

Approved: _____ Mayor

Veto: _____

Override: _____

RESOLUTION NO. Z-27-08

WHEREAS, **DOLPHIN CENTER PROPERTIES, DAVID MORTON, ET AL** applied for the following:

- (1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION pursuant to Section 380.06(19) of the Florida Statutes with respect to the bifurcation of the Dolphin Center DRI, an extension of time for the build out date, and the inclusion of workforce housing on the South Parcel.
- (2) DELETION of Resolution No. Z-210-85, as amended by Z-147-86, as further amended by Z-342-87, as further amended by Z-157-88, further amended by Z-195-88, further amended by Z-185-90, further amended by Z-40-93, further amended by Z-11-95, further amended by Z-131-95, and last modified by Z-30-99 (as it pertains to the North and South Parcels) and by Z-27-06 (as it pertains to the South Parcel only)
- (4) Approval of an amended Development Order on the South Parcel, to be named Dolphin Center South.

REQUEST #4 ON SCHEDULE 2

The purpose of these requests is to modify the existing development order into two (2) separate development orders and to extend the buildout date on both, and to provide for the inclusion of workforce housing and the provision of easements for the proposed Metrorail North Corridor on the South Parcel. The above referenced Resolutions are on file with the Department of Planning and Zoning and may be accessed through the Miami-Dade County website.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

SUBJECT PROPERTY: SOUTH PARCEL: A parcel of land being all of tracts 14, 15, 34, 35, 38, 39, 62, 63, 66, 67 and 94, and being a portion of Tracts 9 through 13, inclusive, 16, 33, 36, 37, 40, 61, 64, 65, 68, 93, 99 and 100 of plat of MIAMI GARDENS, Plat book 2, at Page 96, more particularly described as follows:

Commence at the northwest corner of Section 3, Township 52 South, Range 41 East; thence on an assumed bearing of N87°07'02"E, along the center line of N.W. 199th Street as shown on DOLPHIN CENTER-STADIUM SITE, Plat book 129, Page 91, a distance of 19.58' to a Point of curvature of a tangent curve concave to the south and having a radius of 1,908.58'; thence SE/ly, 260.2', along the centerline of said N.W. 199th Street and along the arc of said curve to the right having a central angle of 07°48'40" to a point on a non-

tangent line; thence $S02^{\circ}46'26''E$ along said non-tangent line 60.56' to a point on the south right-of-way line of said N.W. 199th Street, said point also lying on the arc of a non-tangent curve concave to the south and having a radius of 1,848.58' (a radial line of said curve through said point having a bearing of $N05^{\circ}10'48''E$), said point also being the point of beginning; thence E/ly and SE/ly, 285.69' along the south right-of-way line of N.W. 199th Street as shown on said DOLPHIN CENTER-STADIUM site and along the arc of said curve through a central angle of $08^{\circ}51'17''$ to a Point of tangency; thence continue $S75^{\circ}57'55''E$, along said south right-of-way line, 450.54' to a Point of curvature of a tangent curve concave to the northeast and having a radius of 6,924.43'; thence SE/ly, 198.91' continuing along said south right-of-way line and along the arc of said curve through a central angle of $01^{\circ}38'45''$ to a point on a non-tangent line, said point also being the northwest corner of Tract 'D', of said DOLPHIN CENTER-STADIUM SITE; thence $S02^{\circ}45'54''E$ along the west line of said tract 'D', 2,315.14'; thence continue $S02^{\circ}46'44''E$ along said west line 2,202.46' to the southwest corner of said Tract 'D'; thence $S87^{\circ}15'51''W$ along a line 440' north of and parallel with the south line of said tracts 99 and 100, MIAMI GARDENS, a distance of 520' to a point on the west line of said Tract 99; thence $N02^{\circ}46'44''W$ along the west line of said Tracts 94 and 99, MIAMI GARDENS, a distance of 880.66' to the southeast corner of said Tract 66, MIAMI GARDENS; thence $S87^{\circ}13'16''W$ along the south line of said Tracts 65 and 66, MIAMI GARDENS, a distance of 410.02'; thence $N02^{\circ}46'26''W$, 200' to a point on a line 200' north of and parallel with the south line of said Tract 65; thence $S87^{\circ}12'55''W$ along said parallel line, 184' to a point on the east right-of-way line of N.W. 27th Avenue as shown on said DOLPHIN CENTER-STADIUM SITE; thence $N02^{\circ}46'26''W$ along said east right-of-way line, 660.27'; thence $N01^{\circ}21'25''E$ along the east line of additional right-of-way for N.W. 27th Avenue Official Records Book 13023, Page 3408, for a distance of 180.47'; thence continue $N02^{\circ}46'26''W$ along the east line of said additional right-of-way 180' to a Point of curvature of a tangent curve concave to the southeast and having a radius of 50'; thence continue N/ly and E/ly, 78.49' along the east line of said additional right-of-way and along the arc of said curve through a central angle of $89^{\circ}56'25''$ to a point on a non-tangent line; thence continue $N02^{\circ}42'51''W$ along the east line of said additional right-of-way 100' to a Point of the arc of a non-tangent curve concave to the northeast and having a radius of 50' (a radial line of said curve through said point bears $S02^{\circ}50'02''E$); thence continue W/ly and N/ly, 78.59' along said east right-of-way line and along the arc of said curve through a central angle of $90^{\circ}03'35''$ to a point of tangency; thence continue $N02^{\circ}46'26''W$ along the east line of said additional right-of-way 275'; thence continue $N22^{\circ}37'45''W$ along the east line of said additional right-of-way 38.28'; thence $N02^{\circ}46'26''W$ along the east right-of-way line of N.W. 27th Avenue as shown on said DOLPHIN CENTER-STADIUM SITE, 1,736.32'; thence continue $N01^{\circ}21'25''E$ along said east right-of-way line 180.47'; thence continue $N02^{\circ}46'26''W$ along said east right-of-way line 200' to a Point of curvature of a curve concave to the southeast, having a radius of 50'; thence NE/ly along the arc of said curve, through a central angle of $93^{\circ}22'20''$, a distance of 81.48' to a Point of compound curvature of a curve concave to the south and having a radius of 1,848.58', and to a point on aforesaid S/ly right-of-way line of N.W. 199th Street; thence E/ly along said S/ly right-of-way line and along the arc of said curve, through a central angle of $04^{\circ}34'54''$, a distance of 147.82' to the Point of beginning.

LOCATION: Lying between N.W. 17 Avenue and N.W. 27 Avenue and south side of N.W. 199 Street, City of Miami Gardens, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners was advertised and held, as required by the Zoning Procedure Ordinance, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant requested a waiver of the refiling period, and

WHEREAS, it was the opinion of this Board that Items #1, 2, and 3 for the North parcel should be approved and were approved under separate Resolution Z-26-08, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter and to the recommendation of the Developmental Impact Committee, it is the opinion of this Board that pursuant to Section 380.06(19) of the Florida Statutes with respect to the bifurcation of the Dolphin Center DRI, an extension of time for the build out date, and the inclusion of workforce housing on the South Parcel does not, when considered individually, or in any combination or cumulatively pursuant to Section 380.06(19) Florida Statutes, constitute a substantial deviation requiring further development of regional impact review as noted herein as requested Item #1, and that the requested deletion of Resolution No. Z-210-85, as amended by Z-147-86, as further amended by Z-342-87, as further amended by Z-157-88, further amended by Z-195-88, further amended by Z-185-90, further amended by Z-40-93, further amended by Z-11-95, further amended by Z-131-95, and last modified by Z-30-99 (as it pertains to the South Parcel) and by Z-27-06 (as it pertains to the South Parcel only) (Item #2) and that the request for an amended Development Order on the South Parcel, to be named Dolphin Center South on Schedule 2 (Item #4) would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the

requirements and intent of the Zoning Procedure Ordinance, and that the request to waive the refiling period should be granted, and

WHEREAS, a motion to approve Item #1, approve Item #2 under Section 33-311(A)(7), approve Item #4, and deny Item #2 under Section 33-311(A)(17) the application was offered by Commissioner Barbara J. Jordan, seconded by Commissioner Dennis C. Moss, and upon a poll of the members present the vote was as follows:

Jose "Pepe" Diaz		Dennis C. Moss	aye
Audrey M. Edmonson	aye	Dorrin D. Rolle	aye
Carlos A. Gimmenez	aye	Natacha Seijas	absent
Sally A. Heyman	aye	Katy Sorenson	absent
Barbara J. Jordan	aye	Rebecca Sosa	aye
Joe A. Martinez	aye	Sen. Javier D. Souto	aye
		Bruno A. Barreiro	aye

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Miami-Dade County, Florida, that pursuant to Section 380.06(19) of the Florida Statutes with respect to the bifurcation of the Dolphin Center DRI, an extension of time for the build out date, and the inclusion of workforce housing on the South Parcel noted herein as requested Item #1 does not, when considered individually, or in any combination or cumulatively pursuant to Section 380.06(19) Florida Statutes, constitute a substantial deviation requiring further development of regional impact review.

BE IT FURTHER RESOLVED that the requested deletion of Resolution No. Z-210-85, as amended by Z-147-86, as further amended by Z-342-87, as further amended by Z-157-88, further amended by Z-195-88, further amended by Z-185-90, further amended by Z-40-93, further amended by Z-11-95, further amended by Z-131-95, and last modified by Z-30-99 (as it pertains to the South Parcel) and by Z-27-06 (as it pertains to the South Parcel only) (Item #2) be and the same is hereby approved under Section 33-311(A)(7), and that the request for an amended Development Order on the South Parcel, to be named Dolphin

Center South on Schedule 2 (Item #4) be and the same is hereby approved, subject to the following conditions:

SCHEDULE 2

DOLPHIN CENTER-SOUTH
DRI DEVELOPMENT ORDER

THE APPLICANT, ITS SUCCESSORS, AND/OR ASSIGNS JOINTLY OR SEVERALLY WILL:

1. The Dolphin Center South DRI project, in addition to changes required by other conditions of this DRI Development Order, shall be developed and maintained consistent with the following:
 - a. The project shall consist of up to 429,951 square feet of retail development, up to 20,000 square feet of trademart development, up to 25,000 square feet of office development, and up to 638 residential units.
 - b. Maintain the South Neighborhood Protective Buffer in accordance with Conditions 7 and 8 herein.
2. Conduct a comprehensive air quality study, develop a plan and program for carbon monoxide monitoring and abatement, and implement all actions necessary to reduce carbon monoxide emissions during stadium events to meet State air quality standards, according to the following minimum requirements:
 - a. Submit within ninety days of the effective date of the Development Order, a detailed study design for modelling carbon monoxide concentrations associated with the stadium to the Florida Department of Environmental Regulation (FDER), the South Florida Regional Planning Council (Council) and Miami-Dade County Department of Environmental Resources Management (DERM) for review and approval.
 - b. Submit and have approved, within nine months of the effective date of the Development Order, a comprehensive air quality study according to the study design approved pursuant to 2a above.
 - c. Within 10 months of the effective date of the Development Order, submit and have approved by the above agencies, a comprehensive pollution abatement plan and implementation program, detailing project design, construction, and/or operational measures, with associated standards and implementation schedules, to abate projected air quality exceedances.
 - d. Submit a program for monitoring the effects of implementing the pollution abatement plan in accordance with timing and review procedure specified in 2c above.

- e. Implement the plan and program as approved by FDER, the council and DERM, and prior to, requesting any Certificates of Occupancy, enter into a formal agreement with DERM to provide air quality monitoring at a cost of \$60,000 as required by the plan. This monitoring to include the identification of a permanent air-monitoring site, which would be available to DERM as needed.
 - f. The Applicant shall submit a Carbon Monoxide (CO) air quality analysis for any surface parking areas generating 1,500 (or greater) vehicle trips/hour or any parking garage generating 750 (or greater) vehicle trips/hour. The analysis shall be reviewed and approved by DERM, the Florida Department of Environmental Protection (FDEP), the SFRPC and Miami-Dade County prior to the issuance of the first building permit for the portion of the project generating the parking impacts. It shall incorporate the methodology of the latest FDEP guidelines. The study should include, if necessary, mitigation measures for which the Applicant shall be responsible.
3. Incorporate the following into the design and operation of the non-stadium portion of the project:
- a. Designate five percent of office employee parking spaces, located as close as possible to building entrances, for exclusive car or van pool use.
 - b. Actively encourage and promote car and van pooling by office employees by establishing a car pool information program.
 - c. Provide Metrobus and Metrorail route and information in convenient locations throughout the project.
 - d. Encourage mass transit use by provision of bus shelters, development of turnout lanes, or provision of other amenities to increase ridership as transit service is made available to the site.
 - e. Mulch, spray or grass exposed areas during construction to prevent soil erosion and minimize air pollution.
4. Design, construct, and maintain the stormwater management system to meet the following standards:
- a. Retain the first one inch of runoff from all project surface parking areas in vegetated retention areas.
 - b. Retain the first inch of runoff from roadways in vegetated retention areas or dry exfiltration trenches.
 - c. Design, develop, and maintain the vegetated retention areas to allow retained stormwater to infiltrate in less than 24 hours.

- d. Construct the drainage system in accordance with applicable South Florida Water Management District and DERM standards.
- e. Install pollution retardant structures to treat all stormwater runoff from each drainage basin by using a down-turned inlet pipe or other device to separate oil and grease.
- f. Install oil and grease baffles in canal discharge structures.
- g. Periodically remove pollutant accumulations from the stormwater system.
- h. Limit application of pesticides and fertilizers in vegetated retention areas to once per year for preventive maintenance and to emergencies, such as uncontrolled insect infestation.
- i. Vacuum sweep all non-stadium parking lots and roadways at least once per week from May through October and once every two weeks from November through April.
- j. Subject to DERM approval and in accordance with applicable regulations, provide appropriate measures to prevent overland stormwater runoff from entering the canal.

[Note: The conditions set forth in this paragraph have been completed for the roadways and parking areas completed to date.]

- 5. Develop the project in accordance with the following hazardous materials and hazardous waste accident, prevention, and mitigation standards; and incorporate these standards into all lease and sales agreements, restrictive covenants, and association regulations, as applicable:
 - a. Require all areas within buildings where hazardous materials or hazardous wastes (ignitable, corrosive, toxic, or reactive, including those identified in Exhibit 1) are to be used, handled, generated, or stored, to be constructed with impervious floors, without drains, to ensure containment and facilitate cleanup of any spill or leakage.
 - b. Prohibit any and all outside storage of hazardous materials or hazardous waste.
 - c. Require hazardous waste generators (tenants classified in a SIC code listed in Exhibit 2 that use, handle, store, or display hazardous materials and/or generate hazardous wastes) to contract with a licensed public or private hazardous waste disposal service or processing facility and to annually provide to Miami-Dade County and maintain on file for a period of at least five years, copies of one of the following types of documentation of proper hazardous waste management practices:
 - a hazardous waste manifest;

- a bill of lading from a transporter indicating shipment to a permitted hazardous waste management facility; or
 - a confirmation of receipt of materials from a FDER-approved recycler of waste exchange operation.
- d. Require such hazardous waste generators to submit to the Applicant such information as is necessary for Applicant compliance with the annual monitoring and reporting requirements in Condition 17 and 31 below.
- e. Notify tenants generating hazardous wastes of the penalties for improper disposal of hazardous waste pursuant to Section 403.727, Florida Statutes.
- f. Allow reasonable access to facilities for monitoring by Miami-Dade County and FDEP.
6. Remove all invasive exotic plants from the project site as the site is cleared; use only those plant species identified in Exhibit 4 in project landscaping; and either preserve, relocate within the site, or transplant to another location in the Region all healthy wax myrtle, red bay, and oaks scattered throughout the project site. In the event the relocation of the existing wax myrtle, red bay, or oak trees is not feasible, then replacement with suitable native landscape materials shall be required subject to DERM approval.

[Note: This condition has been satisfied.]

7. As shown on Exhibits 5a and 5b, develop a South Neighborhood Protective Buffer in the area extending 351' inward from the Dolphin Center property line along N.W. 24th Avenue, with a park built to Miami-Dade County standards and approved by the Parks Department. A meandering bicycle path shall extend the length of the Buffer, according to the following standards:
- a. Road right-of-way (ROW) as needed for fully expanded residential roadway sections along the property line between Dolphin Center and Crestview/Rolling Oaks neighbourhood ("Current Property Line") shall be dedicated and improved by the Applicant within 12 months of the effective date of the Development Order. These ROW requirements are defined as follows unless determined to be otherwise by Miami-Dade County:
 - N.W. 24th Avenue, 30' from the Current Property Line (CPL)
 - N.W. 22nd Avenue, 50' from the CPL
 - N.W. 195th Street extended, 25' from the CPL

The interior property line resulting from this required ROW dedication shall be referenced herein as the "ROW Line."

- b. Measuring a minimum of 110' to 130' toward the interior of the project from the ROW line, a "Wall Construction Line" shall be delineated for location and construction of an attractive masonry wall, approved by Department of Planning and Zoning 6' to 8' in height to permanently bar access and reduce noise transmission between the project site and the adjacent neighbourhood. The Wall Construction Line shall vary as necessary to:
- accommodate the park on the east end of the South Neighborhood Protective Buffer shown on Exhibits 5a and 5b, and
 - west of 24 Avenue, extended northward to within 10' of N.W. 199 Street right-of-way, and then follow the alignment of N.W. 199 Street to at least 110' east of N.W. 22 Avenue extended.
- c. On the neighborhood side of the Wall Construction Line, develop and maintain the area according to the following:
- A landscape plan approved by the Miami-Dade County Department of Planning and Zoning which provides a continuous, effective visual barrier for adjacent neighborhood residents and addresses security and maintenance concerns. The plan should provide a visual barrier at least 20' in height after 5 years of growth and to 30' in height after 10 years of growth.
 - Adjacent to the ROW Line referenced in 9a above, construct an 8-foot wide bike path meandering through a 20-40 foot wide path right-of-way.
 - The 20 to 40 foot bike path right-of-way shall be landscaped areas of the South Neighborhood Protective Buffer.
 - Plant a 10-foot wide grassed separation strip between the landscaped area and the masonry wall.
 - Construct, as shown in Exhibit 5b, a 5-acre park abutting the 5-acre pine-oak preservation area, pursuant to Condition 6 herein, and subject to design and specifications approved by the Parks Department.
- d. The pine-oak preservation area shown in Exhibit 3 shall be maintained in its native condition and be surrounded by an 8-foot high chain link fence, or other barrier subject to County approval.
- e. Provide within three months of the effective date of this Development Order an accurate legal description, approved by DERM, of the pine-oak preservation area shown in Exhibit.3.

- f. The masonry wall shall be constructed and the landscaping completed within 12 months of the effective date of this Development Order, and the remainder of the Neighborhood Protective Buffer requirements specified in this Condition 9 shall be completed in an additional 12 months.
- g. Provide within 3 months of the effective date of this Development Order, provisions for the maintenance of that portion of the Neighborhood Protective Buffer not provided for in b and c above.

[Note: These conditions have been satisfied.]

8. Apply for and fully cooperate in the establishment of a special taxing district or districts or districts within 12 months of the effective date of this Development order, encompassing all real property within the DRI application site, and only that property, to provide for the maintenance of and improvements to the 110'-130' wide linear park and bike path within the South Neighborhood Protective Buffer, and the park on the east end of the South Neighborhood Protective Buffer. Pay all taxes or assessments levied by said district or districts. All lands subject to maintenance and improvement under the special taxing district or districts must be dedicated to Miami-Dade County in fee simple free and clear of all liens, encumbrances and encroachments within the 12 months period specified in this paragraph.

[Note: This condition has been satisfied.]

9. Provide to Miami-Dade County Fire-Rescue Department at the time of issuance of the first building permits in each phase or portion thereof \$0.08 (1984 dollars) per square foot of office/commercial development or pay the required Fire Impact Fees, whichever is greater.
10. Incorporate the following emergency conservation measures into the development.
 - a. Exterior shading and tinted or reflective glass to reduce solar heat gain.
 - b. Hot water temperatures set at or below 105° F unless higher temperatures are required by building code or for sanitary reasons.
 - c. Energy efficient cooling systems.
 - d. Maximum flexibility of air conditioning system to cool only occupied areas (on a floor-by-floor basis at minimum).
 - e. Air distribution using a variable air volume system, where practical.
 - f. Air conditioning energy efficiencies (EER) of 10.0 or greater.
 - g. Measures that effectively yield, in the cooling mole, at least R-7 in walls and R-19 in ceilings.

- h. Isolate heat producing areas and equipment (cooking, water heating, etc.) from air-conditioned areas.
 - i. Natural gas or other non-electric energy sources for cooking, space heating, and water heating in restaurants and hotels, where feasible.
 - j. Individual electric metering of office tenants.
 - k. Solar water heaters or waste heat recovery units to preheat cooking and washing hot water in restaurants, hotel, etc., where feasible.
 - l. Lavatory water flow of 0.8 gallon per minute or less and water closets that use no more than three and one-half gallons per flush, or in accordance with the requirements of the South Florida Building Code, whichever is more restrictive.
 - m. Where possible, orientation of structures with no more than 40% of total wall surface facing east and west.
 - n. Landscaping to shade, on the average, 50% of paved parking space, between 10:00 a.m. and 5:00 p.m. after eight years of growth (one tree for every six spaces, assuming 15-foot canopy).
 - o. Bicycle support facilities such as secure bike racks or storage areas, and, if feasible, lockers and showers for project employees.
 - p. A coordinated system of bicycle paths.
 - q. Central energy management systems in office buildings that will provide start/stop optimization, time of day scheduling, night temperature setback/start up, and if feasible, programmed maintenance and building lighting control.
 - r. Minimum use of incandescent lighting, and use of fluorescent task lighting and indirect sunlight where possible.
 - s. Light-reflecting and/or light colored wall and roof surfaces, with solar absorption coefficients less than or equal to 0.50.
11. Limit the location (as identified in revised Figure 1) and design of all project ingress and egress to the minimum standards for design and construction for street and highways as approved by the State of Florida, and/or Miami-Dade County as applicable.
12. a. Prior to July 1, 1986, the Applicant will enter into agreement with governmental agencies including, but not limited to Miami-Dade County, Broward County, various municipalities, or with the FDOT. Said agreement(s) shall cause the construction of the following recommended improvements to be completed on or before August 1, 199:

Improvement	Exhibit No. 9
Florida Turnpike/N.W. 199 Street Interchange	1, 2 (Completed)
Florida Turnpike, add 2 lanes on mainline Turnpike at vicinity of N.W. 199 Street	8 (Completed)
Florida Turnpike-Golden Glades to Miramar Parkway widen to 6 lanes	8 (Completed)

[Note: This condition has been satisfied.]

- b. Prior to July 1, 1986, the Applicant will enter into an agreement with FDOT ensuring completion of the following improvements on or before January 1, 1990:

Improvement	Exhibit No. 9
Red Road/Flamingo Road-Miami Gardens Drive to Hollywood Boulevard, 6 lanes, divided	13, 18, 19, 20
Red Road/HEFT-Interchange	20
HEFT/Turnpike-New Ramps	17

[Note: This condition has been satisfied.]

13. a. Prior to January 1, 1987, Applicant will coordinate with FDOT the completion of a revenue and feasibility study for the I-75/HEFT ramps (Exhibit 9-21).

[Note: This condition has been satisfied.]

- b. If determined financially feasible under Condition 13a above, prior to January 1, 1989, Applicant will enter into an agreement with FDOT to cause the construction of the I-75/HEFT ramps. Construction must commence no later than January 1, 1992.

[Note: The study determined that the I-75/HEFT ramps were not financially feasible; therefore, this condition has been satisfied.]

- c. Should the FDOT or other public or private agency fund from other revenue sources and construct the I-75/HEFT ramps (Exhibit 9 - 21) according to the schedule herein, the Applicant's obligation towards this improvement shall be eliminated.

[Note: The study determined that the I-75/HEFT ramps were not financially feasible; therefore, this condition has been satisfied.]

- d. In the event that FDOT or another entity is unable to begin construction of the I-75/HEFT ramps by January 1, 1992, regardless of the reasons, the

Applicant shall immediately be liable for the construction of the following arterial improvements, which are identified in the Dolphin Center ADA as necessary alternatives to the I-75/HEFT ramps if projected traffic volumes are to be adequately supported (LOS "D").

Improvement	Exhibit No.
Palm Avenue: Hollywood Boulevard to Pembroke Road 2 to 4 lanes, divided	None

[Note: This condition has been satisfied.]

14. a. Prior to issuance of building permits for more than 555 PM peak hour trips (as estimated using the trip generation rates shown below) worth of residential, retail, office or trademart development (Revised Table 1), construct the following recommended roadway improvements or, at the option of the applicable public agencies or at the Applicant's option, fund, bond or provide a letter of credit in the amount of \$700,000 (1992 dollars) for their construction.

Vehicle trip generation rates for land uses

Retail	4.38/1,000 SF
Office	1.42/1,000 SF
Trademart	1.33/1,000 SF
Residential	0.52/du

Improvement	Exhibit NO.
Pembroke Road/University Drive, Intersection	9-26

- b. In the event that another developer, Broward County, Miami-Dade County, and/or the FDOT, constructs the improvements identified in 20c, the \$700,000 (1992 dollars) shall be reduced by the amount assessed the Applicant for that particular improvement.
- c. After gaining FDOT District IV and VI approval based upon the submittal of a detailed operational analysis for the reversible lane facility, and prior to the issuance of building permits for more than 555 PM peak hour trips (as estimated using the trip generation rates shown in Condition 20c herein) worth of residential, retail, office or trademart development, construct the following recommended roadway improvement or, at the option of the applicable public agencies, or at the Applicant's option, fund, bond or provide a letter of credit in the amount of \$750,000 (1992 dollars) for its construction:

Improvement	Exhibit No.
N.W. 27 th Avenue from H.E.F.T.	None

to N.W. 191st Street

Remove median

Restripe to 8 lanes

Operate as a reversible Roadway with 6 variable Message Signs during the AM and PM peak hours.

If for any reason this improvement is not deemed feasible by FDOT District IV and VI, the Applicant must recommend a comparable alternative improvement that resolves the projected capacity constraint of the roadway to be approved by the FDOT District IV and VI, the SFRPC and the Miami-Dade County Department of Public Works.

[Note: The Applicant has proposed an alternative improvement strategy to relieve traffic congestion on N.W. 27 Avenue. The proposed improvement option would involve the provision of traffic cameras to FDOT and Miami-Dade County and the payment for pedestrian access improvements to the N.W. 27 Avenue for the City of Miami Gardens. The required payment for the roadway improvement has been made to Miami-Dade County.]

- d. The owner shall comply with this condition of the development order to address Miami-Dade County's concurrency requirements with respect to N.W. 199th Street from N.W. 27th Avenue to N.W. 37th Avenue. The owner shall perform a concurrency analysis for N.W. 199th between N.W. 27th Avenue and N.W. 37th Avenue at the conclusion of the April 1993 Amendment process to Dade County's "Comprehensive Development Master Plan." The analysis will incorporate existing plus projected traffic as set forth in the approved Question 21, Transportation Analysis for the Amended Dolphin Center DRI (1993). If such analysis indicates a deficient level of service in accordance with applicable Miami-Dade County concurrency standards then in effect, the Applicant shall modify the signal timing at N.W. 199th Street and N.W. 27th Avenue within 120 days of County's review of the aforescribed concurrency analysis, subject to approval by Miami-Dade County. Within 60 days of modifying the signal timing, the owners of Phase B lands shall perform an additional concurrency analysis for N.W. 199th Street between N.W. 27th Avenue and N.W. 37th Avenue which incorporates existing plus projected traffic as set forth in the approved Question 21 transportation analysis for the Amended Dolphin Center DRI (1993). If such analysis indicates a deficient level of service in accordance with applicable Dade County concurrency standards, then the Applicant shall enter into an agreement with governmental agencies including, but not limited to Miami-Dade County or FDOT, to cause the construction (at the applicant's expense) of the following recommended improvement to be completed within one (1) year:

Improvement:

N.W. 199th Street: N.W. 27th to 37th Avenue, 4 to 6 lanes, divided.

[Note: An updated concurrency analysis was submitted to Miami-Dade County in July of 1997 (as part of the analysis for Resolution Z-30-99), and again in August of 2005 (as part of the analysis for Resolution Z-27-06 covering Dolphin Center South). Acceptable levels of service were found to be maintained on NW 199 Street between NW 27 Avenue and NW 37 Avenue with the existing 4-lane divided roadway geometry. Furthermore updates to the concurrency analysis have been prepared as part of the March 2006 NOPC Application to create the Dolphin Center North DRI and Dolphin Center South DRI, and acceptable levels of service have again been found to be maintained on NW 199th Street with the existing 4 lane divided roadway geometry. Based upon the continued evaluation of this roadway segment and its ability to meet the adopted level of service standards within the underlying comprehensive plan.]

- e. Prior to issuance of building permits for more than 555 PM peak hour trips (as estimated using the trip generation rates shown in Condition 14a herein) worth of residential, retail, office or trademart development, or within twenty-four months from the effective dated of the amended development order (whichever occurs first), construct the following recommended roadway improvement, or at the applicable public agencies, or at the Applicant's option, fund bond or provide a Letter of Credit in the amount of \$300,000 (1992 dollars) for its construction:

Improvement	Exhibit No.
Miramar Parkway/Douglas Road Intersection	9-23 (Revised)

15. Execute agreements with the FDOT to:

- a. Guarantee the bonds and cover any shortfall for the 199th Street interchange with the Turnpike (Exhibits 9-1 and 9-2) to ensure its construction prior to August 1, 1988.

[Note: This condition has been satisfied.]

- b. Provide all necessary rights-of-way including the \$1.5 million in right-of-way cost for the 199th Street interchange; and

[Note: This condition has been satisfied.]

- c. Construct the ramps connecting I-75 and HEFT (Exhibit 9-21), if determined economically feasible by FDOT.

[Note: The study performed pursuant to Condition 13a. determined that the I-75/HEFT ramps were not economically feasible. Therefore this condition has been satisfied.]

16. By July 1, 1987, enter into agreements with Broward County and Miami-Dade County to provide payment sufficient to cover the following costs imposed on local governments in Broward and Miami-Dade Counties by the Dolphin Center South DRI:
 - a. Maintenance of the South Neighborhood Protective Buffer, pursuant to Condition 7.
 - b. Design, engineering, right-of-way, and construction costs of any transportation improvements necessitated by federal or state regulations.

[Note: The conditions set forth in this paragraph have been satisfied.]

17. Integrate all original and supplemental ADA information into a Consolidated Application for Development Approval (CADA) and submit two copies of the CADA to the Council, one copy each to Broward and Miami-Dade Counties, and one copy to the Florida Department of Community Affairs (DCA) within 90 days of this Development Order. The CADA shall be prepared as follows:
 - a. Where new, clarified, or revised information was prepared subsequent to submittal of the ADA but prior to issuance of the DO whether in response to a formal statement of information needed or otherwise, the original page of the ADA will be replaced with revised pages.
 - b. Revised pages will have a "Page Number (R) - Date" notation, with "Page Number" being the number of the original page, "(R)" indicating that the page was revised, and "Date" stating the date of the revision.
18. Prepare biennial reports in accordance with the requirements specified in Condition 30 herein and submit copies to the Council, Broward County, Miami-Dade County, and DCA

THE COUNTY WILL:

19. Approve no more than the amount of development described in Condition 1, herein, for Dolphin Center Stadium South, with no building permits issued that would exceed the permitted square feet or number of units in each land use category.
20. Issue subsequent development permits for the project only if plans and applications for such permits are in substantial compliance with the maximum development totals specified in Condition 1 herein and the terms and conditions of this DRI Development Order. Any change to the project, shall be governed by the requirements of Subsection 380.06(19), Florida Statutes (2007) provided, however, that under no circumstances, individually or when considered cumulatively with prior changes) more total development, as identified in Figure One – Map H attached.

21. Stay the effectiveness of the DRI Development Order and withhold further permits, approvals, and services, within 30 days of receiving notice of, and verifying, Applicant violation of any of the conditions herein or other failure to act in a substantial compliance with the Development Order.
22. If the results of the air quality monitoring study for Phase B lands, as described in Condition 2.g., above, or any monitoring results pursuant to Conditions 2.h. and 2.i., above, exceeds 85% but less than 100% of the State standard for CO concentrations or exceeds State standards for CO concentrations, withhold the issuance of any building permits for additional project development on Phase B lands that shows CO exceedances, until the monitoring plan is approved and necessary mitigation improvements have been funded or bonded (bond, letter of credit, or other acceptable assurance) with the applicable public agency.
23. Construct the following improvements prior to August 1, 1987:
 - N.W. 199th Street – from Turnpike to US 441 – 2 to 5 lanes, including intersections.
 - N.W. 199th Street – from 27th to 52nd Avenue, 2 to 4 lanes, divided.
 - Miami Gardens Drive – from N.W. 77th Avenue to I-75, new lane, divided.

[Note: This condition has been satisfied.]

24. Make a diligent effort to enter into an agreement with the Applicant pursuant to Condition 12 herein.

[Note: This condition has been satisfied.]

GENERAL:

25. The Amended ADA is hereby incorporated herein by reference and relied upon by the parties in discharging their statutory duties under Chapter 380, Florida Statutes, and local ordinances. Substantial compliance with the representations contained in the Amended ADA is a condition for approval unless waived or modified by agreement among the Council, County and Applicant, its successors, and/or assigns.

For the purposes of Concurrency Review, and based upon the analysis contained in the Amended ADA together with review and further study by Miami-Dade County it is hereby found that throughout the buildout period (**October 10, 2017**) sufficient infrastructure capacities will be available to service this project. All subsequent development orders or permits, pursuant to this development order are hereby found to meet concurrency standards set forth in the Comprehensive Development Master Plan and Ordinance No.89-66 and Resolution No. 861-89 and A.O. 4-85, as such standards may be amended from time to time (concurrency regulations) and to be consistent with local development regulations so long as the applicant is

developing in compliance with the terms and conditions of this development orders for other projects, as defined in 33G-3(6) Miami-Dade County Code which would degrade such level of service below minimum acceptable levels as may be applicable in the Comprehensive Development Master Plan and the above ordinance, as may be amended from time to time. In the event that: (a)The actual impacts of any portion of the project that shall have been previously constructed are greater than those projected in the Amended ADA; and (b) The issuance of a further local Development Order (as defined in Chapter 33G, Miami-Dade County Code) authorizing further construction or development of the project pursuant to this DRI Development order would violate the aforesaid concurrency regulations, the following shall occur. Such further local Development order shall not be issued unless and until the applicant shall make provisions for necessary services and facilities to meet the concurrency regulations. Any modifications or changes to this development order, regardless of whether such change or modification is found to constitute a substantial deviation, may require this development to comply with those concurrency requirements or local development regulations in effect at the time such modification or change occurs.

26. Each of the following, in and of itself, shall constitute a substantial deviation from the DRI Development Order and require an Amended DRI/ADA to be submitted to the County, Council and State:

- a. An increase by 15% in the number of trips generated by the project compared to the projections in the Amended ADA for either the Weekday PM peak-hour or Sunday peak-hour, pursuant to Section 380.06(19)(b)(14), Florida Statutes (2007).
- b. Any use of the South Neighborhood Protective Buffer not specified in Condition 7 herein or failure of the Applicant to develop and maintain the Buffer according to the standards specified in that condition and Conditions 8 and 16 herein.
- c. A violation of the air quality planning and implementation requirements that continues in excess of the 3 months from the time periods specified in Condition 2 herein.
- d. Extension of any neighborhood access road through the site.
- e. Change in any publicly-dedicated project entrance. - -
- f. Failure of FDOT to construct the Turnpike/199 Street Interchange (Exhibits 9-1 and 9-2) prior to August 1, 1988.

[Note: This improvement has been completed]

- g. Failure of the Applicant to dedicate the 110'-130' wide linear park and bike path of the South Neighborhood Protective Buffer, private property contained within the North Neighborhood Protective Buffer, the park located on the east end of the South Neighborhood Buffer, the archaeological midden, and the

pine-oak preservation area to Miami-Dade County and establish a special taxing district for maintenance and improvement of the above-referenced areas within 12 months of the effective date of this Development Order.

27. In the event the Applicant, its successors, and/or assigns violates any of the conditions of the DRI development order or otherwise fails to act in substantial compliance with the development order (hereinafter "violator"), the County shall stay the effectiveness of the development order as to the tract, or portion of the tract to which the violative activity or conduct pertains and in said tract, or portion of the tract, upon a finding by the Director of the Department of Planning and Zoning that such violation has occurred. For purposes of this paragraph, the word "tract" shall be defined to mean any area of development under common ownership as of January 1, 2008. In addition, the phrase "portion of a tract" means a division of a tract into more than one ownership as created by deed or plat.

October 10, 2017 is hereby established as the date until which Miami-Dade County agrees that the Dolphin Center South Development of Regional Impact shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless Miami-Dade County can demonstrate that substantial changes in the conditions underlying the approval of the development order have occurred, or that the development order was based on substantially inaccurate information provided by the Applicant, or that the change is clearly essential to the public health, safety or welfare.

28. The Director of the Department of Planning and Zoning is hereby authorized to stay the effectiveness of the DRI Development Order in accordance with the provisions of Condition 27 above upon notification and verification of a violation of any condition herein.
29. a. The Director of the Department of Planning and Zoning is hereby required to monitor compliance with all conditions of the Development Order and shall make certain that the Development Order conditions are reviewed by the County prior to issuance of any local development permit; and
- b. For any conditions that cannot reasonably be monitored as part of the local permitting and inspection processes, the Director of the Department of Planning & Zoning shall require a notarized affidavit from the Applicant assuring compliance with such Development Order conditions and shall be included as part of the annual report required by Condition 30 herein.
30. The Applicant shall biennially prepare, and submit to the County, Council, and State on the anniversary date of the DRI Development Order, a report to include the following:
- a. A complete response to each question in Exhibit 11.
- b. Identification of any changes in the plan of development, or in the representations contained in the amended ADA, or in the phasing for the reporting year and for the next year.

- c. A summary comparison of development activity proposed and actually conducted for the year.
- d. Listing of undeveloped tracts of land, other than individual single-family lots, that have been sold to a separate entity or developer.
- e. Identification and intended use of lands purchased, leased or optioned by the developer adjacent to the original DRI site since the development order was issued.
- f. An assessment of the Applicant and the local government compliance with the conditions of approval contained in the DRI development order and the commitments contained in the amended ADA.
- g. Identification of DRI application for development approval amendments or requests for a substantial deviation determination that were filed in the reporting year and to be filed during the next year.
- h. An indication of a change, if any, in local government jurisdiction for any portion of the development since the Development Order was issued.
- i. A list of significant local, state and federal permits which have been obtained or which are pending by agency, type of permit, permit number, and purpose of each.
- j. A statement that all persons have been sent copies of the annual report in conformance with Subsections 380.06(14) and (16), Florida Statutes (2007).
- k. A copy of any recorded notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the developer pursuant to Subsection 380.06(14)(d), Florida Statutes (2007).
- l. Copies of the following documentation of appropriate disposal of all hazardous waste:
 - a hazardous waste manifest;
 - a bill of lading from a bonded hazardous waste transporter indicating shipment to a licensed hazardous waste facility; or
 - a confirmation of receipt of material from a recycler, a waste exchange operation, or other permitted hazardous waste management facility.
- m. Any other information required by the DCA in accordance with Section 380.06(15) and (18), Florida Statutes (2007).

31. That the applicant submit a revised covenant with the City of Miami Gardens to reflect the following work force housing language: That prior to the issuance of the building permit for any dwelling unit, the owner shall designate at least ten (10) percent of the residential units on the Dolphin Center South property for persons determined by the Miami-Dade County Housing Agency to be within the income range of 65% to 140% of the most recent median family income for Miami-Dade County reported by the United States Department of Housing and Urban Development as maintained by the Department of Planning and Zoning. The work force housing units shall have a one-time-only ten (10) year control period. The owner shall record in the public records a Declaration of Restrictions in a form acceptable to Miami-Dade County that encumbers the work force housing units in the entire development, specifying the restrictions of the work force housing units and such further arrangements, restrictive covenants, and resale restrictions. The applicant shall provide a biannual inventory report to the City of Miami Gardens of all such units sold.
32. As determined by the Director of the Miami-Dade Transit Department to be necessary and appropriate to construct the Metrorail guideway and operate the Metrorail line, applicant shall grant to Miami-Dade County an easement to no more than those portions of the land area within: (1) the Cornerstone parcel depicted on the Cornerstone ("Emerald Place") site plan introduced at public hearing before the Board of County Commissioners on June 22, 2006; and (2) the Home Depot parcel depicted on the Miami-Dade County Transit Department exhibit introduced at public hearing on the same date. The easement shall encompass the area lying between NW 27 Avenue and a line depicted by a marked dotted line shown as adjacent to NW 27 Avenue on the Emerald Place site plan exhibit and the equivalent area on the transit exhibit. Such easement shall be conveyed subject to the understanding that the Miami-Dade Transit Department will work with the then owners of those parcels to allow parking on, and ingress and egress to and from, the sites.
33. The Applicant shall not file any application with the City of Miami Gardens or other government entity for any development approval, order or permit that exceeds the maximum development totals contained in this Development Order or that is inconsistent in any manner with either this Development Order. To ensure compliance with this condition, applicant shall file as a part of the biennial report required under Section 380.06 (18), Fla. Stat., a statement of current zoning approvals on the property. Simultaneously with the filing of any applications for development permit order, the applicant shall deliver notice of such application to the Director of the Department of Planning and Zoning and shall not proceed to final approval until the Department of Planning and Zoning has provided notice of consistency with this Development Order to the City of Miami Gardens.
34. That all future development orders, permits, and zoning actions obtained by the Applicant from the City of Miami Gardens shall be consistent with this D.R.I. Development Order. The City of Miami Gardens shall receive and review recommendations from the Department of Environmental Resources Management and Miami-Dade Fire Department, or equivalent City departments, if such

departments are created, before approving any zoning application for the subject property.

35. The Applicant shall, within 30 days of the effective date of this Development Order, record with the Clerk, Miami-Dade County Circuit Court, pursuant to Section 380.06(15)(f), F.S. (2007), a Notice of the Adoption of the Dolphin Center South Development Order as amended and specifying that the Development Order runs with the land and is binding on the Applicant, its successors, and/or assigns, jointly and severally. **[This condition was amended to reflect the "South" D.O.]**
36. All exhibits referred to in this Development Order are attached hereto and made a part hereof.
37. The Council Amended ADA DRI Assessment is hereby incorporated by reference into this Development Order.
38. This Development Order was approved as a bifurcation of the Dolphin Center Development of Regional Impact (Resolution No. Z-210-85), as amended, to create the Dolphin Center South DRI Development Order and the Dolphin Center North DRI Development Order. This bifurcation has been found not to create a substantial deviation pursuant to section 380.06(19), Florida Statutes (2007). Bifurcation is intended to enable the respective Dolphin Center North and Dolphin Center South developments to operate Separately and without specific regard to the other, provided that subsequent proposed changes to each will assume that the other as committed development in any subsequent impact analyses. Any development program or buildout dates will be reviewed cumulatively with the Center North DRI Development Order development program or buildout dates will be reviewed cumulatively with the Dolphin Center South DRI, consistent with section 380.06(19), F.S.
39. That the applicants comply with all applicable requirements, recommendations, requests and other provisions of the various Departments on both Dolphin Center North and Dolphin Center South as contained in the departmental memoranda, which are part of the record of this recommendation incorporated herein by reference.
40. That the applicants comply with all the conditions in this Development Order.

BE IT FURTHER RESOLVED, that the request to waive the refiling period be and the same is hereby granted and that the refiling be period is hereby waived.

BE IT FURTHER RESOLVED, that Item #2 be and the same is hereby denied without prejudice under Section 33-311(A)(17).

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development

order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

THIS RESOLUTION HAS BEEN DULY PASSED AND ADOPTED this 23rd day of October, 2008, and shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

No. 08-9-CC-1

ej

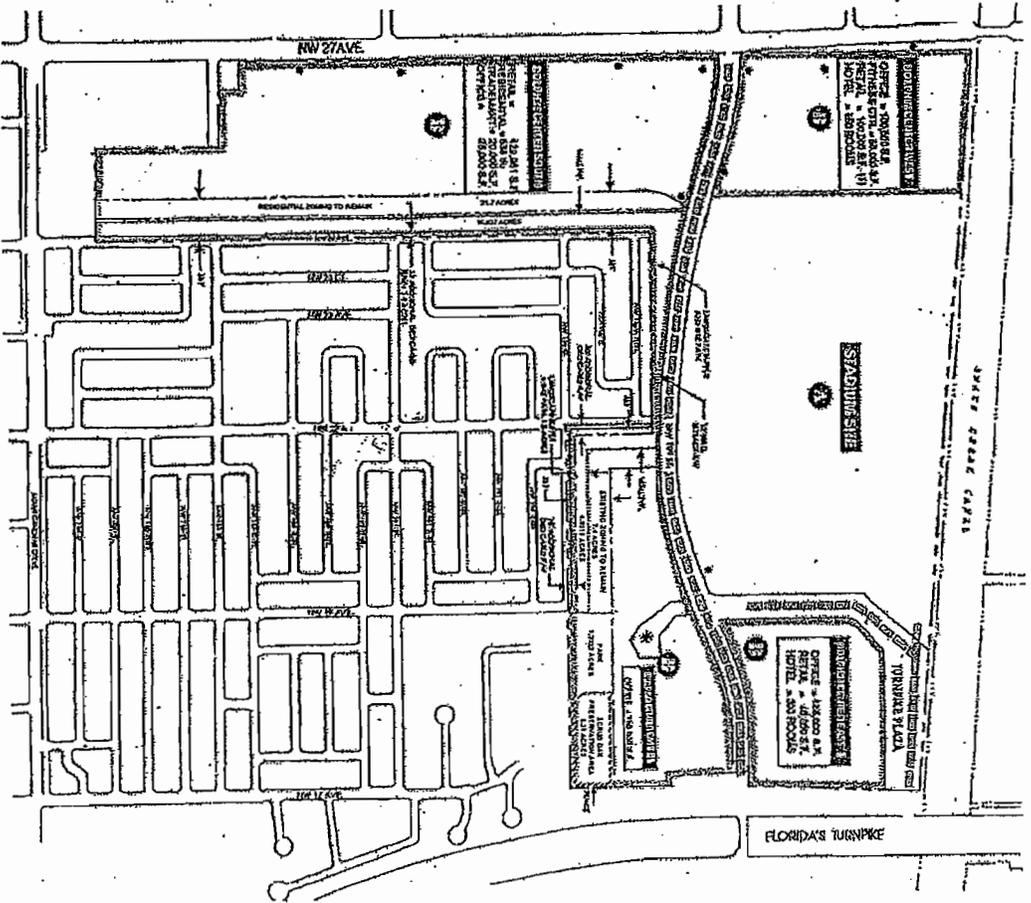
HARVEY RUVIN, Clerk
Board of County Commissioners
Miami-Dade County, Florida

By 
Deputy Clerk

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 14TH DAY OF NOVEMBER, 2008.

**Development Order Exhibits
for**

**Dolphin Center North
&
Dolphin Center South**



Revisions: Sept. 19, 1985, Sept. 26, 1985, Sept. 27, 1985, Dec. 21, 1988, Jan. 2, 1990, Jul. 1, 1991, Dec. 23, 1991, Jun. 26, 1992, Sept. 1, 1992, Dec. 10, 1992, Jun. 15, 1993, Aug. 6, 1993, Nov. 30, 1993, Oct. 5, 1994, Dec. 2, 1995, Aug. 15, 2005.

DOLPHIN CENTER LAND USE TABULATION				
USE	EAST	WEST	SOUTH	TOTAL
Phase A - Stadium				157.5 acres
Phase B Lands				
Retail	40000 SF	100,000 SF	429,951 SF	569,951 SF
Trademart			20,000 SF	20,000 SF
Office	225,000 SF	100,000 SF	25,000 SF	350,000 SF
Hotel	300 rooms	150 rooms		450 rooms
Fitness Center		50,000 SF		50,000 SF
Residential			638 DU	638 DU
Buffers, Parks and Preserves:	25,384 acres		38,637 acres	64,021 acres
Residential Zoning to Remain	7.4 acres		21.7 acres	29.1 acres
Landscape Buffer and Bike Path	4,9218 acres		16,937 acres	21,8588 acres
Park	4,3222 acres			4,3222 acres
Scrub Oak Preserve	6,28 acres			6,28 acres
Archaeological Midden	2,44 acres			2,44 acres

● Proposed bus stop locations. See mass transit sections for bus turnout lane details.
 * Present Archaeological Site.

Notes:
 Constant with local zoning, portions of the property are now platied as Dolphin Center Stadium Site (Plat Book 129, Page 91 of the Public Records of Miami-Dade County, Florida).

Approximately 5,500±,000 (not to exceed 6,600) temporary unpaved parking spaces may be provided within Dolphin Center West and Dolphin Center East I and 3,000 temporary unpaved parking spaces may be provided in Dolphin Center South for a period of up to five years.

An additional 3,500 paved parking spaces may be provided in Dolphin Center East II.

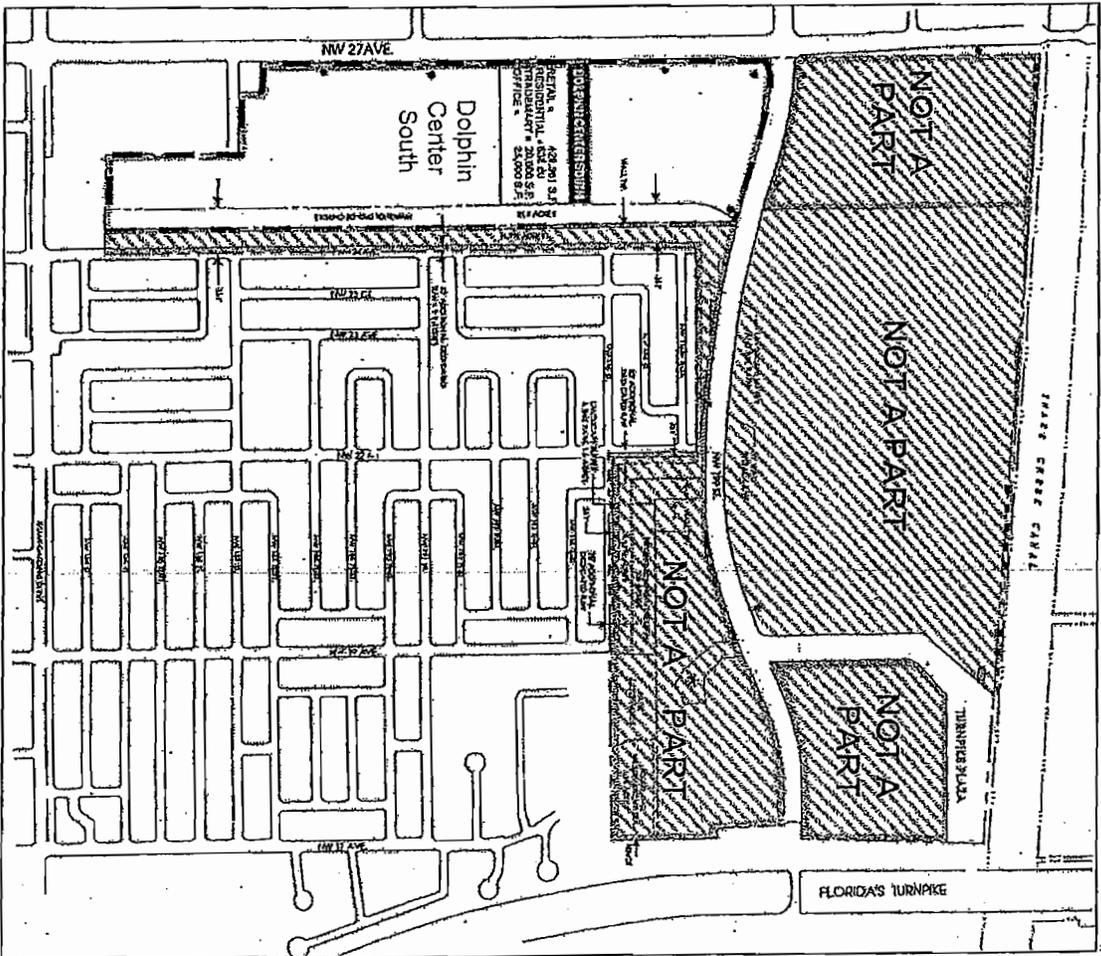
Appropriate zoning must be in place within each Dolphin Center DRI development area prior to site redevelopment.

Refer to Condition 17 of the Dolphin Center Development Order regarding the proposed site access. The location and design of all project ingress and egress must adhere to the Minimum Standards for Design and Construction of Streets and Highways as approved by the State of Florida, subject to Miami-Dade County approval.

(1) Up to 50,000 square feet of retail space may be relocated from Dolphin Center West or Dolphin Center East I to the Stadium Site.

Revised Figure 1 - Map H - Proposed Land Use and Phasing Map
 Dolphin Center DRI
 August 2005

Source: The Curtis Group and Cathy Sweetapple & Associates



Revisions: Sept. 19, 1985, Sept. 26, 1985, Sept. 27, 1985, Dec. 21, 1989, Jan. 2, 1990, Jul. 1, 1991, Dec. 23, 1991, Jun. 26, 1992, Sept. 1, 1992, Dec. 10, 1992, Jun. 15, 1993, Aug. 6, 1993, Nov. 30, 1993, Oct. 6, 1994, Dec. 2, 1996, Aug. 15, 2005, Feb. 20, 2007

DOLPHIN CENTER SOUTH LAND USE TABULATION	
USE	SCALE
Retail	429,951 SF
Trademart	20,000 SF
Office	25,000 SF
Residential	638 DU
Buffers, Parks and Preserves:	
Residential Zoning to Remain	21.7 acres

- The specific locations of bus pullout bays will be finalized in conjunction with Miami-Dade Transit at the time of site plan approval.

Notes:

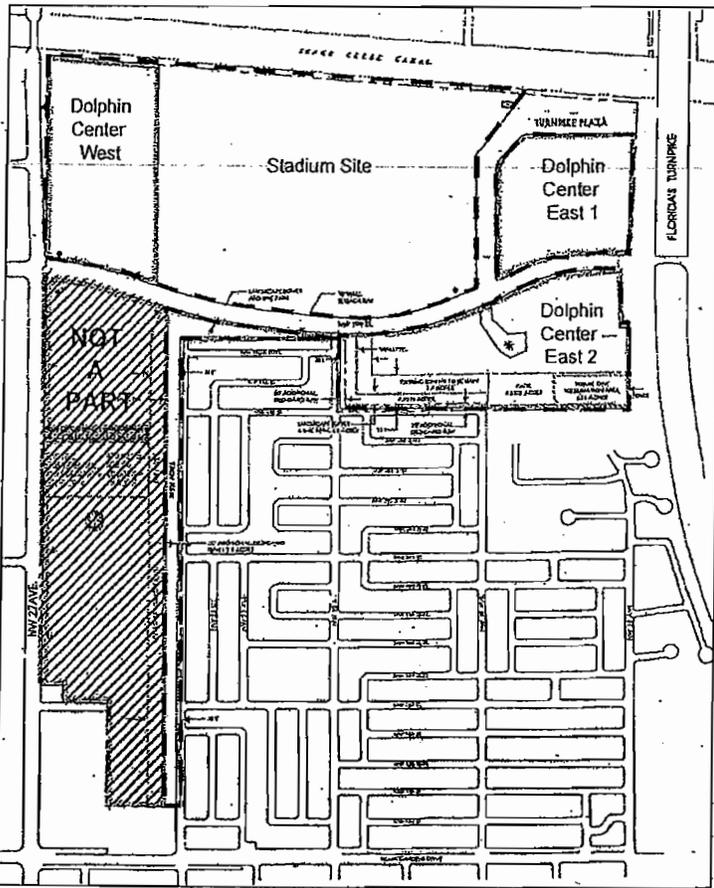
Consistent with local zoning, portions of the property are now platted as Dolphin Center Stadium Site (Plat Book 129, Page 91 of the Public Records of Miami-Dade County, Florida).

Appropriate zoning must be in place within each Dolphin Center DRI development area prior to site redevelopment.

Refer to Condition 17 of the Dolphin Center South Development Order regarding the proposed site access. The location and design of all proposed ingress and egress must adhere to the Minimum Standards for Design and Construction of Streets and Highways as approved by the State of Florida, subject to Miami-Dade County approval.



Figure 1 - Map H - Proposed Land Use Map
Dolphin Center South DRI
February 2007



DOLPHIN CENTER NORTH LAND USE TABULATION	
USE	SCALE
Attraction Seats	74,916 seats
Retail	140,000 SF
Office	325,000 SF
Hotel	450 rooms
Fitness Center	50,000 SF
Buffers, Parks and Preserves:	25,364 acres
Residential Zoning to Remain	7.4 acres
Landscape Buffer and Bike Path	21.8588 acres
Park	4.3222 acres
Scrub Oak Preserve	6.28 acres
Archaeological Midden	2.44 acres

● The specific locations of bus pullout bays will be finalized in conjunction with Miami-Dade Transit at the time of site plan development.

★ Present Archaeological Site.

Notes:

Consistent with local zoning, portions of the property are now platted as Dolphin Center Stadium Site (Plat Book 129, Page 91 of the Public Records of Miami-Dade County, Florida).

Approximately 5,500-6,000 (not to exceed 6,600) temporary unpaved parking spaces may be provided within Dolphin Center West and Dolphin Center East I.

An additional 3,500 paved parking spaces may be provided in Dolphin Center East II.

Refer to Condition 17 of the Dolphin Center Development Order regarding the proposed site access. The location and design of all project ingress and egress must adhere to the Minimum Standards for Design and Construction of Streets and Highways as approved by the State of Florida, subject to Miami-Dade County approval.

Subject to appropriate zoning approvals: (1) Uses may be relocated from Dolphin Center West or Dolphin Center East 1 between each other and to the Stadium site. (2) Dolphin Center East 2 is limited to up to 100,000 sf of office use. However, all use within Dolphin Center East 2 may be relocated to Dolphin Center East 1, Dolphin Center West and the Stadium site. Attraction seats may only be located on the Stadium site.



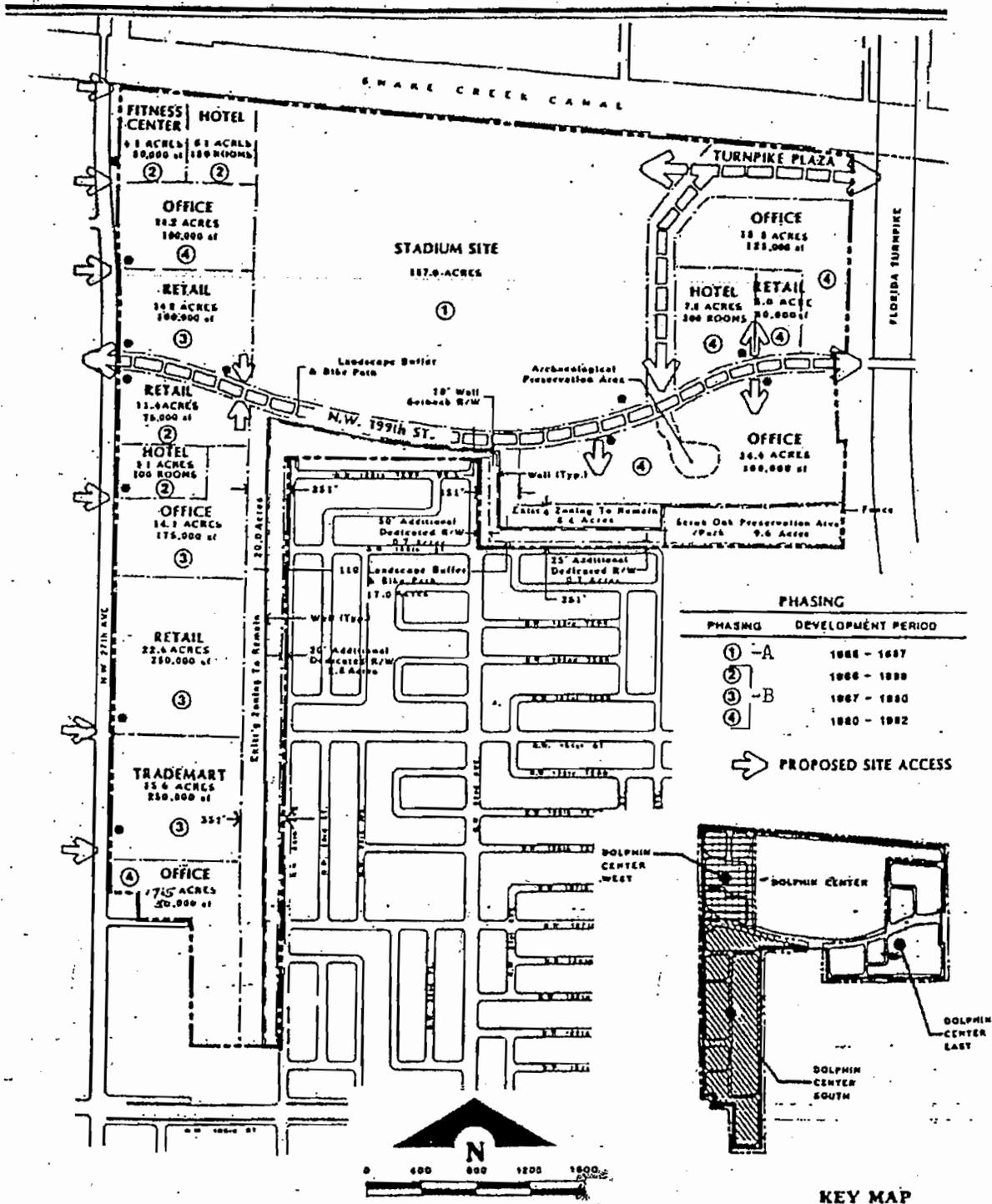
Revisions: Sept. 19, 1985, Sept. 26, 1985, Sept. 27, 1985, Dec. 21, 1989, Jan. 2, 1990, Jul. 1, 1991, Dec. 23, 1991, Jun. 26, 1992, Sept. 1, 1992, Dec. 10, 1992, Jun. 15, 1993, Aug. 6, 1993, Nov. 30, 1993, Oct. 6, 1994, Dec. 2, 1996, Aug. 15, 2005, Mar. 20, 2006, May 29, 2007

**Figure 1 - Map H - Proposed Land Use Map
Dolphin Center North DRI
May 2007**

Source: The Curtis Group and Cathy Sweetapple & Associates

FIGURE 1

REVISED LAND USE AND PHASING PLAN



SOURCE: ADA

TABLE 1
REVISED LAND USE AND PHASING PLAN*

Dolphin Center	Retail Sq. Ft.	Office Sq. Ft.	Trademart Sq. Ft.	Fitness Center Sq. Ft.	Total Sq. Ft.	Hotel Rooms	Stadium Acres
East	40,000	225,000			265,000	300	
West	100,000	100,000		50,000	250,000	150	
South	<u>325,000</u>	<u>225,000</u>	<u>250,000</u>		<u>800,000</u>	<u>300</u>	
TOTAL	465,000	550,000	250,000	50,000	1,315,000	750	158

* Refer to Figure 1 for phasing

SOURCE: ADA

TABLE 2
PROPOSED PROJECT DEVELOPMENT AND PHASING

Traffic Phase	Development Phase	Retail Sq. Ft.	Office/ Trademart Sq. Ft.	Office Sq. Ft.	Fitness Center Sq. Ft.	Total Sq. Ft.	Hotel Rooms	Stadium Acres*	Construction Begin	Construction End
A	I					-		.158	1985	1987
B	II	75,000			100,000	175,000	200		1986	1989
	III	390,000	400,000	350,000		1,140,000	300		1987	1990
C	IV	75,000		1,100,000		1,175,000	300		1990	1992
	V			350,000		350,000			1993	1995
TOTAL		540,000	400,000	1,800,000	100,000	2,840,000	800	158		

* The stadium site is 158 acres plus 3 acres included in NW 199th Street right-of-way.

SOURCE: ADA

EXHIBIT 1

CODE FOR WASTE TYPES COMMONLY ASSOCIATED WITH EACH SIC INDUSTRY

- A Waste pesticides
- B Washing and rinsing solutions containing pesticides
- C Empty pesticide containers
- D Spent toxaphene solutions or sludges from dipping
- E Spent pesticide solutions or sludges other than toxaphene from dipping
- F Dust containing heavy metals
- G Washings and rinsing solutions containing heavy metals
- H Wastewater treatment sludges containing heavy metals
- I Waste ink
- J Ignitable paint wastes containing flammable solvents (flash point less than 140°F)
- K Liquid paint wastes containing heavy metals (cadmium, chromium, mercury or lead)
- L Spent solvents
- M Still bottoms from the distillation of solvents
- N Filtration residues from dry cleaning operations
- O Cyanide wastes
- P Strongly acidic or alkaline wastes
- Q Spent plating wastes
- R Waste ammonia
- S Photographic wastes
- T Ignitable wastes (flash point less than 140°F)
- U Wastewater sludges containing pentachlorophenol, creosote, or arsenic
- V Waste formaldehyde
- W Lead-acid batteries
- X Waste explosives
- Y Waste oil
- Z Other ignitable, corrosive, reactive, or toxic wastes

LIST OF POTENTIAL HAZARDOUS WASTE GENERATORS BY SIC CODE*

SIC Code	Waste Type	Description	SIC Code	Waste Type	Description
<u>0113-0783: AGRICULTURE</u>					
0115	ABC	Corn	1761	LT	Roofing and Sheet Metal Work
0131	ABC	Cotton	1793	LT	Glass and Glazing Work
0132	ABC	Tobacco	1794	LPXY	Excavating and Foundation Work
0133	ABC	Sugar Crops	1799	JKLPXY	Special Trade Contractors
0161	ABC	Vegetable and Melon Farmers	<u>2032-3999: MANUFACTURING INDUSTRIES</u>		
0171	ABC	Berry Crops	2032		Canned Specialties
0174	ABC	Citrus Fruit Growers	2091		Canned and Cured Fish and Seafoods
0181	ABC	Ornamental Floriculture & Nursery Products	2231	LM	Broad Woven Fabric Mills, Wool
0191	ABC	General Farms, Primarily Crop	2251	LM	Womens Full Length and Knee Hosiery
0211	ABC	Beef Cattle Feedlots	2252	LM	Hosiery, except Womens' Full Length & Knee Length
0212	ABC	Beef Cattle, except Feedlots (e.g., Ranches)	2253	LM	Knit Outerwear Mills
0214	ABC	Sheep and Goat Farms	2254	LM	Knit Underwear Mills
0291	ABC	General Livestock	2257	LM	Circular Knit Fabric Mills
0711	ABCY	Soil Preparation Services	2258	LM	Warp Knit Fabric Mills
0721	ABCY	Crop Planting, Cultivation, and Protection	2259	LM	Knitting Mills, NEC
0722	LPXY	Crop Harvesting, Primarily by Machine	2261	LM	Finishers of Broad Woven Fabrics of Cotton
0724	Y	Cotton Ginning	2262	LM	Finishers of Broad Woven Fabrics of Man-Made Fiber and Silk
0729	AY	General Crop Services			Finishers of Broad Woven Fabrics, Man-Made Fiber and Silk
0751	A	Livestock Services, except Services for Animal Specialties			Woven Carpets and Rugs
0782	A	Lawn and Garden Services	2271	LM	Tufted Carpets and Rugs
0783	AY	Ornamental Shrub and Tree Services	2272	LM	Carpets and Rugs, NEC
		<u>0811-0831: FORESTRY</u>	2279	LM	Wood Kitchen Cabinets
0811	ABC	Timber Tracts	2432	JKLT	Hardwood Veneer, and Plywood
0821	ABC	Forest Nurseries & Tree Seed Gathering & Extracting	2436	JKLT	Softwood Veneer and Plywood
0831	ABCY	Forestry Services	2451	JKLT	Mobile Homes
		<u>1611-1799: CONSTRUCTION</u>	2452	JKLT	Prefabricated Wood Buildings and Components
1611	LPXY	Highway and Street Construction	2491	H	Wood Preserving
1632	LPXY	Bridge, Tunnel, and Elevated Highway Construction	2692	LTY	Particleboard
1711	PT	Plumbing, Heating (except Electric) and Air Conditioning	2511	JKLYT	Wood Household Furniture, except Upholstered
1721	JKLT	Painting, Paper Hanging, and Decorating, Heavy Construction, NEC	2514	HLOPQ	Metal Household Furniture
1743	LT	Terrazzo, Tile, Marble, and Mosaic Work	2517	JKLYT	Wood TV and Radio Cabinets
1752	JKLT	Floor Laying and Other Floorwork, NEC	2519	JKLYT	Household Furniture, NEC
		<u>*Each industry has been identified as a potential generator of hazardous waste on the basis that the industry may generate corrosive, reactive, ignitable, and/or toxic wastes. For example, SIC code 0711, Soil Preparation Services, is a potential generator of toxic pesticide wastes. Each SIC code listed in Table I has previously been documented in the literature as a potential generator of hazardous waste.</u>	2521	JKLYT	Wood Office Furniture
		<u>NEC - Not elsewhere classified</u>	2522	HLOP	Metal Office Furniture
			2541	JKLMT	Wood Partitions and Fixtures
			2542	HLOPQ	Metal Partitions and Fixtures
			2611	LHPTY	Pulp Mills
			2621	LHPTY	Paper Mills, Except Building Paper Mills
			2631	LHPTY	Paperboard Mills
			2641	ILP	Paper Coating and Glazing
			2643	ILP	Bags, Except Textile Bags
			2645	ILP	Di-Cut Paper and Paperboard and Cardboard
			2646	ILP	Pressed and Molded Pulp Goods
			2649	ILP	Converted Paper and Paperboard Products, NEC
			2651	ILP	Folding Paperboard Boxes
			2652	ILP	Set-up Paperboard Boxes
			2653	ILP	Corrugated and Solid Fiber Boxes

SIC Code	Waste Types	Description	SIC Code	Waste Types	Description
2654	LBPY	Sanitary Food Containers	3131	L	Boots & Shoe Cut Stock & Findings
2655	LBPY	Fiber Cans, Tubes, Drums, and Similar Products	3151	L	Leather Gloves & Mittens
2661	LBPY	Building Paper and Building Board Mills	3144	L	Women's Footwear, except Athletic
2711	HLOPQ	Newspapers: Publishing and Printing	3161	L	Luggage
2721	HLOPQ	Periodicals: Publishing and Printing	3171	L	Women's Handbags & Purses
2731	HLOPQ	Books: Publishing and Printing	3172	L	Personal Leather Goods
2732	HLOPQ	Books: Publishing and Printing	3199	L	Leather Goods, NEC
2752	HLOPQ	Book Printing	3211	PT	Flat Glass
2751	HLOPQ	Commercial Printing, Letterpress and Screen	3251	JKL	Brick and Structural Clay Tile
2753	HLOPQ	Engraving and Plate Printing	3253	JKL	Ceramic Wall and Floor Tile
2754	HLOPQ	Commercial Printing, Gravure	3261	JKL	Vitreous China Plumbing Fixtures and Bathroom Accessories
2761	HLOPQ	Manifold Business Forms			Vitreous China Table and Kitchen Articles
2771	HLOPQ	Greeting Card Publishing			Fine Earthenware (Whiteware) Table & Kitchen Articles
2782	HLOPQ	Bindbooks, Looseleaf Binders, and Devices	3262	JKL	Porcelain Electrical Supplies
2789	HLOPQ	Bookbinding and Related Work	3263	JKL	Pottery Products, NEC
2791	HLOPQ	Typesetting			Abrasive Products
2812	Y	Alkalies and Chlorine	3256	JKL	Gaskets, Packing and Sealing Devices
2816	FOPY	Inorganic Pigments	3291	LT	Electrometallurgical Products
2819	FORQSY	Industrial Inorganic Chemicals, NEC	3312	Y	Steel wire Drawing and Steel Nails and Spikes
2821	LMTY	Plastics, Materials, Synthetic Resins, and Non-vulcanizable Elastomers	3313	Y	Cold Rolled Steel Sheet, Strip, and Bars
			3315	Y	Steel Pipe and Tubes
			3316	Y	Gray Iron Foundries
2822	LMTY	Synthetic Rubber	3322	Y	Malleable Iron Foundries
2823	LMTY	Cellulosic Man-Made Fibers	3323	Y	Steel Foundries, NEC
2824	LMTY	Synthetic Organic Fibers, except Cellulosic	3332	Y	Primary Smelting and Refining of Lead
2831	LMTY	Biological Products	3333	Y	Primary Smelting and Refining of Zinc
2833	LMTY	Medicinals and Botanicals	3334	Y	Primary Production of Aluminum
2834	LP	Pharmaceutical Preparations	3335	Y	Primary Smelting and Refining of Nonferrous Metals, NEC
2841	FLMTY	Soap and Other Detergents, except Specialty Cleaners			Secondary Smelting and Refining of Nonferrous Metals
2842	ALMPTY	Specialty Cleaners, Polishers, and Sanitation Preparations	3341	Y	Rolling, Drawing and Extruding of Copper
2843	FLMTY	Surface Active Agents, Finishing Agents, Sulfonated Oils, and Assistants	3351	HLMOPQ	Aluminum Sheet, Plate and Roll
2844	FLTY	Perfumes, Cosmetics, and Other Toilet Preparations	3353	HLMOPQ	Aluminum Extruded Products
2851	FLMPTY	Gum and Wood Chemicals	3354	HLMOPQ	Aluminum Rolling and Drawing, NEC
2861	LMPTY	Cyclic (Coal Tar) Crudes, and Cyclic Intermediates, Dyes, and Organic Pigments (Lakes and Toners)	3355	HLMOPQ	Rolling, Drawing and Extruding of Nonferrous Metals, Except Copper and Aluminum
2865	LMPTY	Industrial Organic Chemicals, NEC	3356	HLMOPQ	Drawing and Insulating of Nonferrous Wire
2869	ABCLMNY	Pesticide and Agricultural Chemicals, NEC	3357	HLMOPQ	Aluminum Foundries (Castings)
2873	LMPTY	Adhesives and Sealants	3361	Y	Brass, Bronze, Copper and Copper Base Alloy Foundries
2879	ABCLMNY	Explosives	3362	Y	Nonferrous Foundries (Castings), NEC
2891	ABCLMNY	Printing Ink	3369	Y	Metal Heat Treating
2892	FGLHP	Chemical Preparations	3398	HLMOPQ	Primary Metal Products, NEC
2893	LHOPTY	Petroleum Refining	3411	HLMOPQ	Metal Cans
2911	Y	Asphalt Felts and Coatings	3412	HLMOPQ	Metal Shipping Barrels, Drums, Kegs, and Pails (Drum Refinishing)
2952	Y	Lubricating Oils and Greases			Cutlery
2992	Y	Products of Petroleum and Coal, NEC			
2999	Y	Miscellaneous Plastic Products			
3079	JLMTY	Leather Tanning and Finishing	3421	HLMOPQ	
3111	L				

NEC - Not elsewhere classified

NEC - Not elsewhere classified

SIC Code	Waste Type	Description
3423	HLMPQY	Hand and Edge Tools, Except Machine Tools and Hand Saws
3423	HLMPQY	Hand Saws
3423	HLMPQY	Hand Saws & Saw Blades
3423	HLMPQY	Hardware, NEC
3423	HLMPQY	Enamelled Iron and Metal Sanitary Ware
3423	HLMPQY	Plumbing Fixture Fittings and Trim (Brass Goods)
3423	HLMPQY	Heating Equipment, except Electric and Warm Air Furnaces
3441	HLMPQY	Fabricated Structural Metal
3442	HLMPQY	Metal Doors, Sash, Frames, Mouldings, and Trims
3443	HLMPQY	Fabricated Plate Work
3444	HLMPQY	Sheet Metal Work
3448	HLMPQY	Architectural and Ornamental Metal Work
3449	HLMPQY	Prefabricated Metal Buildings and Components
3451	HLMPQY	Miscellaneous Metal Work
3452	HLMPQY	Screw Machine Products
3452	HLMPQY	Bolts, Nuts, Screws, Rivets, and Washers
3452	HLMPQY	Iron and Steel Forgings
3452	HLMPQY	Automotive Stampings
3452	HLMPQY	Metal Stampings, NEC
3452	HLMPQY	Electroplating, Polishing, Plating, Anodizing, and Coloring
3479	HLMPQY	Coating, Engraving, and Allied Services, NEC
3482	HLMPQY	Small Arms Ammunition
3483	HLMPQY	Ordnance and Accessories, NEC
3489	HLMPQY	Steam, Gas, and Hydraulic Turbines
3511	HLMPQY	Internal Combustion Engines, NEC
3519	HLMPQY	Farm Machinery and Equipment
3523	HLMPQY	Garden Tractors & Lawn & Garden Equipment
3524	HLMPQY	Construction Machinery and Equipment
3531	HLMPQY	Mining Machinery and Equipment
3532	HLMPQY	Oil Field Machinery and Equipment
3533	HLMPQY	Conveyors and Conveying Equipment
3535	HLMPQY	Industrial Trucks, Tractors, Trailers, and Stackers
3537	HLMPQY	Machine Tools, Metal Cutting
3541	HLMPQY	Machine Tools, Metal Forming
3542	HLMPQY	Machine Tools, Die Sets, Jigs and Special Dies and Tools
3544	HLMPQY	Fixtures, and Industrial Molds
3545	HLMPQY	Machine Tool Accessories & Measuring Devices
3546	HLMPQY	Power Driven Hand Tools
3549	HLMPQY	Metal Working Machinery, NEC
3551	HLMPQY	Food Products Machinery
3552	HLMPQY	Textile Machinery
3553	HLMPQY	Woodworking Machinery
3554	HLMPQY	Paper Industries Machinery
3555	HLMPQY	Printing, Trades Machinery and Equipment
3559	HLMPQY	Special Industry Machinery, NEC
3561	HLMPQY	Pumps and Pumping Equipment
3562	HLMPQY	Ball and Roller Bearings

NEC - Not elsewhere classified

SIC Code	Waste Type	Description
3563	HLMPQY	Air and Gas Compressors
3564	HLMPQY	Blower and Exhaust Ventilation Fans
3567	HLMPQY	Industrial Process Furnace & Ovens
3568	HLMPQY	Mechanical Power Transmission Equipment, NEC
3569	HLMPQY	General Industrial Machinery and Equipment, NEC
3573	HLMPQY	Electronic Computing Equipment
3574	HLMPQY	Calculating & Accounting Machines, except Electronic Equipment
3579	HLMPQY	Office Machines, NEC
3582	HLMPQY	Commercial Laundry, Dry Cleaning, and Pressing Machines
3585	HLMPQY	Air Conditioning and Warm Air Heating Equipment and Commercial and Industrial Refrigeration Equipment
3586	HLMPQY	Measuring and Dispensing Pumps
3589	HLMPQY	Service Industry Machines, NEC
3592	HLMPQY	Carburetors, Pistons, Piston Rings & Valves
3599	HLMPQY	Machinery, Except Electrical, NEC
3612	HLMPQY	Power, Distribution and Specialty Transformers
3613	HLMPQY	Switchgear and Switchboard Apparatus
3621	HLMPQY	Motors & Generators
3622	HLMPQY	Industrial Controls
3623	HLMPQY	Welding Apparatus, Electric
3624	HLMPQY	Carbon & Graphite Products
3629	HLMPQY	Electrical Industrial Apparatus, NEC
3632	HLMPQY	Household Refrigerators and Home and Farm Freezers
3633	HLMPQY	Electric Housewares and Fans
3636	HLMPQY	Sewing Machines
3639	HLMPQY	Household Appliances, NEC
3641	HLMPQY	Electric Lamps
3643	HLMPQY	Current-Carrying Wire Devices
3645	HLMPQY	Residential Electric Lighting Fixtures
3645	HLMPQY	Commercial, Industrial, and Institutional Lighting Fixtures
3646	HLMPQY	Vehicular Lighting Equipment
3647	HLMPQY	Radio & Television Receiving Sets
3651	HLMPQY	Photograph Records and Pre-recorded Magnetic Tape
3652	HLMPQY	Radio and Television Transmitting, Signaling, and Detection Equipment and Apparatus
3662	HLMPQY	Semiconductors and Related Devices
3674	HLMPQY	Electronic Capacitors
3675	HLMPQY	Electronic Coils, Transformers, and Other Inductors
3677	HLMPQY	Electronic Components, NEC
3679	HLMPQY	Storage Batteries
3691	HPQY	Primary Batteries, Dry and Wet
3692	HPQY	Motor Vehicles and Passenger Car Bodies
3711	HPQY	Motor Vehicle Parts and Accessories
3714	HLMPQY	Motor Homes
3716	HLMPQY	Aircraft Engines and Engine Parts
3721	HLMPQY	Aircraft
3724	HLMPQY	Aircraft Parts and Auxiliary Equipment, NEC
3728	HLMPQY	Aircraft Parts and Auxiliary Equipment, NEC

NEC - Not elsewhere classified

IC - Not elsewhere classified.

NEC - Not elsewhere classified.

SIC Code	Waste Type	Description	SIC Code	Waste Type	Description
3731	HLMOPQ	Ship Building and Repairing	4311	Y	Air Transportation, Certificated Carriers
3732	HLMOPQ	Boat Building and Repairing	4382	Y	Airport and Flying Fields
3811	HLMOPQ	Engineering, Scientific, Laboratory and Research Instruments	4383	LT	Airport Terminal Services
3822	HLMOPQ	Automatic Controls for Regulating Residential and Commercial Environments and Appliances	4612	JKLPT	Crude Petroleum Pipe Lines
3823	HLMOPQ	Industrial Instruments for Measuring, Display, and Control of Process Variables, and Related Products	4613	JKLPT	Refined Petroleum Pipe Lines
3824	HLMOPQ	Totalling Fluid Meters and Counting Devices	4811	LT	Pipe Lines, NEC
3825	HLMOPQ	Instruments for Measuring and Testing of Electricity and Electric Signal	4832	LT	Telephone Communication (Wire or Radio)
3829	HLMOPQ	Measuring and Controlling Devices, NEC	4931	LT	Radio Broadcasting
3832	HLMOPQ	Optical Instruments and Lenses	4911	Y	Television Broadcasting
3841	HLMOPQ	Surgical and Medical Instruments and Apparatus	4931	Y	Electric Services
3842	HLMOPQ	Orthopedic, Prosthetic, and Surgical Appliances and Supplies	4932	Y	Electrical & Other Services
3843	HLMOPQ	Dental Equipment and Supplies	4939	Y	Gas & Other Services
3851	HLMOPQ	Ophthalmic Goods	4952	Y	Combination Utilities, NEC
3861	HLMOPQ	Photographic Equipment and Supplies	4953	Y	Sewerage Systems
3873	HLMOPQ	Watches, Clocks, etc.	4959	Y	Refuse Systems
3911	HLMOPQ	Jewelry, Precious Metal	5093	Y	Sanitary Services, NEC
3914	HLMOPQ	Silverware, Plated Ware, and Stainless Steel Ware	5161	LPT	Scrap & Waste Materials, Wholesale
3915	HLMOPQ	Jeweler's Findings & Materials & Lapidary Work	5191	A	Chemicals and Allied Products Wholesale
3961	HJKLMPQ	Costume Jewelry and Costume Novelties, except Precious Metal	5198	JKLT	Farm Supplies
1964	HJKLMPQ	Needles, Pins, Hooks and Eyes, and Similar Notions	5231	JKLT	Paints, Glass, and Wallpaper Stores
3993	HJKLMPQ	Signs and Advertising Displays	5231	AJKT	Hardware Stores
3995	HJKLMPQ	Burial Caskets	5271	JKLP	Mobile Home Dealers
3999	HJKLMPQT	Manufacturing Industries	5311	AJKT	Department Stores
	4011-4959:	TRANSPORTATION AND PUBLIC UTILITIES	5399	AJKT	Miscellaneous General Merchandise Stores
4011	JKLT	Railroads, Line-Haul Operating	5511	LPW	Motor Vehicle Dealers (New & Used)
4111	LPW	Local and Suburban Transit	5511	LPW	Motor Vehicle Dealers (Used Only)
4013	JKLT	Switching & Terminal Establishments	5541	LPW	Auto & Home Supply Stores
4119	LPW	Local Passenger Transportation, NEC	5551	LPW	Gasoline Service Stations, Retail
4121	LPW	Taxis	5571	LPW	Boat Dealers
4131	LPW	Intercity and Rural Highway Passenger Transportation	5599	LPW	Motorcycle Dealers
4131	LPW	School Buses	5722	LT	Automotive Dealers, NEC
4172	Y	Maintenance & Service Facilities for Motor Vehicle	5962	Y	Household Appliance Stores, Retail
4212	JKLPW	Passenger Transportation	5982	Y	Automatic Merchandising Machine Operators
4213	JKLPW	Local Trucking without Storage	5983	Y	Fuel & Ice Dealers
4214	JKLPW	Local Trucking with Storage	5984	Y	Liquefied Petroleum Gas Dealers
4231	JKPT	Trucking Terminal Facilities	7215	LH	7215-8081: SERVICES INDUSTRIES
4311	JKLPW	U.S. Postal Service (Vehicle Maintenance Only)	7216	LH	Coin Operated Laundries and Dry Cleaning
4411	Y	Deep Sea Foreign Transportation	7217	LH	Dry Cleaning Plants, Except Rug Cleaning
4463	JKLT	Marine Cargo Handling	7218	LH	Carpet and Upholstery
4469	JKLT	Water Transportation Services, NEC	7261	LT	Industrial Laundries
			7312	LJKLT	Funeral Services and Crematories
					Outdoor Advertising Services

5093-5198: WHOLESALE TRADE

5231-5984: RETAIL TRADE

SIC Code	Waste Types	Description
7319	JX	Advertising, NEC.
7331	JX	Direct Mail Advertising Services
7332	LOT	Misprint and Photocopying Services
7333	LOT	Commercial Photography Art, and Graphics
7342	ACH	Disinfecting and Extermination Services
7349	PRT	Cleaning and Maintenance Services to Dwellings and Other Buildings, NEC
7391	LPT	Research and Development Laboratories
7395	OPQRST	Photofinishing Laboratories
7397	LPT	Commercial Testing Laboratories
7399		Fire Extinguisher Charging Services
7512	LPWY	Passenger Car Rental and Leasing, without Drivers
7513	LPWY	Truck Rental and Leasing, without drivers
7519	LPW	Utility Trailer and Recreational Vehicle Rental
7531	LPW	Top and Body Repair Shops, Automotive
7534	LPW	Tire Retreading and Repair Shops, Automotive
7535	LPW	Paint Shops, Automotive
7538	LPWY	General Automotive Repair Shops
7539	LPWY	Automotive Repair Shops, NEC
7622	LPT	Radio & Television Repair Shops
7623	LPT	Refrigeration & Air Conditioning Service & Repair Shops
7629	LPT	Electrical & Electronic Repair Shops, NEC
7631	LT	Watch, Clock, and Jewelry Repair
7641	JKLT	Reupholstery and Furniture Repair
7692	LPW	Welding Repair
7694	LT	Armature Rewinding Shops
7699	LT	Repair Shops and Related Services, NEC (including Taxidermists)
7819	LOT	Services Allied to Motion Picture Production
7922	JXLT	Theatrical Producers (except Motion Pictures) and Miscellaneous Theatrical Services
7992	ADC	Public Golf Courses
7993	LPT	Coin-Operated Amusement Devices
7996	JKLPPT	Amusement Parks
7999	AXK	Amusement and Recreation Services, NEC
8062	LPT	General Medical and Surgical Hospitals
8069	LPT	Specialty Hospitals, except Psychiatric
8071	LPT	Medical Laboratories
8072	LPT	Dental Laboratories
8081	LPT	Outpatient Care Facilities

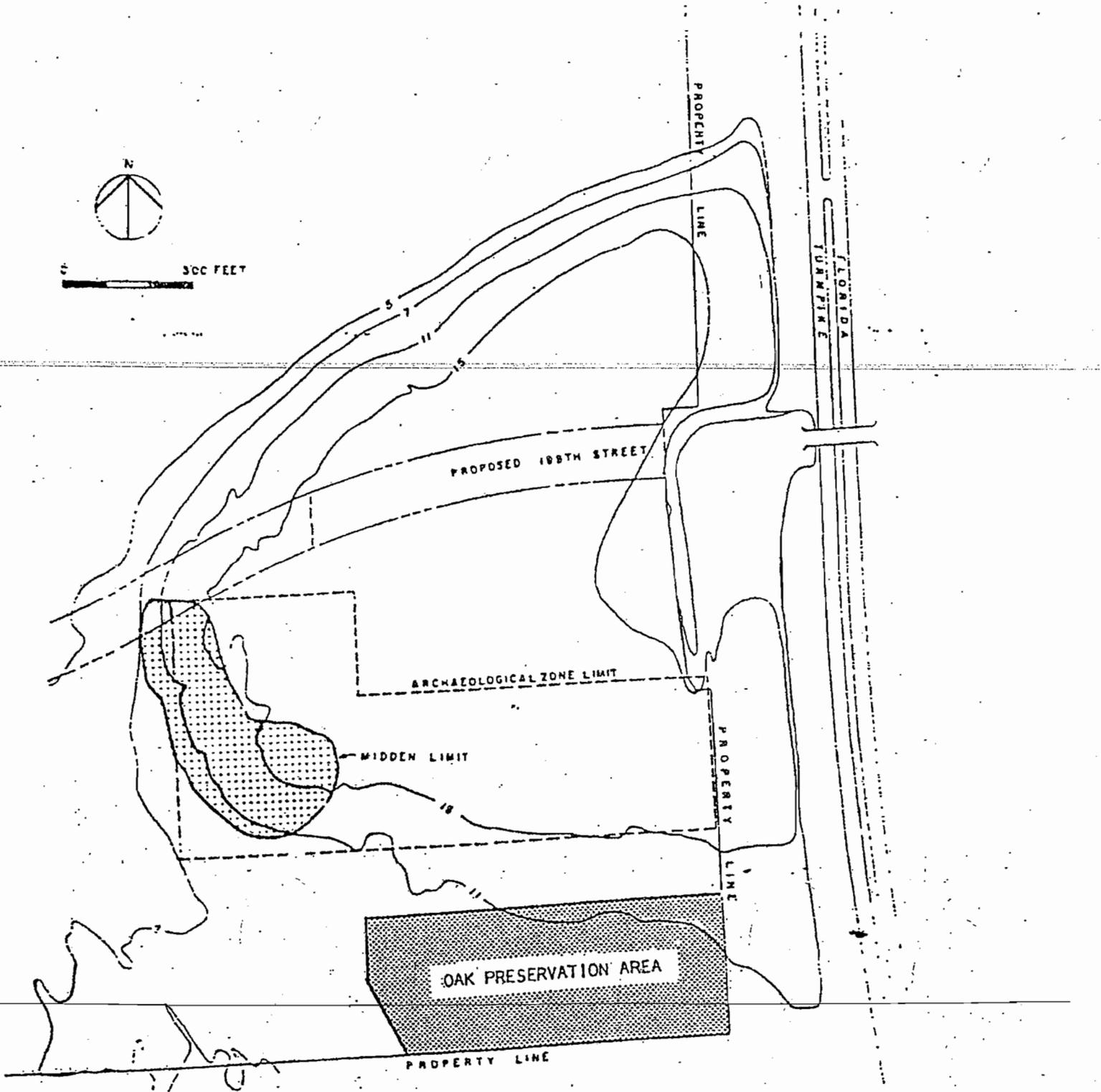
8211-8331: EDUCATIONAL SERVICES

SIC Code	Waste Types	Description
8211	JKLPPT	<u>8211-8999: MISCELLANEOUS</u> Museums and Art Galleries
8221	ABC	Arboreta, Botanical and Zoological Gardens
8249	LPT	Noncommercial Educational, Scientific, and Research Organizations
8299	JKLPPT	Services, NEC
8331	JXLT	

NEC - Not elsewhere classified

NEC - Not elsewhere classified

EXHIBIT 3
PINE-OAK PRESERVATION AREA



SOURCE: KEITH AND SCHNARS, SFRPC

RECOMMENDED SPECIES

Trees

- Acacia cyanophylla* (Beach acacia)
Acacia fornesiana (Sweet acacia)
Achras zapota (Sapodilla)
Accelorrhapha wrightii (Paurotis palm, Cape sabel palm)
Arecastrum romanzoffianum (Queen-palm)
Avicennia germinans (Black mangrove)
Brassia actinophylla (Schaffera)
Bucida buceras (Black olive)
Busera simaruba (Gumbo limbo)
Butia capitata (Pindo palm)
Calliandra haematocephala (Powderpuff)
Callistemon rigidus (Erect bottlebrush)
Callistemon spp. * (Bottlebrush)
Canelia winterana (Wild cinnamon)
Cassia fistula (Golden shower)
Calba pentandra (Celba)
Chamaedorea spp. (Household palms)
Chamaerops humilis (European fan palm)
Chorisia speciosa (Floss silk tree)
Chrysallidocarpus lutescens (Arecá palm, Madagascar palm)
Chrysophyllum oliviforme (Satinleaf)
Citrus aurantiifolia (Key lime)
- Citrus paradisi** (Himnoala-Tangelo)
*Citrus reticulata** (Himnoala-Tangelo)
Cusia rosea (Pitch apple)
Coccoloba diversifolia (Pigeon plum)
Coccoloba grandiflora (Big leaf sea-grape)
Coccoloba uvifera (Sea grape)
Coccothrinax argentata (Florida silver palm)
Cochlospermum vitifolium (Buttercup tree)
Cocos nucifera "may pan" (May pan coconut palm)
Conocarpus erectus (Buttonwood)
Conocarpus erectus "sericeus" (Silver buttonwood)
Cordia sebestena (Gelder tree)
*Delonix regia** (Royal poinciana)
Drypetes lateriflora (Gulana plum)
*Eriobotrya japonica** (Loquat)
Erythina erista-gallii (Cockspur coral-tree)
Eugenia axillaris (White stoppers)
Eugenia confusa (Red stoppers)
Eugenia foetida (Spanish stoppers)
Ficus citrifolia (Short leaf fig)
Grevillea banksii (Banks grevillea)

Grevillea robusta (Silk oak)
 Very large tree, not for residential use.
Guaiacum sanctum (Lignum-vitae)
Ilex cassine (Dahoon holly)
Jacaranda acuticollis (Jacaranda)
Juniperus siliicoides (Southern red cedar)
Krugiodendron ferreum (Black Ironwood)
Lagerstroemia indica (Crape-Myrtle)
Leguncularia rogemosa (White mangrove)
Licaria triandra (Gulf Licaria)
Licuala grandis (Licuala palm)
Licuala spp.* (Licuala palm)
Lysilloma bahamensis (Wild tamarind)
Lysilloma latissilvum (Wild tamarind)
Manilkara bahamensis (Wild dilly)
Hastichodendron foetidissimum (Mastic)
*Musa hybrids** (Banana)
Myrica cerifera (Southern wax myrtle)
*Parkinsonia aculeata** (Jerusalem thorn)
 Thorns
*Peltophorum inermis** (Yellow poinciana)
Pinus clausa (Sand pine)
Pinus elliottii (Slash pine)
Pinus elliottii var. *caribaea* (Keys slash pine)
*Piscida piscipula** (Jamaica dogwood)
Pisonia longifolia (Blotly)

Plumeria spp.* (Frangipani)
Poinciana pulcherrima (Dwarf poinciana)
Pseudophoenix sargentii (Florida cherry palm)
Ptychosperma elegans (Seagrape palm)
Ptychosperma mocarthurii (Mocarthur palm)
Quercus virginiana (Live oak)
Rhizophora mangle (Red mangrove)
Roystonia elata (Royal palm)
Roystonia regia (Cuban royal palm)
Sabal palmetto (Cabbage palm)
Saranea repens (Saw palmetto)
Simarouba glauca (Paradise tree)
Sylerenia mahoganii (West Indies mahogany)
*Tabebuia argentea** (Tree of gold)
*Tabebuia pallida** (Pink trumpet tree)
*Tamarindus indica** (India Tamarind)
Terminalia catappa (Tropical almond)
Taxodium (Cypress)
*Thespesia populnea** (Portia tree, seaside mahoe)
Thrinax morrisii (Keys thatch palm)
Thrinax parviflora (Thatch palm)
Thrinax radiata (Florida thatch palm)
Thrinax sepp. (Thatch palm)
Washingtonia robusta (Washington palm)

KEY: * Exotic species

Source: SFRPC

Shrubs, vines, and ground covers.

Acalypha hispida* (Chenille plant)
Acalypha wilkesiana* (Copperleaf)
Alcascia spp. (Elephant ear)
Alpinia spp. (Shell flower)
Amonium* (Torch ginger)
Ardisia Crenata (Christmas berry)
Pasta
Aspergus spp. (Aspergus fern)
Begonia spp.* (Rex begonia)
Beaucarnea recurvata (Pony-tail)
Bougainvillea spp. (Bougainvillea)
Thorns
Brassalia actinophylla (Schefflera)
Byrsonima lucida (Locustberry)
Calliandra haematocephala (Powderpuff)
Calliandra americana (American beautybush)
Campsis radicans* (Trumpet vine)
Cassia spp.* (Cassia)
Cassia Bahamensis* (Cassia)
Chrysobalanus icaco (Cocoplum)
Cindalum (Sawgrass)
Codiaeum variegatum* (Croton)
Conocarpus erectus (Green buttonwood)
Conocarpus erectus sericeus (Silver buttonwood)

Costus spp. (Spiral flag)
Dizygotheca kerchouana (False aralia)
Dodonaea viscosa (Varnish leaf)
Dombeya wallichii (Pink ball)
Eranthemum nervosum* (Blue sage)
Eugenia axillaris (White stopper)
Eugenia confusa (Red berry)
Eugenia foetida (Spanish stopper)
Eugenia myrtiloides (Spanish stopper)
Forestiera segregata (Florida privet)
Gardenia jasminoides* (Gardenia)
Guajira discolor (Bilobly)
Homelia patens (Scarletbush, firebush)
Hedyclium coronarium (Butterfly lily)
Hedyclium flavum (Yellow lily)
Hedyclium garoualium (Kahili lily)
Hedyclium spp. (Ginger lily)
Hedlanthus dibillus (Beech sunflower)
Hibiscus rosa-sinensis* (Hibiscus)
Hymenocallis latifolia* (Spider lily)
Ilex glabra* (Gallberry)
Ilex vomitoria nana* (Dwarf yaupon holly)
Ipomoea spp. (Morning glories, railroad vine)
Iva fructescens (Marsh elder)
Iva imbricata (Seacast marsh elder)
Jacquinia keyensis (Jawwood)

*Jatropha multifida** (Peregrina)
*Juniperus chinensis columarilis** (Junipers)
*Juniperus conferta** (Shore Juniper)
*Lagerstroemia indica** (Crape-Myrtle)
Lantana depressa (Dwarf Lantana)
Lantana montevidensis (Dwarf Lantana)
Ligustrum spp.* (Privet)
*Lilippe muscaria** (Lilly turf)
Myrcianthes fragrans (Simpson stopper)
*Myrciaria cauliflora** (Jaboticaba)
Myrica cerifera (Southern wax myrtle, Bayberry)
Nephrolepis bostoniensis (Boston fern)
*Ophiopogon japonicus** (Mondo grass)
Peperomia obtusifolia (Peperomia)
*Petrea volubilis** (Queen's wreath)
*Phacelia speciosa** (Torch glnger)
Philodendron spp.* (Callom, philodendron)
Pinus elliotiae variety *densa* (Dade county pine)
*Pithecellobium guadalupense** (Blackbead)
Plumeria spp. (Frangipani)
Podocarpus spp.* (Podocarpus)
*Polyscias balfouriana** (Balfour aralia)
Pontederia (Pickereelweed)
Psychotria nervosa (Wild coffee)

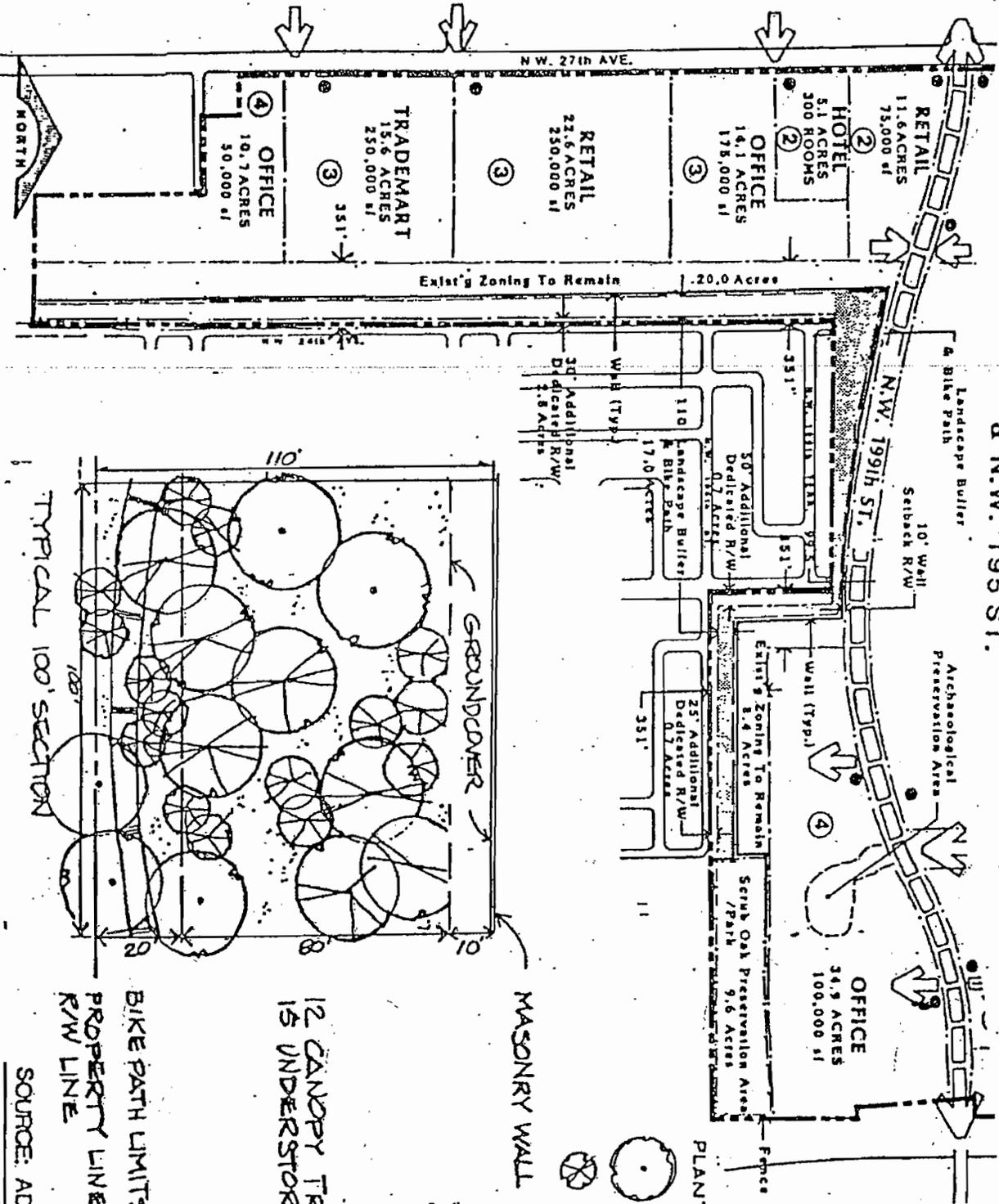
Randia aculeata (Randia, White Indian berry)
Reynoldsia septentrionalis (Darling plum)
Sagittaria (Arrowhead)
Scaevola plumieri (Inkberry)
Scirpus (Bulrush)
Sophora tomentosa (Hedgepole)
Stenolobium stense (Yellow elder)
Surlana maritima (Boy cedar)
Tecoma capensis (Cape honeysuckle)
Taxodium (Cypress)
Tecomaria capensis (Cape honeysuckle)
Tetrazyle bicolor (Tetrazyle, West Indian lily)
*Thunbergia erecta** (Kings - Mantle)
Thunbergia spp.* (Clock vine)
Thyralis glauca (Thyralis)
*Trachelospermum jasminoides** (Confederate Jasmine)
Urtica paniculata (Sea oats)
*Viburnum suspensum** (Sandanka Viburnum)
Yucca elephantipes (Spineless yucca)
Zamia floridana (Doodia)
Zanthoxylum fagara (Wild lime)

KEY: * Exotic species

Source: SFRPC

EXHIBIT 5A

SOUTH LANDSCAPE BUFFER
NORTH OF N.W. 196 TER.
& N.W. 195 ST.



MASONRY WALL

PLANT KEY

CANOPY

UNDERSTORY

12 CANOPY TREES
 15 UNDERSTORY TREES

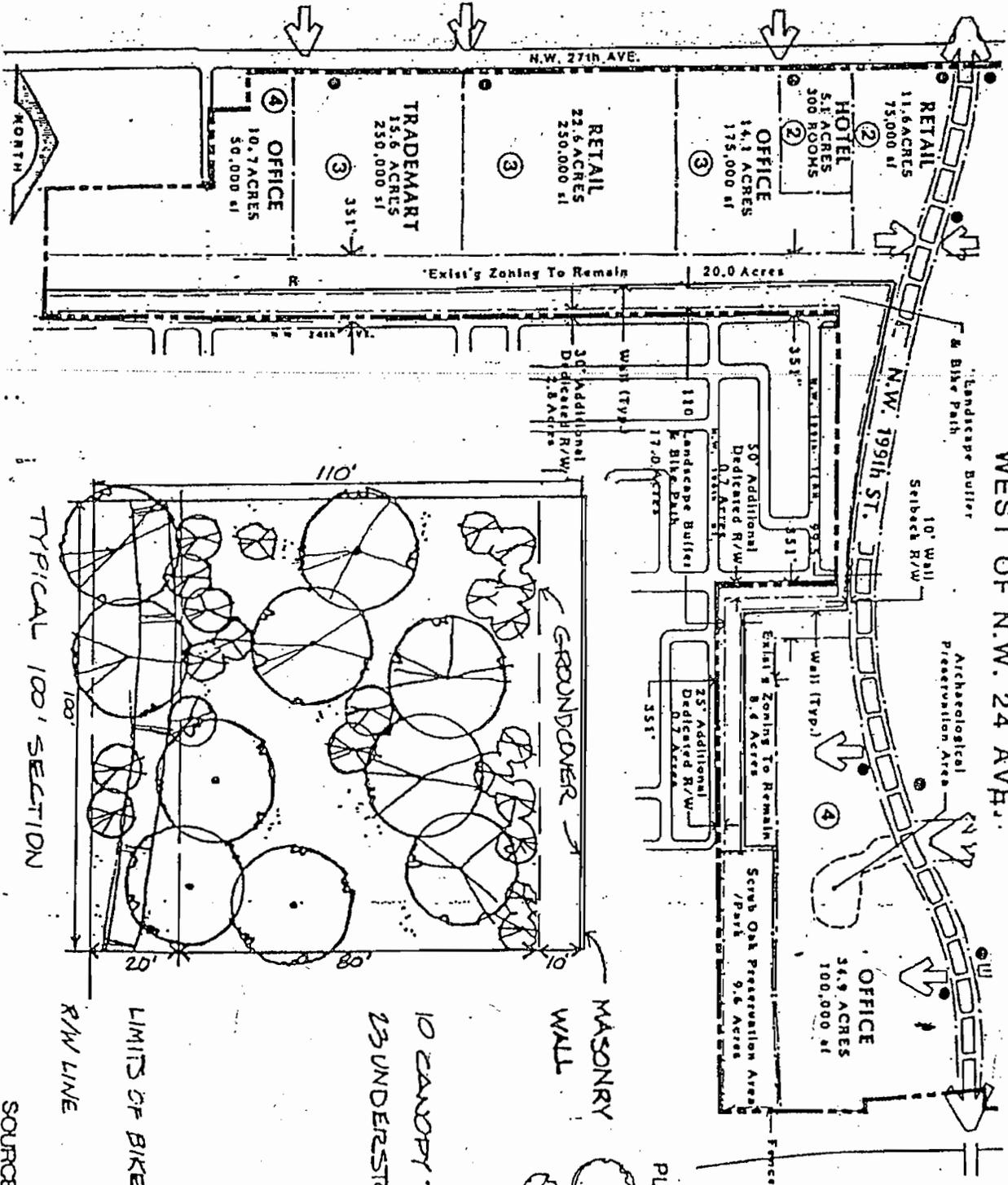
BIKE PATH LIMITS
 PROPERTY LINE OR
 R/W LINE

TYPICAL 100' SECTION

SOURCE: ADA, SFRPC
 Sept. 4, 1985

EXHIBIT 5B

SOUTH LANDSCAPE BUFFER
WEST OF N.W. 24 AVE.



TYPICAL 100' SECTION

R/W LINE

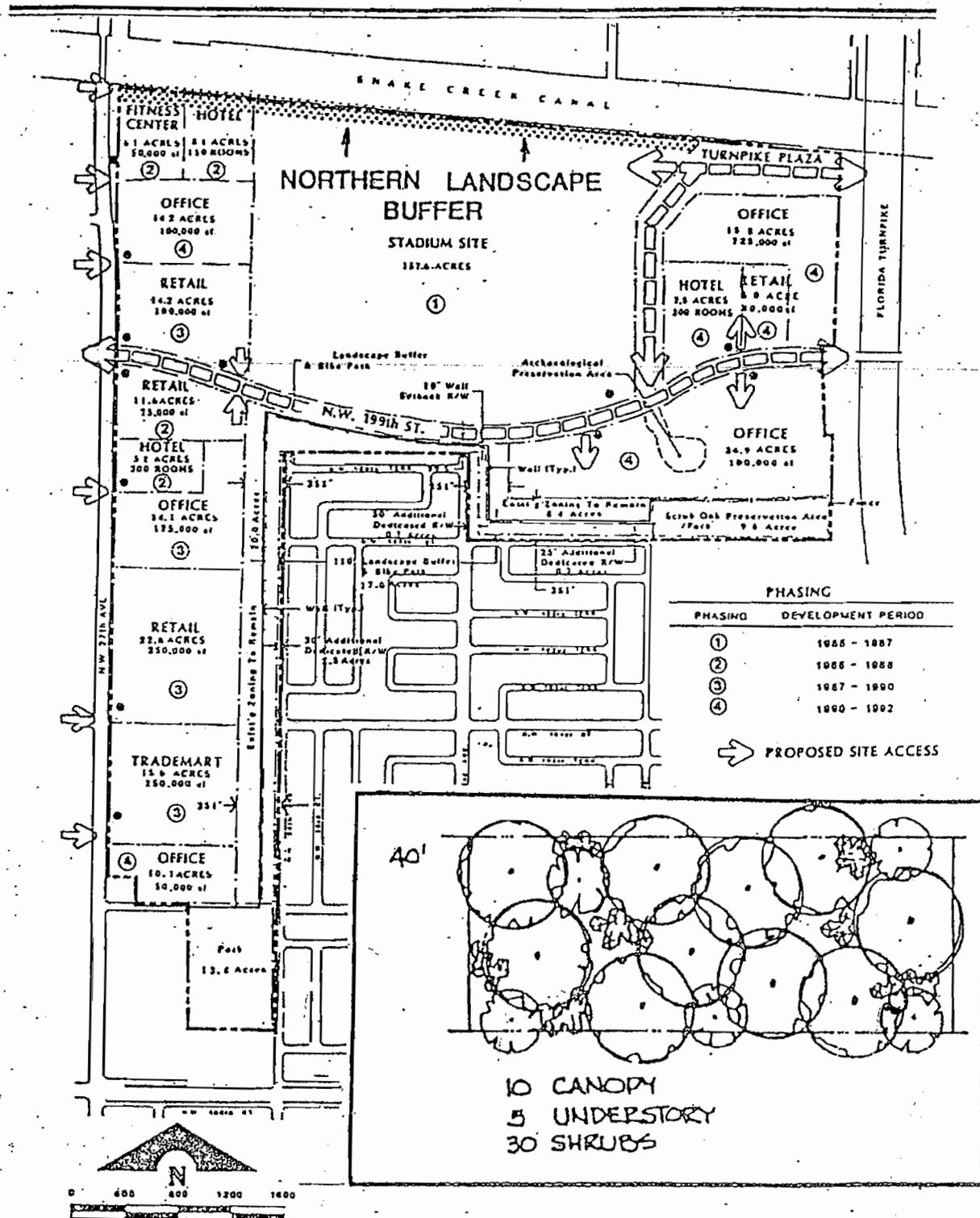
LIMITS OF BIKE PATH

10 CANOPY TREES
13 UNDERSTORY TREES

MASONRY WALL
PLANT KEY
CANOPY
UNDERSTORY

SOURCE: ADA SFRPC

EXHIBIT 6 NORTHERN LANDSCAPE BUFFER



SOURCE: ADA

EXHIBIT 7

ARCHAEOLOGICAL MANAGEMENT PLAN

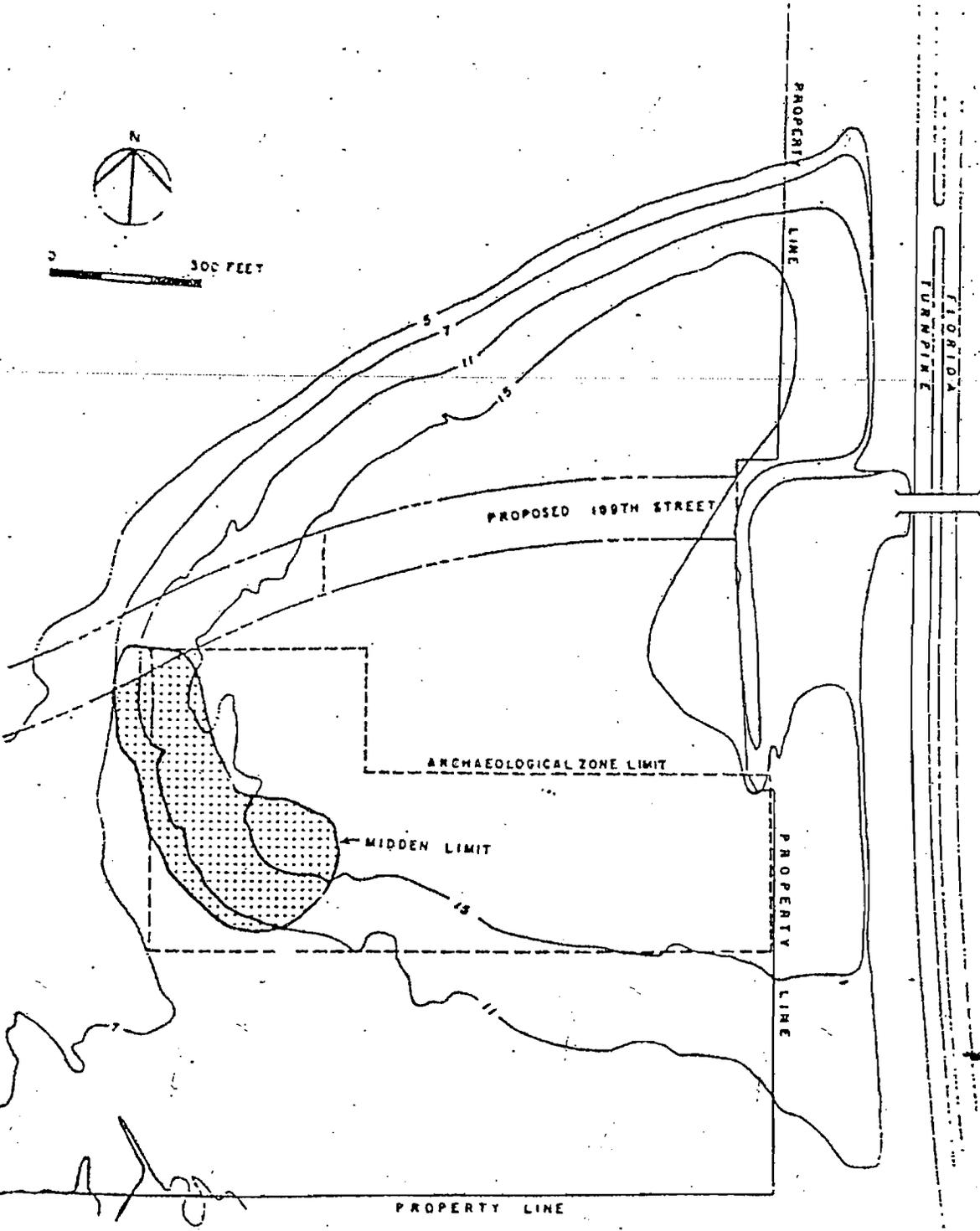
The Dolphin Center archaeological management plan will be administered as described below for the four designated management areas:

Area I: Green Space Preservation. The majority of the Tequesta midden will be preserved as a green space set-aside (Figure 7-1). This area will be clearly marked with fence posts, or, if necessary, with metal fencing prior to construction activities in adjacent areas, to prevent damage. No disturbance of this area is permitted, excepting minor preservation activity such as planting grass. No vehicles shall park, drive or be stored in this area.

Area II: Controlled Stripping. The northern tip of the midden and a segment of the plow zone area are within the 199th Street right-of-way (Figure 7-2). Although the research value of this area of the midden and of the scatter is unknown, the potential exists for burials and features to be present. Controlled stripping will be conducted to investigate this possibility, from the eastern fringe of the scatter west to the seven foot contour, within the right-of-way and construction easement. Stripping to the seven foot contour is necessary to investigate previously submerged areas which may yield Tequesta burials.

Controlled stripping involves the removal of all but 2 to 5 cm of the midden and/or plow zone with heavy equipment. The remaining midden will be manually shovel-scraped to reveal any submidden features or burials.

FIGURE 7-1
ARCHAEOLOGICAL MANAGEMENT AREA I



It may be necessary to manually remove the overburden in the wooded, western section of this area. All discovered features and burials will be mapped, photographed, and completely excavated. If construction activities reach the vicinity of this zone before the controlled stripping, it will be to marked with posts.

Area III: Monitored Stripping. Those areas between the seven and eleven foot contours, and are outside Areas I and II are to be subjected to monitored stripping. Area III is defined on the north by the disturbed area of Australian Pines, and on the south and east by the property line (Figure 7-3). In other areas this zone has been found to contain archaeological materials of limited research potential due to the fact that it has been plowed. However, the location of this zone indicates that there is potential for burials or features to be present that can be uncovered by monitored stripping. Monitored stripping differs from controlled stripping in that the former involves only limited shovel-scraping in areas of soil anomalies. Furthermore, monitored stripping allows machine removal of trees, while controlled stripping does not. Monitored stripping will be conducted only in those portions of Area III that will be impacted by construction activities. The monitoring will be undertaken by the Metro-Dade County Archaeologist or his designee.

Area IV: Spot Monitoring and Operator Education and Awareness.

Equipment operators will be trained to identify any soil anomalies within the area of extremely low archaeological potential. Also, the Metro-Dade

FIGURE 7-2
ARCHAEOLOGICAL MANAGEMENT AREA II

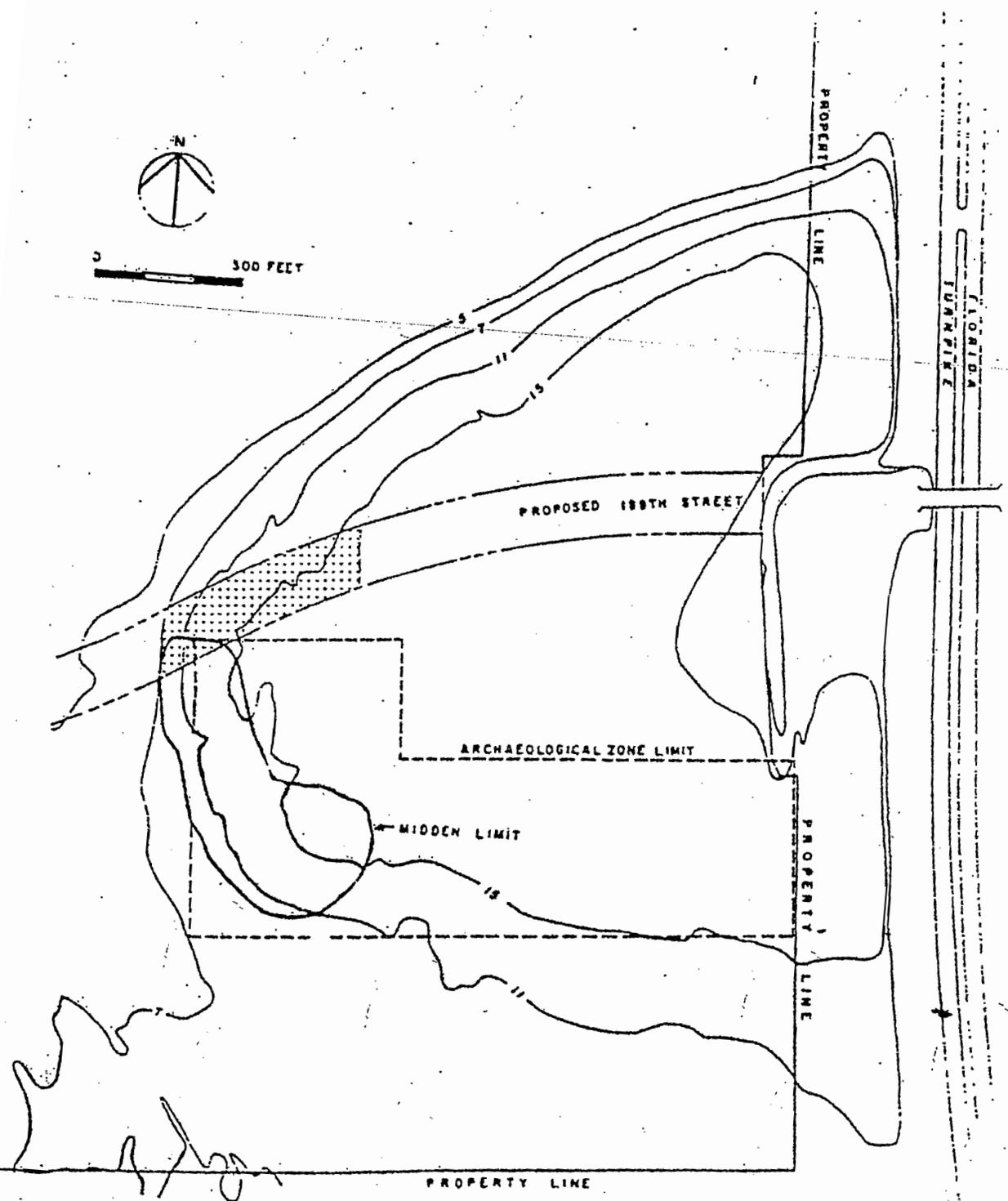
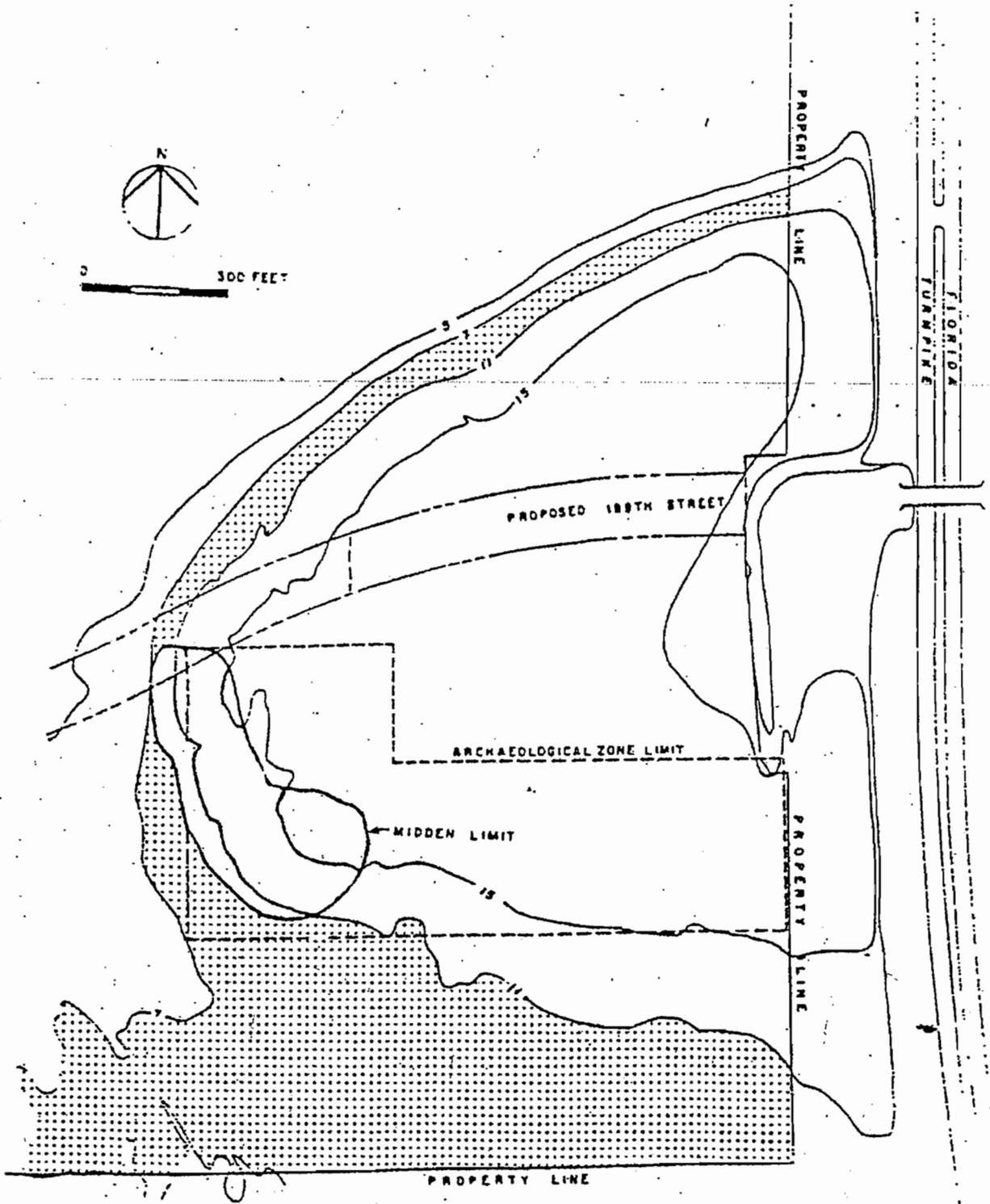


FIGURE 7-3 ARCHAEOLOGICAL MANAGEMENT AREA III



SOURCE: GARROW AND ASSOCIATES

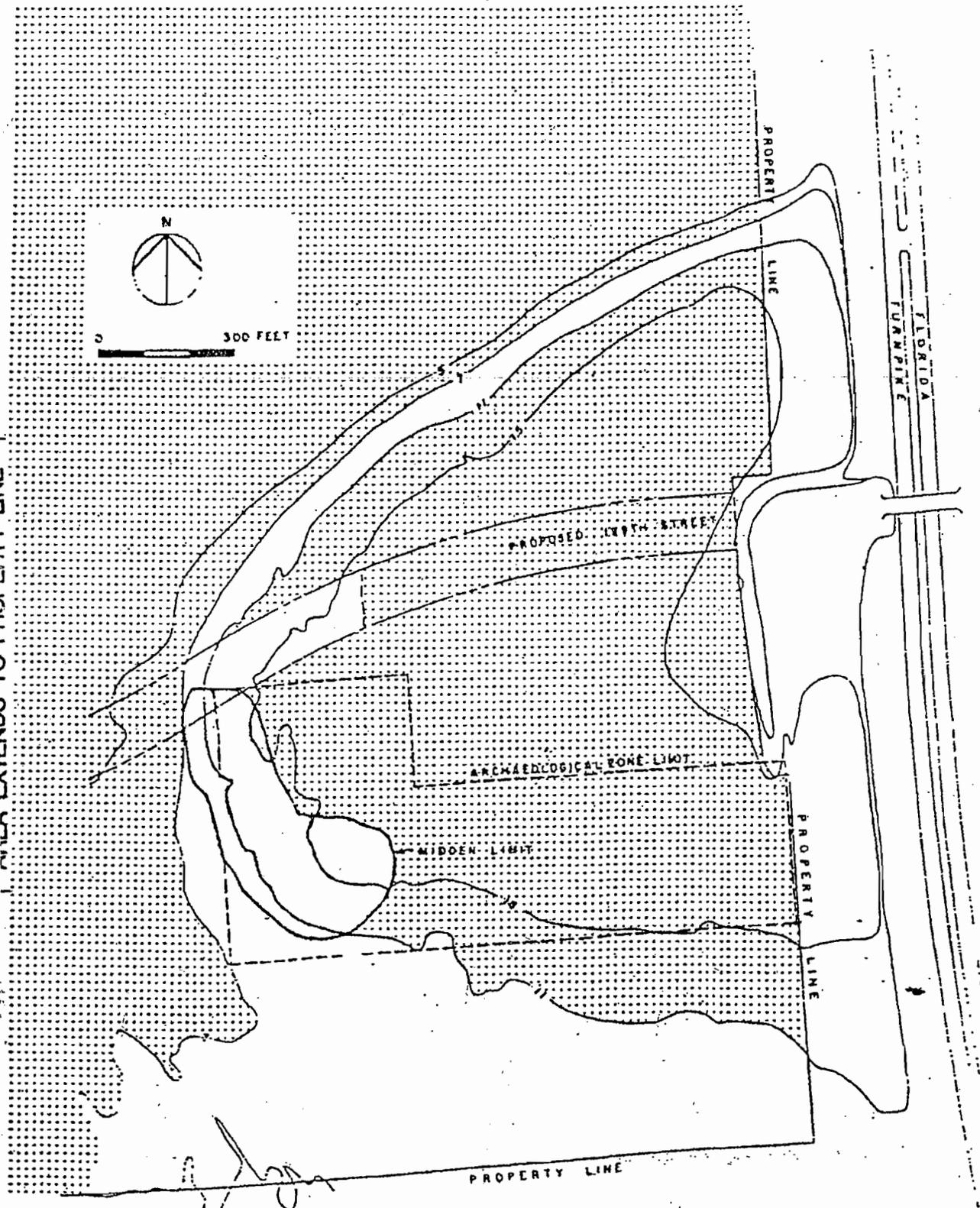
Archaeologist or archaeological assistant will be present during clearing or earth work in this area to assist in monitoring for soil anomalies. If the anomaly is determined probably to be cultural in origin, and if impact cannot be avoided, it must be excavated by a professional archaeologist. Area IV contains the area in Figure 7-4 plus the remainder of the site that is not within Areas I, II, or III.

The construction foreman and the machine operators are to be briefed by the archaeologists, who will teach them how to recognize cultural features and burial sites. They are to flag and leave undisturbed any possible site or feature until the archaeologist or assistant has taken necessary actions.

In addition to the above, the following stipulations will govern site construction:

- The developer will ensure that copies of the field notes, other site records and all artifacts recovered shall be curated at a facility where they will be available to future researchers.
- Copies of any reports resulting from the archaeological activities shall be provided to DAHRM and Dade County.
- Dade County Historic Preservation Division staff shall be granted access to the archaeological site during working hours in order to monitor excavation and construction activities.

FIGURE 7-4
ARCHAEOLOGICAL MANAGEMENT AREA IV



• Dade County staff shall also determine if the marked fence posts are adequately controlling access to Area I and other areas with soil anomalies. If this arrangement is inadequate to protect the preservation area, metal fencing shall be provided by the developer around the area of concern.

• The Applicant will donate to Dade County Historic Preservation Division (DHPD) the funds necessary for DHPD to hire an archaeological assistant to monitor all site construction.

EXHIBIT B
PROGRAMMED TRANSPORTATION IMPROVEMENTS

Exhibit	Location	Improvement	Funding Agency	Year of Construction	Cost (x \$1,000)	Applicant Fair-Share (in dollars)		
						Phase B (665K\$)	Phase B (1,315K\$)	Phase C (Entire Proj)
1,2	Florida Turnpike at NW 199th Street	Add Interchange	Turnpike	1987	9,500	0	0	0
3	NW 199th Street - NW 27th Avenue to Turnpike	New BLU	Turnpike	1987	3,800	0	0	0
4	NW 199th Street/ NW 27th Avenue	Add NB LT, RT lanes SB 2 LT, RT lanes EB 1 Thru lanes WB 2 LT, 3 Thru, RT	Turnpike	1987	300	0	0	0
	NW 27th Avenue at C-9 Canal	Add NB RT lane SR 2 LT lanes WB 3 lanes	Turnpike	1987	275	0	0	0
5	University Drive/ County Line Road, HEFT	Add NB 2 lanes EB RT lane	Turnpike	1987	150	0	0	0
6	NW 27th Avenue/ NW 191st Street	Add NB LT, RT lanes SB 2 LT, RT lanes EB LT, 2 Thru lanes WB 2 LT, 2 Thru, RT	Turnpike	1987	181	0	0	0
7	NW 27th Avenue/ Hixson Gardens Drive	Add NB LT, RT lanes SB LT, RT lanes EB LT, Thru lanes WB LT, Thru lanes	Turnpike	1987	317	0	0	0
8	SR 826 EB, SR 826 WB/ NW 27th Avenue	Add SB lane	Turnpike	1987	26.5	0	0	0
	Florida Turnpike near NW 199th Street	Add 2L(6LX)	Turnpike	1987	7,500	0	0	0
	Florida Turnpike Golden Glades to Miramar Parkway with exception at NW 197th Street	Add 2L(6LX)	Turnpike	1986	3,407	0	0	0

Exhibit

PROGRAMMED TRANSPORTATION IMPROVEMENTS (Continued)

14	US 441/NM 199th Street	Add SB LT lane EB LT, Thru lanes NB LT lane	FDOT	1987	379	43,991	62,357	85,770
13	1-75 SR 826 to Hollywood Blvd.	New BLX	FDOT	1985	91,250	02	0	0
12	Miramar Parkway/Palm Ave. to Flamingo Road	New ALD Expanded Intersections at Palm Avenue Add NB LT lane SB LT lane EB LT, Thru, Thru/RT lanes WB Thru lane Flamingo Road EB Thru, RT lanes WB Thru, RT lanes	FDOT	1985	3,070	35,257	57,730	110,964
11	Hollywood Blvd, 1-75 to University	Add 2L(4LD) Incl. Expanded Intersections at University Drive Add EB LT, RT lanes WB LT, Thru lanes Palm Avenue Add NB Thru lane SB Thru lane EB Thru, RT lanes Douglas Road Add NB Thru lane SB Thru lane EB Thru, RT lanes WB Thru, RT lanes	FDOT	1986	2,000	17,985	25,589	44,099
10	SR 7 & Hollywood Blvd.	Add NB LT lane SB LT lanes WB LT lane	FDOT	1986	375	2,171	2,897	4,567
9	Hollywood Blvd, 1-75 to US 441, to NM 64th Avenue	Add 2L(6LD)	FDOT	1986	2,200	18,457	27,139	46,180
	Miami Gardens Drive from NM 77th Avenue to 1-75	New ALD	Dade County	1985	1,674	03	0	0
	NM 199th Street from Turnpike to US 441	Add 3L(5LR)	Dade County	1987	2,100	02	0	0
	NM 199th Street from NM 52nd Avenue to NM 27th Avenue	Add 2L(4LD)	Dade County	1986	3,235	02	0	0

PROGRAMMED TRANSPORTATION IMPROVEMENTS (Continued)

Exhibit

Line	Description	Location	Agency	Year	Cost	Value	Value	Value	
14	SR 826 from HW 12th Avenue to Golden Glades.	Add 2L (6LX)	FDOT	1986	1,000	0 ²	0	0	
15	Miramar Pkwy./ US 441	Add NB LT lane SB LT lane EB LT lane WB LT lane	FDOT	1987	350	6,025	9,873	18,970	
16	Pembroke Road/ US 441	Add EB LT lane WB LT lane	FDOT	1987	337	0 ³	0	0	
<u>Phase B (1990) Improvements</u>									
17	HEFT at Turnpike	New Ramps: EB HEFT to SB Turnpike NB Turnpike to WB HEFT EB County Line Rd. to SB Turnpike	Turnpike	1990	6,250	0	0	0	
18	Flamingo Road. Hollywood Blvd. to HEFT	Realign w/ Red Road; Add 4L (6LD) Incl. Expanded Intersections at Miramar Parkway Add NB 2 Thru, RT lanes SB 2 Thru, RT lanes Pembroke Road Add NB 2 Thru, RT lanes SB 2 Thru, RT lanes EB Thru, RT lanes WB Thru, RT lanes Hollywood Boulevard Add NB 2 Thru, RT lanes SB 2 Thru, RT lanes EB Thru, RT lanes WB Thru, RT lanes	Turnpike	1990	6,600	0	0	0	
19									
20	HEFT at Red Road	Add Interchange	Turnpike	1990	3,667	0	0	0	
	Red Road HEFT to NW 199th Street	New 6LD	Turnpike	1990	1,988	0	0	0	
	Red Road NW 199th Street to Miami Gardens Drive	Add 4L (6LD)	Turnpike	1990	2,976.8	0	0	0	
	1-93 - Golden Glades to County Line	Add 2L (6LX)	FDOT	1990	18,090	10	0	0	

PROGRAMMED TRANSPORTATION IMPROVEMENTS (Continued)

Location	Improvement	Year	1988	1990	1990	1990	1990
1-95 - County Line to Sheridan Street	Add 2L (BLX)	FOOT	20,000	0	0	0	0
Pembroke Road	Add 2L (GLD)	FOOT	5,540	0	0	0	0
1-95 to US 441							
Miramar Parkway at University Drive	Add NB LT, RT lanes SB LT, RT lanes EB LT, Thru lanes WB LT, Thru, RT lanes	Turnpike*	88.5	0	0	0	0
TOTAL			198,786.8	121,864	185,242		310,480

- 1 An Applicant fair-share is not assessed for Turnpike funded improvements since their costs are covered by user tolls.
- 2 Improvement is either under construction or funds have been programmed in a public agency 1985-86 budget.
- 3 No project traffic was assigned to this link/intersection.
- * Improvement is included in Turnpike package to be guaranteed by Applicant. Additional design cost (\$900,000) is included in Turnpike/NM 199th Street Interchange cost.

NB - northbound
 SB - southbound
 EB - eastbound
 WB - westbound
 RT - right turn
 LT - left turn
 L - lanes
 D - divided
 U - undivided
 X - expressway

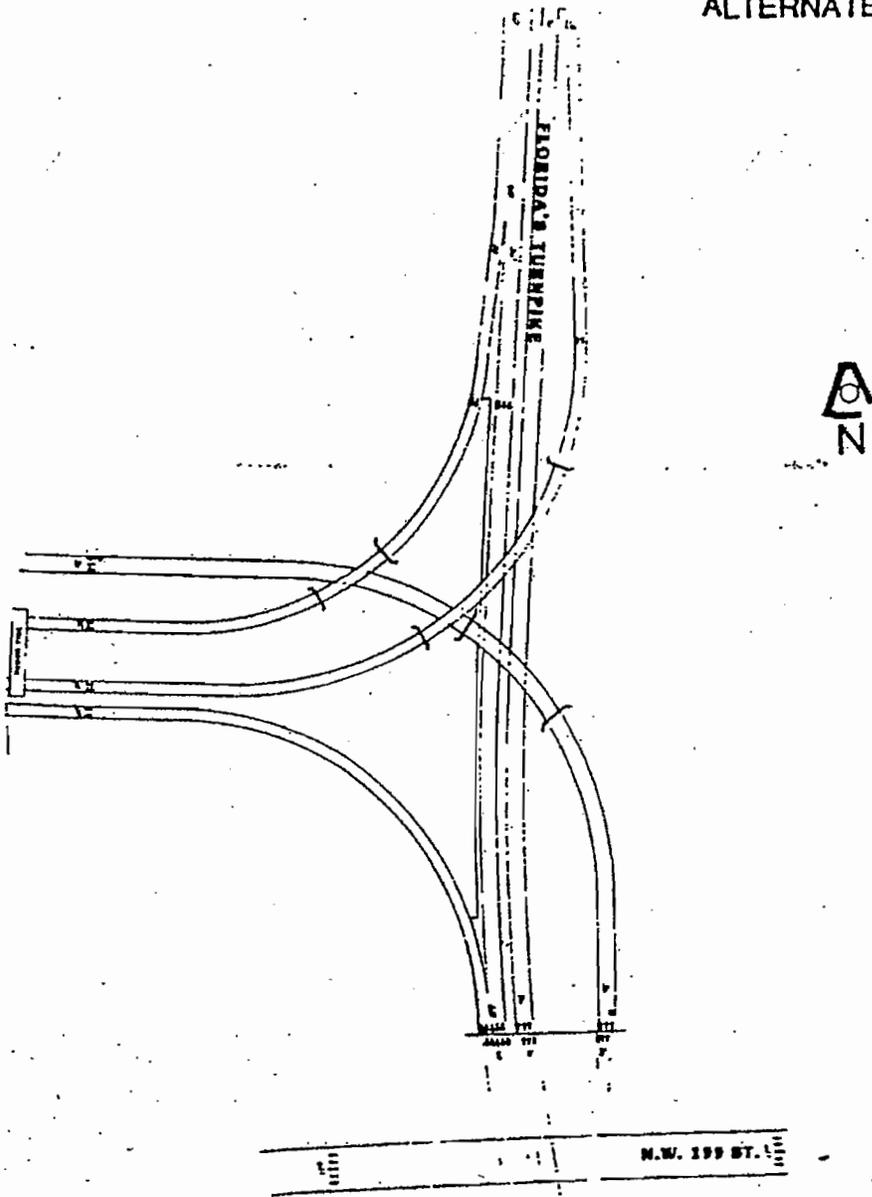
SOURCE: SFRPC

EXHIBIT 9-1

PROGRAMMED TRANSPORTATION IMPROVEMENTS

TURNPIKE / NW 199TH ST INTERCHANGE

ALTERNATE "A"



RAISE TO USE PAVED 1/2 SHOULDER AREA
FROM GOLDEN GLADES TOLL BOOTH TO NW 199 STREET

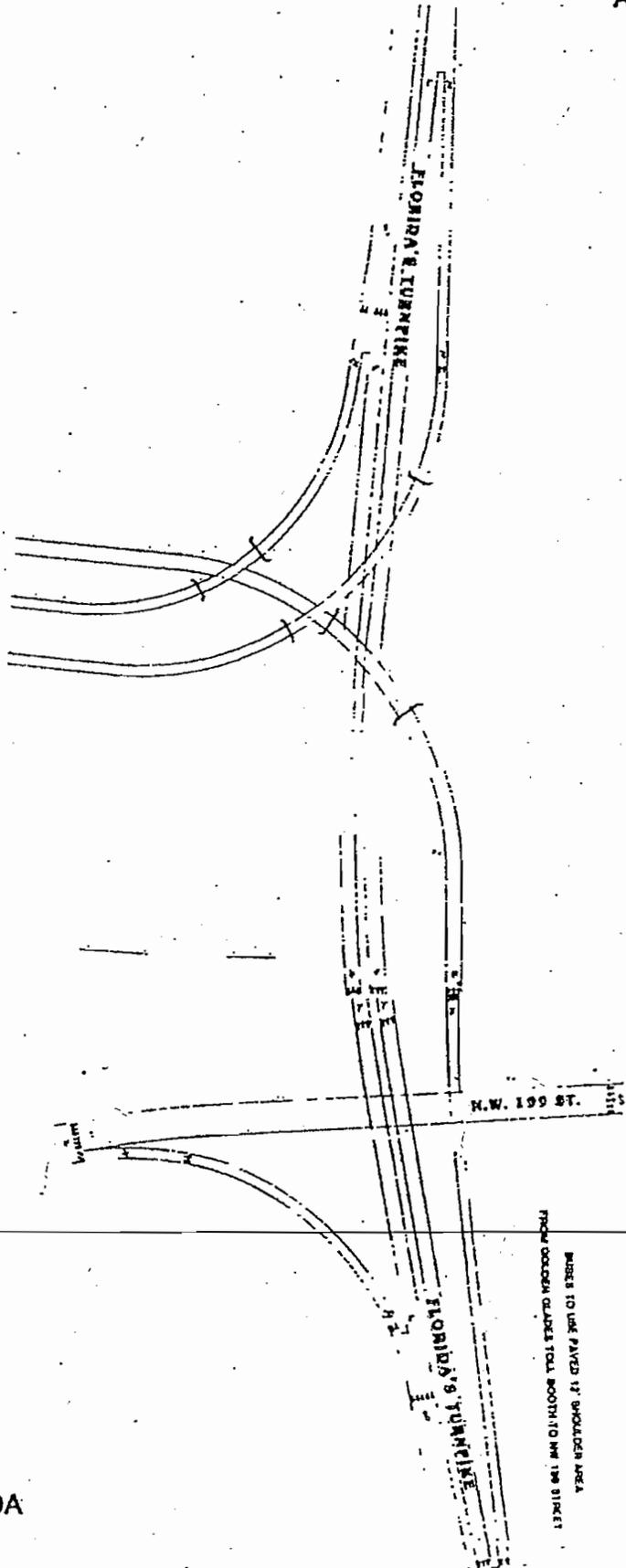
FLORIDA'S TURNPIKE

EXHIBIT 9-2

PROGRAMMED TRANSPORTATION IMPROVEMENTS

TURNPIKE / NW 199TH ST INTERCHANGE

ALTERNATE "B"



SOURCE: ADA

EXHIBIT 9-3A
PROGRAMMED TRANSPORTATION IMPROVEMENTS
NW 199TH ST - NW 27TH AVE
TO TURNPIKE

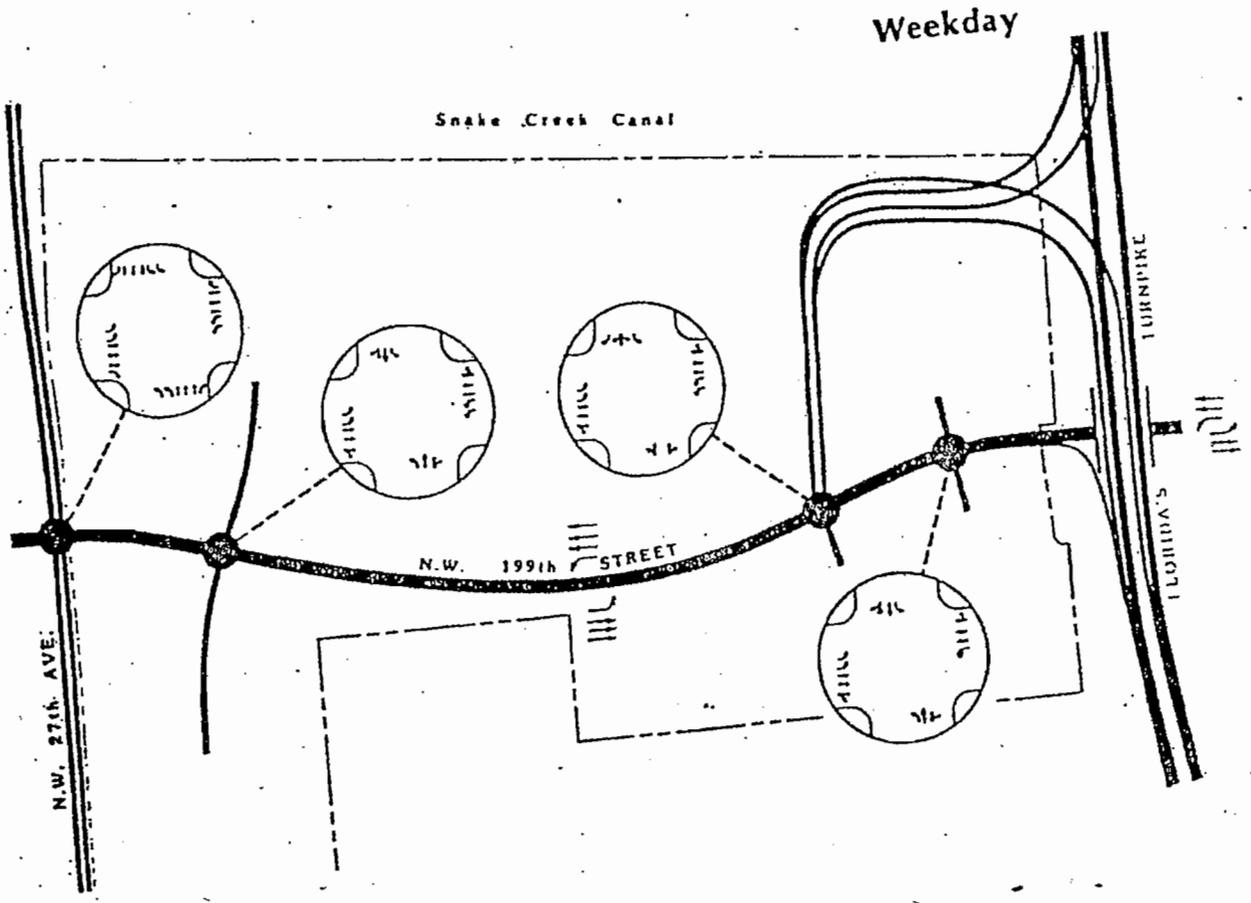


EXHIBIT 9-3B
PROGRAMMED TRANSPORTATION IMPROVEMENTS
NW 199TH ST - NW 27TH AVE
TO TURNPIKE

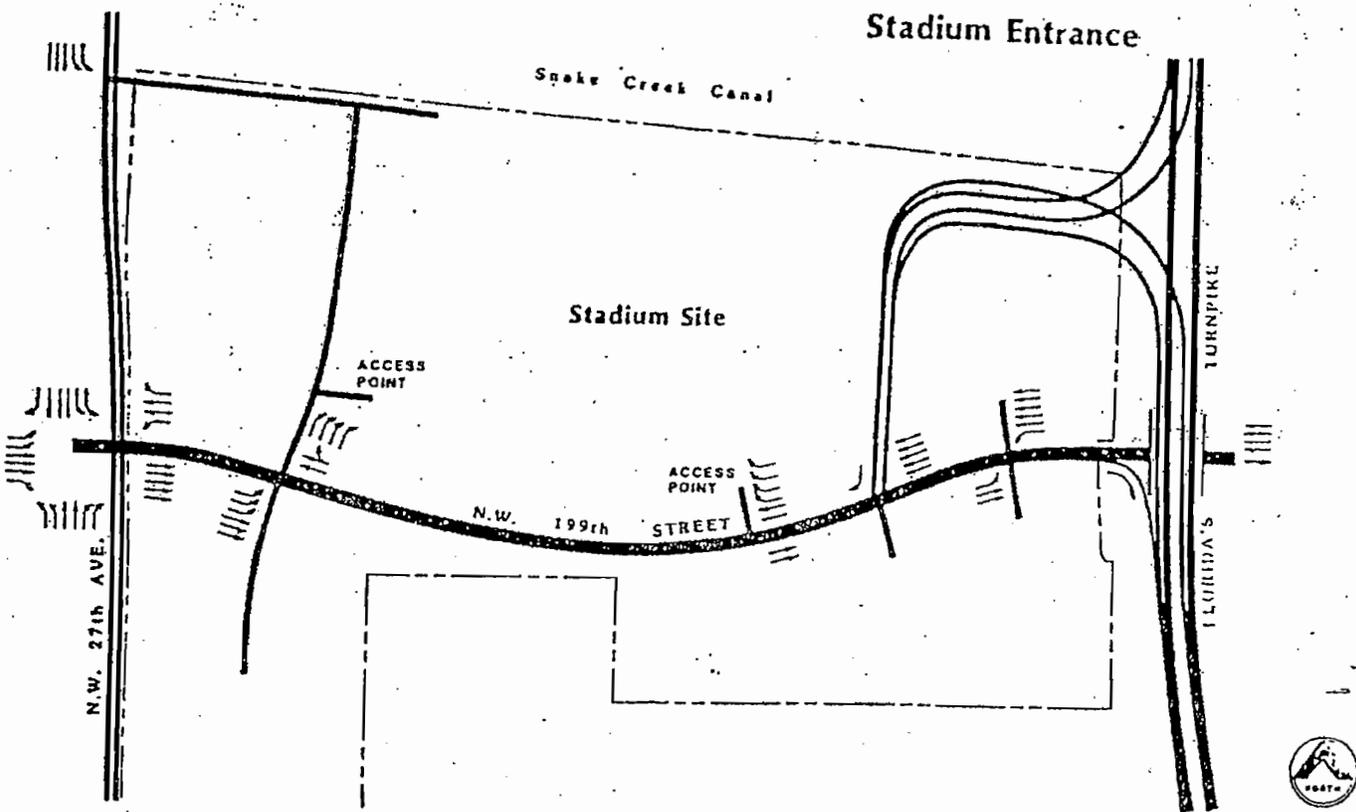
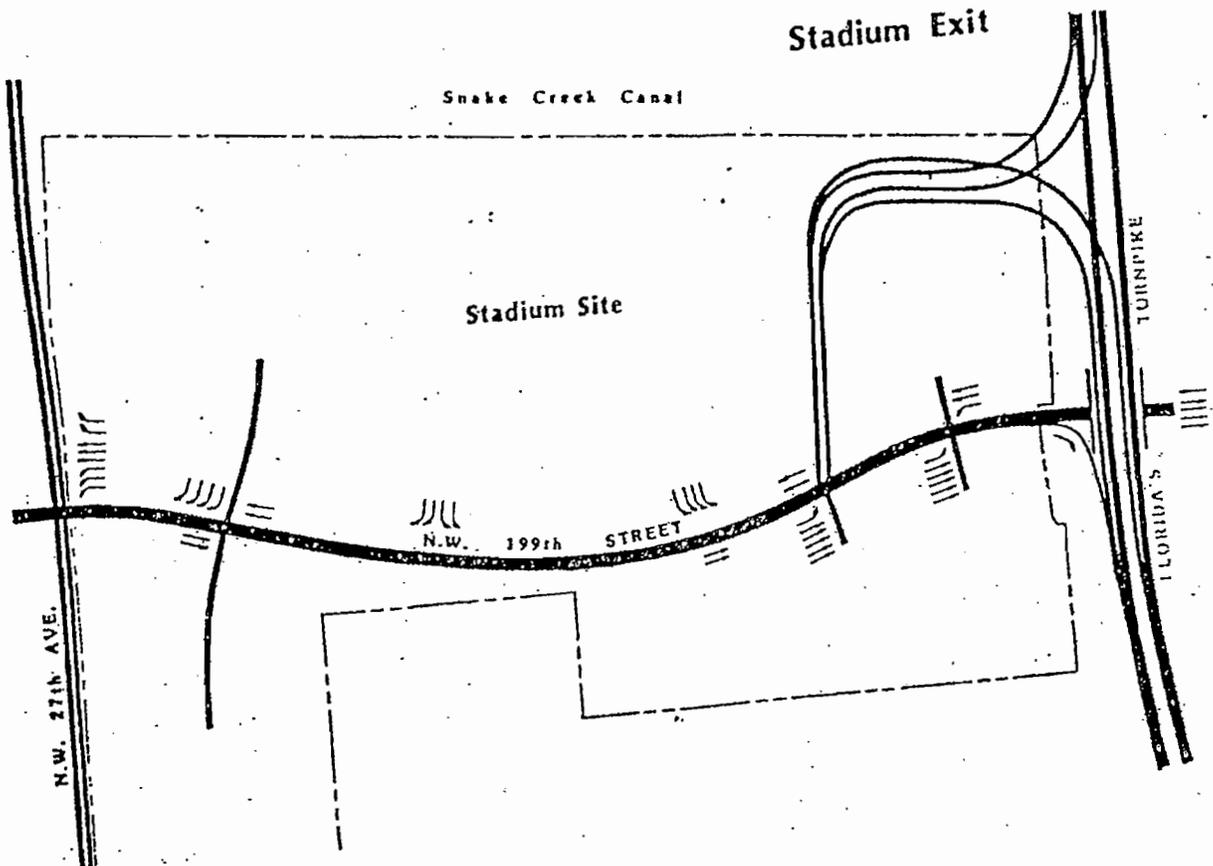


EXHIBIT 9-3C
PROGRAMMED TRANSPORTATION IMPROVEMENTS
NW 199TH ST - NW 27TH AVE
TO TURNPIKE



SOURCE: ADA

EXHIBIT 8-4

PROGRAMMED TRANSPORTATION IMPROVEMENTS

NW 199TH ST - NW 27TH AVE

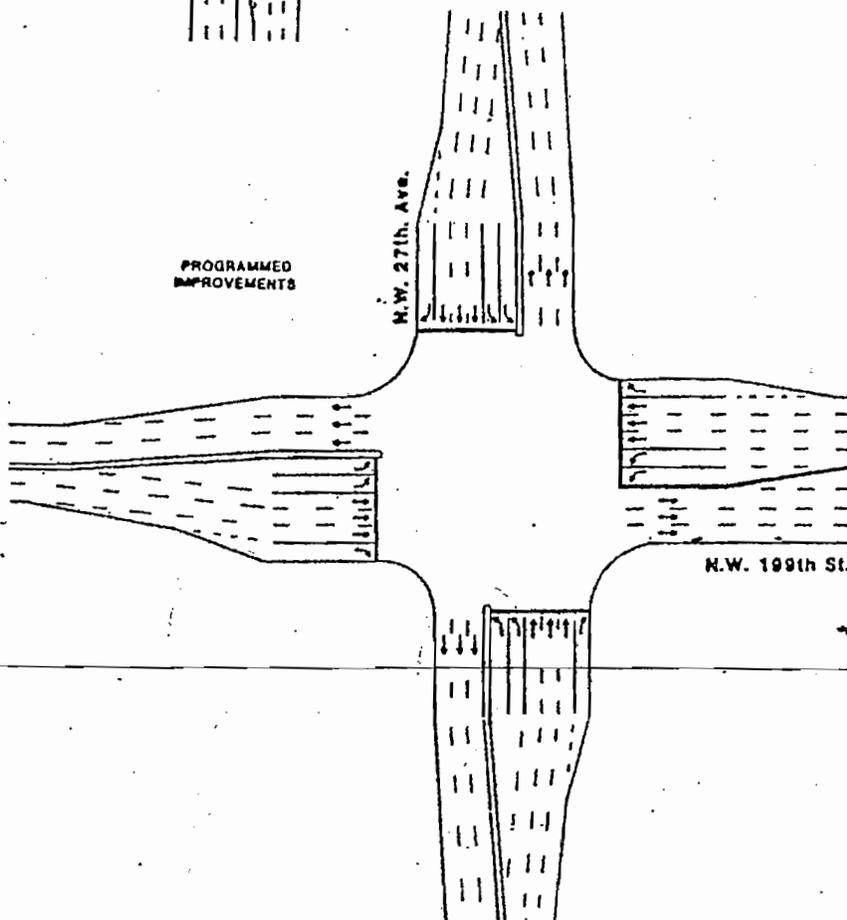
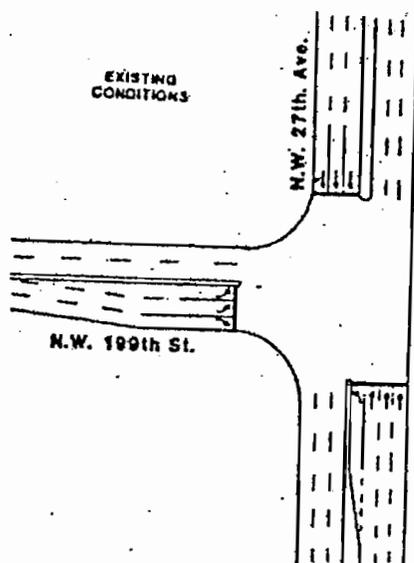


EXHIBIT B-5

PROGRAMMED TRANSPORTATION IMPROVEMENTS

UNIVERSITY DR - COUNTY LINE RD - HEFT

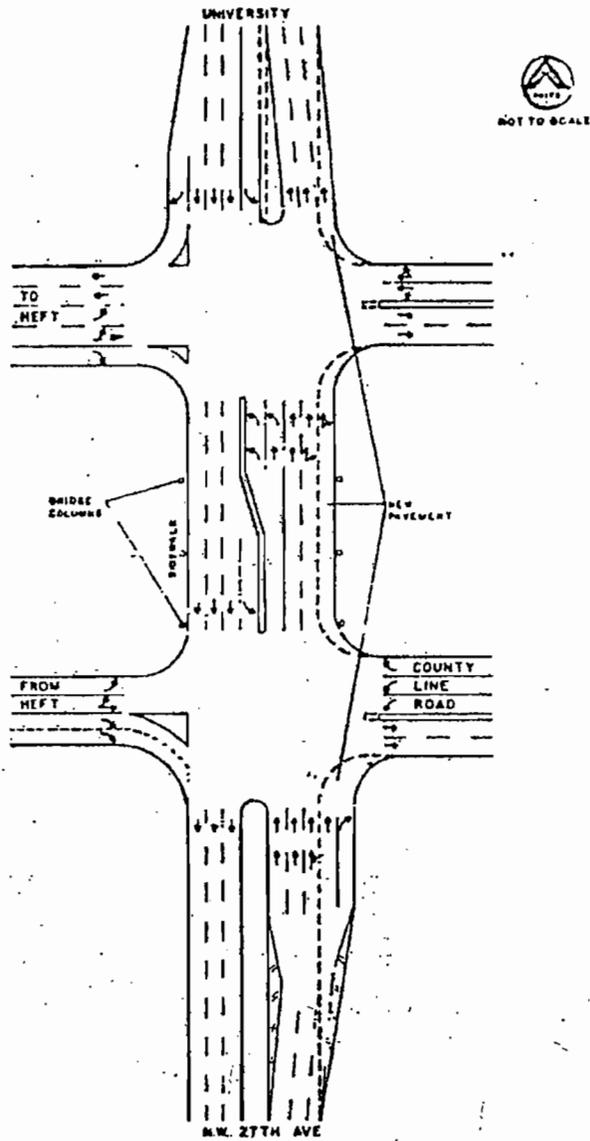


EXHIBIT 9-6

PROGRAMMED TRANSPORTATION IMPROVEMENTS

NW 27TH AVE - NW 191ST ST

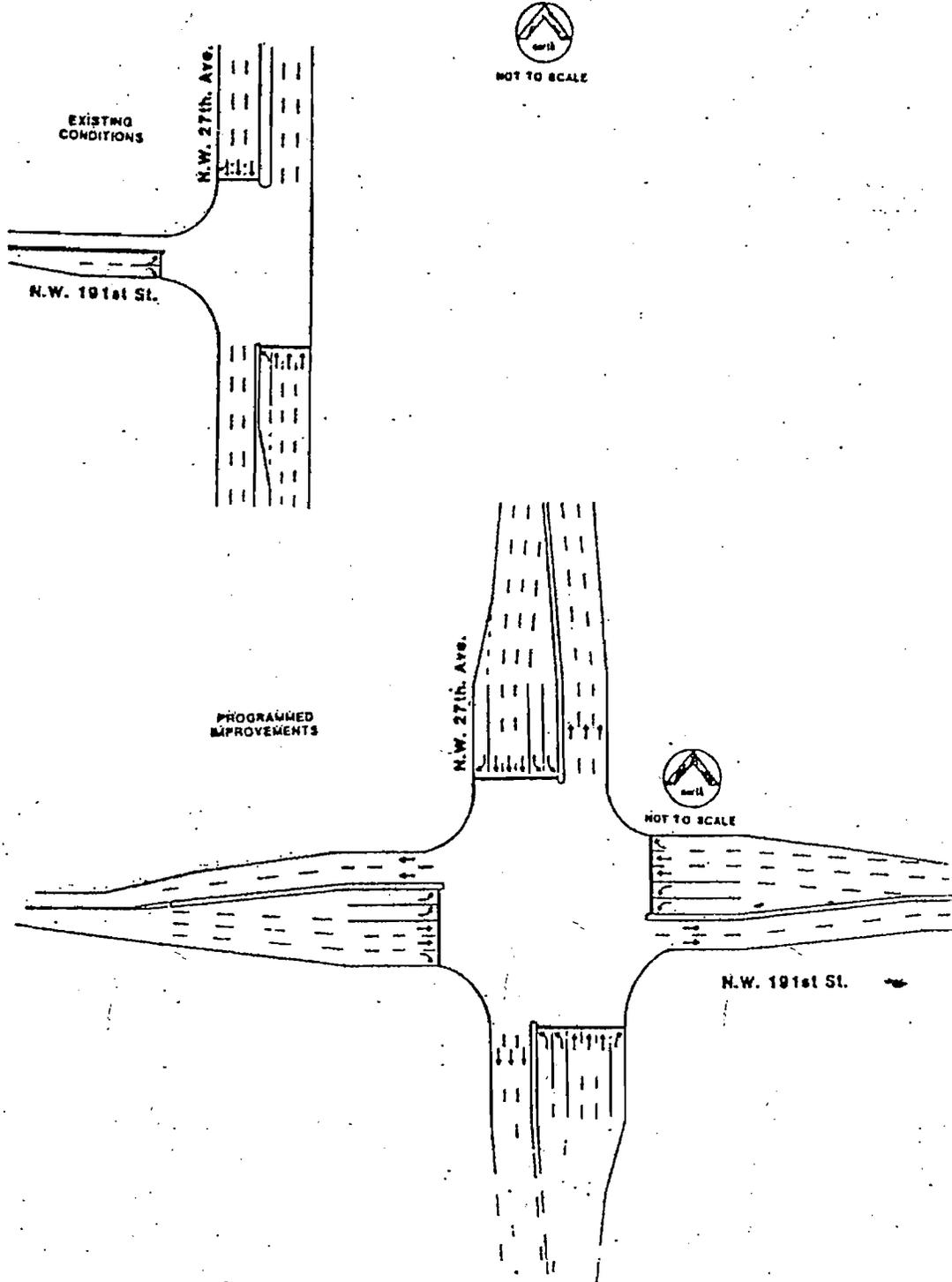


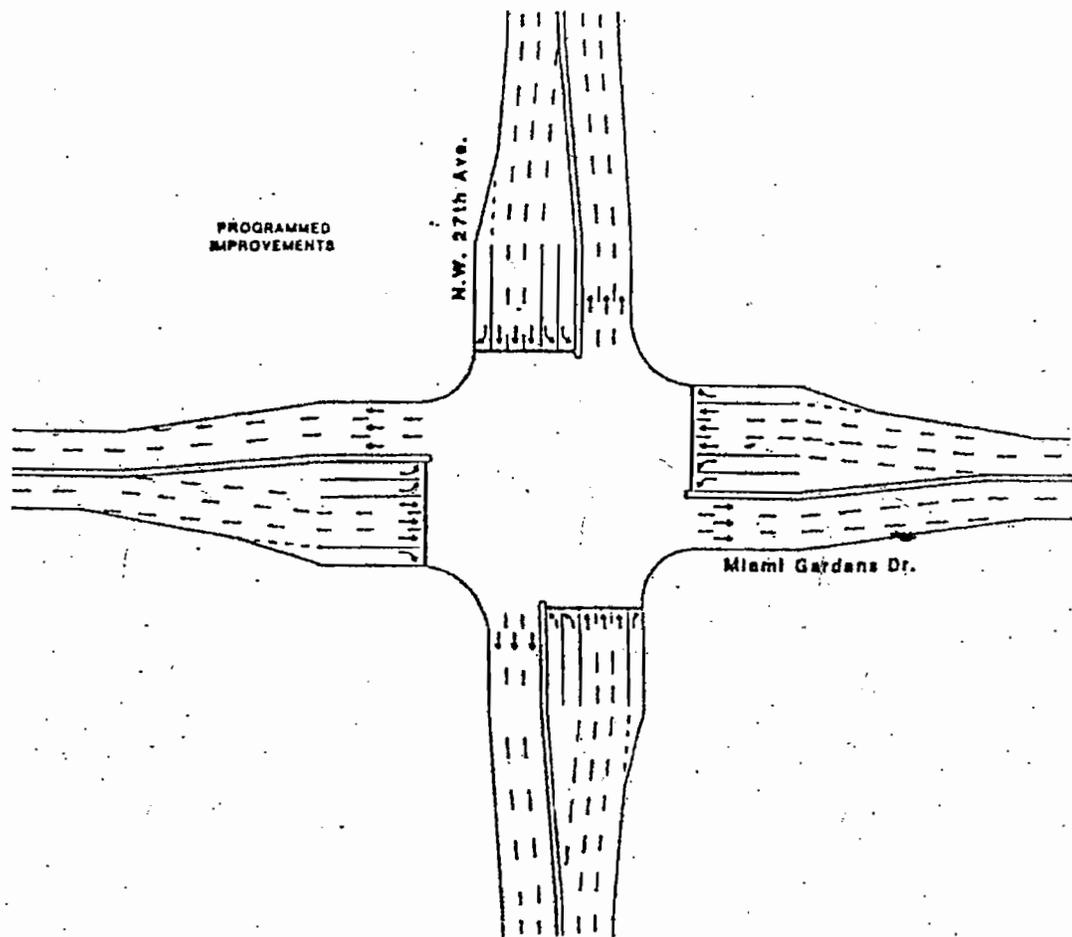
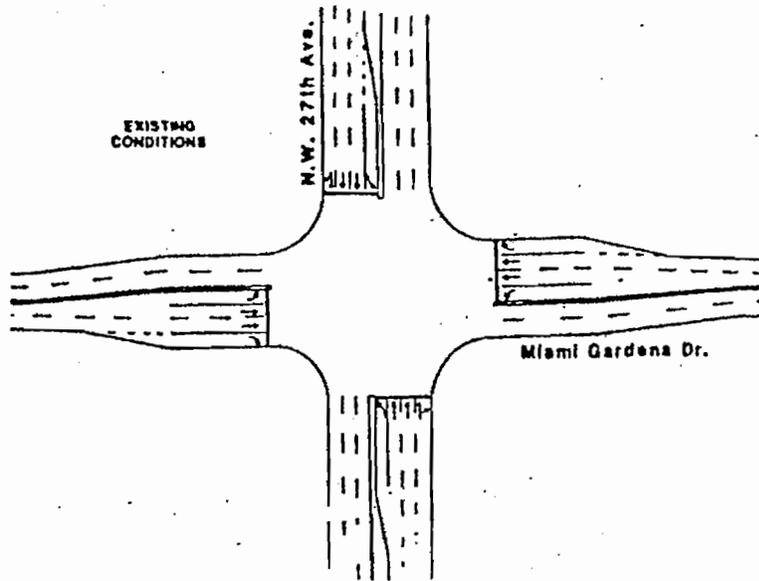
EXHIBIT 9-7

PROGRAMMED TRANSPORTATION IMPROVEMENTS

NW 27TH AVE - MIAMI GARDENS DR



NOT TO SCALE



SOURCE: ADA

EXHIBIT 9-8

PROGRAMMED TRANSPORTATION IMPROVEMENTS

SR 826 EASTBOUND RAMP - SR 826 WESTBOUND RAMP/
NW 27TH AVE

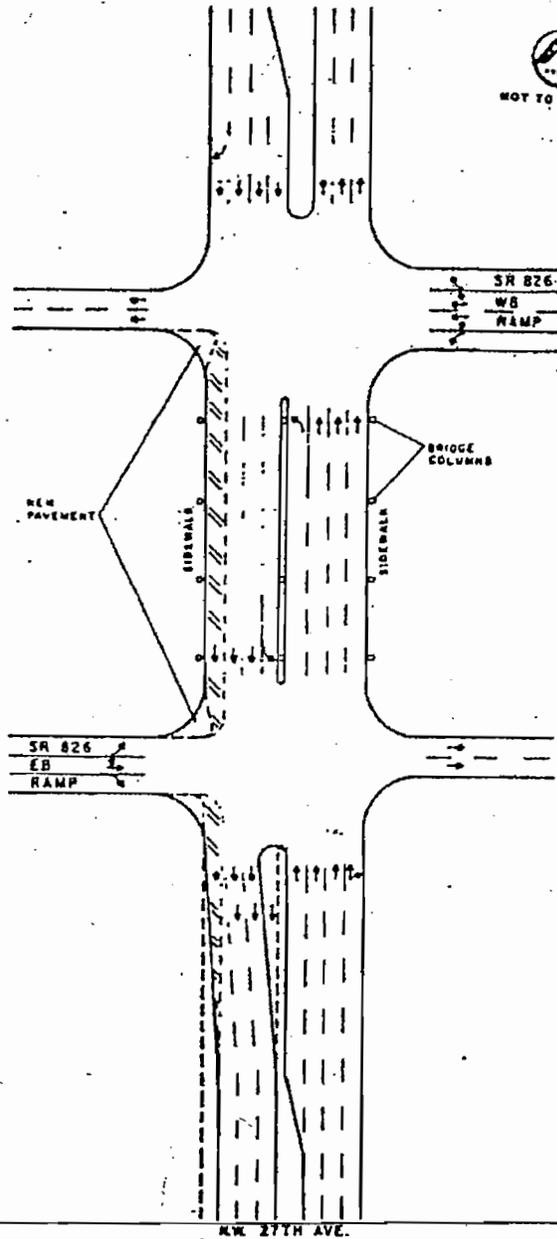
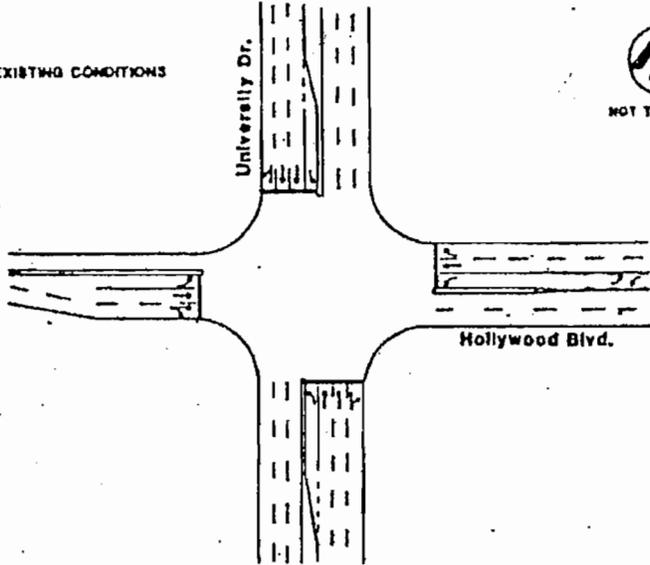


EXHIBIT 9-9

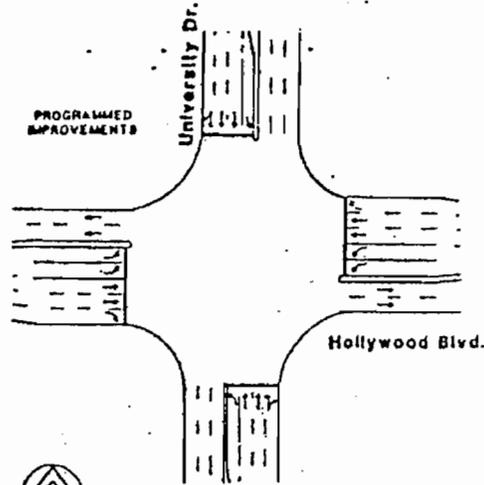
PROGRAMMED AND RECOMMENDED
TRANSPORTATION IMPROVEMENTS

HOLLYWOOD BLVD - UNIVERSITY DR

EXISTING CONDITIONS



PROGRAMMED IMPROVEMENTS



RECOMMENDED IMPROVEMENTS

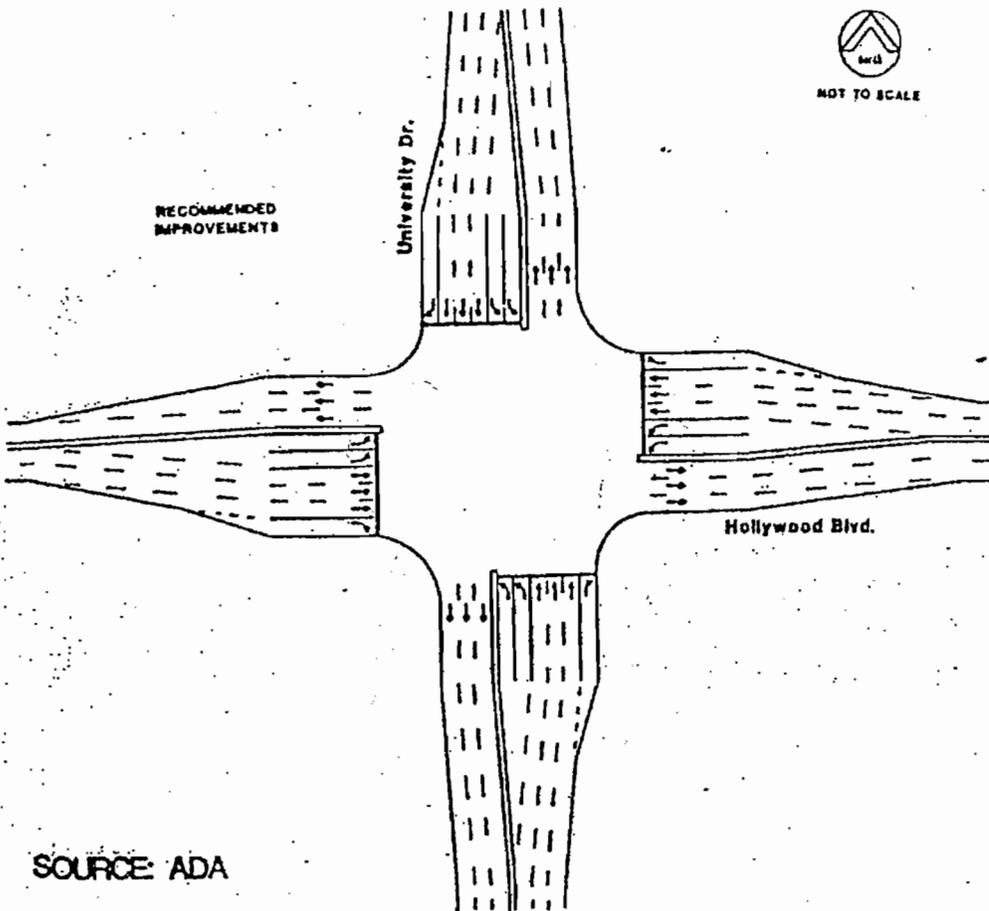


EXHIBIT 9-10
PROGRAMMED AND RECOMMENDED
TRANSPORTATION IMPROVEMENTS
HOLLYWOOD BLVD - PALM AVE

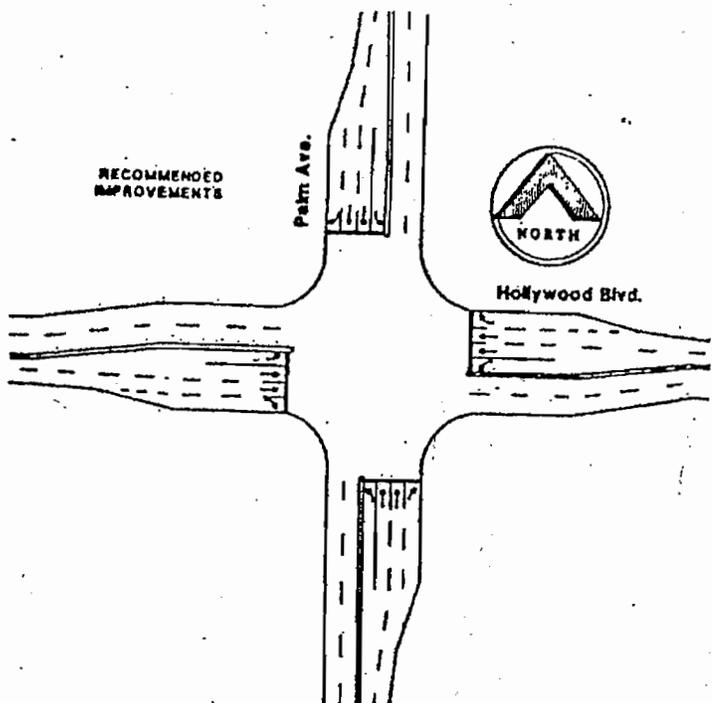
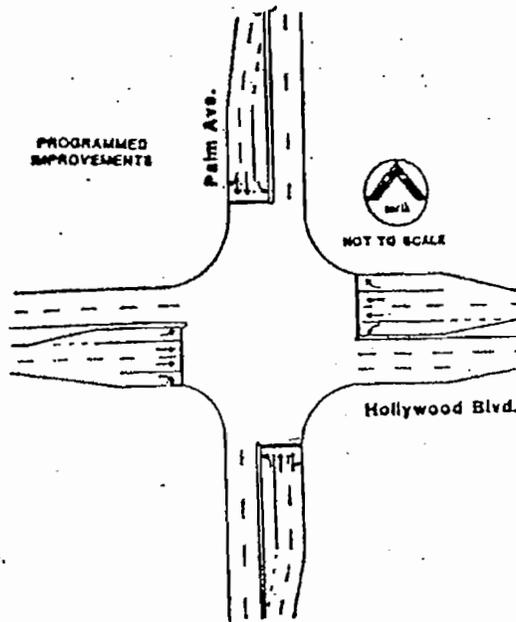
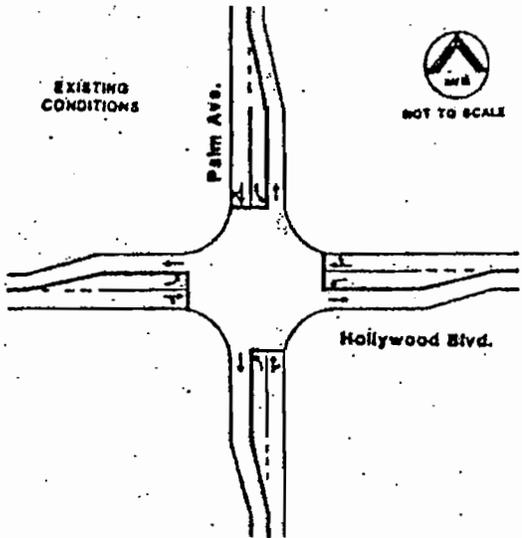


EXHIBIT 9-11

PROGRAMMED AND RECOMMENDED
TRANSPORTATION IMPROVEMENTS

HOLLYWOOD BLVD - DOUGLAS RD

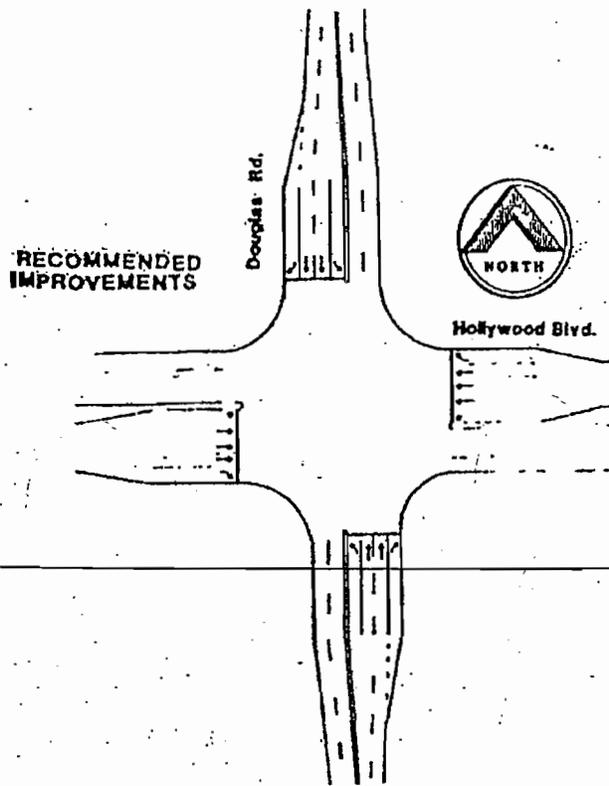
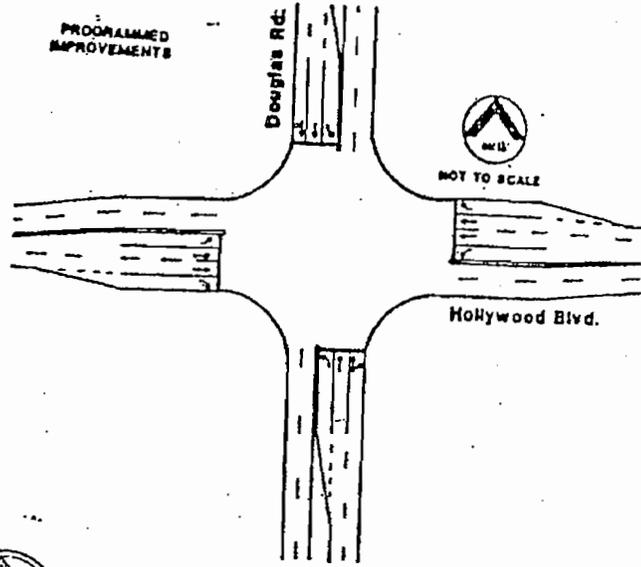
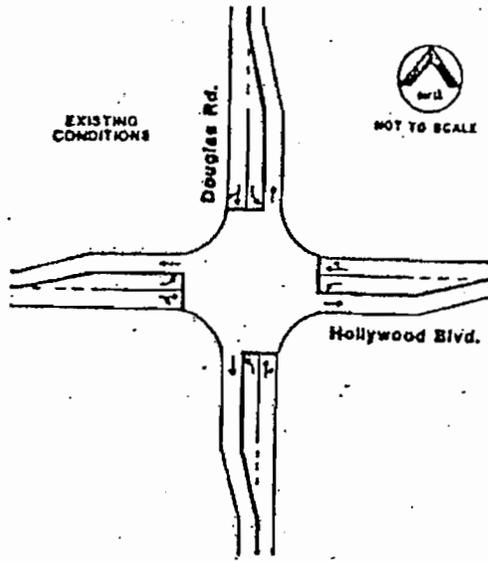
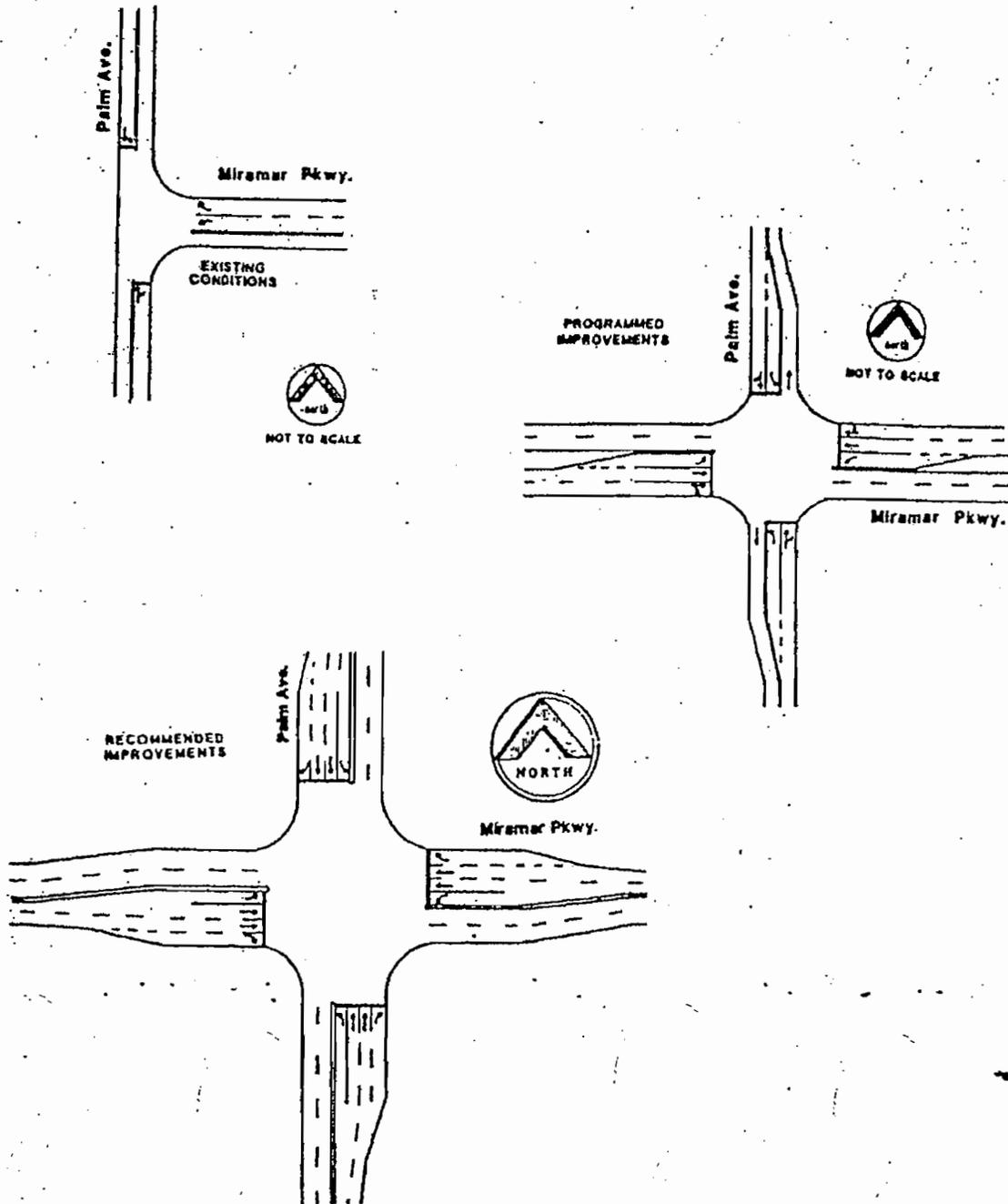


EXHIBIT 9-12

PROGRAMMED AND RECOMMENDED TRANSPORTATION IMPROVEMENTS

MIRAMAR PKWY - PALM AVE



PROGRAMMED AND RECOMMENDED TRANSPORTATION IMPROVEMENTS

MIRAMAR PKWY - FLAMINGO RD

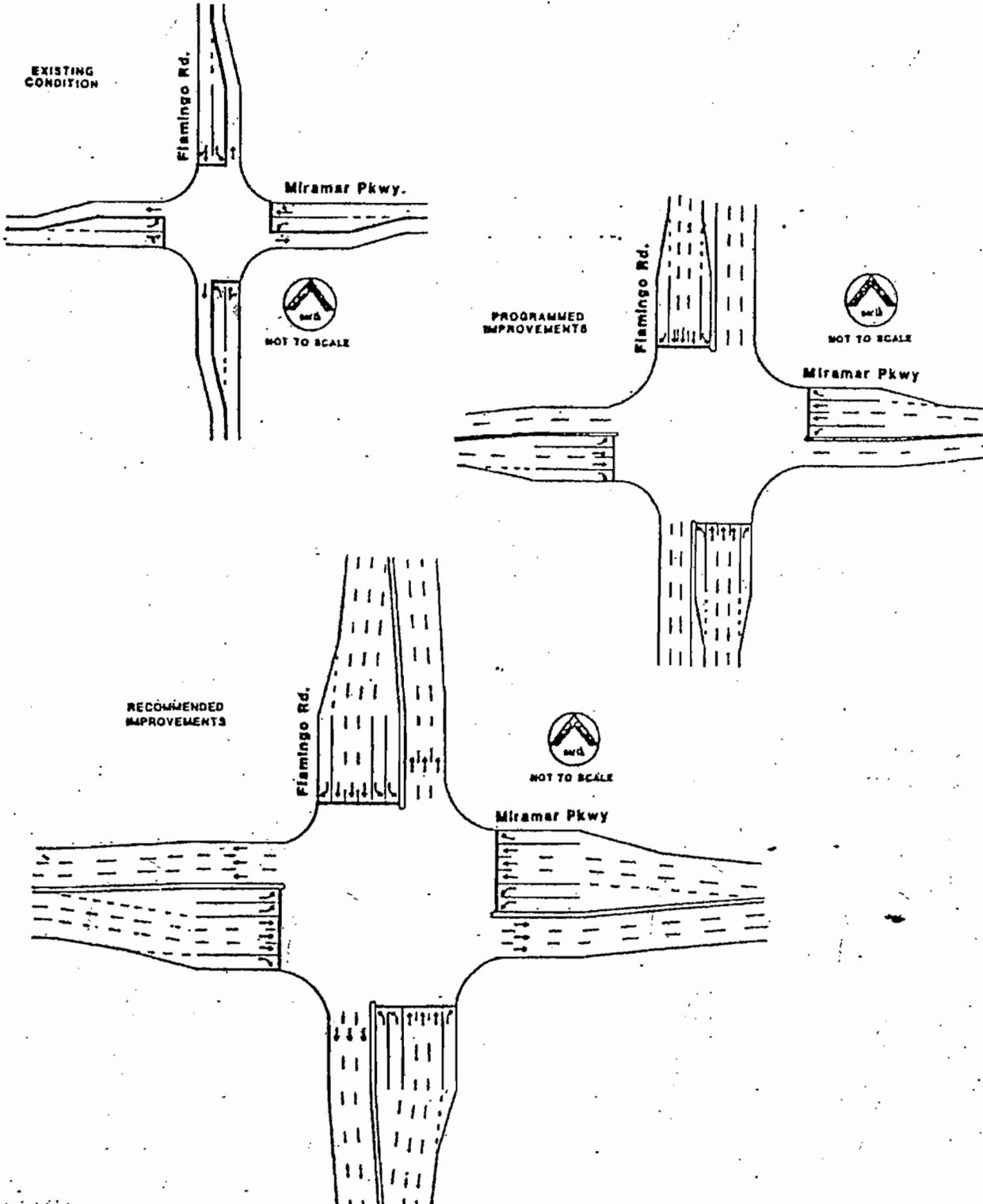
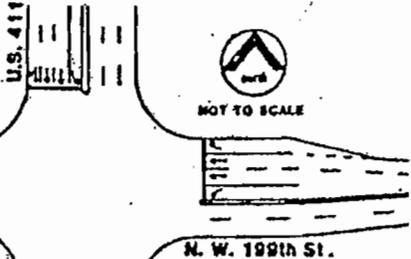


EXHIBIT 9-14

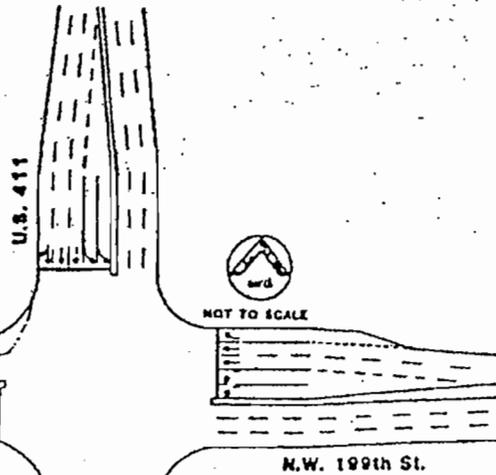
PROGRAMMED AND RECOMMENDED TRANSPORTATION IMPROVEMENTS

US 411 - NW 199TH ST

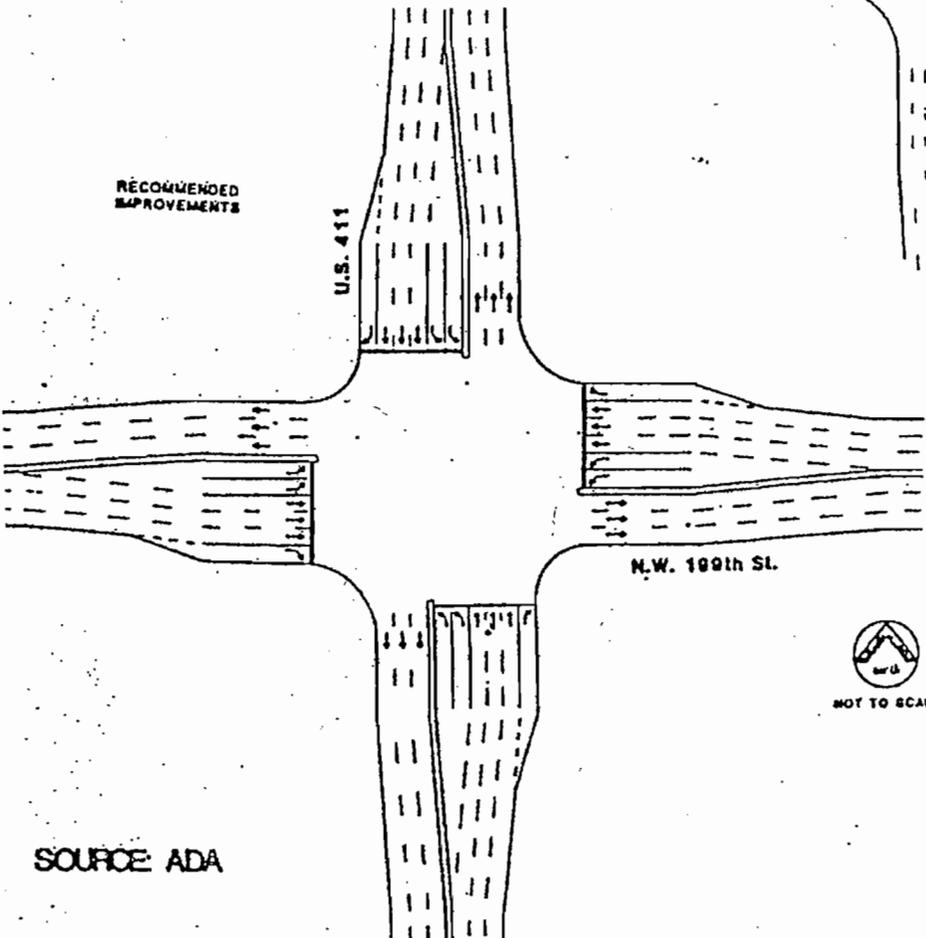
EXISTING
CONDITIONS



PROGRAMMED
CONDITIONS
PER F.D.O.T.
D.P.W.



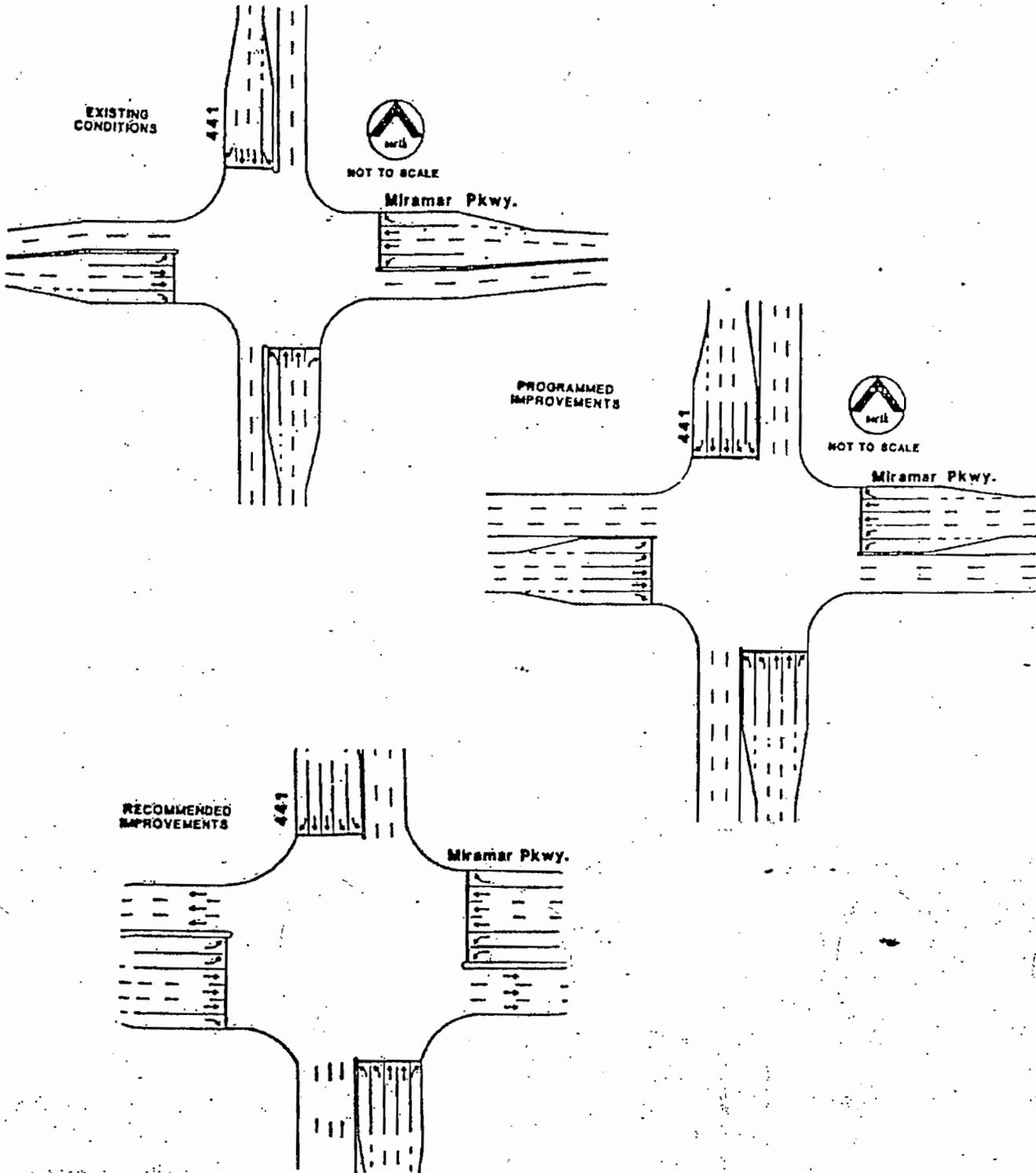
RECOMMENDED
IMPROVEMENTS



SOURCE: ADA

PROGRAMMED AND RECOMMENDED TRANSPORTATION IMPROVEMENTS

MIRAMAR PKWY - US441



SOURCE: ADA

EXHIBIT 9-16
PROGRAMMED TRANSPORTATION IMPROVEMENTS
PEMBROKE RD - US 441

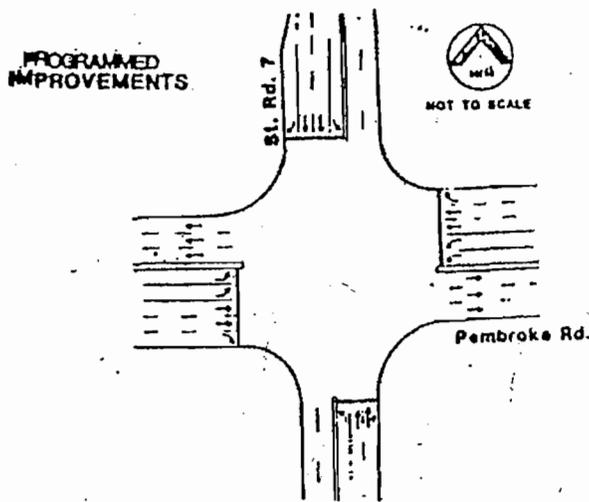
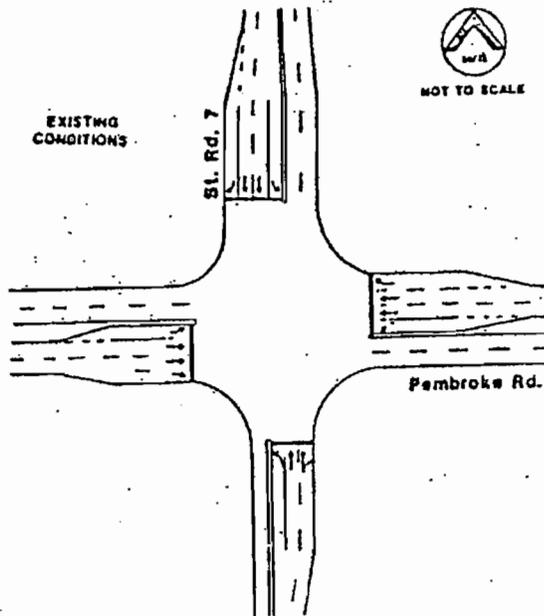
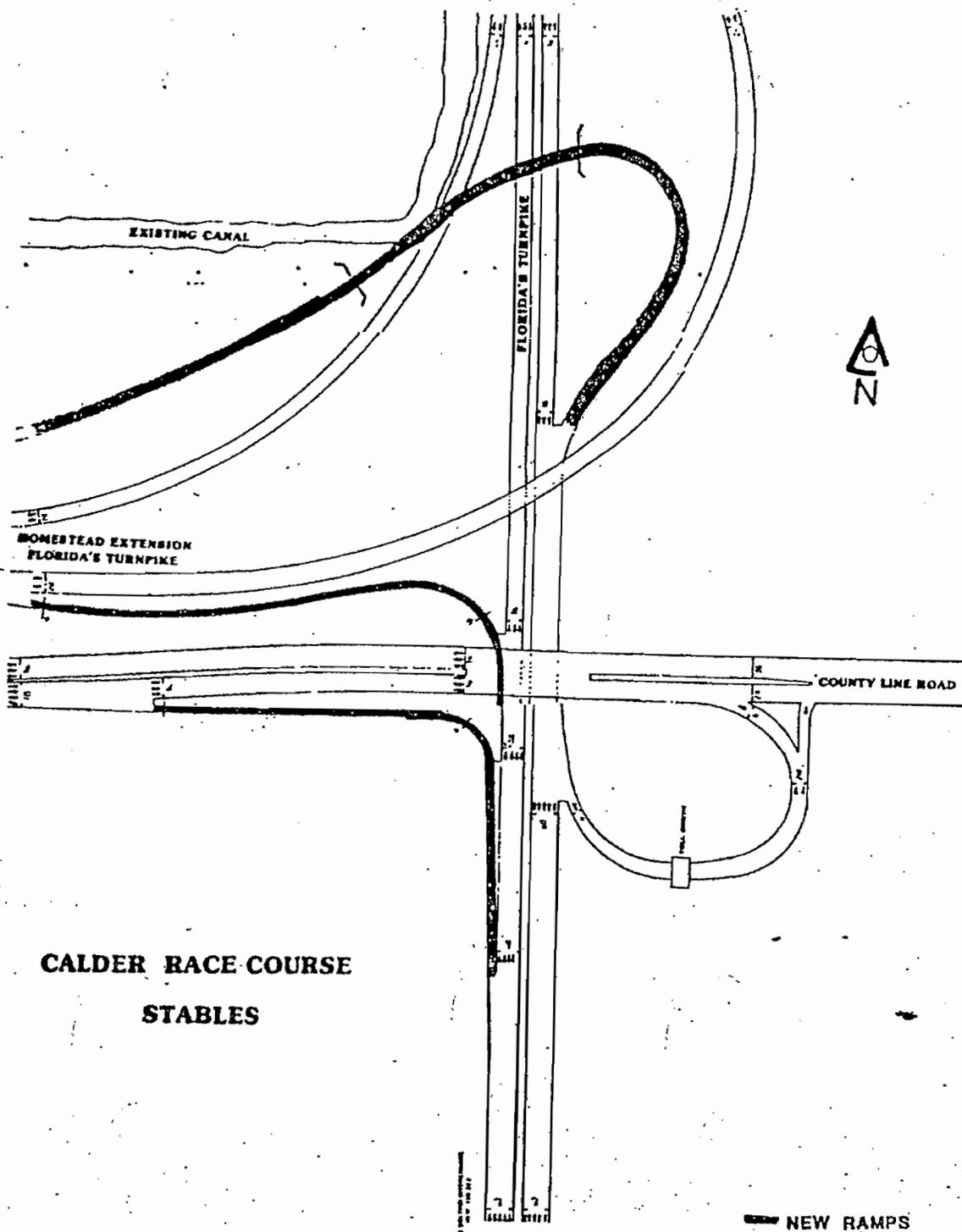


EXHIBIT 9-17

PROGRAMMED TRANSPORTATION IMPROVEMENTS HEFT / TURNPIKE RAMP



SOURCE: ADA

EXHIBIT 9-18

PROGRAMMED TRANSPORTATION IMPROVEMENTS

FLAMINGO RD - PEMROKE RD

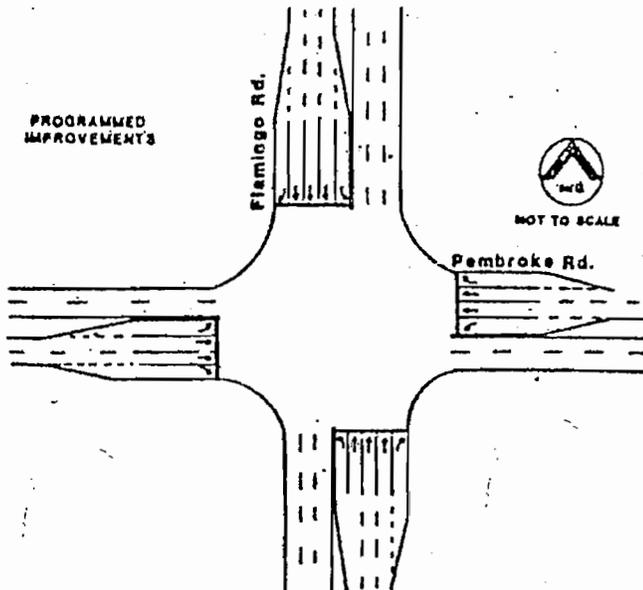
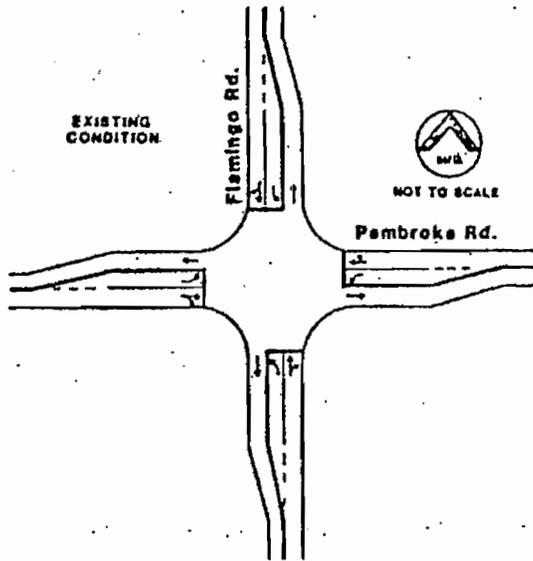


EXHIBIT 9-19

PROGRAMMED AND RECOMMENDED TRANSPORTATION IMPROVEMENTS

HOLLYWOOD BLVD - FLAMINGO RD

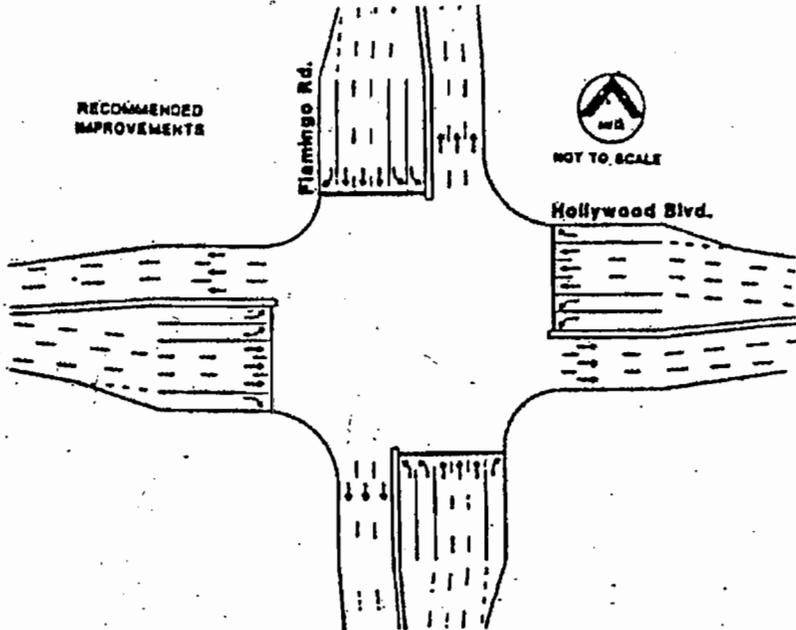
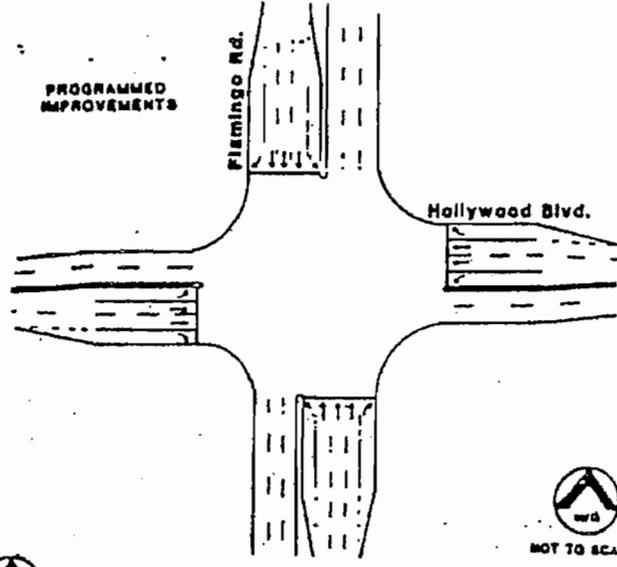
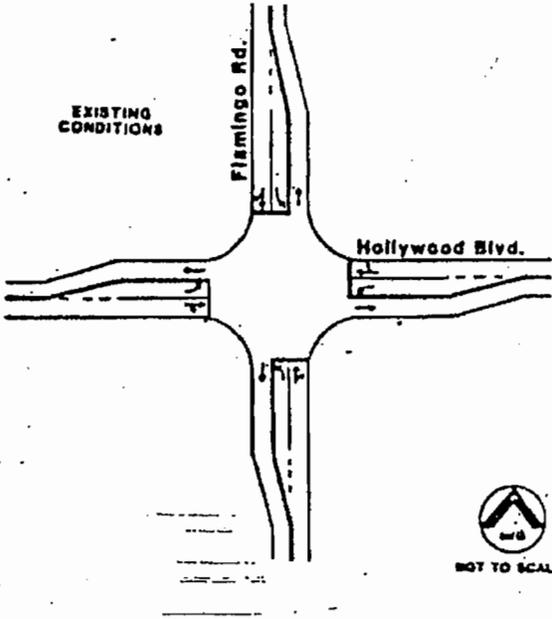


EXHIBIT 8-20

PROGRAMMED TRANSPORTATION IMPROVEMENTS

HEFT / RED RD INTERCHANGE

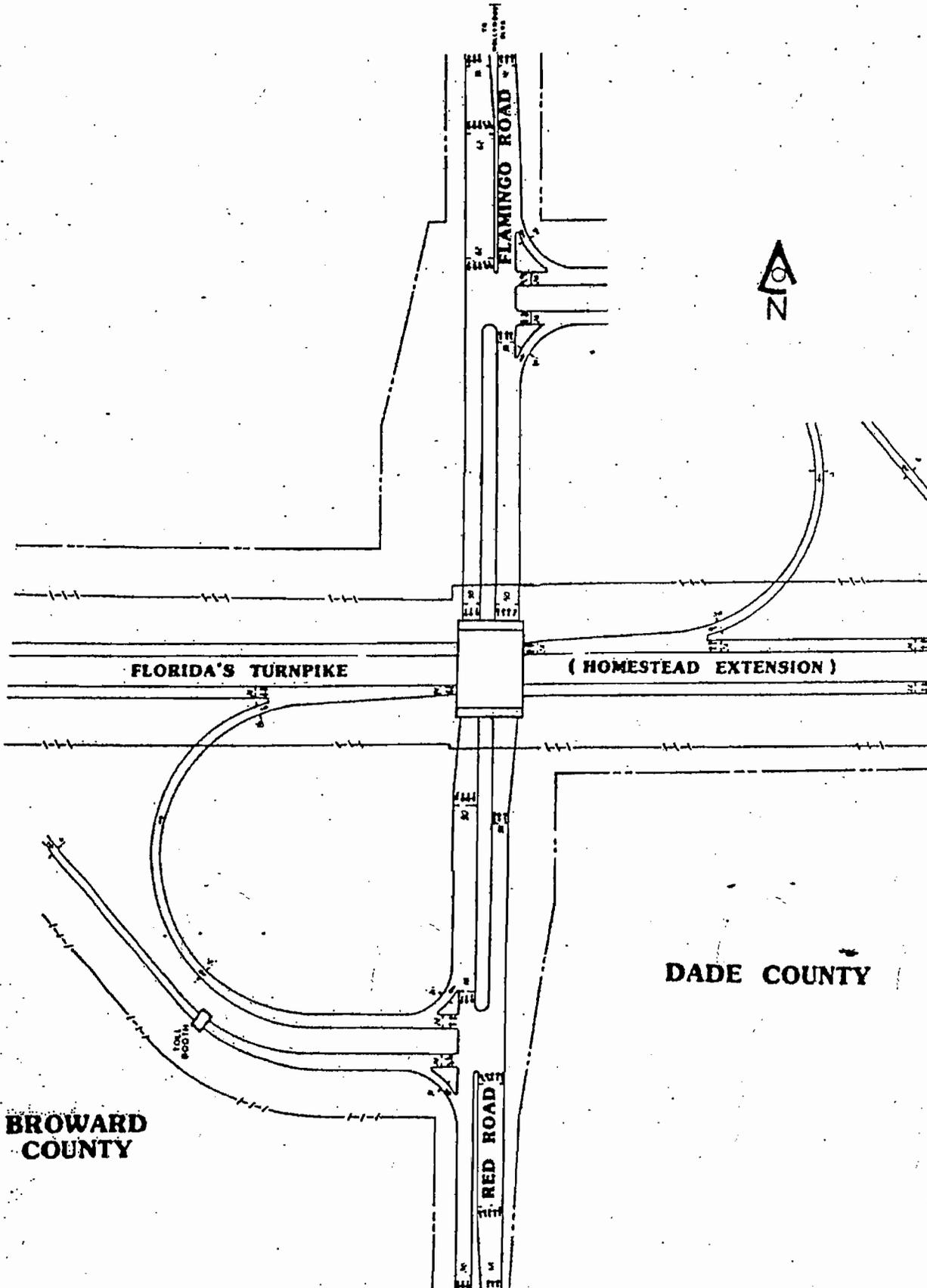


EXHIBIT 9-21

RECOMMENDED TRANSPORTATION IMPROVEMENTS

I-75 / HEFT

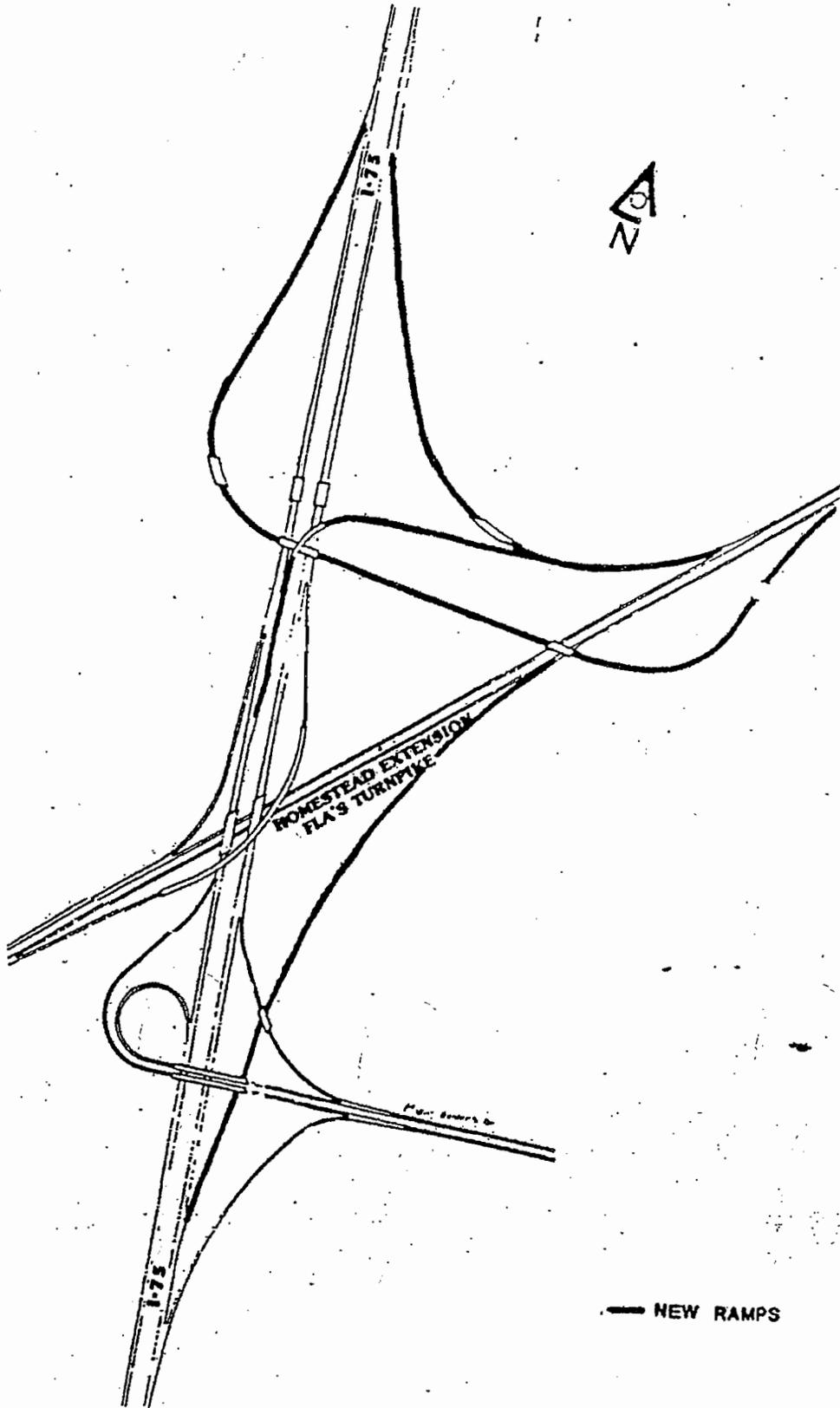


EXHIBIT 9-22

RECOMMENDED TRANSPORTATION IMPROVEMENTS

I-95 NORTHBOUND AND SOUTHBOUND RAMP/ IVES DAIRY RD

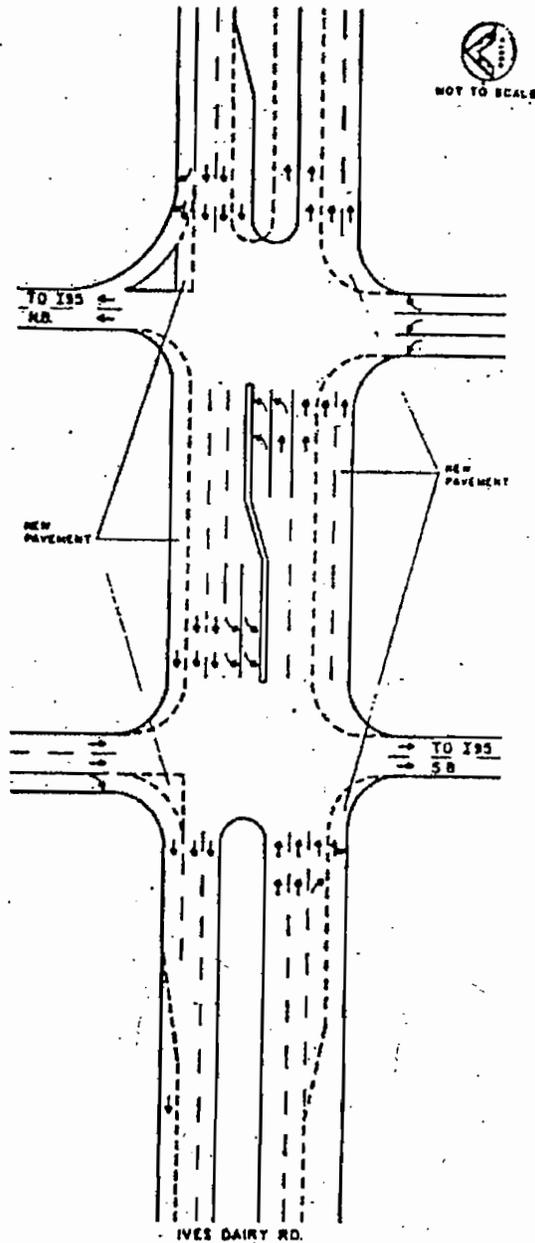


EXHIBIT 9-23

RECOMMENDED TRANSPORTATION IMPROVEMENTS
MIRAMAR PKWY - DOUGLAS RD

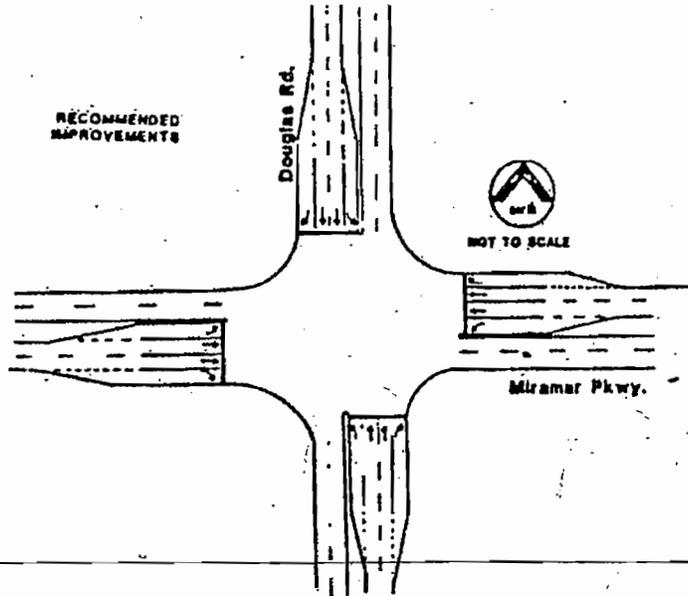
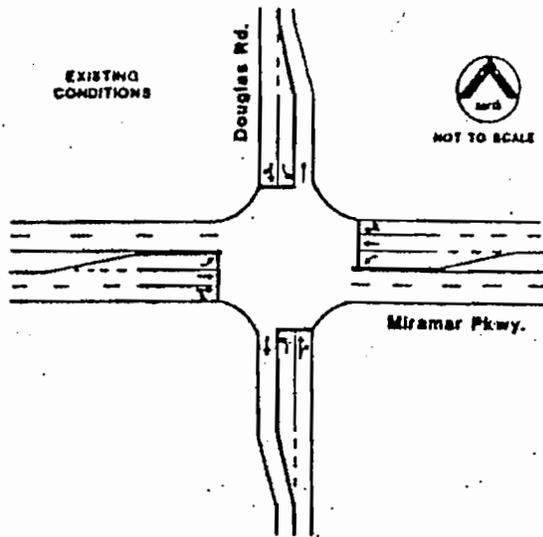


EXHIBIT 9-24
RECOMMENDED TRANSPORTATION IMPROVEMENTS
PEMBROKE RD - DOUGLAS RD

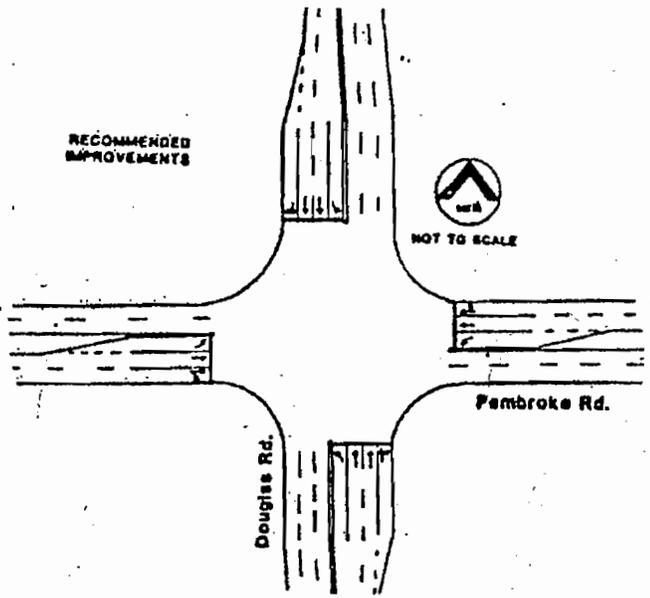
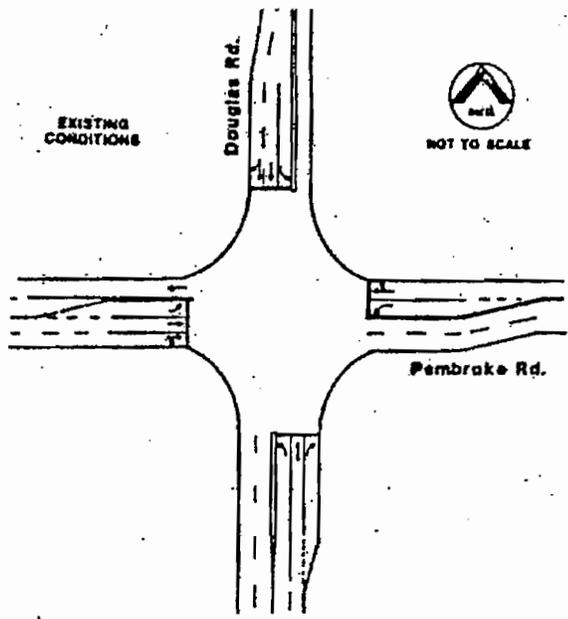


EXHIBIT 8-26

RECOMMENDED TRANSPORTATION IMPROVEMENTS
PEMBROKE RD - UNIVERSITY DR

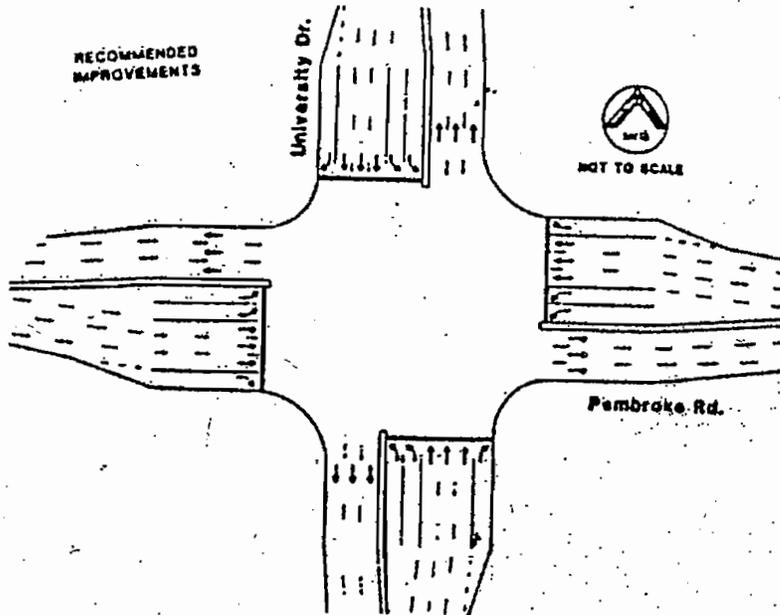
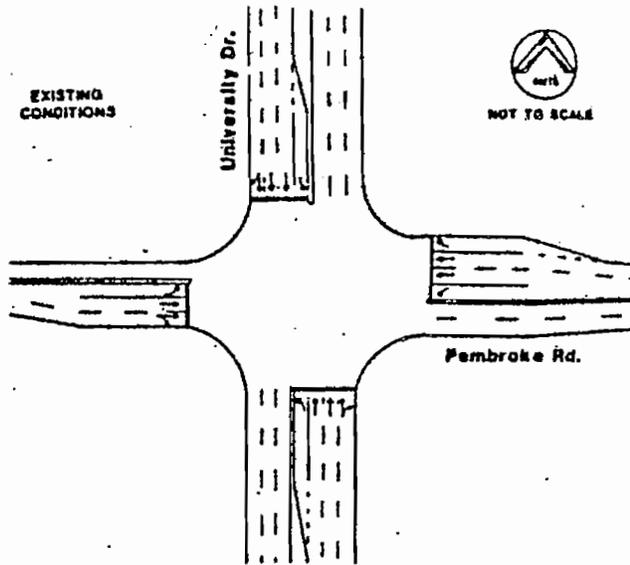
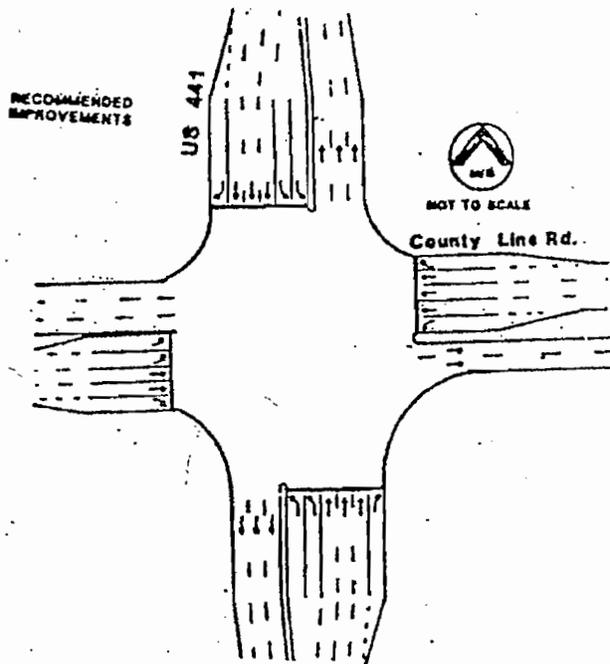
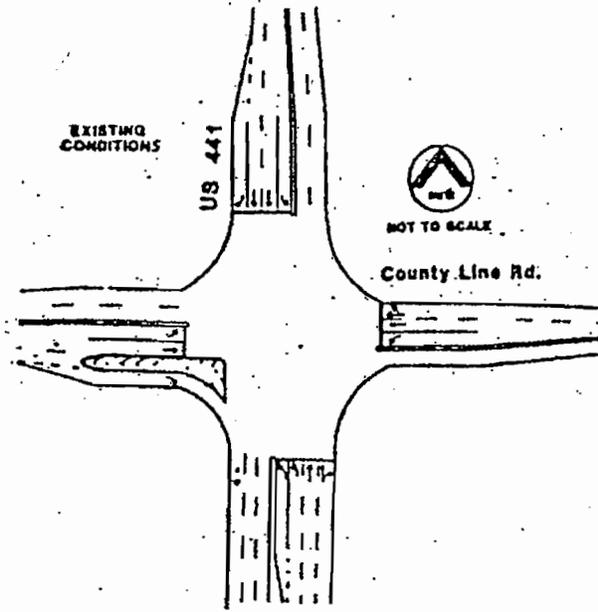


EXHIBIT 9-27

RECOMMENDED TRANSPORTATION IMPROVEMENTS

COUNTY LINE RD - US 441



SOURCE: ADA

EXHIBIT 11

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF RESOURCE PLANNING AND MANAGEMENT
BUREAU OF LAND AND WATER MANAGEMENT
2571 Executive Center Circle, East
Tallahassee, Florida 32301-8244
(904) 488-4925

BLWM-07-25

Subsection 380.06(16), Florida Statutes, places the responsibility on the developer of an approved development of regional impact (DRI) for submitting an annual report to the local government, the Regional Planning Council, the Department of Community Affairs, and to all affected permit agencies, on the date specified in the Development Order. The failure of a developer to submit the report on the date specified in the development order may result in the temporary suspension of the development order by the local government until the annual report is submitted to the review agencies. This requirement applies to all developments of regional impact which have been approved since August 6, 1980. If you have any questions about this required report, call the DRI Enforcement Coordinator at, (904) 488-4925.

Please send the original completed annual report to the designated local government official stated in the development order with (1) copy to each of the following:

- a) The regional planning agency of jurisdiction;
- b) All affected permitting agencies;
- c) Division of Resource Planning and Management
Bureau of Land and Water Management
2571 Executive Center Circle, East
Tallahassee, Florida 32301

Please format your Annual Status Report after the format example provided below.

ANNUAL STATUS REPORT

Reporting Period: _____ to _____
Month/Day/Year Month/Day/Year

Development: _____
Name of DRI

Location: _____
City County

Developer: Name: _____
Company Name

Address: _____
Street Location

City, State, Zip Code

1) Describe any changes made in the proposed plan of development, phasing, or in the representations contained in the Application for Development Approval since the Development of Regional Impact received approval. Please note any actions (substantial determinations) taken by local government to address these changes.

Note: If a response is to be more than one sentence, attach as Exhibit "A" a detailed description of each change and copies of the modified site plan drawings. Exhibit "A" should also address the following additional items if applicable.

- a) Describe changes in the plan of development or phasing for the reporting year and for the subsequent years;
- b) State any known incremental DRI applications for development approval or requests for a substantial deviation determination that were filed in the reporting year and to be filed during the next year;
- c) Attach a copy of any notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the developer pursuant to Subsection 380.06(14)(d), F.S.

2) Has there been a change in local government jurisdiction for any portion of the development since the development order was issued? If so, has the annexing local government adopted a new Development of Regional Impact development order for the project? Please provide a copy of the order adopted by the annexing local government.

3) Provide copies of any revised master plans, incremental site plans, etc., not previously submitted.

Note: If a response is to be more than one or two sentences, attach as Exhibit "B."

4) Provide a summary comparison of development activity proposed and actually conducted for the reporting year.

Example: Number of dwelling units constructed, site improvements, lots sold, acres mined, gross floor area constructed, barrels of storage capacity completed, permits obtained, etc.

Note: If a response is to be more than one sentence, attach as Exhibit "C."

5) Have any undeveloped tracts of land in the development (other than individual single-family lots) been sold to a separate entity or developer? If so, identify tract, its size, and the buyer. Please provide maps which show the tracts involved.

Tract

Buyer

Note: If a response is to be more than one sentence, attach as Exhibit "D."

6) Describe any lands purchased or optioned adjacent to the original Development of Regional Impact site subsequent to issuance of the development order. Identify such land, its size, and intended use on a site plan and map.

Note: If a response is to be more than one sentence, attach as Exhibit "E."

7) List any substantial local, state, and federal permits which have been obtained, applied for, or denied, during this reporting period. Specify the agency, type of permit, and duty for each.

Note: If a response is to be more than one sentence, attach as Exhibit "F."

8) Assess the development's and local government's continuing compliance with any conditions of approval contained in the DRI development order.

Note: Attach as Exhibit "G." (See attached form)

9) Provide any information that is specifically required by the Development Order to be included in the annual report.

10) Provide a statement certifying that all persons have been sent copies of the annual report in conformance with Subsections 380.06(14) and (16), F.S.

Person completing the questionnaire: _____

Title: _____

Representing: _____

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Deputy Clerk's Name, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. Z-27-08 adopted by said Board of County Commissioners at its meeting held on the 23rd day of October, 2008.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this the 14th day of November, 2008.

Earl Jones

Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL

