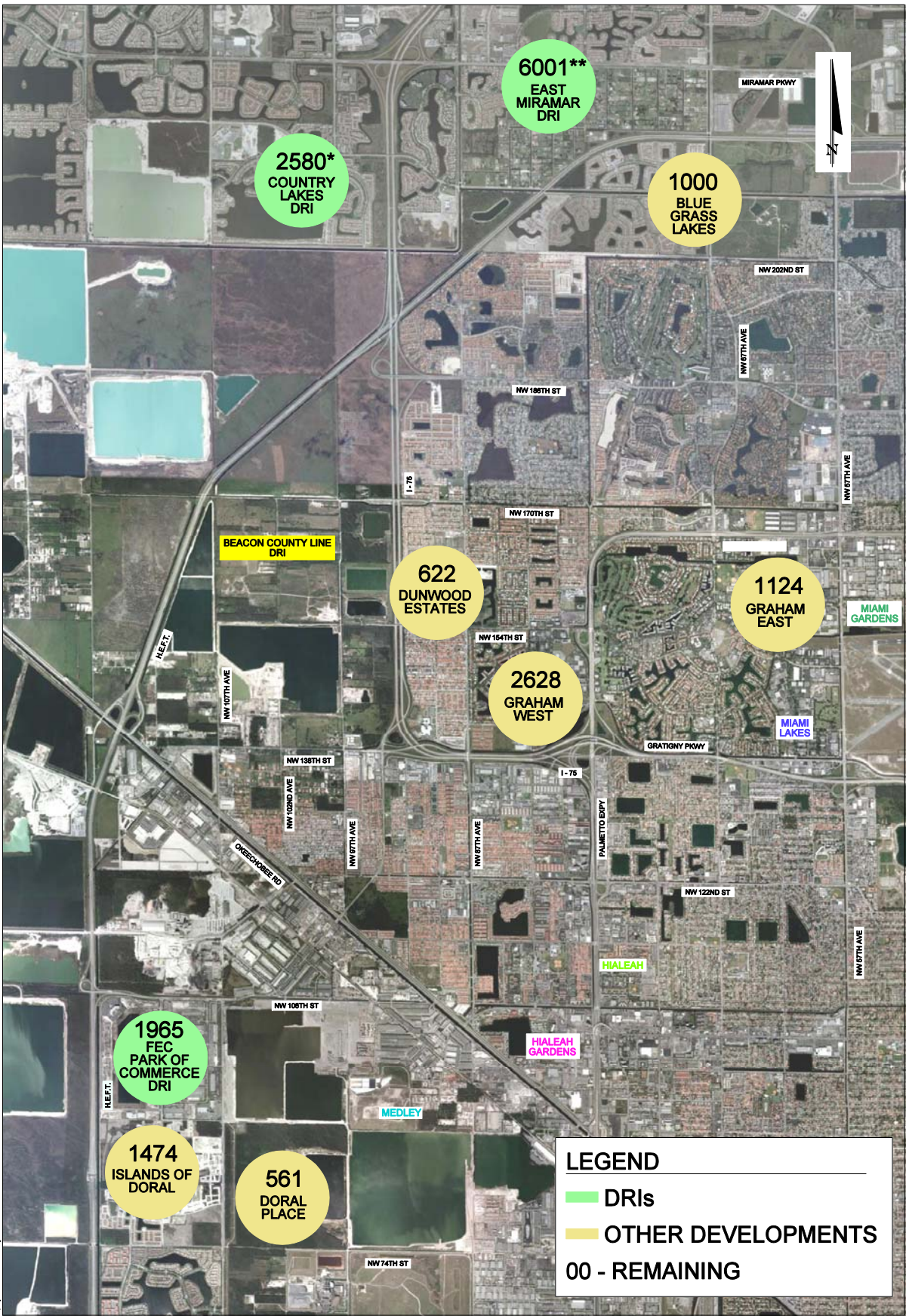


APPENDIX 21-10 (R)
Committed Developments Documentation

Revised October 2008



Committed Developments

Committed Developments Trip Generation Beacon Countyline DRI

Development	Location	Land Use	Approved	Built	Remaining		PM Peak Hour Tgen*	
							In	Out
East Miramar Areawide DRI (1)	1		10,538 PM Trips	4,537 PM Trips	6,001 PM Trips		1,980	4,021
		Retail	1,836,400 SF	114,081 SF	1,722,319 SF			
		Office	1,450,000 SF	92,758 SF	1,357,242 SF			
		Industrial	9,449,000 SF	3,634,126 SF	5,814,874 SF			
		Single Family	1,640 DU	781 DU	859 DU			
		Multi Family	5,820 DU	2,770 DU	3,050 DU			
		Hotel	200 Rooms	0 Rooms	200 Rooms			
FEC Park of Commerce DRI (2)	2	Warehouse	5,550,000 SF	3,284,962 SF	2,265,038 SF	Approved (ITE)	1,366	3,065
		Office	1,109,220 SF	579,037 SF	530,183 SF	Built (ITE)	555	1,564
		Retail	3,634,126 SF	43,600 SF	3,590,526 SF	Internal	15%	15%
		Hotel	250 Rooms	0 Rooms	250 Rooms	Remaining	689	1,276
Country Lakes West DRI (3)	3	Trips	7,005 PM Trips	3,873 PM Trips	3,132 PM Trips	Remaining	814	2,318
		Retail	3,634,126 SF	43,600 SF	3,590,526 SF		26.0%	74.0%
		Lt Industrial	5,550,000 SF	3,284,962 SF	2,265,038 SF			
		Office	1,109,220 SF	579,037 SF	530,183 SF			
		Hotel	250 Rooms	0 Rooms	250 Rooms			
		Single Family	1,640 DU	781 DU	859 DU			
		Multi Family	5,820 DU	2,770 DU	3,050 DU			
Blue Grass Lakes (4)	4	Single Family	1,254 DU	80%	20%	Remaining	528	475
		Retail	140,000 SF	80%	20%			
Dunwoody Estates (5)	5	Residential/ Commercial	NA				417	205
Graham Vested Development East (5)	6	Mixed Use	NA				753	371
Graham Vested Development West (5)	7	Mixed Use	NA				1,761	867
Doral Place (6)	8	Condominium	160 DU				56	27
		Condominium	690 DU				241	117
		Single Family	119 DU				76	44
Islands of Doral (6)	9	Townhouse	2,074 DU				726	353
		Condominium	580 DU				203	99
		Single Family	92 DU				59	34

* PM Peak Hour trip generation for the approved unbuilt portion of the development.

(1) Source: October 16, 2006 Annual Report. The largest portion of this site is located north of Miramar Parkway (outside the study area). Only 1/2 of the trip generation of the remaining development was used for this analysis

(2) Source: October 4, 2006 Annual Report.

(3) Source: November 1, 2005 Annual Report.

(4) The originally approved Blue Grass Lakes DRI was abandoned and an amended Development Order dated 11/7/01 amended the uses to those reflected in this table.

(5) Source: Town of Miami Lakes, January 2006, Concurrency Management Report,

(6) City of Doral Website.

**Committed Developments Assignment (R)
Beacon Countyline DRI**

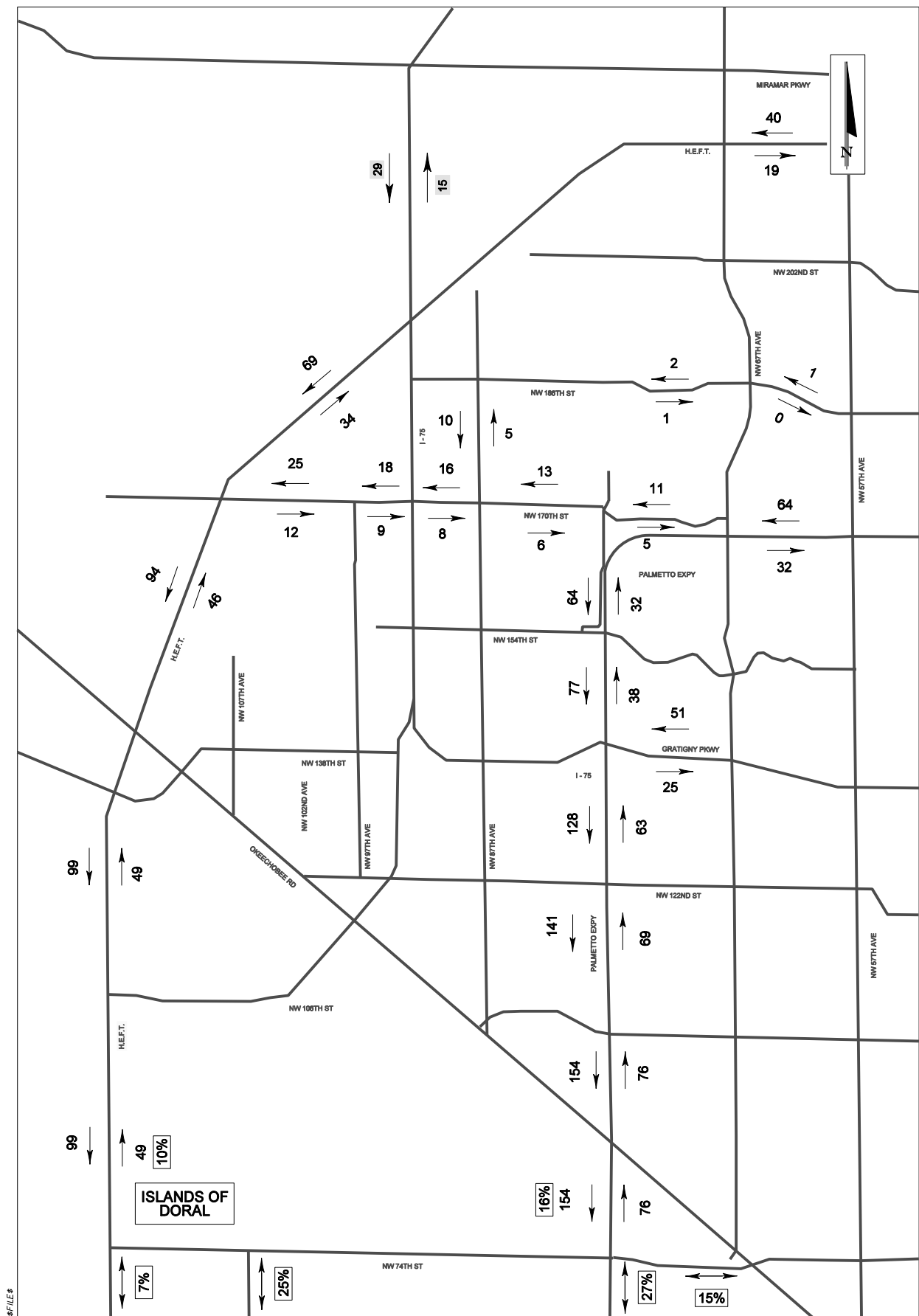
October 2008 Revisions have been highlighted.

Roadway	Limits		Direction	Islands at Doral	Doral Place	Dunwoody Estates	Graham Vested Dev (East)	Graham Vested Dev (West)	Blue Grass Lakes	Country Lakes West	East Miramar Areawide DRI	FEC Park of Industry &
	From	To										
Palmetto Expressway (SR 826)	Red Road/NW 57 Av	NW 67 Av/Ludlam Rd	EB	32	13	30	67	165	32	0	40	179
			WB	64	25	60	136	335	36	0	20	96
	NW 67 Av/Ludlam Rd	Miami Lakes Drive	NEB	32	13	37	0	165	54	0	0	179
			SWB	64	25	75	0	335	48	0	0	96
	Miami Lakes Drive	I-75	NB	38	16	98	230	87	54	0	0	179
			SB	77	31	48	114	176	48	0	0	96
	I-75	W 68 St/NW 122 Street	NB	63	37	75	136	352	31	95	20	0
			SB	128	73	37	67	173	28	271	40	0
	W 68 St/NW 122 Street	W 49 Street/NW 103 St	NB	69	39	71	129	317	27	87	20	0
			SB	141	78	35	63	156	24	248	40	0
	W 49 Street/NW 103 St	Okeechobee Rd/US 27	NB	76	42	64	129	282	22	79	20	0
			SB	154	84	31	63	139	20	225	40	0
	Okeechobee Rd/US 27	NW 74 Street	NB	76	42	60	108	247	13	71	20	87
			SB	154	84	30	53	121	12	202	40	161
NW 87 Avenue / West 28 Avenue	Miami Gardens Drive	NW 170 Street	NB	5	0	39	18	49	42	7	0	10
			SB	10	0	79	37	99	38	21	0	5
	NW 170 Street	Miami Lakes Drive	NB	0	0	53	0	0	0	0	0	0
			SB	0	0	108	0	0	0	0	0	0
I-75	Miami Lakes Drive	I-75	NB	0	0	58	0	0	0	0	0	0
			SB	0	0	29	0	0	0	0	0	0
	Miramar Parkway	HEFT	NB	15	6	37	34	61	0	347	40	102
			SB	29	11	75	69	123	0	987	80	55
	HEFT	NW 186 Street	NB	0	4	37	34	61	0	319	40	0
			SB	0	8	75	69	123	0	909	80	0
	NW 186 Street	NW 138 Street	NB	0	4	0	10	0	21	188	40	0
			SB	0	8	0	20	0	19	535	80	0
NW 138 Street		SR 826	EB	0	8	0	95	211	8	503	80	259
			WB	0	4	0	47	104	8	177	40	140
	NW 170 Street	NW 154 Street	NB	0	0	0	0	0	0	0	0	0
			SB	0	0	0	0	0	0	0	0	0
NW 154 Street		NW 138 Street	NB	0	0	0	0	0	0	0	0	0
			SB	0	0	0	0	0	0	0	0	0
	NW 138 Street	W 68 Street	NB	0	0	0	0	0	0	0	0	0
			SB	0	0	0	0	0	0	0	0	0
NW 107 Avenue		NW 166 Street	NB	0	0	0	0	0	0	0	0	0
			SB	0	0	0	0	0	0	0	0	0
	NW 162 Street	NW 154 Street	NB	0	0	0	0	0	0	0	0	0
			SB	0	0	0	0	0	0	0	0	0
NW 154 Street		NW 138 Street	NB	0	0	0	0	0	0	0	0	0
			SB	0	0	0	0	0	0	0	0	0
	NW 138 Street	Okeechobee Rd/US 27	NB	0	0	0	0	0	0	0	0	0
			SB	0	0	0	0	0	0	0	0	0
HEFT	NW 57 Av (Red Road)	I-75	NB	19	3	8	6	23	0	0	127	153
			SB	40	7	16	12	46	0	0	257	83
	I-75	NW 170 Street	NB	34	5	8	6	23	0	28	127	255
			SB	69	10	16	12	46	0	79	257	138
NW 170 Street		Okeechobee Rd/US 27	NB	46	5	0	0	0	24	28	127	287
			SB	94	10	0	0	0	21	79	257	155
	Okeechobee Rd/US 27	NW 106 Street	NB	49	6	0	8	86	24	24	119	293
			SB	99	12	0	4	42	21	70	241	158
NW 106 Street		NW 74 Street	NB	49	6	19	12	134	32	24	119	158
			SB	99	12	9	6	66	26	70	241	293

**Committed Developments Assignment (R)
Beacon Countyline DRI**

October 2008 Revisions have been highlighted.

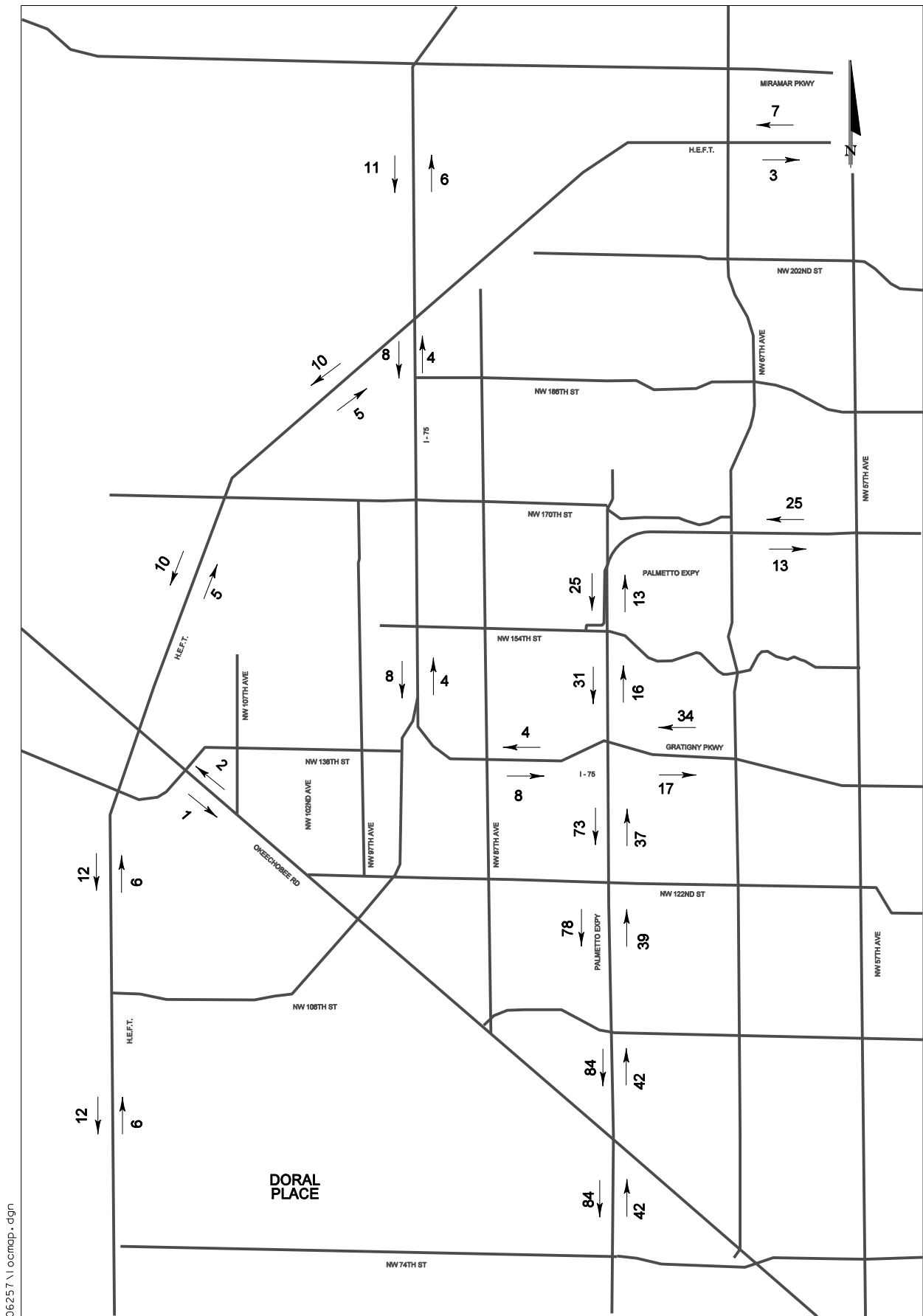
Roadway	Limits		Direction	Islands at Doral	Doral Place	Dunwoody Estates	Graham Vested Dev (East)	Graham Vested Dev (West)	Blue Grass Lakes	Country Lakes West	East Miramar Areawide DRI	FEC Park of Industry &	
	From	To											
Miami Gardens Drive (NW 186 Street)	I-75	NW 87 Avenue	EB	0	0	90	49	86	21	373	0	0	
			WB	0	0	44	24	42	19	131	0	0	
	NW 87 Avenue	NW 77 Avenue	EB	0	0	4	16	0	67	294	0	19	
			WB	0	0	8	8	0	61	103	0	10	
	NW 77 Avenue	NW 67 Avenue	EB	1	0	3	18	0	71	229	0	16	
			WB	2	0	7	9	0	64	81	0	9	
	NW 67 Avenue	NW 57 Avenue (Red Rd)	EB	0	0	1	0	0	4	174	0	13	
			WB	1	0	3	0	0	4	61	0	7	
	NW 170 Street	HEFT	NW 97 Avenue	EB	12	0	16	12	46	24	0	0	31
				WB	25	0	8	6	23	21	0	0	17
NW 97 Avenue		I-75	EB	9	0	17	14	49	26	0	0	30	
			WB	18	0	8	7	24	24	0	0	16	
I-75		NW 87 Avenue	EB	8	0	0	16	56	29	0	0	29	
			WB	16	0	0	8	28	26	0	0	16	
NW 87 Avenue		NW 77 Avenue	EB	6	0	0	60	165	0	19	0	0	
			WB	13	0	0	30	81	0	7	0	0	
NW 77 Avenue		NW 67 Avenue	EB	5	0	0	68	0	0	17	0	0	
			WB	11	0	0	33	0	0	6	0	0	
NW 138 Street	Okeechobee Rd/US 27	NW 107 Avenue	EB	0	0	0	18	104	4	0	0	0	
			WB	0	0	0	9	51	4	0	0	0	
	NW 107 Avenue	NW 97 Avenue	EB	0	0	0	18	106	4	0	0	0	
			WB	0	0	0	9	52	4	0	0	0	
NW 130 Street (W 76 Street)	NW 97 Avenue	Hialeah Gardens Drive	EB	0	0	0	21	113	5	0	0	0	
			WB	0	0	0	10	56	5	0	0	0	
	NW 97 Av	Hialeah Gardens Drive	EB	0	0	0	0	0	0	0	0	0	
			WB	0	0	0	0	0	0	0	0	0	
	Hialeah Gardens Drive	NW 87 Av	EB	0	0	0	0	0	0	0	0	0	
			WB	0	0	0	0	0	0	0	0	0	
	NW 87 Av	W of SR 826	EB	0	0	0	0	0	0	0	0	0	
			WB	0	0	0	0	0	0	0	0	0	
Okeechobee Rd/US 27	West	HEFT	NWB	0	0	5	0	2	0	0	16	6	
			SEB	0	0	3	0	4	0	0	8	3	
	HEFT	NW 138 Street	NWB	0	2	6	0	49	0	0	0	0	
			SEB	0	1	3	0	99	0	0	0	0	
	NW 138 Street	Hialeah Gardens Drive	NWB	0	0	6	0	0	0	0	0	0	
			SEB	0	0	3	0	0	0	0	0	0	
	Hialeah Gardens Drive	NW 87 Avenue	NWB	0	0	0	0	0	0	0	0	103	
			SEB	0	0	0	0	0	0	0	0	191	
	NW 87 Avenue	SR 826	NWB	0	0	4	0	0	0	11	0	90	
			SEB	0	0	9	0	0	0	30	0	166	
West Okeechobee Rd / Frontage Road	SR 826	NW 74 St	NWB	0	0	4	0	0	0	8	0	8	
			SEB	0	0	8	0	0	0	23	0	14	
	US 27/NW 138 Street	NW 107 Avenue	NWB	0	2	0	0	0	0	0	0	0	
			SEB	0	1	0	0	0	0	0	0	0	
	NW 107 Avenue	Hialeah Gardens Blvd	NWB	0	0	0	0	0	0	0	0	0	
			SEB	0	0	0	0	0	0	0	0	0	
	Hialeah Gardens Blvd	NW 87 Avenue	NWB	0	0	0	0	0	0	0	0	0	
			SEB	0	0	0	0	0	0	0	0	0	
	NW 87 Avenue	NW 77 Avenue	NWB	0	0	0	0	0	0	0	0	0	
			SEB	0	0	0	0	0	0	0	0	0	
Gratigny Expressway	SR 826	Red Road/W 4 Av	EB	25	17	11	0	217	28	232	40	86	
			WB	51	34	23	0	440	31	81	20	47	
W 68 Street/NW 122 Street	Okeechobee Road	NW 97 Avenue	EB	0	0	0	2	0	0	0	0	0	
			WB	0	0	0	1	0	0	0	0	0	
	NW 97 Avenue	NW 87 Av / W 28 Av	EB	0	0	0	5	0	0	0	0	45	
			WB	0	0	0	2	0	0	0	0	24	
	NW 87 Av / W 28 Av	SR 826	EB	0	0	3	5	0	0	0	0	38	
		WB	0	0	7	3	0	0	0	0	21		



Source: David Plummer & Associates

Highlighted Figures
Revised October 2008

TRIP DISTRIBUTION ISLANDS AT DORAL
Beacon County Line DRI

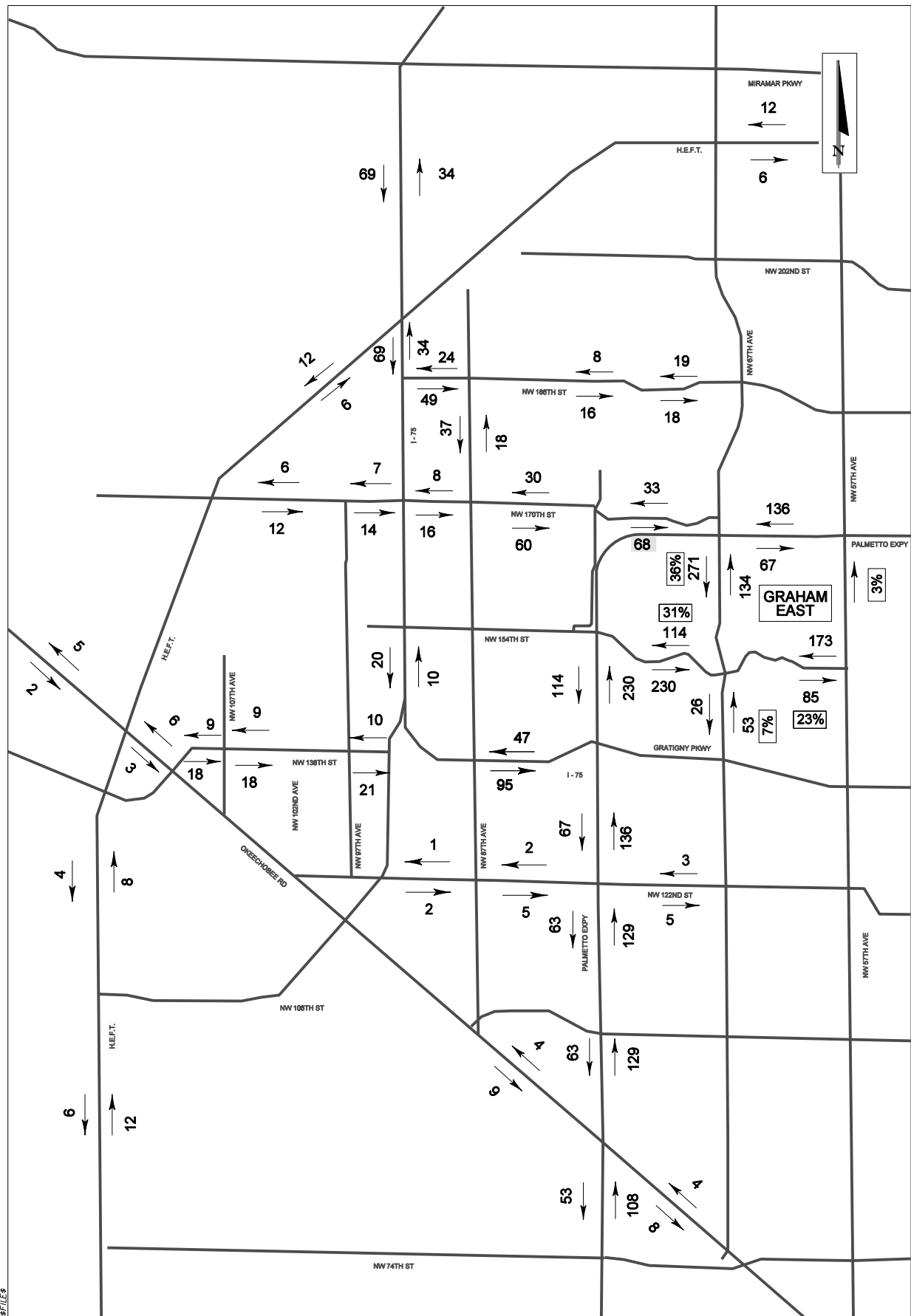


06257 \ | locmap.dgn

Source: David Plummer & Associates

**TRIP DISTRIBUTION DORAL PLACE
Beacon County Line DRI**

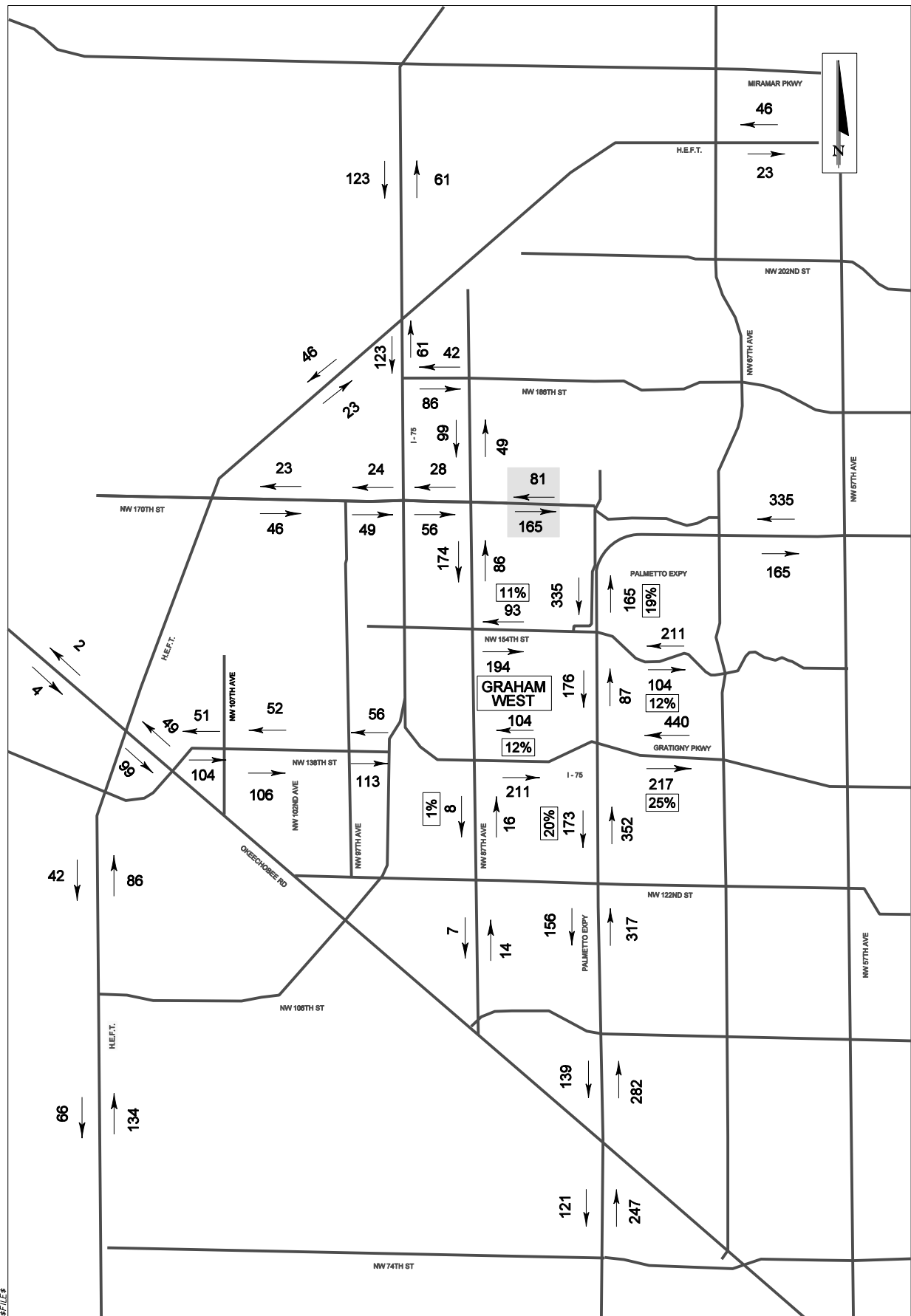
Revised July 2008



Source: David Plummer & Associates

TRIP DISTRIBUTION GRAHAM VESTED DEV (EAST)
Beacon County Line DRI

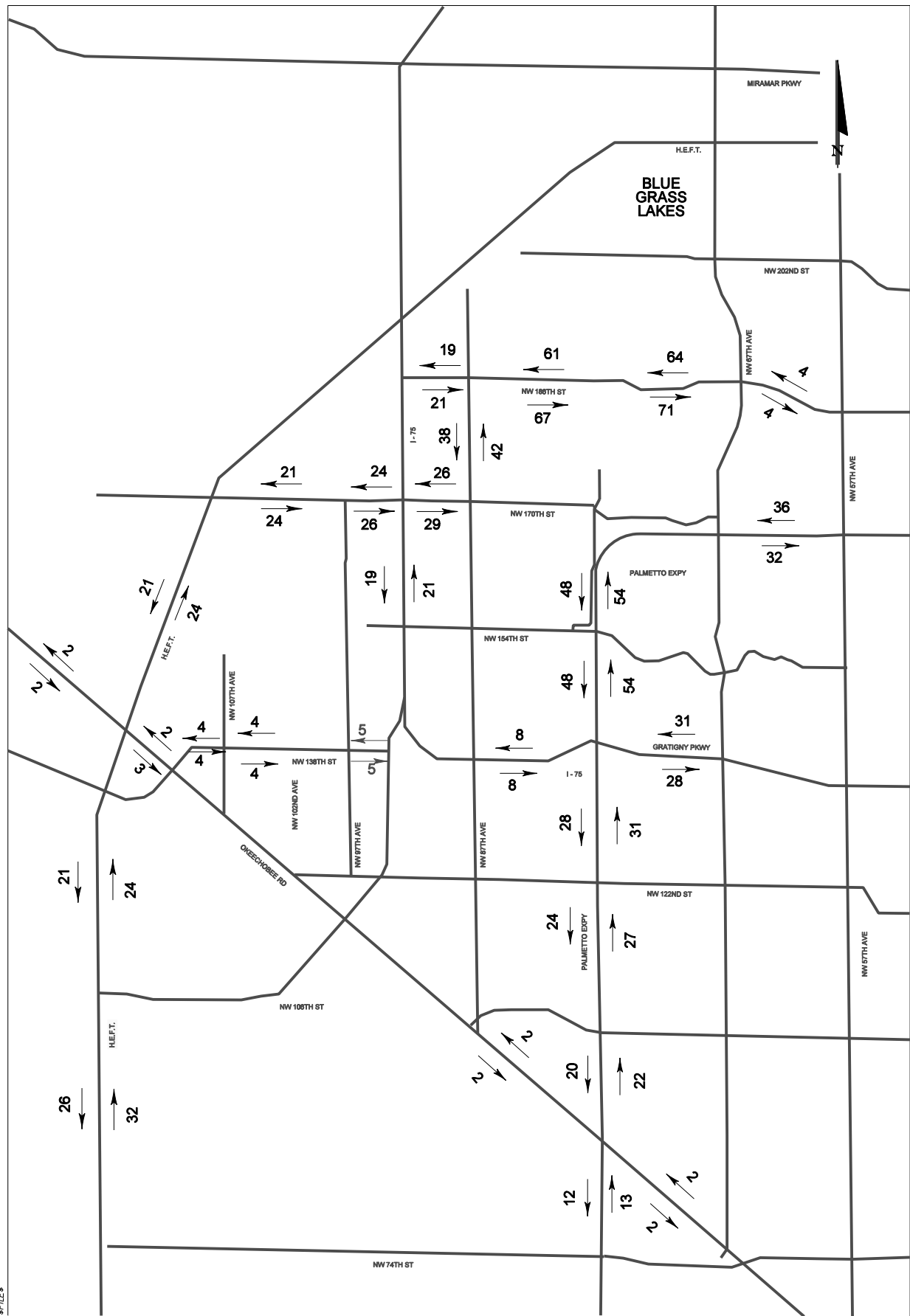
Revised July 2008



Source: David Plummer & Associates

Highlighted Figures
Revised October 2008

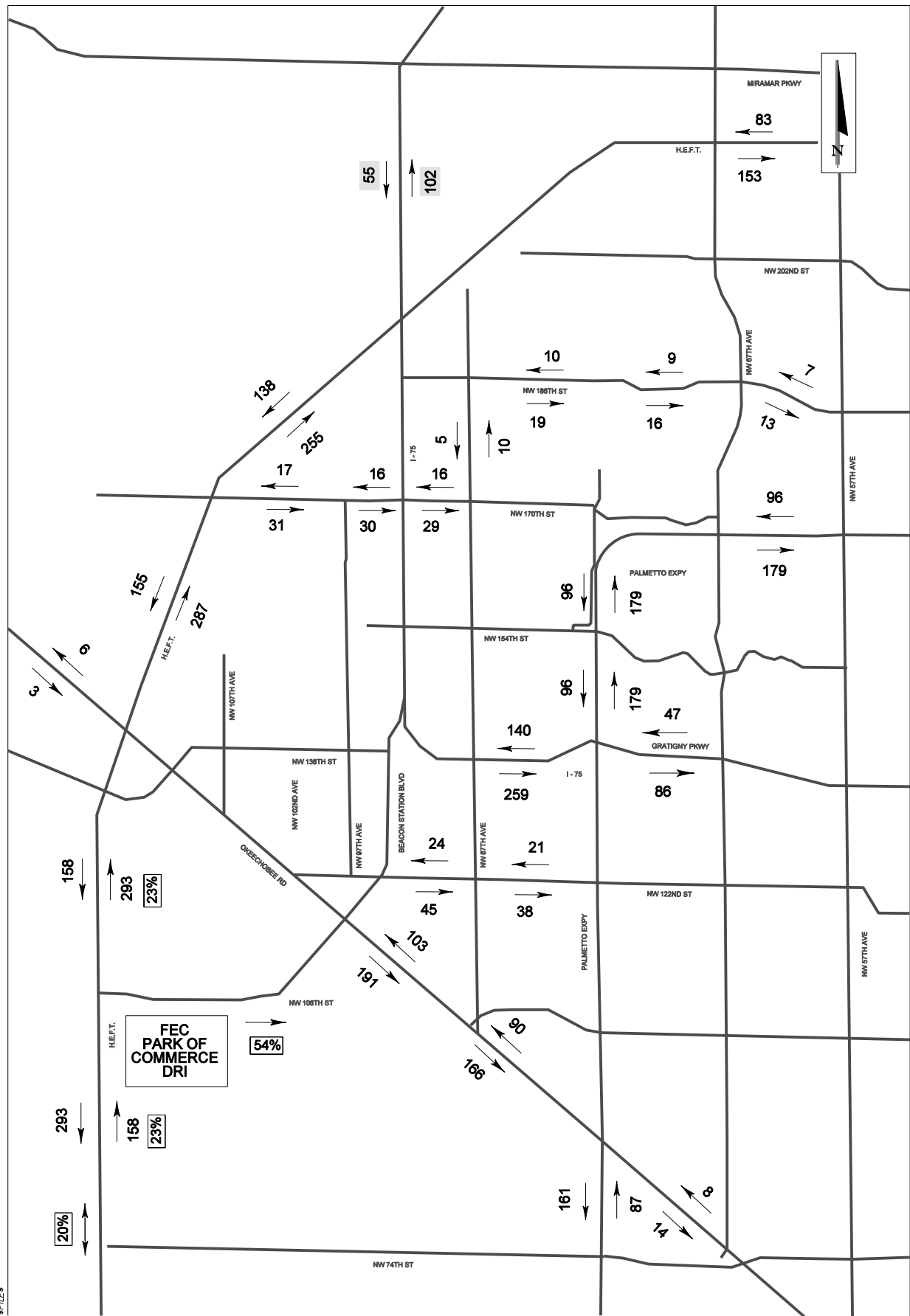
TRIP DISTRIBUTION GRAHAM VESTED DEV (WEST)
Beacon County Line DRI



Source: David Plummer & Associates

TRIP DISTRIBUTION BLUE GRASS LAKES
Beacon County Line DRI

Revised July 2008



Source: David Plummer & Associates

Highlighted Figures
Revised October 2008

TRIP DISTRIBUTION FEC PARK of INDUSTRY & COMMERECE DRI
Beacon County Line DRI