	1+0=1	4
East	0+1=1	1+0=1	2
South	1+0=1	0+0=0	1
West	0+0=0	0+0=0	0
		TOTAL	7

Eureka Cove LLC

Project Trip Assignment

3 →

1 →



1 ⇄

⇄

1

0 ⇄

⇄

0

→ 0

← 1



APPENDIX 3
SIGNAL TIMING
FDOT FACTORS



5193

TIMING DATA FOR 5193 SW 184 ST & 112 AVE (SEC: 174 TYPE: SA)

PAT	OF	EWG	G	Y	R	SG	Y	R	NP	G	Y	R	EL	Y	S	Y	M	CYC	
1	T	5	48	1	4	1	12	4	1	14	1	4	1	6	3				100OFF PEAK M2
5	T	31	38	1	4	1	14	4	1	12	1	4	1	6	3				90OFF PEAK M2
6	T	54	45	1	4	1	15	4	1	14	1	4	1	6	3				100AM PEAK M1
7	T	60	41	1	4	1	17	4	1	14	1	4	1	8	3				100PM PEAK
8	T	22	48	1	4	1	14	4	1	12	1	4	1	6	3				100OFF PEAK M1
9	T	0	38	1	4	1	14	4	1	12	1	4	1	0	0	4	7		81NITE 0/6
10	T	10	48	1	4	1	14	4	1	12	1	4	1	6	3				100OFF PEAK M2
16	T	54	45	1	4	1	15	4	1	14	1	4	1	6	3				100AM PEAK M2
24	T	20	38	1	4	1	14	4	1	12	1	4	1	6	3				90RECALL TEST
MIN:			20				5				1			5					

PHASE:	$\phi 1$	$\phi 2$	$\phi 3$	$\phi 4$	
G(w)	-	41	-	14	
G(f)	-	-	-	-	
G(g)	8	1	17	1	
G(total)	8	42	17	15	
Y	3	4	4	4	
R	-	1	1	1	
SPLIT	11	47	22	20	CL = 100s

Signal Timing
SW 112th Avenue/ SW 176th ST
Assed ID# 3419

*MID-BLOCK PED SIGNAL.

PHASE:				
N/A				
G(w)				
G(f)				
G(g)				
G(total)				
Y				
R				
SPLIT				

*SEE ATTACHED SIGNAL TIMING

(C+COL+ROW)	1	2	3	4	5	6	7	(C+PLAN#+ROW)	PLAN NUMBER	1	2	3	4	5	6	7	9	(P+P+ROW)	PHASE FUNCTIONS	1	2	3	4	5	6	7	8
0 WALK				7				CYCLE	90									0 PERMIT		2	4	6					
1 FLH D/W				8				1 FORCE 1										1 RED LOCK									
2 MIN INIT		30				30		2 FORCE 2										2 YELLOW LOCK									
3 TYPE 3								3 FORCE 3										3 VEH MIN RECALL		2				6			
4 ADD/VEH								4 FORCE 4	36									4 PED RECALL									
5 VEH EXT								5 FORCE 5										5 PEDESTRIANS					4				
6 MAX GAP								6 FORCE 6										6 REST IN WALK									
7 MIN GAP								7 FORCE 7										7 RED REST									
8 MAX								8 FORCE 8										8 DOUBLE ENTRY									
9 MAX2								9 RING OFFSET										9 VEH MAX RECALL									
A A/D WLK								A OFFSET A										A SOFT RECALL									
B SBQ TO								B OFFSET B										B MAXIMUM 2									
C COND MIN								C OFFSET C										C COND SERVICE									
D REDUCE EV								D END PERM 1										D MAN CONT CALLS		2	4	6					
E YELLOW		4				4		E HOLD RELEASE255										E YELLOW START									
F RED CLR		1	1			1		F ZONE OFFSET										F FIRST PHASES		2				6			
					</																						

2005 Peak Season Factor Category Report - Report Type: ALL

Category: 8701 MIAMI-DADE SOUTH

MOCF: 0.98

Week	Dates	SF	PSCF
1	01/01/2005 - 01/01/2005	0.97	0.99
2	01/02/2005 - 01/08/2005	0.99	1.01
3	01/09/2005 - 01/15/2005	1.02	1.04
4	01/16/2005 - 01/22/2005	1.01	1.03
5	01/23/2005 - 01/29/2005	1.00	1.02
* 6	01/30/2005 - 02/05/2005	0.99	1.01
* 7	02/06/2005 - 02/12/2005	0.99	1.01
* 8	02/13/2005 - 02/19/2005	0.98	1.00
* 9	02/20/2005 - 02/26/2005	0.98	1.00
*10	02/27/2005 - 03/05/2005	0.98	1.00
*11	03/06/2005 - 03/12/2005	0.98	1.00
*12	03/13/2005 - 03/19/2005	0.98	1.00
*13	03/20/2005 - 03/26/2005	0.98	1.00
*14	03/27/2005 - 04/02/2005	0.98	1.00
*15	04/03/2005 - 04/09/2005	0.98	1.00
*16	04/10/2005 - 04/16/2005	0.98	1.00
*17	04/17/2005 - 04/23/2005	0.99	1.01
*18	04/24/2005 - 04/30/2005	1.00	1.02
19	05/01/2005 - 05/07/2005	1.01	1.03
20	05/08/2005 - 05/14/2005	1.02	1.04
21	05/15/2005 - 05/21/2005	1.03	1.05
22	05/22/2005 - 05/28/2005	1.02	1.04
23	05/29/2005 - 06/04/2005	1.01	1.03
24	06/05/2005 - 06/11/2005	1.01	1.03
25	06/12/2005 - 06/18/2005	1.00	1.02
26	06/19/2005 - 06/25/2005	1.00	1.02
27	06/26/2005 - 07/02/2005	1.00	1.02
28	07/03/2005 - 07/09/2005	1.00	1.02
29	07/10/2005 - 07/16/2005	1.00	1.02
30	07/17/2005 - 07/23/2005	1.00	1.02
31	07/24/2005 - 07/30/2005	1.01	1.03
32	07/31/2005 - 08/06/2005	1.01	1.03
33	08/07/2005 - 08/13/2005	1.01	1.03
34	08/14/2005 - 08/20/2005	1.01	1.03
35	08/21/2005 - 08/27/2005	1.01	1.03
36	08/28/2005 - 09/03/2005	1.01	1.03
37	09/04/2005 - 09/10/2005	1.01	1.03
38	09/11/2005 - 09/17/2005	1.02	1.04
39	09/18/2005 - 09/24/2005	1.04	1.06
40	09/25/2005 - 10/01/2005	1.06	1.08
41	10/02/2005 - 10/08/2005	1.07	1.09
42	10/09/2005 - 10/15/2005	1.09	1.11
43	10/16/2005 - 10/22/2005	1.07	1.09
44	10/23/2005 - 10/29/2005	1.05	1.07
45	10/30/2005 - 11/05/2005	1.03	1.05
46	11/06/2005 - 11/12/2005	1.01	1.03
47	11/13/2005 - 11/19/2005	0.98	1.00
48	11/20/2005 - 11/26/2005	0.98	1.00
49	11/27/2005 - 12/03/2005	0.98	1.00
50	12/04/2005 - 12/10/2005	0.97	0.99
51	12/11/2005 - 12/17/2005	0.97	0.99
52	12/18/2005 - 12/24/2005	0.99	1.01
53	12/25/2005 - 12/31/2005	1.02	1.04

* Peak Season

2005 Weekly Axle Factor Category Report - Report Type: ALL

County: 87 - DADE

Week	Dates	8717 SR A1A, 886	8718 SR 9	8719 SR 973, 989
1	01/01/2005 - 01/01/2005	0.98	0.95	0.94
2	01/02/2005 - 01/08/2005	0.98	0.95	0.94
3	01/09/2005 - 01/15/2005	0.98	0.95	0.94
4	01/16/2005 - 01/22/2005	0.98	0.95	0.94
5	01/23/2005 - 01/29/2005	0.98	0.96	0.94
6	01/30/2005 - 02/05/2005	0.98	0.96	0.94
7	02/06/2005 - 02/12/2005	0.98	0.97	0.94
8	02/13/2005 - 02/19/2005	0.98	0.97	0.94
9	02/20/2005 - 02/26/2005	0.98	0.97	0.94
10	02/27/2005 - 03/05/2005	0.98	0.96	0.94
11	03/06/2005 - 03/12/2005	0.98	0.95	0.94
12	03/13/2005 - 03/19/2005	0.98	0.95	0.94
13	03/20/2005 - 03/26/2005	0.98	0.95	0.94
14	03/27/2005 - 04/02/2005	0.98	0.96	0.94
15	04/03/2005 - 04/09/2005	0.98	0.96	0.94
16	04/10/2005 - 04/16/2005	0.98	0.96	0.94
17	04/17/2005 - 04/23/2005	0.98	0.96	0.94
18	04/24/2005 - 04/30/2005	0.98	0.96	0.94
19	05/01/2005 - 05/07/2005	0.98	0.95	0.94
20	05/08/2005 - 05/14/2005	0.98	0.95	0.94
21	05/15/2005 - 05/21/2005	0.98	0.95	0.94
22	05/22/2005 - 05/28/2005	0.98	0.95	0.94
23	05/29/2005 - 06/04/2005	0.98	0.96	0.94
24	06/05/2005 - 06/11/2005	0.98	0.96	0.94
25	06/12/2005 - 06/18/2005	0.98	0.97	0.94
26	06/19/2005 - 06/25/2005	0.98	0.96	0.94
27	06/26/2005 - 07/02/2005	0.98	0.96	0.94
28	07/03/2005 - 07/09/2005	0.98	0.95	0.94
29	07/10/2005 - 07/16/2005	0.98	0.94	0.94
30	07/17/2005 - 07/23/2005	0.98	0.95	0.94
31	07/24/2005 - 07/30/2005	0.98	0.95	0.94
32	07/31/2005 - 08/06/2005	0.98	0.95	0.94
33	08/07/2005 - 08/13/2005	0.98	0.95	0.94
34	08/14/2005 - 08/20/2005	0.98	0.95	0.94
35	08/21/2005 - 08/27/2005	0.98	0.95	0.94
36	08/28/2005 - 09/03/2005	0.98	0.95	0.94
37	09/04/2005 - 09/10/2005	0.98	0.95	0.94
38	09/11/2005 - 09/17/2005	0.98	0.95	0.94
39	09/18/2005 - 09/24/2005	0.98	0.95	0.94
40	09/25/2005 - 10/01/2005	0.98	0.95	0.94
41	10/02/2005 - 10/08/2005	0.98	0.95	0.94
42	10/09/2005 - 10/15/2005	0.98	0.95	0.94
43	10/16/2005 - 10/22/2005	0.98	0.95	0.94
44	10/23/2005 - 10/29/2005	0.98	0.95	0.94
45	10/30/2005 - 11/05/2005	0.98	0.95	0.94
46	11/06/2005 - 11/12/2005	0.98	0.95	0.94
47	11/13/2005 - 11/19/2005	0.98	0.95	0.94
48	11/20/2005 - 11/26/2005	0.98	0.95	0.94
49	11/27/2005 - 12/03/2005	0.98	0.95	0.94
50	12/04/2005 - 12/10/2005	0.98	0.95	0.94
51	12/11/2005 - 12/17/2005	0.98	0.95	0.94
52	12/18/2005 - 12/24/2005	0.98	0.95	0.94
53	12/25/2005 - 12/31/2005	0.98	0.95	0.94

APPENDIX 4

TRAFFIC COUNTS

TURNING MOVEMENT COUNTS (TMC)

AUTOMATIC TRAFFIC RECORDER (ATR)

GROWTH TRENDS

COMMITTED DEVELOPMENTS

Table: T-1

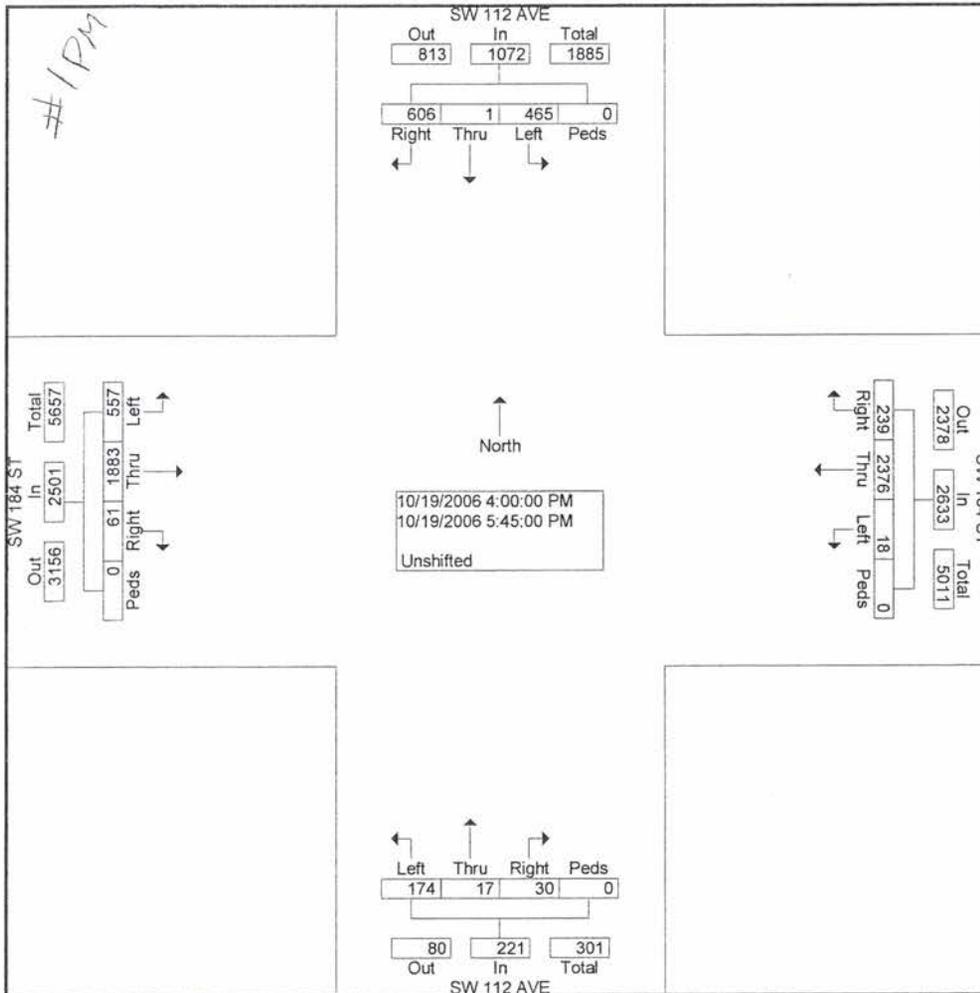
Eureka Cove LLC EXISTING & PROPOSED PM PEAK HOUR TMC'S

INTERSECTION NO.	INTERSECTION NAME	APPROACH	MOVEMENT	PM PEAK HR COUNT	Date of Count	SF	PHF	PM PEAK SEASONALLY ADJUSTED (EXISTING)	BACKGROWTH RATE 5.25% No. of Years 3	Net Traffic w/o Project	Site Traffic (VPH)	Committed Traffic (VPH)	Total Traffic (PROPOSED)		
1	SW 184th Street & SW 112th Avenue	SOUTHBOUND	SBR	281	1.07	7		301	50	11	0	0	352		
			SBT	1	1.07			1	1	0	0	0	0	1	
			SBL	241	1.07			301	43	0	0	0	0	301	
		TOTAL	523				660	94	560	653	1	0	0	654	
		WESTBOUND	WBR	123	1.07			132	22	154	154	1	0	0	155
			WBT	1306	1.07			1397	234	1631	1631	0	2	0	1633
			WBL	13	1.07			14	2	16	16	0	0	0	16
		TOTAL	1442				1543	258	1801	1801	1	2	0	1804	
		NORTHBOUND	NBR	19	1.07			20	3	24	24	0	0	0	24
			NBT	9	1.07			10	2	11	11	0	0	0	11
			NBL	90	1.07			95	16	112	112	0	0	0	112
		TOTAL	118			Thursday, October 19, 2006	126	21	147	147	0	0	0	0	147
		EASTBOUND	EBR	33	1.07			35	6	41	41	0	0	0	41
EBT	943		1.07			1009	169	1178	1178	0	1	0	1179		
EBL	311		1.07			333	56	389	389	1	0	0	389		
TOTAL	1287				1377	230	1607	1607	1	1	0	1609			
TOTAL	3370				3606	603	4209	4209	3	3	0	4215			
2	SW 176th Street & SW 112th Avenue	SOUTHBOUND	SBR	15	1.03			15	3	18	3	0	0	21	
			SBT	407	1.07			435	73	508	0	12	0	520	
			SBL	15	1.07			16	3	19	19	0	0	0	19
		TOTAL	437				467	78	545	545	3	12	0	560	
		WESTBOUND	WBR	23	1.07			25	4	29	29	0	0	0	29
			WBT	8	1.07			9	1	10	10	0	0	0	10
			WBL	62	1.07			65	11	77	77	0	0	0	77
		TOTAL	93				100	17	116	116	0	0	0	116	
		NORTHBOUND	NBR	45	1.07			48	8	56	56	0	0	0	56
			NBT	327	1.07			350	59	408	408	0	5	0	413
			NBL	8	1.07			9	1	10	10	2	0	0	12
		TOTAL	380				407	68	475	475	2	5	0	482	
		EASTBOUND	EBR	10	1.07			11	2	12	12	1	0	0	13
EBT	8		1.07			9	1	10	10	0	0	0	10		
EBL	20		1.07			21	4	25	25	1	0	0	26		
TOTAL	38				41	7	47	47	2	0	0	49			
TOTAL	948				1014	170	1183	1183	7	17	0	1207			

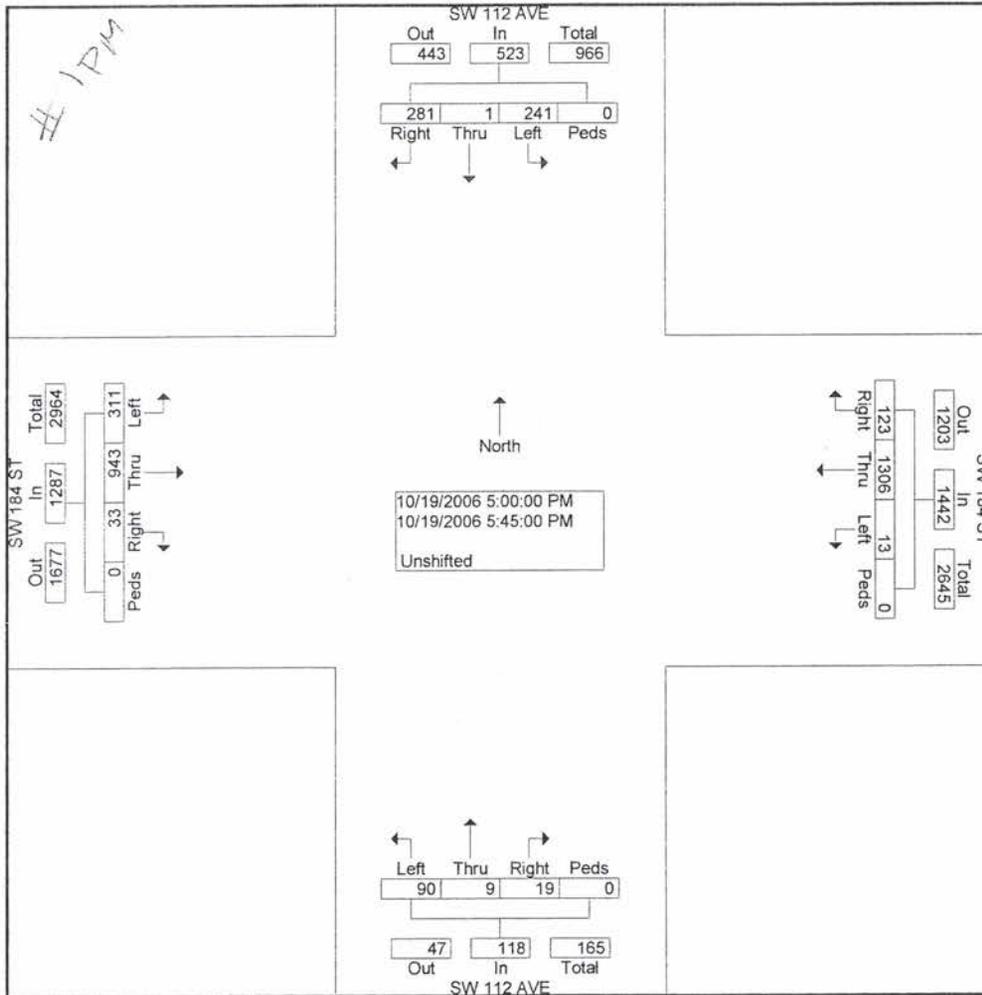
- Notes:
- 1 Intersection Name
 - 2 Intersection Approach
 - 3 Intersection Approach Movement
 - 4 TMC data provided by RGA, Inc.
 - 5 Date of Count
 - 6 Peak Seasonal Correction Factor obtained from FDOT 2005 Data
 - 7 Peak Hour Factor
 - 8 Seasonally Adjusted TMC = Count * SF (These are the volumes utilized in the existing condition intersection LOS)
 - 9 Based on Traffic Trends Analysis a 3 percent background growth was calculated with a project build-out of three years.
 - 10 Net Traffic = Peak Seasonally Adjusted TMC + Background
 - 11 Site traffic assignment
 - 12 Committed development gathered from the Sweet Home Baptist Church project.
 - 13 Total Traffic = Net Traffic + Site Traffic (These are the volumes utilized in the proposed intersection LOS analysis)

Groups Printed- Unshifted

Start Time	SW 112 AVE From North					SW 184 ST From East					SW 112 AVE From South					SW 184 ST From West					Int. Total
	Rig ht	Thr u	Left	Ped s	App. Total	Rig ht	Thr u	Left	Ped s	App. Total	Rig ht	Thr u	Left	Ped s	App. Total	Rig ht	Thr u	Left	Ped s	App. Total	
Factor	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		
04:00 PM	88	0	63	0	151	30	291	2	0	323	3	2	22	0	27	8	247	66	0	321	822
04:15 PM	80	0	64	0	144	28	278	1	0	307	2	1	20	0	23	6	256	58	0	320	794
04:30 PM	82	0	50	0	132	31	246	1	0	278	3	2	19	0	24	4	225	60	0	289	723
04:45 PM	75	0	47	0	122	27	255	1	0	283	3	3	23	0	29	10	212	62	0	284	718
Total	325	0	224	0	549	116	1070	5	0	1191	11	8	84	0	103	28	940	246	0	1214	3057
05:00 PM	83	1	55	0	139	18	307	4	0	329	4	1	25	0	30	7	236	74	0	317	815
05:15 PM	59	0	61	0	120	34	325	2	0	361	6	3	20	0	29	8	212	78	0	298	808
05:30 PM	68	0	66	0	134	33	333	3	0	369	5	2	21	0	28	11	242	80	0	333	864
05:45 PM	71	0	59	0	130	38	341	4	0	383	4	3	24	0	31	7	253	79	0	339	883
Total	281	1	241	0	523	123	1306	13	0	1442	19	9	90	0	118	33	943	311	0	1287	3370
Grand Total	606	1	465	0	1072	239	2376	18	0	2633	30	17	174	0	221	61	1883	557	0	2501	6427
Apprch %	56.5	0.1	43.4	0.0		9.1	90.2	0.7	0.0		13.6	7.7	78.7	0.0		2.4	75.3	22.3	0.0		
Total %	9.4	0.0	7.2	0.0	16.7	3.7	37.0	0.3	0.0	41.0	0.5	0.3	2.7	0.0	3.4	0.9	29.3	8.7	0.0	38.9	



Start Time	SW 112 AVE From North					SW 184 ST From East					SW 112 AVE From South					SW 184 ST From West					Int. Total
	Rig ht	Thru	Left	Ped s	App. Total	Rig ht	Thru	Left	Ped s	App. Total	Rig ht	Thru	Left	Ped s	App. Total	Rig ht	Thru	Left	Ped s	App. Total	
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Intersection	05:00 PM																				
Volume	281	1	241	0	523	123	1306	13	0	1442	19	9	90	0	118	33	943	311	0	1287	3370
Percent	53.7	0.2	46.1	0.0		8.5	90.6	0.9	0.0		16.1	7.6	76.3	0.0		2.6	73.3	24.2	0.0		
05:45 Volume	71	0	59	0	130	38	341	4	0	383	4	3	24	0	31	7	253	79	0	339	883
Peak Factor																					
High Int. Volume	05:00 PM					05:45 PM					05:45 PM					05:45 PM					
Peak Factor	83	1	55	0	139	38	341	4	0	383	4	3	24	0	31	7	253	79	0	339	0.954
					0.94					0.94					0.95					0.94	9



Groups Printed- Unshifted

Start Time	112 AVE From North					SW 176 ST From East					112 AVE From South					SW 176 ST From West					Int. Total
	Rig ht	Thr u	Left	Ped s	App. Total	Rig ht	Thr u	Left	Ped s	App. Total	Rig ht	Thr u	Left	Ped s	App. Total	Rig ht	Thr u	Left	Ped s	App. Total	
Factor	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		
04:00 PM	6	100	3	1	110	5	1	13	0	19	12	67	0	4	83	5	0	3	0	8	220
04:15 PM	5	108	3	3	119	1	3	12	0	16	10	71	4	0	85	9	1	2	0	12	232
04:30 PM	8	117	4	3	132	2	2	16	0	20	8	63	1	0	72	2	0	3	0	5	229
04:45 PM	5	78	1	2	86	8	3	17	0	28	12	76	1	1	90	3	2	2	0	7	211
Total	24	403	11	9	447	16	9	58	0	83	42	277	6	5	330	19	3	10	0	32	892
05:00 PM	5	89	4	0	98	8	3	17	0	28	13	82	4	0	99	2	3	7	0	12	237
05:15 PM	4	99	2	1	106	6	5	23	0	34	7	77	3	2	89	3	3	3	0	9	238
05:30 PM	5	127	6	1	139	2	0	11	0	13	15	70	1	0	86	2	0	6	0	8	246
05:45 PM	1	92	3	0	96	7	0	11	0	18	10	98	0	2	110	3	2	4	0	9	233
Total	15	407	15	2	439	23	8	62	0	93	45	327	8	4	384	10	8	20	0	38	954
Grand Total	39	810	26	11	886	39	17	120	0	176	87	604	14	9	714	29	11	30	0	70	1846
Apprch %	4.4	91.4	2.9	1.2		22.2	9.7	68.2	0.0		12.2	84.6	2.0	1.3		41.4	15.7	42.9	0.0		
Total %	2.1	43.9	1.4	0.6	48.0	2.1	0.9	6.5	0.0	9.5	4.7	32.7	0.8	0.5	38.7	1.6	0.6	1.6	0.0	3.8	

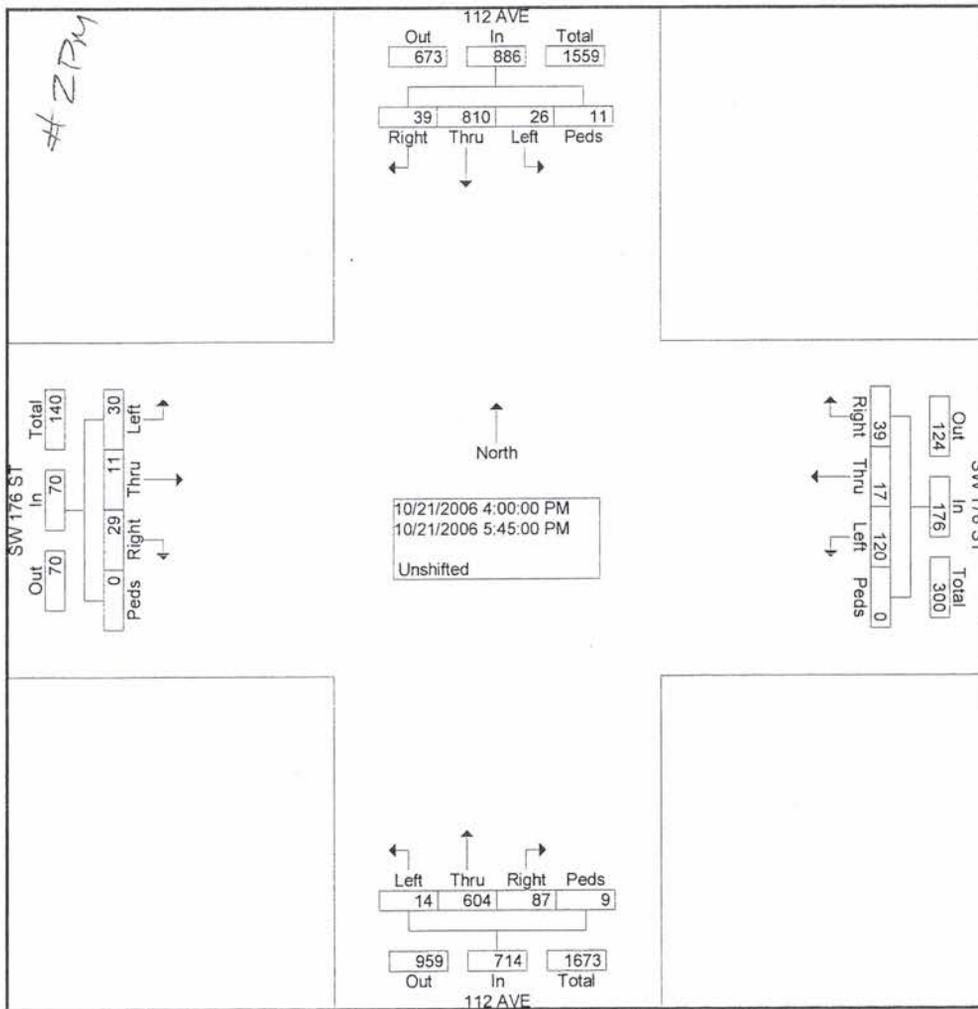


Table: 2
Sweet Home Baptist Church
PM PEAK HOUR VOLUMES

Link	ROADWAY		Source	Date From	Date To	SF	ACF	DIR	PM Peak Hour		AVERAGE	AM PEAK HOUR VOLUME	Jurisdictional Classification	LOS	
	NAME	AT							Wednesday	Thursday					
	1	EXISTING CONDITION (Seasonally Adjusted)	2	3	4	5	6	7	8	9	10	11	12	13	14
1	SW 184th Street	Ease of SW 107th Avenue	RGA	10/18/06	10/19/06	1.07	0.94	WB	EB	1098	977	1000	1,089	4-Lane Non-State Divided	D
2	SW 107th Avenue	Between SW 180th & 184th Street	RGA	10/18/06	10/19/06	1.07	0.94	SB	NB	461	464	473	475	2-Lane Non-State Undivided	D
								LINK	LINK	2286	1878	2082	2,094		
										942	921	932	937		

- Notes: 1 Roadway Name
2 Location of Count
3 Source of Data: RGA=Richard Garcia & Associates, Inc.,
4 Beginning of data count
5 Ending of data count
6 Season Factor obtained from 2004 Florida Traffic Information CD, Miami-Dade South Category 8700
7 Axle Correction Factor obtained from 2004 Florida Traffic Information CD
8 Link Direction
9, 10 Raw Data
11 Average of Count
12 Seasonally Adjusted Calculation=Average*SF*ACF
13 Roadway Jurisdictional Classification
14 Level of Service from table 4-4; FDOT O/LOS HB page 91.

Latitude: 0' 0.000 Undefined

Start Time	18-Oct-06 Wed	EB	WB	Total
12:00 AM		29	34	63
12:15		26	29	55
12:30		20	23	43
12:45		14	30	44
01:00		19	17	36
01:15		17	19	36
01:30		9	13	22
01:45		12	6	18
02:00		12	10	22
02:15		9	6	15
02:30		17	10	27
02:45		8	10	18
03:00		6	11	17
03:15		11	8	19
03:30		5	7	12
03:45		5	12	17
04:00		9	7	16
04:15		13	20	33
04:30		11	16	27
04:45		28	16	44
05:00		18	26	44
05:15		28	32	60
05:30		46	62	108
05:45		66	71	137
06:00		94	83	177
06:15		100	83	183
06:30		130	105	235
06:45		146	104	250
07:00		155	104	259
07:15		200	108	308
07:30		254	142	396
07:45		223	176	399
08:00		205	173	378
08:15		271	177	448
08:30		280	192	472
08:45		302	174	476
09:00		301	174	475
09:15		253	215	468
09:30		280	202	482
09:45		270	190	460
10:00		228	185	413
10:15		252	191	443
10:30		256	204	460
10:45		247	192	439
11:00		270	221	491
11:15		269	218	487
11:30		247	203	450
11:45		277	236	513
Total		5948	4547	10495
Percent		56.7%	43.3%	
Peak		08:15	11:00	11:00
Vol.		1154	878	1941
P.H.F.		0.955	0.930	0.946

Start Time	18-Oct-06 Wed	EB	WB	Total
12:00 PM		260	237	497
12:15		275	210	485
12:30		308	260	568
12:45		263	226	489
01:00		244	252	496
01:15		255	199	454
01:30		263	228	491
01:45		262	208	470
02:00		276	246	522
02:15		290	234	524
02:30		313	231	544
02:45		293	239	532
03:00		292	256	548
03:15		226	224	450
03:30		227	248	475
03:45		227	215	442
04:00		223	240	463
04:15		240	263	503
04:30		240	257	497
04:45		231	270	501
05:00		208	295	503
05:15		210	266	476
05:30		226	249	475
05:45		197	288	485
06:00		194	276	470
06:15		208	258	466
06:30		199	239	438
06:45		183	204	387
07:00		179	228	407
07:15		185	228	413
07:30		181	175	356
07:45		169	187	356
08:00		133	151	284
08:15		111	136	247
08:30		125	139	264
08:45		90	155	245
09:00		101	150	251
09:15		117	145	262
09:30		94	94	188
09:45		94	124	218
10:00		101	106	207
10:15		87	104	191
10:30		92	96	188
10:45		80	99	179
11:00		62	89	151
11:15		71	63	134
11:30		54	73	127
11:45		47	69	116
Total		9006	9429	18435
Percent		48.9%	51.1%	
Peak		14:15	17:00	14:15
Vol.		1188	1098	2188
P.H.F.		0.949	0.931	0.945

RICHARD GARCIA & ASSOCIATES, INC.
 13117 NW 107 AVE. UNIT NO. 4
 HIALEAH GARDENS, FL 33018
 305.595.7505 / FAX 305.675.6474

Site Code: 000000000000
 Station ID: 8965
 SW 184 ST (EAST OF SW 107 AVE)

Latitude: 0' 0.000 Undefined

Start Time	19-Oct-06 Thu	EB	WB	Total
12:00 AM		56	44	100
12:15		30	55	85
12:30		37	36	73
12:45		31	43	74
01:00		28	29	57
01:15		22	34	56
01:30		25	26	51
01:45		23	24	47
02:00		22	31	53
02:15		20	19	39
02:30		22	26	48
02:45		15	21	36
03:00		17	20	37
03:15		13	18	31
03:30		8	17	25
03:45		20	17	37
04:00		16	20	36
04:15		17	9	26
04:30		13	21	34
04:45		25	9	34
05:00		17	22	39
05:15		21	28	49
05:30		33	29	62
05:45		29	34	63
06:00		49	30	79
06:15		48	48	96
06:30		66	36	102
06:45		72	49	121
07:00		77	56	133
07:15		88	93	181
07:30		136	85	221
07:45		150	93	243
08:00		164	111	275
08:15		201	130	331
08:30		182	126	308
08:45		202	123	325
09:00		203	168	371
09:15		215	169	384
09:30		209	166	375
09:45		209	167	376
10:00		251	177	428
10:15		275	168	443
10:30		230	180	410
10:45		235	195	430
11:00		236	196	432
11:15		244	209	453
11:30		249	227	476
11:45		259	201	460
Total		4810	3835	8645
Percent		55.6%	44.4%	
Peak		10:00	11:00	11:00
Vol.		991	833	1821
P.H.F.		0.901	0.917	0.956

Latitude: 0' 0.000 Undefined

Start Time	19-Oct-06 Thu	EB	WB	Total
12:00 PM		238	231	469
12:15		243	228	471
12:30		232	211	443
12:45		243	231	474
01:00		254	208	462
01:15		248	180	428
01:30		211	202	413
01:45		215	224	439
02:00		240	211	451
02:15		202	227	429
02:30		180	187	367
02:45		183	196	379
03:00		204	210	414
03:15		197	203	400
03:30		166	209	375
03:45		205	186	391
04:00		182	196	378
04:15		224	194	418
04:30		178	211	389
04:45		167	245	412
05:00		162	201	363
05:15		171	190	361
05:30		193	203	396
05:45		176	187	363
06:00		165	187	352
06:15		167	189	356
06:30		181	177	358
06:45		171	196	367
07:00		177	179	356
07:15		134	179	313
07:30		137	191	328
07:45		141	153	294
08:00		132	170	302
08:15		136	149	285
08:30		131	135	266
08:45		119	128	247
09:00		88	124	212
09:15		90	136	226
09:30		107	122	229
09:45		73	109	182
10:00		99	104	203
10:15		76	102	178
10:30		66	81	147
10:45		96	90	186
11:00		72	93	165
11:15		71	89	160
11:30		65	64	129
11:45		62	77	139
Total		7670	8195	15865
Percent		48.3%	51.7%	
Peak		12:30	12:00	12:00
Vol.		977	901	1857
P.H.F.		0.962	0.919	0.979
Grand Total		27434	26006	53440
Percent		51.3%	48.7%	

ADT Not Calculated

Richard Garcia & Associates, Inc.
 13117 NW 107 Ave. Suite No.4
 Hialeah Gardens, Fl 33018
 Tel:305-595-7505 /Fax: 305-675-6474

Site Code: 000000000000

Station ID: 8370

SW 107 AVE (BETWEEN SW 180 & 184 ST)

Latitude: 0' 0.000 Undefined

Start Time	18-Oct-06 Wed	NB	SB	Total
12:00 AM		19	24	43
12:15		12	17	29
12:30		9	16	25
12:45		20	15	35
01:00		7	19	26
01:15		14	5	19
01:30		4	8	12
01:45		6	17	23
02:00		6	11	17
02:15		3	9	12
02:30		6	4	10
02:45		4	7	11
03:00		4	5	9
03:15		7	8	15
03:30		4	3	7
03:45		3	7	10
04:00		7	5	12
04:15		9	7	16
04:30		6	1	7
04:45		7	10	17
05:00		9	8	17
05:15		18	10	28
05:30		30	12	42
05:45		25	28	53
06:00		30	35	65
06:15		27	34	61
06:30		43	40	83
06:45		42	37	79
07:00		47	49	96
07:15		57	71	128
07:30		80	52	132
07:45		96	78	174
08:00		72	54	126
08:15		85	55	140
08:30		59	52	111
08:45		64	42	106
09:00		75	32	107
09:15		69	32	101
09:30		69	37	106
09:45		72	37	109
10:00		58	35	93
10:15		55	28	83
10:30		64	35	99
10:45		65	44	109
11:00		62	44	106
11:15		68	39	107
11:30		61	37	98
11:45		79	45	124
Total		1738	1300	3038
Percent		57.2%	42.8%	
Peak		07:30	07:15	07:30
Vol.		333	255	572
P.H.F.		0.867	0.817	0.822

Start Time	18-Oct-06 Wed	NB	SB	Total
12:00 PM		76	53	129
12:15		80	31	111
12:30		76	52	128
12:45		63	56	119
01:00		62	39	101
01:15		64	55	119
01:30		60	42	102
01:45		83	41	124
02:00		78	36	114
02:15		71	48	119
02:30		90	38	128
02:45		70	51	121
03:00		86	49	135
03:15		72	76	148
03:30		76	74	150
03:45		84	84	168
04:00		100	90	190
04:15		106	92	198
04:30		116	86	202
04:45		112	124	236
05:00		104	105	209
05:15		105	113	218
05:30		116	122	238
05:45		119	109	228
06:00		129	111	240
06:15		117	107	224
06:30		115	108	223
06:45		114	120	234
07:00		100	117	217
07:15		109	112	221
07:30		85	113	198
07:45		83	88	171
08:00		72	106	178
08:15		71	89	160
08:30		79	86	165
08:45		62	89	151
09:00		76	83	159
09:15		68	60	128
09:30		58	72	130
09:45		55	58	113
10:00		49	72	121
10:15		58	63	121
10:30		57	58	115
10:45		42	46	88
11:00		51	53	104
11:15		46	62	108
11:30		31	43	74
11:45		33	36	69
Total		3829	3618	7447
Percent		51.4%	48.6%	
Peak		17:30	16:45	17:30
Vol.		481	464	930
P.H.F.		0.932	0.935	0.969

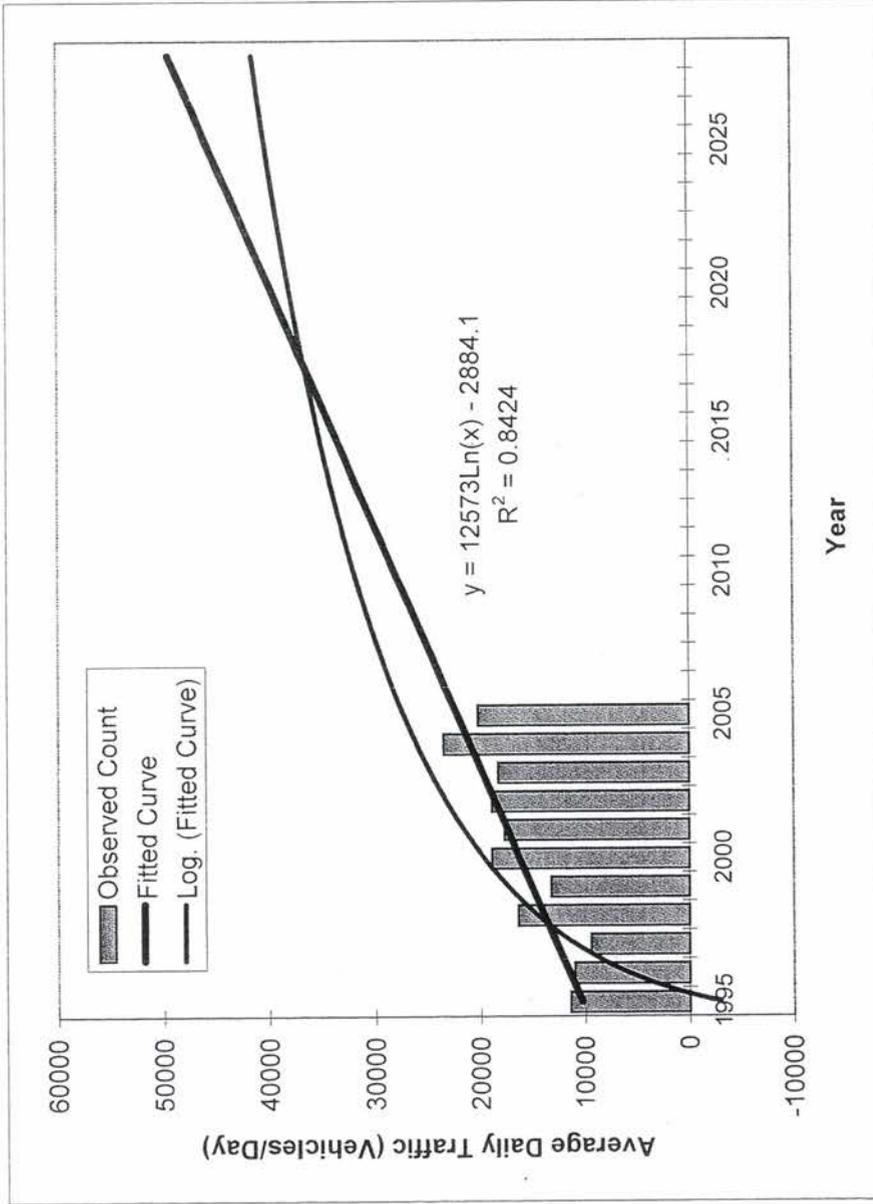
Start Time	19-Oct-06 Thu	NB	SB	Total
12:00 AM		19	39	58
12:15		31	28	59
12:30		23	33	56
12:45		24	34	58
01:00		25	27	52
01:15		20	17	37
01:30		14	19	33
01:45		22	18	40
02:00		10	9	19
02:15		10	15	25
02:30		13	14	27
02:45		9	17	26
03:00		8	12	20
03:15		7	4	11
03:30		9	12	21
03:45		14	14	28
04:00		13	12	25
04:15		10	11	21
04:30		13	15	28
04:45		8	6	14
05:00		15	21	36
05:15		12	17	29
05:30		15	21	36
05:45		13	8	21
06:00		19	11	30
06:15		20	21	41
06:30		31	21	52
06:45		34	31	65
07:00		33	23	56
07:15		47	28	75
07:30		49	45	94
07:45		48	52	100
08:00		68	37	105
08:15		51	52	103
08:30		73	55	128
08:45		74	50	124
09:00		87	54	141
09:15		83	62	145
09:30		92	70	162
09:45		85	82	167
10:00		76	78	154
10:15		92	69	161
10:30		88	84	172
10:45		87	95	182
11:00		79	95	174
11:15		74	85	159
11:30		97	87	184
11:45		95	92	187
Total		1939	1802	3741
Percent		51.8%	48.2%	
Peak		09:00	10:45	11:00
Vol.		347	362	704
P.H.F.		0.894	0.953	0.941

Start Time	19-Oct-06 Thu	NB	SB	Total
12:00 PM		94	123	217
12:15		106	118	224
12:30		99	109	208
12:45		91	107	198
01:00		95	94	189
01:15		87	83	170
01:30		81	106	187
01:45		94	85	179
02:00		103	87	190
02:15		84	84	168
02:30		98	97	195
02:45		67	49	116
03:00		83	47	130
03:15		69	73	142
03:30		73	71	144
03:45		81	81	162
04:00		96	86	182
04:15		102	88	190
04:30		111	83	194
04:45		108	119	227
05:00		100	101	201
05:15		101	108	209
05:30		111	117	228
05:45		114	105	219
06:00		124	107	231
06:15		112	103	215
06:30		110	104	214
06:45		109	115	224
07:00		96	112	208
07:15		105	108	213
07:30		82	108	190
07:45		80	84	164
08:00		69	102	171
08:15		68	85	153
08:30		76	83	159
08:45		60	85	145
09:00		73	80	153
09:15		65	58	123
09:30		56	69	125
09:45		53	56	109
10:00		47	69	116
10:15		56	60	116
10:30		55	56	111
10:45		40	44	84
11:00		49	51	100
11:15		44	60	104
11:30		30	41	71
11:45		32	35	67
Total		3939	4096	8035
Percent		49.0%	51.0%	
Peak		17:30	12:00	17:30
Vol.		461	457	893
P.H.F.		0.929	0.929	0.966
Grand Total		11445	10816	22261
Percent		51.4%	48.6%	

ADT Not Calculated

TRAFFIC TRENDS
 SR 994/ QUAIL ROOST DR. -- SITE 1114 (200' W OF US-1 ON SW 186 ST)

County:	Dade
Station #:	87091
Highway:	SR 994/ QUAIL ROOST DR.



Year	Traffic (ADT/AADT)	
	Count*	Trend**
1995	11400	10300
1996	11000	11500
1997	9400	12700
1998	16400	13900
1999	13200	15100
2000	18900	16300
2001	17700	17400
2002	18900	18600
2003	18300	19800
2004	23500	21000
2005	20200	22200
2009 Opening Year Trend		
2009	N/A	26900
2007 Mid-Year Trend		
2007	N/A	24500
2009 Design Year Trend		
2009	N/A	26900
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:** 1,184
Trend R-squared: 78.7%
Trend Annual Historic Growth Rate: 11.55%
Trend Growth Rate (2005 to Design Year): 5.29%
Printed: 25-Oct-06
Straight Line Growth Option

*Axle-Adjusted

Florida Department of Transportation
 Transportation Statistics Office
 2005 Historical AADT Report

County: 87 - DADE

Site: 1114 - SR 994/QUAIL ROOST DR, 200' W US-1 ON SW 186 ST

Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor			
2005	C	20200	E	10500	W	9700	0.08	0.66	10.50
2004	C	23500	E	12500	W	11000	0.08	0.67	10.50
2003	C	18300	E	9400	W	8900	0.08	0.72	4.80
2002	C	18900	E	9100	W	9800	0.09	0.68	10.30
2001	C	17700	E	9300	W	7800	0.08	0.54	4.80
2000	C	18900	E	9200	W	9700	0.08	0.53	14.60
1999	C	13200	E	7000	W	6200	0.09	0.53	3.70
1998	C	16400	E	9400	W	7000	0.09	0.53	3.30
1997	C	9400	E	4700	W	4700	0.09	0.65	3.80
1996	C	11000	E	5500	W	5500	0.09	0.53	4.20
1995	C	11400	E	6200	W	5200	0.08	0.63	6.30
1994	C	17300	E	9700	W	7600	0.09	0.60	5.80
1993	C	16500	E	9300	W	7200	0.00	0.00	0.00
1991		11366	E	0	W	0	0.00	0.00	0.00
1990		12232	E	0	W	0	0.00	0.00	0.00
1989		13171	E	0	W	0	0.00	0.00	0.00
1988		12397	E	0	W	0	0.00	0.00	0.00
1987		13762	E	0	W	0	0.00	0.00	0.00
1986		10663	E	0	W	0	0.00	0.00	0.00
1985		11257	E	0	W	0	0.00	0.00	0.00

AADT Flags: C = Computed; E = Manual Estimate; F = First Year Estimate
 S = Second Year Estimate; T = Third Year Estimate; X = Unknown

Table: 3
Eureka Cove LLC

Committed Developments

Link	ROADWAY NAME	DIR	Traffic Analysis Zones		Total Committed Traffic
			Eureka Holdings		
			3	4	
1	SW 184th Street	EB	1	1	1
		WB	2	2	2
		LINK	3	3	3
		NB	4	4	4
2	SW 107th Avenue	SB	3	3	3
		LINK	3	3	3

- Notes: 1 Roadway Name
 2 Direction
 3 Committed developments from Eureka Holding project
 4 Total Committed Traffic

APPENDIX 5

LEVEL OF SERVICE

Eureka Cove LLC

Intersection LOS Summary

Intersection	Existing PM		Proposed PM		Proposed PM Optimize	
	LOS	Delay	LOS	Delay	LOS	Delay
SW 184th Street & SW 112th Avenue	E	78.0	F	130.1	E	79.5
SW 176th Street & SW 112th Avenue	A	3.5	B	5.2		

Notes:



HCM Signalized Intersection Capacity Analysis
 1: SW 184th ST & SW 112th AVE

06-087 Eureka Cove
 Existing PM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0		4.0	4.0			4.0		4.0	4.0	
Lane Util. Factor	1.00	0.95		1.00	0.95			1.00		1.00	1.00	
Fr _t	1.00	0.99		1.00	0.99			0.98		1.00	0.85	
Fl _t Protected	0.95	1.00		0.95	1.00			0.96		0.95	1.00	
Satd. Flow (prot)	1770	3521		1770	3493			1756		1770	1584	
Fl _t Permitted	0.08	1.00		0.23	1.00			0.96		0.95	1.00	
Satd. Flow (perm)	147	3521		431	3493			1756		1770	1584	
Volume (vph)	333	1009	35	14	1397	132	96	10	20	258	1	301
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	351	1062	37	15	1471	139	101	11	21	272	1	317
Lane Group Flow (vph)	351	1099	0	15	1610	0	0	133	0	272	318	0
Turn Type	pm+pt			Perm			Split			Split		
Protected Phases	5	2			6		8	8		4	4	
Permitted Phases	2											
Actuated Green, G (s)	56.6	56.6		45.6	45.6			11.8		16.6	16.6	
Effective Green, g (s)	57.6	57.6		46.6	46.6			12.8		17.6	17.6	
Actuated g/C Ratio	0.58	0.58		0.47	0.47			0.13		0.18	0.18	
Clearance Time (s)	3.0	5.0		5.0	5.0			5.0		5.0	5.0	
Vehicle Extension (s)	3.0	3.0		3.0	3.0			3.0		3.0	3.0	
Lane Grp Cap (vph)	198	2028		201	1628			225		312	279	
v/s Ratio Prot	c0.12	0.31			0.46			c0.08		0.15	c0.20	
v/s Ratio Perm	c0.89			0.03								
v/c Ratio	1.77	0.54		0.07	0.99			0.59		0.87	1.14	
Uniform Delay, d1	28.6	13.1		14.8	26.4			41.1		40.1	41.2	
Progression Factor	1.00	1.00		1.00	1.00			1.00		1.00	1.00	
Incremental Delay, d2	367.5	1.0		0.7	19.8			4.1		22.4	97.0	
Delay (s)	396.1	14.1		15.5	46.3			45.2		62.5	138.2	
Level of Service	F	B		B	D			D		E	F	
Approach Delay (s)		106.6			46.0			45.2			103.3	
Approach LOS		F			D			D			F	
Intersection Summary												
HCM Average Control Delay			78.0			HCM Level of Service				E		
HCM Volume to Capacity ratio			1.45									
Actuated Cycle Length (s)			100.0			Sum of lost time (s)			12.0			
Intersection Capacity Utilization			104.9%			ICU Level of Service				F		
c Critical Lane Group												

Timings
1: SW 184th ST & SW 112th AVE

06-087 Eureka Cove
Existing PM Peak Hour



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↕		↖	↕			↕		↖	↕	
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		0	0		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	1		0
Total Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Leading Detector (ft)	50	50		50	50		50	50		50	50	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Turning Speed (mph)	15		9	15		9	15		9	15		9
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		5399			5841			492			6300	
Travel Time (s)		122.7			132.8			11.2			143.2	
Volume (vph)	333	1009	35	14	1397	132	96	10	20	258	1	301
Turn Type	pm+pt			Perm			Split			Split		
Protected Phases	5	2			6		8	8		4	4	
Permitted Phases	2			6								
Detector Phases	5	2		6	6		8	8		4	4	
Minimum Initial (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
Minimum Split (s)	8.0	21.0		21.0	21.0		21.0	21.0		21.0	21.0	
Total Split (s)	11.0	58.0	0.0	47.0	47.0	0.0	20.0	20.0	0.0	22.0	22.0	0.0
Total Split (%)	11%	58%	0%	47%	47%	0%	20%	20%	0%	22%	22%	0%
Yellow Time (s)	3.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	0.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lead/Lag	Lead			Lag	Lag							
Lead-Lag Optimize?	Yes			Yes	Yes							
Recall Mode	None	Coord		Coord	Coord		Min	Min		Min	Min	

Intersection Summary

Area Type: Other
 Cycle Length: 100
 Actuated Cycle Length: 100
 Offset: 60 (60%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green
 Natural Cycle: 150
 Control Type: Actuated-Coordinated

Splits and Phases: 1: SW 184th ST & SW 112th AVE

→ ø2 58 s	↖ ø4 22 s	↕ ø8 20 s
↖ ø5 11 s	← ø6 47 s	

HCM Unsignalized Intersection Capacity Analysis
 2: SW 176th ST & SW 112th AVE

06-087 Eureka Cove
 Existing PM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Sign Control	Stop			Stop			Free			Free		
Grade	0%			0%			0%			0%		
Volume (veh/h)	21	9	11	66	9	25	9	350	48	16	435	15
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Hourly flow rate (veh/h)	22	9	11	68	9	26	9	361	49	16	448	15
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type	None			None								
Median storage (veh)												
vC, conflicting volume	924	918	456	909	901	386	464				410	
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1				4.1	
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2				2.2	
p0 queue free %	91	97	98	72	97	96	99				99	
cM capacity (veh/h)	230	265	604	240	272	662	1097				1149	

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	42	103	420	480
Volume Left	22	68	9	16
Volume Right	11	26	49	15
cSH	286	289	1097	1149
Volume to Capacity	0.15	0.36	0.01	0.01
Queue Length (ft)	13	39	1	1
Control Delay (s)	19.8	24.2	0.3	0.4
Lane LOS	C	C	A	A
Approach Delay (s)	19.8	24.2	0.3	0.4
Approach LOS	C	C		

Intersection Summary			
Average Delay		3.5	
Intersection Capacity Utilization	53.0%		
		HCM LOS	A
		ICU Level of Service	A

HCM Signalized Intersection Capacity Analysis
 1: SW 184th ST & SW 112th AVE

06-087 Eureka Cove
 Proposed PM Peak Hour (2009)



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0		4.0	4.0			4.0		4.0	4.0	
Lane Util. Factor	1.00	0.95		1.00	0.95			1.00		1.00	1.00	
Fr _t	1.00	0.99		1.00	0.99			0.98		1.00	0.85	
Fl _t Protected	0.95	1.00		0.95	1.00			0.96		0.95	1.00	
Satd. Flow (prot)	1770	3521		1770	3493			1755		1770	1584	
Fl _t Permitted	0.08	1.00		0.16	1.00			0.96		0.95	1.00	
Satd. Flow (perm)	151	3521		303	3493			1755		1770	1584	
Volume (vph)	389	1179	41	16	1633	155	112	11	24	301	1	352
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	409	1241	43	17	1719	163	118	12	25	317	1	371
Lane Group Flow (vph)	409	1284	0	17	1882	0	0	155	0	317	372	0
Turn Type	pm+pt			Perm				Split			Split	
Protected Phases	5	2			6		8	8		4	4	
Permitted Phases	2			6								
Actuated Green, G (s)	55.4	55.4		44.4	44.4			12.6		17.0	17.0	
Effective Green, g (s)	56.4	56.4		45.4	45.4			13.6		18.0	18.0	
Actuated g/C Ratio	0.56	0.56		0.45	0.45			0.14		0.18	0.18	
Clearance Time (s)	3.0	5.0		5.0	5.0			5.0		5.0	5.0	
Vehicle Extension (s)	3.0	3.0		3.0	3.0			3.0		3.0	3.0	
Lane Grp Cap (vph)	198	1986		138	1586			239		319	285	
v/s Ratio Prot	c0.14	0.36			0.54			c0.09		0.18	c0.23	
v/s Ratio Perm	c1.02			0.06								
v/c Ratio	2.07	0.65		0.12	1.19			0.65		0.99	1.31	
Uniform Delay, d ₁	48.7	15.0		15.8	27.3			40.9		40.9	41.0	
Progression Factor	1.00	1.00		1.00	1.00			1.00		1.00	1.00	
Incremental Delay, d ₂	496.6	1.6		1.8	90.7			5.9		48.4	160.5	
Delay (s)	545.3	16.6		17.6	118.0			46.9		89.4	201.5	
Level of Service	F	B		B	F			D		F	F	
Approach Delay (s)		144.3			117.1			46.9			149.9	
Approach LOS		F			F			D			F	

Intersection Summary			
HCM Average Control Delay	130.1	HCM Level of Service	F
HCM Volume to Capacity ratio	1.66		
Actuated Cycle Length (s)	100.0	Sum of lost time (s)	12.0
Intersection Capacity Utilization	120.4%	ICU Level of Service	H
c Critical Lane Group			

Timings
1: SW 184th ST & SW 112th AVE

06-087 Eureka Cove
Proposed PM Peak Hour (2009)

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		0	0		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	1		0
Total Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Leading Detector (ft)	50	50		50	50		50	50		50	50	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Turning Speed (mph)	15		9	15		9	15		9	15		9
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		5399			5841			492			6300	
Travel Time (s)		122.7			132.8			11.2			143.2	
Volume (vph)	389	1179	41	16	1633	155	112	11	24	301	1	352
Turn Type	pm+pt			Perm			Split			Split		
Protected Phases	5	2			6		8	8		4	4	
Permitted Phases	2			6								
Detector Phases	5	2		6	6		8	8		4	4	
Minimum Initial (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
Minimum Split (s)	8.0	21.0		21.0	21.0		21.0	21.0		21.0	21.0	
Total Split (s)	11.0	58.0	0.0	47.0	47.0	0.0	20.0	20.0	0.0	22.0	22.0	0.0
Total Split (%)	11%	58%	0%	47%	47%	0%	20%	20%	0%	22%	22%	0%
Yellow Time (s)	3.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	0.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lead/Lag	Lead			Lag	Lag							
Lead-Lag Optimize?	Yes			Yes	Yes							
Recall Mode	None	Coord		Coord	Coord		Min	Min		Min	Min	

Intersection Summary

Area Type: Other
 Cycle Length: 100
 Actuated Cycle Length: 100
 Offset: 60 (60%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green
 Natural Cycle: 150
 Control Type: Actuated-Coordinated

Splits and Phases: 1: SW 184th ST & SW 112th AVE

ø2					
58 s		22 s		20 s	
11 s	47 s				

HCM Signalized Intersection Capacity Analysis
 1: SW 184th ST & SW 112th AVE

06-087 Eureka Cove
 Proposed PM Peak Hour (2009)



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Total Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Satd. Flow (prot)	1770	3522	0	1770	3493	0	0	1754	0	1770	1583	0
Flt Permitted	0.067			0.208				0.963		0.950		
Satd. Flow (perm)	125	3522	0	387	3493	0	0	1754	0	1770	1583	0
Satd. Flow (RTOR)		5			10			6			310	
Volume (vph)	389	1179	41	16	1633	155	112	11	24	301	1	352
Lane Group Flow (vph)	409	1284	0	17	1882	0	0	155	0	317	372	0
Turn Type	pm+pt		Perm			Split			Split			
Protected Phases	5	2			6		8	8		4	4	
Permitted Phases	2			6								
Detector Phases	5	2		6	6		8	8		4	4	
Minimum Initial (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
Minimum Split (s)	8.0	21.0		21.0	21.0		21.0	21.0		21.0	21.0	
Total Split (s)	24.0	84.0	0.0	60.0	60.0	0.0	21.0	21.0	0.0	25.0	25.0	0.0
Total Split (%)	18%	65%	0%	46%	46%	0%	16%	16%	0%	19%	19%	0%
Yellow Time (s)	3.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	0.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lead/Lag	Lead		Lag			Lag						
Lead-Lag Optimize?	Yes		Yes			Yes						
Recall Mode	None	Coord		Coord	Coord		Min	Min		Min	Min	
Act Effct Green (s)	81.6	81.6		57.6	57.6		15.4	15.4		21.1	21.1	
Actuated g/C Ratio	0.63	0.63		0.44	0.44		0.12	0.12		0.16	0.16	
v/c Ratio	1.23	0.58		0.10	1.21		0.73	0.73		1.11	0.72	
Uniform Delay, d1	39.1	14.1		21.1	35.9		53.0	53.0		54.5	8.0	
Delay	135.7	14.6		22.9	121.7		53.9	53.9		116.1	10.5	
LOS	F	B		C	F		D	D		F	B	
Approach Delay		43.8			120.8		53.9	53.9			59.1	
Approach LOS		D			F		D	D			E	

Intersection Summary

Cycle Length: 130
 Actuated Cycle Length: 130
 Offset: 0 (0%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green
 Natural Cycle: 150
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 1.23
 Intersection Signal Delay: 79.5
 Intersection Capacity Utilization 120.4%
 Intersection LOS: E
 ICU Level of Service H

Splits and Phases: 1: SW 184th ST & SW 112th AVE

ø2	ø4	ø8
84 s	25 s	21 s
ø5	ø6	
24 s	60 s	

HCM Unsignalized Intersection Capacity Analysis
 2: SW 176th ST & SW 112th AVE

06-087 Eureka Cove
 Proposed PM Peak Hour (2009)



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Volume (veh/h)	26	10	13	77	10	29	12	413	56	19	520	21
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Hourly flow rate (veh/h)	27	10	13	79	10	30	12	426	58	20	536	22
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage (veh)												
vC, conflicting volume	1101	1094	547	1084	1076	455	558			484		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	84	95	98	55	95	95	99			98		
cM capacity (veh/h)	169	207	537	178	213	605	1013			1079		

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	51	120	496	577
Volume Left	27	79	12	20
Volume Right	13	30	58	22
cSH	217	220	1013	1079
Volume to Capacity	0.23	0.54	0.01	0.02
Queue Length (ft)	22	72	1	1
Control Delay (s)	26.6	39.2	0.4	0.5
Lane LOS	D	E	A	A
Approach Delay (s)	26.6	39.2	0.4	0.5
Approach LOS	D	E		

Intersection Summary			
Average Delay		5.2	
Intersection Capacity Utilization	63.9%		HCM LOS
			ICU Level of Service
			A
			B

Table: 4

Sweet Home Baptist Church

PM Peak Hour Volume with PROJECT TRAFFIC

Link	ROADWAY		DIR	SEASONALLY ADJUSTED PM PEAK HR VOLUMES	Background Growth @ 5.26% for 3 Years	Project traffic	Committed Developments	Background, Project & Committed Traffic	2009 PM Peak Volumes	Jurisdictional Classification	PROPOSED LOS	
	NAME	AT										
	PROPOSED CONDITION (With Project Traffic)											
	1	2	3	4	5	6	7	8	9	10	11	
1	SW 184th Street	Ease of SW 107th Avenue	EB WB LINK	1089 1005 2094	1,270 1,172 2,442	1 2 3	1 0 1	1,272 1,174 2,446	2,446	4-Lane Non-State Divided	D	
2	SW 107th Avenue	Between SW 180th & 184th Street	NB SB LINK	475 462 937	554 538 1,093	4 3 7	0 0 0	558 541 1,100	1,100	2-Lane Non-State Undivided	D	

- Notes: 1 Roadway Name
 2 Location of Count
 3 Direction
 4 PM Peak Hour Traffic from Table 2
 5 A 5.26 percent background growth was utilized with a project build-out of three years.
 6 Project traffic from Project Cardinal Distribution PM Peak Hour Trips.
 7 Committed development gathered from Eureka Cove Project.
 8 Sum of Project Traffic, Background with growth and Committed Traffic.
 9 2009 PM Peak Hour Volumes
 10 Roadway Jurisdictional Classification.
 11 Level of Service from table 4-4; FDOT Q/LOS HB page 91.

Sweet Home Baptist Church

PM Peak Hour LOS

Link	ROADWAY		DIR	Total Traffic	Jurisdictional Classification	LOS
	NAME	AT				
	EXISTING CONDITION (Seasonally Adjusted)					
1	SW 184th Street	Ease of SW 107th Avenue	EB	1,089	4-Lane	D
			WB	1,005	Non-State	
			LINK	2,094	Divided	
2	SW 107th Avenue	Between SW 180th & 184th Street	NB	475	2-Lane	D
			SB	462	Non-State	
			LINK	937	Undivided	
	PROPOSED CONDITION (With Project Traffic)					
1	SW 184th Street	Ease of SW 107th Avenue	EB	1272	4-Lane	D
			WB	1174	Non-State	
			LINK	2446	Divided	
2	SW 107th Avenue	Between SW 180th & 184th Street	NB	558	2-Lane	D
			SB	541	Non-State	
			LINK	1100	Undivided	

1 Roadway Name

2 Location of Count

3 Direction

4 Total Traffic for Existing is from Table 2 and For proposed is from Table 4 column 14 and 11, respectively.

5 Roadway Jurisdictional Classification.

6 Level of Service from table4-4; FDOT Q/LOS HB page 91.

RECEIVED

NOV 27 2006

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

Received by the Clerk
for the record.

DEC 07 2006

Item 1
Exhibit 1-D
Appl. 1

EUREKA COVE LLC

At S.W. 178 Terrace and S.W. 176th St.

206-003

INDEX OF DRAWINGS

SURVEYOR CIVIL LANDSCAPE ARCHITECTS STRUCTURE MEP

MAP OF BOUNDARY SURVEY

- MP-1 SITE PLAN AND ZONING DATA
- MP-2 MASTER PLAN
- MP-3 LANDSCAPE PLAN
- MP-4 ARCHITECTURE PLAN
- MP-5 MECHANICAL PLAN
- MP-6 ELECTRICAL PLAN
- MP-7 PLUMBING PLAN
- MP-8 THE ELEVATIONS (ENTIRE BUILDING)
- MP-9 THE ELEVATIONS (SOUTH BUILDING)
- MP-10 THE ELEVATIONS (NORTH BUILDING)

ZONING HEARING PLANS REVIEW

- PLANS WITHIN THE SCOPE OF AD
- PLANS NOT WITHIN THE SCOPE OF AD

REVIEWED BY: _____

ON: 12/7/06

ZONING EVALUATOR

- PLANS ACCEPTABLE
- NOT ACCEPTABLE

By: [Signature] 12/7/06

Item: 1 (06-03)

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PLANNERS
INTERIORS**

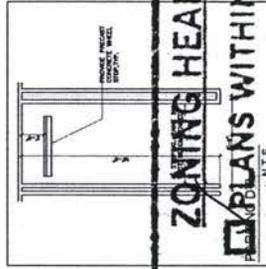
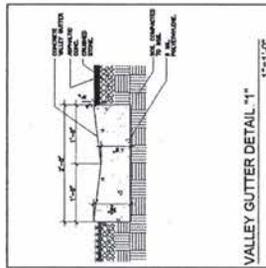
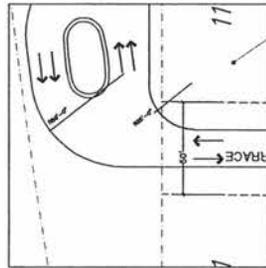
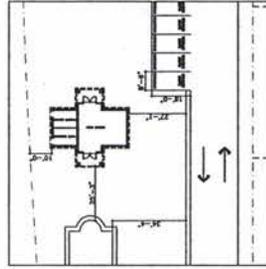
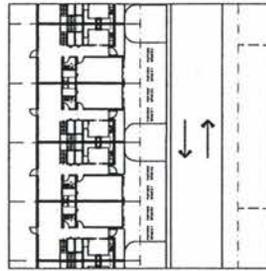
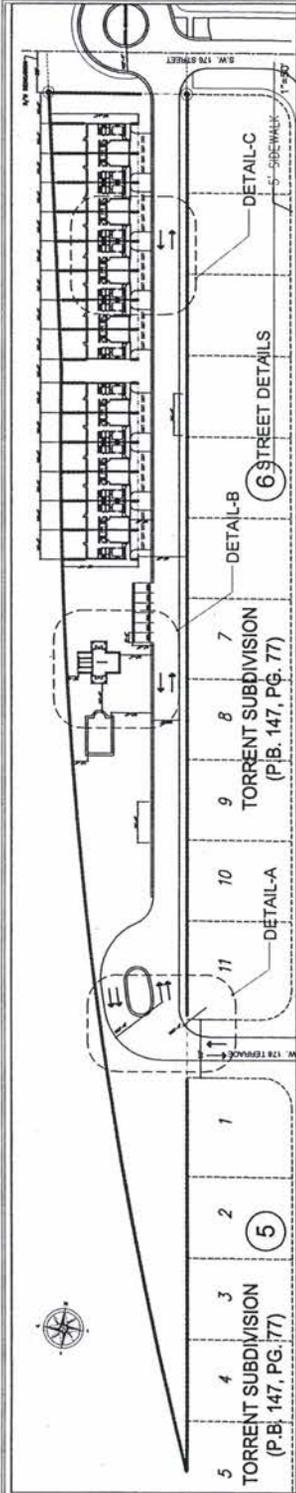
MARTIN
A.D. YARBOR
& ASSOC., INC.

18094 S.W. 930 AVENUE BEACH, FLORIDA 33486
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11-214 F1405

EUREKA COVE LLC
At S.W. 178 Terrace and S.W. 176 St.

VEHICULAR CIRCULATION PLAN



NOTE: SAFE SIGHT TRIANGLE NOT REQUIRED ON SW 176th ST. OR 178 TH TERRACE AS PER Sec. 39-1(c) (60 ft. or less ROW)

Alt Plans

ZONING HEARING PLANS REVIEW

- PLANS WITHIN THE SCOPE OF AD
- PLANS NOT WITHIN THE SCOPE OF AD

REVIEWED BY: *S*

DATE: *12/7/06*

ARCHITECTS PLANNERS INTERIORS
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18554 S.W. 18th Avenue, Miami, Florida 33187
Tel: (305) 255-0071 • Fax: (305) 255-0072 • Website: www.mady-pdi.com

ZONING EVALUATOR
 PLANS ACCEPTABLE

NOT ACCEPTABLE

By: *[Signature]* 12/7/06

Revisions	
No.	Description
1	
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MP-5

Schematic Design

ZONING HEARING PLANS REVIEW

EUREKA COVERLIONS WITHIN THE SCOPE OF AD
 At S.W. 178 Terrace and S.W. 79th STS. NOT WITHIN THE SCOPE OF AD

LOTS TABULATION REVIEWED BY: *[Signature]*
 ON: 12/17/06

ZONING EVALUATOR
 PLANS ACCEPTABLE
 NOT ACCEPTABLE
 By: *[Signature]*

BLOCK #	LOT #	DIMENSIONS W X L	AREA S.F.	ATTACHED DETACHED	CORNER OR INFILL
1	1	25'-4" X 75'-3"	1907.24	ATTACHED	CORNER
	2	25'-0" X 74'-1"	1853.17	ATTACHED	INFILL
	3	25'-0" X 73'-0"	1824.39	ATTACHED	INFILL
	4	25'-0" X 72'-0"	1785.60	ATTACHED	INFILL
	5	25'-0" X 70'-5"	1766.82	ATTACHED	INFILL
	6	25'-0" X 69'-5"	1738.04	ATTACHED	INFILL
	7	25'-0" X 68'-5"	1709.26	ATTACHED	INFILL
	8	25'-4" X 67'-4"	1702.71	ATTACHED	CORNER
2	1	25'-4" X 66'-7"	1687.59	ATTACHED	CORNER
	2	25'-0" X 66'-0"	1659.70	ATTACHED	INFILL
	3	25'-0" X 66'-0"	1669.63	ATTACHED	INFILL
	4	25'-0" X 66'-5"	1665.23	ATTACHED	INFILL
	5	25'-0" X 66'-3"	1656.51	ATTACHED	INFILL
	6	25'-4" X 65'-9"	1665.27	ATTACHED	CORNER

MARTINA D. YABOR AIA, NCARB
 Lic. # 40001833

THIS PLAN HAS BEEN PREPARED BY THE ARCHITECT OR ARCHITECTS AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE. THE ARCHITECT OR ARCHITECTS ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE ARCHITECT OR ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS PLAN.

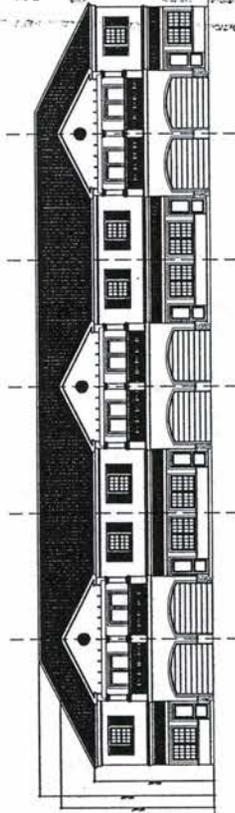
MP-3

Schematic Design

**ARCHITECTS
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 MARTIN
 A.D. YABOR
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 38156 S.W. 431 AVENUE MIAMI, FLORIDA 33186
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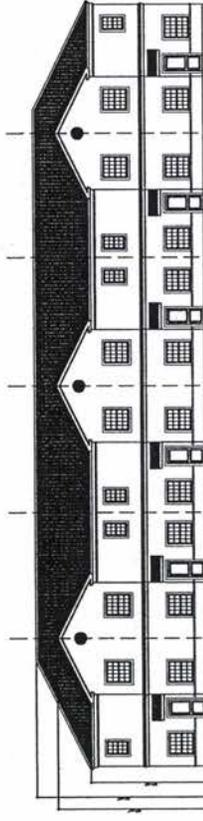
EUREKA COVE LLC
At S.W. 178 Terrace and S.W. 176 ST.

ELEVATIONS - 6 UNIT TH BUILDING



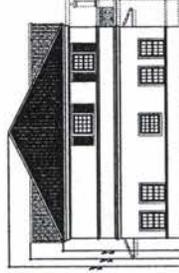
FRONT ELEVATION

SCALE 3/32"=1'-0"



REAR ELEVATION

SCALE 3/32"=1'-0"



SIDE ELEVATION

SCALE 3/32"=1'-0"

ZONING HEARING PLANS REVIEW
 PLANS WITHIN THE SCOPE OF AD
 PLANS NOT WITHIN THE SCOPE OF AD
 REVIEWED BY: *[Signature]*
 ON: 12/7/06
 ZONING EVALUATOR
 PLANS ACCEPTABLE
 NOT ACCEPTABLE
 BY: *[Signature]*

MARTIN A. YABOR AIA, NCARB
 Lic # 44001333

CONTRACTOR SHALL VERIFY ALL MATERIALS, METHODS AND WORKMANSHIP FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

MP-9

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 PLANNERS
 INTERIORS**

MARTIN
 A.D. YABOR
 & ASSOC., INC.
 AA 0002791

18194 S.W. 187 AVENUE MIAMI, FLORIDA 33186
 PH: 305.388.4071 • E-MAIL: www.mady-pai.com • FAX: 305.388.4072

Received by the Clerk
for the record.

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

DEC 07 2006
Item 1
Exhibit 4-E
Appl. 1

PETITION OF SUPPORT

W-62

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003
Located South of 176 Street and West of SW 114 Ave. This parcel of land is
approximately 2.3 acres. Eureka Cove LLC is requesting to build 14
townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this
application.

Sincerely,

Signature: Edy E Miranda

Name: EDY E MIRANDA

Address: 10969 SW 181 st

Miami Fl. 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

Dear Honorable Commissioners:

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Carlos E. Prado Jr

Name: Carlos E. Prado Jr

Address: 11501 SW 182nd Ter.

Miami, FL 33157-4979

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 14 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Gervasio R. Muñoz

Address: 18360 SW 114 St

Miami FL 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

Dear Honorable Commissioners:

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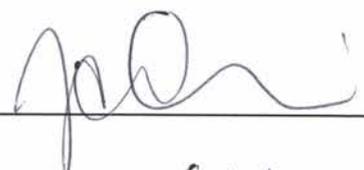
As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: _____

Name: _____

Address: _____



Etamara Graders

11620 SW 183 St

Miami, FL 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Elsa Mary Agustin

Name: ELSA MARY AGUSTIN

Address: 17601 SW 115 Ave

Miami FL 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

Dear Honorable Commissioners:

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Daisy X. Calderón

Address: 17631 SW 114 AVE

Miami, FL 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Eusebia Garcia

Name: EUSEBIA GARCIA

Address: 17641 SW 115 AVE

33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

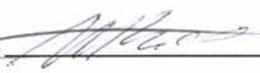
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Margarita Rodry

Address: 176 S / SW 11500

33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Francisca J. Rodriguez

Name: Francisca Rodriguez

Address: 176 SW 114 Ave.

33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

Dear Honorable Commissioners:

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Miguel Corra

Address: 177-11 SW 115 AVE

33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

Dear Honorable Commissioners:

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Eliana Ramos

Name: ELIANA RAMOS

Address: 17721-SW 115 Ave.

Mia. Fla 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

Dear Honorable Commissioners:

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: José A. Valle

Address: 17741 SW 115 Ave

Miami Fl. 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Christine H/S

Address: 11405 S.W. 181

Lenox Hill FL 33117

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

Dear Honorable Commissioners:

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: _____

Name: _____

Address: _____

_____ Miami, FL 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Lois Alvarez

Address: 11509 SW 181 TERRA

MIAMI FL 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

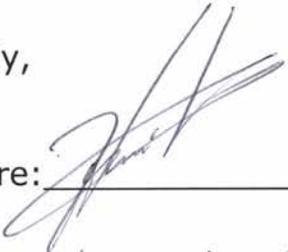
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Hermit Reboso

Address: 11509 SW 181 Terza

Miami FL 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

Dear Honorable Commissioners:

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature:  _____

Name: YAMIR NOVAS

Address: 11509 SW 181 TERRA

MIAMI FL 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

Dear Honorable Commissioners:

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature:  _____

Name: Ernesto Guerrero

Address: 11520 S.W 181 Terrace

Miami FL 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

Dear Honorable Commissioners:

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature:  _____

Name: Joe Bort

Address: 11600 SW 183 PL

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 14 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: _____

Name: _____

Address: _____

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
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Miami, Florida 33128-1972

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Jesus Gonzalez

Address: 11610 SW 181 Terr

Miami FL 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

Dear Honorable Commissioners:

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Leopolda Gonzalez

Name: Leopolda Gonzalez

Address: 11610 SW 181 Ter

Miami, FL 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

Dear Honorable Commissioners:

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature:  _____

Name: Patricia Tabares

Address: 11631 SW 180 Tr

Miami, FL 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

Dear Honorable Commissioners:

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Luis E. Tabares

Address: 11631 SW 182 Tr

Miami, FL 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Rido A Estrada

Address: 11601 Sw 182 TERR

MIAMI FL 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature:  _____

Name: Yaret Hodz

Address: 11601 SW 182 Ter

Miami, FL 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Eddie Forte

Address: 11511 SW 182 TER

33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Y. Aroca

Name: Yulisa Aroca

Address: 10913 SW 18~~1~~ ST.

Miami, FL 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

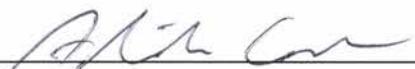
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Almirinda Calle

Address: 11486 SW 182 Av

Miami: FL 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Alminda Cabrera

Name: Alminda Cabrera

Address: 11476 SW 182 Ln

Miami FL 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Hedy Modarse

Address: 11487 SW 182 Ln

Miami, FL 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Jesús A. Nodarse

Name: Jesús A. Nodarse

Address: 11487 SW 1st St

Miami, FL, 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Alberto Rojas

Address: 18202 SW 114th

33157 MIAMI FL

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

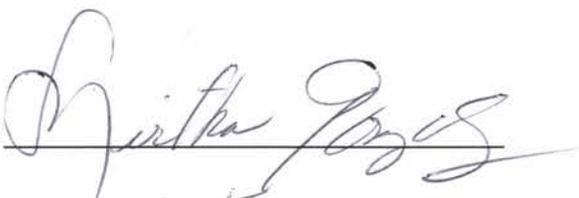
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature:



Name:

MIRAH TA SEYOUM

Address:

18202 SW 114 CT

33157 MIAMI FL

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Dayana Alfonso

Address: 11473 S.W. 181 Terr

Miami, Fla. 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

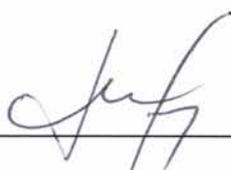
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Luis M Yero

Address: 1810 SW 114 st

Miami, FL 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

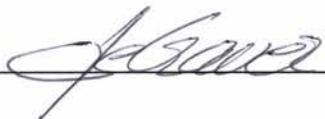
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: G. LECLAVAL

Address: 18158 SW 114 CT
Miami FL 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Amy Alfonso

Name: Amy Alfonso

Address: 11473 S.W. 18th Ave

33157 Miami Fl.

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

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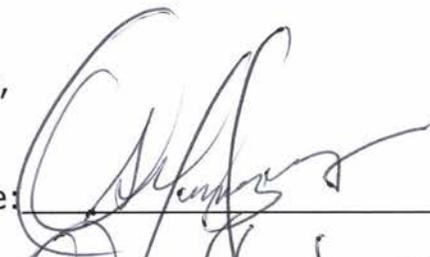
As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature:

Name:

Address:


Oswald S. Alfonso
11473 SW 181 Ter

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: _____

Name: _____

Address: _____

[Handwritten Signature]

Martha Brito

1502 SW 173 Ter

MIAMI FL 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Olga L Pernas

Name: _____

Address: 11442 SW 185 St
Miami Fla 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

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approximately 2.3 acres. Eureka Cove LLC is requesting to build 14
townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this
application.

Sincerely,

Signature: 

Name: Max Louzajec

Address: 11448 SW 185 st

Blue Sky 33153

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 14 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Patricia Diver

Address: 11426 SW 185 St

Miami Fl. 33153

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 14 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Flor Alba Duitama

Name: Flor A. Duitama

Address: 71448 SW 185 terr

Miami Fla 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 14 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Ramon Madias

Address: 11424 SW 185 Terrace

Miami, FL 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 14 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Gisela Sierra

Address: 1388 - SW 185 Tr

Miami FL 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 14 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Lionelia Garcia

Name: ZEMBU ARELLANO

Address: 11521 SW 175 ST

33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 14 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Jose M. Garcia

Name: JOSE M. GARCIA

Address: 11521 SW 175 ST

33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

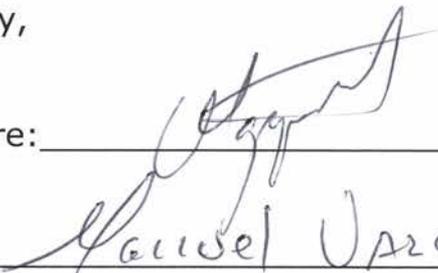
PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003
Located South of 176 Street and West of SW 114 Ave. This parcel of land is
approximately 2.3 acres. Eureka Cove LLC is requesting to build 14
townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this
application.

Sincerely,

Signature:  _____

Name: Louise Vardos

Address: 11498 SW 183 Terca

33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

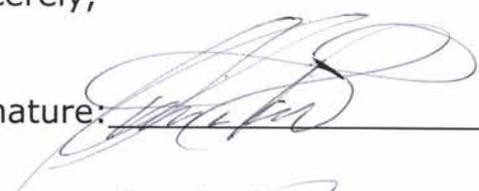
PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 14 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature:  _____

Name: Maria Ramos

Address: 11474 SW 183 Terr.

Miami Fl. 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 14 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: SCARMONA

Name: SCARMONA

Address: 11490 SW 183 TERRA

33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 14 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature:  _____

Name: Gracilka Perez

Address: 11502 S.W 173 St

Mia Fl. 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 14 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Jorge

Name: Jorge Perez

Address: 11504 SW. 173 st

Mi. o fl. 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

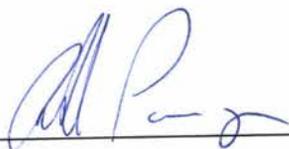
PETITION OF SUPPORT

Dear Honorable Commissioners:

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Located South of 176 Street and West of SW 114 Ave. This parcel of land is
approximately 2.3 acres. Eureka Cove LLC is requesting to build 14
townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this
application.

Sincerely,

Signature: 

Name: ROBERT PORRAS

Address: 11506 SW 173 ST

MIA FL 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 14 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Antwan Young

Name: Antwan Young

Address: ~~H#10~~ 11510 S.W. 173rd

St. Circle Miami, FL

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

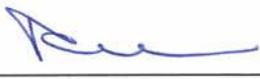
PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 14 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Ana Pizer

Address: 11514 SW 173 ST

MI 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 14 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Loyia Figueroa

Address: 11518 SW 113 St

Miami Florida 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 14 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: 

Address: 11509 SW 173 Street

Miami FL 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 14 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: 

Address: 11513 SW 173 ST

33157 Miami

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

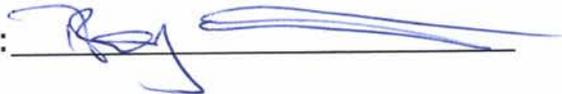
PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 14 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Troy Wilson

Address: 11510 SW 172 Ter

Miami FL 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 14 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: _____

Name: _____

Address: _____

11514 SW 172 Ter.
Miami, Florida 33157

The Miami-Dade Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street
Miami, Florida 33128-1972

PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 14 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Kenneth Robinson

Address: 11507 SW 172nd Ave

MIAMI FL 33157

Received by the Clerk
for the record.

DEC 07 2006

Item 1
Exhibit 1-F
Appl. 1

November 22, 2006

Board of County Commissioners
111 N.W. First Street
Miami, FL 33128

Re: Eureka Cove LLC - Application No. 06-003
Location South of 176 Street and West of SW 114 Ave

Dear Commissioners:

We recently had the opportunity to meet with representatives for Eureka Cove LLC, the builder for the fourteen townhouses proposed under the above-referenced zoning application. We appreciate the fact that they took time to meet with us to discuss the proposed community and our concerns.

We believe that the proposed townhouses, in light of the density, and design, are compatible with this area. Also, we believe that these townhouses, green areas and landscaping buffers will enhance our neighborhood.

Finally, as neighbors that live in close proximity to the above mentioned property, we kindly ask you to **approve** this application. Thank you in advance for your consideration.

Sincerely,

Signature: Veronica Rodriguez

Name: Veronica Rodriguez

Address: 18163 SW 13th Ct

miami FL 33157

W-13

November 22, 2006

Board of County Commissioners
111 N.W. First Street
Miami, FL 33128

Re: Eureka Cove LLC - Application No. 06-003
Location South of 176 Street and West of SW 114 Ave

Dear Commissioners:

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We believe that the proposed townhouses, in light of the density, and design, are compatible with this area. Also, we believe that these townhouses, green areas and landscaping buffers will enhance our neighborhood.

Finally, as neighbors that live in close proximity to the above mentioned property, we kindly ask you to approve this application. Thank you in advance for your consideration.

Sincerely,

Signature:

Name:

Address:

18153 SW 113 Ct.
Miami FL 33157

November 22, 2006

Board of County Commissioners
111 N.W. First Street
Miami, FL 33128

Re: Eureka Cove LLC - Application No. 06-003
Location South of 176 Street and West of SW 114 Ave

Dear Commissioners:

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Finally, as neighbors that live in close proximity to the above mentioned property, we kindly ask you to approve this application. Thank you in advance for your consideration.

Sincerely,

Signature: Maria

Name: Maria Lopez

Address: 18133 SW 113ET

Miami FL 33157

November 22, 2006

Board of County Commissioners
111 N.W. First Street
Miami, FL 33128

Re: Eureka Cove LLC - Application No. 06-003
Location South of 176 Street and West of SW 114 Ave

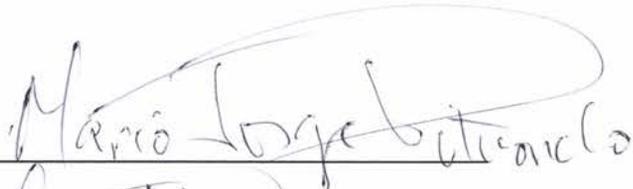
Dear Commissioners:

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We believe that the proposed townhouses, in light of the density, and design, are compatible with this area. Also, we believe that these townhouses, green areas and landscaping buffers will enhance our neighborhood.

Finally, as neighbors that live in close proximity to the above mentioned property, we kindly ask you to approve this application. Thank you in advance for your consideration.

Sincerely,

Signature: 

Name: Mario Hortuendo

Address: 18133 SW 113 Ct

November 22, 2006

Board of County Commissioners
111 N.W. First Street
Miami, FL 33128

Re: Eureka Cove LLC - Application No. 06-003
Location South of 176 Street and West of SW 114 Ave

Dear Commissioners:

We recently had the opportunity to meet with representatives for Eureka Cove LLC, the builder for the fourteen townhouses proposed under the above-referenced zoning application. We appreciate the fact that they took time to meet with us to discuss the proposed community and our concerns.

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Finally, as neighbors that live in close proximity to the above mentioned property, we kindly ask you to approve this application. Thank you in advance for your consideration.

Sincerely,

Signature: 

Name: Jose L Gonzalez

Address: 17819 SW 114 Ave.
33157.

November 22, 2006

Board of County Commissioners
111 N.W. First Street
Miami, FL 33128

Re: Eureka Cove LLC - Application No. 06-003
Location South of 176 Street and West of SW 114 Ave

Dear Commissioners:

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We believe that the proposed townhouses, in light of the density, and design, are compatible with this area. Also, we believe that these townhouses, green areas and landscaping buffers will enhance our neighborhood.

Finally, as neighbors that live in close proximity to the above mentioned property, we kindly ask you to approve this application. Thank you in advance for your consideration.

Sincerely,

Signature: Andrew Martin

Name: ANDREW MARTIN

Address: 17819 SW 114 Ave

November 22, 2006

Board of County Commissioners
111 N.W. First Street
Miami, FL 33128

Re: Eureka Cove LLC - Application No. 06-003
Location South of 176 Street and West of SW 114 Ave

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Finally, as neighbors that live in close proximity to the above mentioned property, we kindly ask you to approve this application. Thank you in advance for your consideration.

Sincerely,

Signature: OM Guadalupe

Name: Olga M Guadalupe

Address: 17700 SW 113 Ct

MIAMI FL 33157

November 22, 2006

Board of County Commissioners
111 N.W. First Street
Miami, FL 33128

Re: Eureka Cove LLC - Application No. 06-003
Location South of 176 Street and West of SW 114 Ave

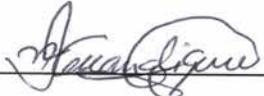
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Finally, as neighbors that live in close proximity to the above mentioned property, we kindly ask you to approve this application. Thank you in advance for your consideration.

Sincerely,

Signature:  _____

Name: JOSE N GUANDIQUE

Address: 17700 SW 113 CT

MIAMI FL 33157

November 22, 2006

Board of County Commissioners
111 N.W. First Street
Miami, FL 33128

Re: Eureka Cove LLC - Application No. 06-003
Location South of 176 Street and West of SW 114 Ave

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Finally, as neighbors that live in close proximity to the above mentioned property, we kindly ask you to approve this application. Thank you in advance for your consideration.

Sincerely,

Signature: Mayra yadira Lima

Name: Mayra yadira Lima

Address: 17780 SW 113 ct

Miami fl 33157

November 22, 2006

Board of County Commissioners
111 N.W. First Street
Miami, FL 33128

Re: Eureka Cove LLC - Application No. 06-003
Location South of 176 Street and West of SW 114 Ave

Dear Commissioners:

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Finally, as neighbors that live in close proximity to the above mentioned property, we kindly ask you to approve this application. Thank you in advance for your consideration.

Sincerely,

Signature: Edgar D. Saqui

Name: Edgar D. Saqui

Address: 17780 S.W. 113 CT.

Miami FL. 33157

November 22, 2006

Board of County Commissioners
111 N.W. First Street
Miami, FL 33128

Re: Eureka Cove LLC - Application No. 06-003
Location South of 176 Street and West of SW 114 Ave

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Finally, as neighbors that live in close proximity to the above mentioned property, we kindly ask you to approve this application. Thank you in advance for your consideration.

Sincerely,

Signature: L.R. Gifford

Name: Lidia R. Gifford

Address: 17760 SW 113 ct

Miami, FL 33157

November 22, 2006

Board of County Commissioners
111 N.W. First Street
Miami, FL 33128

Re: Eureka Cove LLC - Application No. 06-003
Location South of 176 Street and West of SW 114 Ave

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Finally, as neighbors that live in close proximity to the above mentioned property, we kindly ask you to approve this application. Thank you in advance for your consideration.

Sincerely,

Signature: 

Name: Francisco J. Selva

Address: 17720 SW 113 Ct.

Miami FL 33157.

November 22, 2006

Board of County Commissioners
111 N.W. First Street
Miami, FL 33128

Re: Eureka Cove LLC - Application No. 06-003
Location South of 176 Street and West of SW 114 Ave

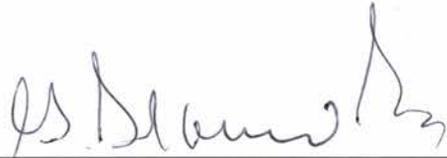
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Finally, as neighbors that live in close proximity to the above mentioned property, we kindly ask you to approve this application. Thank you in advance for your consideration.

Sincerely,

Signature: 

Name: Gregory Salano

Address: 17632 Sw 113th Ct.

Miami FL 33157



N
Canal & Turnpike Swale

SW
196
St

180

E

184

S

N

Pointer 25°36'04.41" N 80°22'35.40" W elev 7 ft Streaming 100% Eye alt 4637 ft

South Miami Heights

© 2006 Europa Technologies

17601 SW 114th Avenue, Miami, FL 33157

original

Board of County Commissioners 9:30AM
December 7, 2006 EUREKA COVE, LLC. 06-3) 31-33-40
Location: South of SW 176 St. Area 14/District
112 feet West of SW 114 Ave.
Size: 2.34 Acres Zoned Agricultural, Requesting Townhouse District

We the undersigned nearby residents of West Green Hills and West Green Hills Estates hereby request that the Miami-Dade Board of County Commissioners DENY THIS APPEAL WITH PREJUDICE upholding our elected Community Council 14 that DENIED WITH PREJUDICE on September 6, 2006 UNANIMOUSLY (Bell, Lawrence, Wade and Blakeslee) that requested a zone change from Agricultural to Townhouse on 2.34 acres that would be INCOMPATIBLE, INCONSISTENT, OUT OF CHARACTER WITH OUR 30 year old Estate and RU-1 area right next to the turnpike access on ramp from SW184 St. That would endanger us, create drainage and flooding from the turnpike and would interfere with the proposed widening again of the turnpike extension in the next few years.

110 TOTAL
31

	PRINT NAME	ADDRESS	SIGNATURE
31	ROBERT THOMPSON JR	11381 SW 171 ST. MIAMI FL	[Signature]
1	Margaret DelVal	17654 SW 114 Ave Miami, FL	[Signature]
2	Alexander DelVal	17654 SW 114 Ave Miami, FL	[Signature]
3	Juan A. Sanchez	17601 SW 114 Ave Miami FL	[Signature]
4	YASWAI MORA	17701 SW 114 AVE MIAMI FL	[Signature]
5	Henry D COX	17721 SW 114 Ave Miami FL	[Signature]
6	Aymeh J Lawrence	17781 SW 114 Ave. Mia FL	[Signature]
7	Abouline S. Hodge	17855 SW 114 Ave Miami FL	[Signature]
8	Charles Velez	17873 SW 114 Ave Miami	[Signature]
9	Alfonso Moran	17891 SW 114 ave miami FL	[Signature]
10	HERNANDEZ	18040 SW 113 PL	[Signature]
11	Gabriel Manzanarez S	18050 SW 113 PL	[Signature]
12	Jesus Herrera	18380 SW 181 ST	[Signature]
13	RICARDO A. ALVAREZ	18124 S.W. 113 COURT	[Signature]
14	MARIA C. ALVAREZ	18124 S.W. 113 COURT	[Signature]
15	KARELA M. SANTANA	18144 S.W. 113 COURT	[Signature]
16	EDUARDO TOACHE	18154 SW 113 CT.	[Signature]
17	James Brock	18154 SW 113 Ct	[Signature]
18	GUILLEMO SANTANA	18144 SW 113 CT	[Signature]
19	William Benjamin	18153 SW 113 Ct.	[Signature]
20	Sharon Coleman	18113 SW 113 Ct	[Signature]
21	PAUL MARTINEZ	11366 SW 181 ST	[Signature]
22	Robinson Fernandez	17932 S.W. 113 CT	[Signature]
23	Karel Fernandez	17932 SW 113 Ct.	[Signature]
24	Elizabeth Ruiz	17932 SW 113 Ct.	[Signature]
25	MIGUEL GARCIA	17900 SW 113 Ct	[Signature]
26	Francisco Lopez	15872 SW 113 CT	[Signature]
27	William Valladinos	17836 SW 113 Ct.	[Signature]
28	Carroll Brooks	11341 SW 176 ST	[Signature]
29	hocka Malik	11371 SW 176th St.	[Signature]
30	NAGIB MALIK	11371 SW 176 St	[Signature]

Board of County Commissioners 9:30AM

December 7, 2006

EUREKA COVE, LLC. 06-3)

31-33-40

Location: South of SW 176 St.
112 feet West of SW 114 Ave.

Area 14/District 9

Size: 2.34 Acres Zoned Agricultural, Requesting Townhouse District

We the undersigned nearby residents of West Green Hills and West Green Hills Estates hereby request that the Miami-Dade Board of County Commissioners DENY THIS APPEAL WITH PREJUDICE upholding our elected Community Council 14 that DENIED WITH PREJUDICE on September 6, 2006 UNANIMOUSLY (Bell, Lawrence, Wade and Blakeslee) that requested a zone change from Agricultural to Townhouse on 2.34 acres that would be INCOMPATIBLE, INCONSISTENT, OUT OF CHARACTER WITH OUR 30 year old Estate and RU-1 area right next to the turnpike access on ramp from SW184 St. that would endanger us, create drainage and flooding from the turnpike and would interfere with the proposed widening again of the turnpike extension in the next few years.

31

PRINT NAME	ADDRESS	SIGNATURE
1. Miriam Medina	17934 SW 114 Ave	Miriam Medina
2. MICHAEL TIMYANG	17954 SW 114 AVE	Michael Timyang
3. JUNE ANDERSON	18252 SW 113 AVE	Anderson
4. LEXINGTON ANDERSON	18252 SW 113 AVE	Anderson
5. Stanley Wilton	17791 SW 113 CT	Stanley Wilton
6. Angela Thomas	18114 SW 113 CT	Angela Thomas
7. Desmond Thomas	18114 SW 113 CT	Desmond Thomas
8. Ernest C. Kark	18114 SW 113 CT	ERNEST C. KARK
9. SHARON DAVIS	17881 SW 113 CT.	* Sharon Davis
10. Nelson Moraes	17720 SW 113 AVE	Nelson Moraes
11. Jonathan Howard	17761 SW 113 AVE	Jonathan Howard
12. Sonia Leggs	17781 SW 113 AVE	Sonia Leggs
13. CLAIRE ASSELIN	17840 SW 113 AVE	Claire Asselin
14. WGB BRINKLEY	17880 SW 113 AVE	WGB Brinkley
15. HESELOTTE BRINKLEY	17880 SW 113 AVE	Heselotte Brinkley
16. CECILIA BAPTISTA	17861 SW 113 AVE	Cecilia Baptista
17. AIDA PINTO	17800 SW 113 AVE	Aida Pinto
18. FREDRICKA WILLIS	17760 SW 113 AVE	Fredricka Willis
19. CELESTINO RODRIGUEZ	17801 SW 113 AVENUE	Celestino Rodriguez
20. Jennifer Perez	17740 SW 112 PL	Jennifer Perez
21. Myraun Williams	17741 SW 112 PL	Myraun Williams
22. Geraldine Williams	17800 SW 112 PL	Geraldine Williams
23. Shiraz Mohamed	17841 SW 112 PL	Shiraz Mohamed
24. Nesima Bully	17840 SW 112 PL	Nesima Bully
25. Dana Collingwood	17840 SW 112 PL	Dana Collingwood
26. LENN BULLY	17840 SW 112 PL	Len Bully
27. CHRIS SHEU	17761 SW 112 PL	Chris Sheu
28. Michael Martinez	17602 SW 114 th Ave	Michael Martinez
29. Redi O. ...	17653 SW 114 AVE	Redi O. ...
30.ayo Rodone	17742 SW 114 AVE	ayo Rodone
31. Maria ...	17742 SW 114 AVE	Maria ...

Board of County Commissioners 9:30AM
 December 7, 2006 EUREKA COVE, LLC. 06-3) 31-33-40
 Location: South of SW 176 St. Area 14/District 14
 112 feet West of SW 114 Ave.
 Size: 2.34 Acres Zoned Agricultural, Requesting Townhouse District

We the undersigned nearby residents of West Green Hills and West Green Hills Estates hereby request that the Miami-Dade Board of County Commissioners DENY THIS APPEAL WITH PREJUDICE upholding our elected Community Council 14 that DENIED WITH PREJUDICE on September 6, 2006 UNANIMOUSLY (Bell, Lawrence, Wade and Blakeslee) that requested a zone change from Agricultural to Townhouse on 2.34 acres that would be INCOMPATIBLE, INCONSISTENT, OUT OF CHARACTER WITH OUR 30 year old Estate and RU-1 area right next to the turnpike access on ramp from SW184 St. that would endanger us, create drainage and flooding from the turnpike and would interfere with the proposed widening again of the turnpike extension in the next few years.

31

PRINT NAME	ADDRESS	SIGNATURE
1 Marlon Zuniga	11340 S.W. 176 ST. Miami 33177	Marlon E. Zuniga
2 Jeannie Piazza-Zuniga	11340 SW 176 St. Miami 33177	Jeannie Piazza-Zuniga
3 YOHAN SANCHEZ	11360 SW 176 ST " "	Yohan Sanchez
4 Esenia Cardoza	18232 SW 113 Ave	Esenia Cardoza
5 MCCREARY STEPHEN R	18200 SW 113 AVE	Stephen R. McCreary
6 Jose Ruben Blanco	1125 SW 176 St	José Rubén Blanco
7 Pedro Hernandez	11240 SW 176 St	Pedro Hernandez
8 BEATE KEROUAC	11250 SW 176 St	Beate Kerouac
9 Larry Swenson	11257 SW 176 St	Larry Swenson
10 EDMOND CASTRO	11261 SW 176 ST	Edmond Castro
11 Adelia Castro	11261 SW 176 St	Adelia Castro
12 Thomas Kistic	11301 SW 176 St	Thomas Kistic
13 HEZEKIAH BERSLEY	11320 SW 176 ST	Hezekiah Bersley
14 RUDOLPH SINGH	11300 SW 176 ST	Rudolph Singh
15 DOROTHY SINGH	11300 SW 176 ST	Dorothy Singh
16 Marge Michnewicz	11361 S.W. 176 St.	Marge Michnewicz
17 Lee S. Michnewicz	11361 S.W. 176 St.	Lee S. Michnewicz
18 JESSICA A. MICHNEWICZ	11361 SW. 176 St.	Jessica A. Michnewicz
19 Terecinda	San 11260 SW 176 ST	Terecinda
20 Cathy James Salame	11361 SW 176 ST	Cathy James Salame
21 ALGHIBRUK SALAMA	11361 SW 176 ST	Alghibruk Salama
22 Ramalia O. Gonzalez	11361 SW. 176 St	Ramalia O. Gonzalez
23 Gloria Salame	11361 SW 176 St	Gloria Salame
24 Juliette Bujala	17600 SW 113 Ave	Juliette Bujala
25 Gregory Salano	17632 SW 113 Ave	Gregory Salano
26 Ricardo Berger	17652 S.W. 113 Ave	Ricardo Berger
27 Paula Quijano	17722 SW 114 Ave	Paula Quijano
28 HERMANO QUITANO	17722 SW 114 Ave	Hermano Quitano
29 Raul Acosta	17874 SW 114 AVE	Raul Acosta
30 Carlos Acosta	17874 SW 114 AVE	Carlos Acosta
31 JIMMY JANVIER	17892 SW 114 AVE	Jimmy Janvier

Board of County Commissioners 9:30AM
 December 7, 2006 EUREKA COVE, LLC. 06-3) 31-33-40
 Location: South of SW 176 St. Area 14/District 9
 112 feet West of SW 114 Ave.
 Size: 2.34 Acres Zoned Agricultural, Requesting Townhouse District

17

We the undersigned nearby residents of West Green Hills and West Green Hills Estates hereby request that the Miami-Dade Board of County Commissioners DENY THIS APPEAL WITH PREJUDICE upholding our elected Community Council 14 that DENIED WITH PREJUDICE on September 6, 2006 UNANIMOUSLY (Bell, Lawrence, Wade and Blakeslee) that requested a zone change from Agricultural to Townhouse on 2.34 acres that would be INCOMPATIBLE, INCONSISTENT, OUT OF CHARACTER WITH OUR 30 year old Estate and RU-1 area right next to the turnpike access on ramp from SW184 St. that would endanger us, create drainage and flooding from the turnpike and would interfere with the proposed widening again of the turnpike extension in the next few years.

PRINT NAME	ADDRESS	SIGNATURE
Sandra McCutchen	17782 S.W. 114 AVE	Sandra McCutchen
Tim McCutchen	17787 S.W. 114 AVE	Tim McCutchen
Noel Webster	17838 SW 114 AVE	Noel Webster
EULALEE Webster	17838 SW 114 Ave	Eulalee Webster
Luis Medina	17934 S.W. 114 Ave.	Luis Medina
FRANK TOLEDU *	11364 SW 180 ST	Frank Toledu
MAGGIE ANDREA	11341 SW 180 ST	Maggie Andrea
KAY ALEXANDER	11981 SW 180 ST	Kay Alexander
MADELAINE NUÑEZ	11270 S.W. 181 ST	Madelaine Nuñez
maech Holime	11261 SW 181 ST	Maech Holime
ANDREW HOTHANLAC	11257 SW 181 ST MIA	Andrew Hothanlac
Jose L Hernandez	11250 SW 181 ST MIA	Jose L Hernandez
WILMER HERNANDEZ	11250 SW 181 ST MIA	Wilmer Hernandez
Geraldina Manzanarez	11250 SW 181 ST MIA	Geraldina Manzanarez
KETTEL, DERY S	18231 S.W. 113 Ave	Kettel, Dery S
Robinson, Juanita	18301 SW 113 Ave	Juanita Robinson
Yadira Zamora	18311 SW 113 Ave.	Yadira Zamora