

Approved: _____ Mayor

Veto: _____

Override: _____

RESOLUTION NO. Z-1-13

WHEREAS, FLORIDA POWER & LIGHT COMPANY applied for the following:

REQUESTS #1 THROUGH #8 ON PARCEL "A"

- (1) UNUSUAL USE to permit a reclaimed water treatment facility and radial collector well system ancillary to a previously approved nuclear power plant.
- (2) UNUSUAL USE to permit parking located in a zone more restrictive than the use it serves.
- (3) NON-USE VARIANCE of zoning regulations requiring section line rights-of-way to be 80' in width; to waive same to permit 0' of dedication for portions of SW 87 Avenue and 97 Avenue between SW 360 Street and SW 344 Street; SW 344 Street between 97 Avenue and the Levee 31 East Canal right-of-way; and SW 360 Street between SW 87 Avenue and the Levee 31 East Canal right-of-way and to waive the zoning regulations requiring half section line rights-of-way to be 70' in width, to permit 0' of dedication for portions of SW 352 Street between SW 87 Avenue and the Levee 31 East Canal right-of way; and portions of SW 82 Avenue and SW 92 Avenue between SW 352 Street and SW 360 Street.
- (4) NON-USE VARIANCE to permit building heights of 75' (35' maximum permitted).
- (5) NON-USE VARIANCE to permit a fence height of 12' (8' maximum permitted).
- (6) SPECIAL EXCEPTION to permit fences with multiple strands of barbed wire in the GU zone.
- (7) NON-USE VARIANCE to waive the landscape regulations requiring 9 trees per acre and 10 shrubs for every tree required to be installed on the subject property; to permit same to be planted offsite.
- (8) MODIFICATION of Condition #4 of Resolution Z-56-07 and reading as follows:

FROM: "4. That FPL shall not apply for any water withdrawals from the Biscayne Aquifer as a source of cooling water for the proposed facilities."

TO: "4. Except for Parcel "A", FPL shall not apply for a any water withdrawal from the Biscayne Aquifer as a primary source of cooling water for Nuclear Units 6 & 7. In Parcel "A", FPL shall not apply for any water withdrawals from the Biscayne Aquifer for a primary source of cooling water for Nuclear Units 6 & 7."

The purpose of Request #8 is to allow the applicant to apply for water withdrawals as a backup source for cooling water.

REQUEST #9 ON PARCELS "A" & "B"

(9) MODIFICATION of Condition #1 of Resolution 4-ZAB-559-71, last modified by Resolution Z-56-07, reading as follows:

FROM: "1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'FPL Turkey Point Public Hearing Application Detailed Operating Facility Plan', dated stamped received 7/26/07, and plans entitled 'FPL Turkey Point Public Hearing Application Construction/Operating Facility Plan' and 'FPL Turkey Point Public Hearing Application (sic) Subject Property,' consisting of 2 sheets dated stamped received 11/05/07, all sheets prepared by The Curtis Group."

TO: "1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'FPL Turkey Point Public Hearing Application Detailed Operating Facility Plan', dated stamped received 7/26/07, and plans entitled 'FPL Turkey Point Public Hearing Application Construction/Operating Facility Plan' and 'FPL Turkey Point Public Hearing Application Subject Property,' consisting of 2 sheets dated stamped received 11/05/07, and plans entitled "New Proposed Unusual Use Boundary"; one sheet dated stamped received 10/30/12 and a second sheet dated stamped received 10/5/12 for a total of 2 sheets, all sheets prepared by Curtis Group."

The purpose of Request #9 is to allow the applicant to submit revised plans showing the new reclaimed water treatment facility and radial collector wells.

The afore-mentioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

PARCEL "A": A PORTION OF FRACTIONAL SECTION 27, TOWNSHIP 57 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING WEST OF A LINE NOT MORE THAN 3 FEET BELOW MEAN HIGH WATER AS PER T.I.I.F. SURVEY PREPARED BY W.T. WALLIS, DATED NOVEMBER, 1925 AND RECORDED IN DEED No. 17780 STATE OF FLORIDA ON DECEMBER 17TH, 1925; TOGETHER WITH A PORTION OF SECTION 28; AND ALL OF TRACTS 1 THROUGH 3, INCLUSIVE, AND A PORTION OF TRACTS 4, 22 AND 23, ALL OF TRACTS 24 THROUGH 26, INCLUSIVE, PORTION OF TRACTS 27 AND 28, OF BLOCK 1, ALL OF TRACTS 1 THROUGH 4, INCLUSIVE, AND A PORTION OF TRACTS 5, 6, 13, 24 AND 19 THROUGH 26, INCLUSIVE, ALL OF TRACT 27, AND A PORTION OF TRACT 28, OF BLOCK 4, IN SECTION 29; AND A PORTION OF TRACT 5, ALL OF TRACTS 6 THROUGH 10, INCLUSIVE, AND A PORTION OF TRACTS 11, 13 AND 28, OF BLOCK 1, IN SECTION 33, SAID TRACTS AND BLOCKS LYING IN THE "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY", PLAT BOOK 5, AT PAGE 10, ALL IN TOWNSHIP 57 SOUTH, RANGE 40 EAST, TOGETHER WITH THOSE PORTIONS OF RIGHT-OF-WAY CLOSED, VACATED

AND ABANDONED BY RESOLUTION No. R-724-68 AS RECORDED IN OFFICIAL RECORDS BOOK 6901, PAGE 420. TOGETHER WITH THAT PORTION OF THE WEST 30.00 FEET OF SAID SECTION 28 TO BE CLOSED, VACATED AND ABANDONED, ALL OF THE ABOVE LYING WITHIN THE HEREINAFTER DESCRIBED PARCEL OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE $S00^{\circ}01'35''W$, ALONG THE EAST LINE OF THE NORTHEAST 1/4 FOR A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE $S00^{\circ}01'35''W$, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 661.49 FEET; THENCE $N89^{\circ}35'46''E$, ALONG THE SOUTH LINE OF THE NORTH 1/4 OF THE NORTH 1/2 OF SAID SECTION 28, FOR A DISTANCE OF 30.00 FEET; THENCE $S00^{\circ}01'35''W$, ALONG A LINE PARALLEL WITH AND 30.00 FEET EAST OF THE SAID EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 29, FOR DISTANCE OF 134.65 FEET; THENCE $S50^{\circ}51'02''E$ FOR A DISTANCE OF 5040.20 FEET; THENCE $S70^{\circ}19'02''E$ FOR A DISTANCE OF 71.04 FEET; THENCE $S89^{\circ}53'32''E$ FOR A DISTANCE OF 223.65 FEET; THENCE $S00^{\circ}18'13''E$ FOR A DISTANCE OF 86.26 FEET TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE CONTINUE $S00^{\circ}18'13''E$ FOR A DISTANCE OF 2286.98 FEET; THENCE $N89^{\circ}54'08''W$ FOR A DISTANCE OF 385.16 FEET; THENCE $S81^{\circ}25'56''W$ FOR A DISTANCE OF 114.32 FEET; THENCE $S74^{\circ}54'30''W$ FOR A DISTANCE OF 627.63 FEET TO ITS INTERSECTION WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST, A RADIAL LINE TO SAID POINT BEARS $S47^{\circ}26'51''W$; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 288.29 FEET, THROUGH A CENTRAL ANGLE OF $32^{\circ}13'58''$ FOR AN ARC DISTANCE OF 162.18 FEET TO A POINT OF TANGENCY; THENCE NORTH FOR A DISTANCE OF 1332.45 FEET; THENCE $S89^{\circ}24'04''W$ FOR A DISTANCE OF 364.28 FEET; THENCE $N00^{\circ}02'14''E$ FOR A DISTANCE OF 1135.45 FEET; THENCE WEST FOR A DISTANCE OF 707.07 FEET; THENCE $N00^{\circ}02'14''E$ FOR A DISTANCE OF 350.00 FEET; THENCE WEST FOR A DISTANCE OF 684.79 FEET; THENCE $S00^{\circ}02'14''W$ FOR A DISTANCE OF 1500.00 FEET; THENCE $S89^{\circ}24'04''W$ FOR A DISTANCE OF 3071.43 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF LEVEE 31 EAST SECTION 8 (CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT RIGHT-OF-WAY MAP DRAWING NUMBER L-31E-8, SHEETS 1 THROUGH 6).; THE NEXT DESCRIBED FOUR (4) COURSES AND DISTANCE BEING ALONG THE LAST DESCRIBED LINE; 1) THENCE $N17^{\circ}38'00''E$ FOR A DISTANCE OF 3285.04 FEET; 2) THENCE $N00^{\circ}02'14''E$ FOR A DISTANCE OF 1918.37 FEET; 3) THENCE $N89^{\circ}33'02''E$ FOR A DISTANCE OF 40.00 FEET; 4) THENCE $N00^{\circ}02'14''E$ FOR A DISTANCE OF 75.00 FEET; THENCE $N89^{\circ}33'02''E$, ALONG A LINE PARALLEL WITH AND 15.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 29, FOR A DISTANCE OF 725.00 FEET TO THE POINT OF BEGINNING. TOGETHER WITH: BEGIN AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE $N89^{\circ}12'57''E$, ALONG THE CENTERLINE OF A 10.00 FEET WIDE STRIP OF LAND LYING 5.00 FEET OF EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE (SHORTENING OR EXTENDING THE SIDE LINES THEREOF, SO AS TO CREATE A CONTINUOUS STRIP OF LAND), FOR A DISTANCE OF 632.63 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST; THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF $48^{\circ}07'04''$ FOR AN ARC DISTANCE OF 41.99 FEET TO A POINT OF TANGENCY;

THENCE N41°05'53"E FOR A DISTANCE OF 5.55 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 48°07'04" FOR AN ARC DISTANCE OF 41.99 FEET TO A POINT OF TANGENCY; THENCE N89°12'57"E FOR A DISTANCE OF 559.01 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 51°25'15" FOR AN ARC DISTANCE OF 44.87 FEET TO A POINT OF TANGENCY; THENCE S40°39'30"E FOR A DISTANCE OF 394.10 FEET; THENCE S62°06'30"E FOR A DISTANCE OF 35.05 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST; THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 40°36'07" FOR AN ARC DISTANCE OF 35.43 FEET TO A POINT OF TANGENCY; THENCE N77°17'23"E FOR A DISTANCE OF 65.24 FEET; THENCE N81°12'30"E FOR A DISTANCE OF 27.96 FEET; THENCE N86°24'50"E FOR A DISTANCE OF 112.79 FEET; THENCE N84°50'21"E FOR A DISTANCE OF 153.05 FEET TO A POINT BEING THE END OF SAID 10 FOOT WIDE STRIP OF LAND, SAID POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "B". TOGETHER WITH: BEGIN AT THE AFOREMENTIONED REFERENCE POINT "B"; THENCE N84°50'21"E, ALONG A SURVEY BASELINE OF A 50.00 FEET WIDE STRIP OF LAND, LYING 20.00 FEET SOUTH OF AND 30.00 NORTH OF THE FOLLOWING DESCRIBED BASELINE (SHORTENING OR EXTENDING THE SIDE LINE THEREOF, SO AS TO CREATE A CONTINUOUS STRIP OF LAND), FOR A DISTANCE OF 146.80 FEET; THENCE S58°22'27"E FOR A DISTANCE OF 67.23 FEET; THENCE N87°51'39"E FOR A DISTANCE OF 346.89 FEET; THENCE S89°54'06"E FOR A DISTANCE OF 576.88 FEET; THENCE N88°40'38"E FOR A DISTANCE OF 912.31 FEET; THENCE N80°30'02"E FOR A DISTANCE OF 50.07 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST; THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 137.46 FEET, THROUGH A CENTRAL ANGLE OF 21°09'52" FOR AN ARC DISTANCE OF 50.78 FEET TO A POINT BEING THE END OF SAID 50 FOOT WIDE STRIP OF LAND, SAID POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "C". TOGETHER WITH: BEGIN AT THE AFOREMENTIONED REFERENCE POINT "C"; THENCE N30°40'00"W, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CIRCULAR CURVE, FOR A DISTANCE OF 30.00 FEET TO ITS INTERSECTION WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 88°15'19" FOR AN ARC DISTANCE OF 77.02 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 282.81 FEET, THROUGH A CENTRAL ANGLE OF 9°59'30" FOR AN ARC DISTANCE OF 49.32 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 162.20 FEET, THROUGH A CENTRAL ANGLE OF 23°03'38" FOR AN ARC DISTANCE OF 65.28 FEET TO A POINT OF COMPOUND CURVATURE OF

A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 62.00 FEET, THROUGH A CENTRAL ANGLE OF 116°27'01" FOR AN ARC DISTANCE OF 126.01 FEET TO A POINT; THENCE NORTH FOR A DISTANCE OF 52 FEET MORE OR LESS TO ITS INTERSECTION WITH THE BISCAYNE BAY SHORE LINE; THENCE MEANDERING NORTHEASTERLY, SOUTHEASTERLY AND SOUTHWESTERLY, ALONG SAID SHORE LINE FOR A DISTANCE OF APPROXIMATELY OF 2880 FEET MORE OR LESS TO ITS INTERSECTION WITH AN EXISTING MARSH LINE; THE NEXT DESCRIBED SIX (6) COURSES AND DISTANCE RUNNING ALONG THE APPROXIMATELY LOCATION OF THE NORTH LINE OF AN EXISTING MARSH AREA; 1) THENCE N28°56'04"W FOR A DISTANCE OF 53 FEET MORE OR LESS; 2) THENCE S61°34'07"W FOR A DISTANCE OF 345 FEET MORE OR LESS; 3) THENCE S63°00'42"W FOR A DISTANCE OF 485 FEET MORE OR LESS; 4) THENCE S54°03'27"W FOR A DISTANCE OF 182 FEET MORE OR LESS; 5) THENCE S41°39'09"W FOR A DISTANCE OF 45 FEET MORE OR LESS; 6) THENCE S44°06'28"W FOR A DISTANCE OF 121 FEET MORE OR LESS; THENCE N30°40'00"W FOR A DISTANCE OF 20 FEET MORE OR LESS TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE AFOREMENTIONED REFERENCE POINT "C". TOGETHER WITH: A PORTION OF FRACTIONAL SECTION 27 AND FRACTIONAL SECTION 34, TOWNSHIP 57 SOUTH, RANGE 40 EAST, A STRIP OF LAND 75 FEET WIDE, LYING 75.00 FEET EAST OF THE FOLLOWING DESCRIBED LINE, SAID LINE BEING THE WESTERLY BOUNDARY LINE OF SAID 75 FEET WIDE STRIP OF LAND, (SHORTENING OR EXTENDING THE SIDE LINE THEREOF, SO AS TO CREATE A CONTINUOUS STRIP OF LAND): COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "B"; THENCE N84°50'21"E FOR A DISTANCE OF 146.80 FEET; THENCE S58°22'27"E FOR A DISTANCE OF 67.23 FEET; THENCE N87°51'39"E FOR A DISTANCE OF 112.21 FEET; THENCE S01°58'34"E FOR A DISTANCE OF 20.00 FEET TO A POINT HEREINAFTER DESCRIBED AS REFERENCE POINT "D", SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED LINE, SAID LINE BEING THE WESTERLY BOUNDARY LINE OF SAID 75 FEET WIDE STRIP OF LAND: THENCE S01°58'34"E FOR A DISTANCE OF 124.88 FEET TO A POINT ON THE APPROXIMATE LOCATION OF THE TOP OF BANK OF AN EXISTING INTAKE CANAL; THE FOLLOWING DESCRIBED FIVE (5) COURSES AND DISTANCES BEING ALONG SAID TOP OF BANK OF AN EXISTING INTAKE CANAL; 1) THENCE S47°47'49"E FOR A DISTANCE OF 99.14 FEET; 2) THENCE S26°36'41"E FOR A DISTANCE OF 65.93 FEET; 3) THENCE S03°09'39"E FOR A DISTANCE OF 99.92 FEET; 4) THENCE S02°49'59"E FOR A DISTANCE OF 201.46 FEET; 5) THENCE S00°31'39"E, FOR A DISTANCE OF 1199.17 FEET TO THE POINT OF TERMINATION. TOGETHER WITH: COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "D" THENCE N87°51'39"E FOR A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THENCE CONTINUE N87°51'39"E FOR A DISTANCE OF 21.92 FEET; THENCE S39°10'51"W FOR A DISTANCE OF 33.30 FEET; THENCE N01°58'34"W FOR A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING.

PARCEL "B": TRACTS 1 - 28, INCLUSIVE, BLOCK 2, OF MIAMI LAND AND DEVELOPMENT COMPANY, PLAT BOOK 5, PAGE 10 IN SECTION 30, TOWNSHIP 57 SOUTH, RANGE 40 EAST; LESS THAT PORTION THAT LIES WITHIN THE NORTH 130', AND LIES WITHIN THE EAST 35', AND LIES WITHIN THE SOUTH 30' AND LIES WITHIN

THE WEST 30' OF THE NW ¼ OF SAID SECTION 30. TOGETHER WITH: TRACTS 1 - 28, INCLUSIVE, BLOCK 3, OF MIAMI LAND AND DEVELOPMENT COMPANY, PLAT BOOK 5, PAGE 10 IN SECTION 30, TOWNSHIP 57 SOUTH, RANGE 40 EAST; LESS THAT PORTION THAT LIES WITHIN THE NORTH 30', AND LIES WITHIN THE EAST 35', AND LIES WITHIN THE SOUTH 30' AND LIES WITHIN THE WEST 30' OF THE SW ¼ OF SAID SECTION 30. TOGETHER WITH: TRACTS 1 - 28, INCLUSIVE, BLOCK 4, OF MIAMI LAND AND DEVELOPMENT COMPANY, PLAT BOOK 5, PAGE 10 IN SECTION 30, TOWNSHIP 57 SOUTH, RANGE 40 EAST; LESS THAT PORTION THAT LIES WITHIN THE NORTH 30', AND LIES WITHIN THE EAST 30', AND LIES WITHIN THE SOUTH 30' AND LIES WITHIN THE WEST 30' OF THE SE ¼ OF SAID SECTION 30. TOGETHER WITH: TRACTS 1 - 28, INCLUSIVE, BLOCK 1, OF MIAMI LAND AND DEVELOPMENT COMPANY, PLAT BOOK 5, PAGE 10 IN SECTION 30, TOWNSHIP 57 SOUTH, RANGE 40 EAST; LESS THAT PORTION THAT LIES WITHIN THE NORTH 130', AND LIES WITHIN THE EAST 30', AND LIES WITHIN THE SOUTH 30' AND LIES WITHIN THE WEST 35' OF THE NE ¼ OF SAID SECTION 30. TOGETHER WITH: TRACTS 1 - 28, INCLUSIVE, BLOCK 2, MIAMI LAND AND DEVELOPMENT COMPANY, PLAT BOOK 5, PAGE 10 OF THE PUBLIC RECORDS OF IN SECTION 29, TOWNSHIP 57 SOUTH, RANGE 40 EAST; LESS THAT PORTION THAT LIES WITHIN THE NORTH 130', AND LIES WITHIN THE EAST 30', AND LIES WITHIN THE SOUTH 30' AND LIES WITHIN THE WEST 30' OF THE NW ¼ OF SAID SECTION 29. TOGETHER WITH: TRACTS 1 - 28, INCLUSIVE, BLOCK 3, OF MIAMI LAND AND DEVELOPMENT COMPANY, PLAT BOOK 5, PAGE 10 IN SECTION 29, TOWNSHIP 57 SOUTH, RANGE 40 EAST; LESS THAT PORTION THAT LIES WITHIN THE NORTH 30', AND LIES WITHIN THE EAST 30', AND LIES WITHIN THE SOUTH 30' AND LIES WITHIN THE WEST 30' OF THE SW ¼ OF SAID SECTION 29. TOGETHER WITH: TRACTS 5-22, INCLUSIVE, AND TRACTS 27 AND 28, BLOCK 1, OF MIAMI LAND AND DEVELOPMENT COMPANY, PLAT BOOK 5, PAGE 10 IN SECTION 29, TOWNSHIP 57 SOUTH, RANGE 40 EAST; LESS THAT PORTION THAT LIES WITHIN THE NORTH 120', AND LIES WITHIN THE WEST 30', AND LIES WITHIN THE SOUTH 30' OF THE NE ¼ OF SAID SECTION 29, AND LESS THAT PORTION THAT LIES E/LY OF THE W/LY RIGHT-OF-WAY LINE OF LEVEE 31 EAST SECTION 8 (CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT RIGHT-OF-WAY MAP DRAWING NUMBER L-31E-8, SHEETS 1 - 6), AND LESS THAT PORTION OF SAID TRACTS 6, 7, 8, 9, 10, 11, 12, 13, 14, 27 AND 28, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NE ¼ OF SAID SECTION 29; THENCE S00°04'36"W (S0°28'33"E LEGAL), ALONG THE WEST LINE OF THE NE ¼ OF SAID SECTION 29, FOR A DISTANCE OF 50'; THENCE N89°33'04"E (N89°33'2"E LEGAL) FOR A DISTANCE OF 35' TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE S00°04'36"W (S0°28'33"E LEGAL), ALONG A LINE 35' EAST OF AND PARALLEL WITH THE WEST LINE OF THE NE ¼ OF SAID SECTION 29, FOR A DISTANCE OF 1,380'; THENCE N89°33'04"E (N89°33'2"E LEGAL) FOR A DISTANCE OF 1,380'; THENCE N00°04'36"E (N0°28'33"W LEGAL) FOR A DISTANCE OF 1,380'; THENCE S89°33'04"W (S89°33'2"W LEGAL) FOR A DISTANCE OF 1,380' TO THE POINT OF

BEGINNING. LESS THE NORTH 70' THEREOF FOR ROAD RIGHT-OF-WAY. TOGETHER WITH: TRACTS 6 - 19, INCLUSIVE, BLOCK 4, OF MIAMI LAND AND DEVELOPMENT COMPANY, PLAT BOOK 5, PAGE 10 IN SECTION 29, TOWNSHIP 57 SOUTH, RANGE 40 EAST; LESS THAT PORTION THAT LIES WITHIN THE NORTH 30', AND LIES WITHIN THE WEST 30', AND LIES WITHIN THE SOUTH 30' OF THE SE ¼ OF SAID SECTION 29, AND LESS THAT PORTION THAT LIES E/LY OF THE W/LY RIGHT-OF-WAY LINE OF LEVEE 31 EAST SECTION 8 (CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT RIGHT-OF-WAY MAP DRAWING NUMBER L-31E-8, SHEETS 1 - 6). TOGETHER WITH: SECTION 31, TOWNSHIP 57 SOUTH, RANGE 40 EAST; LESS THE SOUTH 130' THEREOF. TOGETHER WITH: SECTION 32, TOWNSHIP 57 SOUTH, RANGE 40 EAST; LESS THE SOUTH 145', AND LESS THAT PORTION OF SAID SECTION 32 THAT LIES E/LY OF THE W/LY RIGHT-OF-WAY LINE OF LEVEE 31 EAST SECTION 8 (CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT RIGHT-OF-WAY MAP DRAWING NUMBER L-31E-8, SHEETS 1 - 6). AND: THE NORTH 1' OF THE NE ¼ OF SECTION 32, TOWNSHIP 57 SOUTH, RANGE 40 EAST, BOUNDED ON THE WEST BY THE W/LY RIGHT-OF-WAY LINE OF LEVEE 31 EAST SECTION 8 (CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT RIGHT-OF-WAY MAP DRAWING NUMBER L-31E-8, SHEETS 1 - 6). AND BOUNDED ON THE EAST BY THE E/LY RIGHT-OF-WAY LINE OF SAID LEVEE 31 EAST SECTION 8. TOGETHER WITH: A PORTION OF SECTIONS 28, 29 AND 32, TOWNSHIP 57 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE S00°02'14"W, ALONG THE EAST LINE OF SAID SECTION 29, FOR A DISTANCE OF 15' TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE S00°02'14"W, ALONG THE LAST DESCRIBED LINE, FOR A DISTANCE OF 661.39'; THENCE N89°35'27"E FOR A DISTANCE OF 5.36'; THENCE S03°51'02"E FOR A DISTANCE OF 66.67'; THENCE S16°39'02"E FOR A DISTANCE OF 42.35'; THENCE S30°37'02"E FOR A DISTANCE OF 42.82'; THENCE S48°42'02"E FOR A DISTANCE OF 37.31'; THENCE S50°51'02"E FOR A DISTANCE OF 4,986.37'; THENCE S70°19'02"E FOR A DISTANCE OF 71.04'; THENCE S89°53'32"E FOR A DISTANCE OF 223.65'; THENCE S00°18'13"E FOR A DISTANCE OF 1,065.03'; THENCE S89°24'04"W FOR A DISTANCE OF 1,532.86'; THENCE N00°02'14"E FOR A DISTANCE OF 1,135.45'; THENCE WEST FOR A DISTANCE OF 707.07'; THENCE N00°02'14"E FOR A DISTANCE OF 350'; THENCE WEST FOR A DISTANCE OF 684.79'; THENCE S00°02'14"W FOR A DISTANCE OF 1,500'; THENCE S89°24'04"W FOR A DISTANCE OF 2,386.67'; THENCE S17°38'08"W FOR A DISTANCE OF 5,912.06' TO A POINT ON THE SOUTH LINE OF SAID SECTION 32; THENCE S89°43'49"W, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 683.25'; THE NEXT DESCRIBED 8 COURSES AND DISTANCES BEING ALONG THE SE/LY AND E/LY RIGHT-OF-WAY LINE OF LEVEE 31 EAST SECTION 8 (CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT RIGHT-OF-WAY MAP DRAWING NUMBER L-31E-8, SHEETS 1 - 6); 1); THENCE N17°38'00"E FOR A

DISTANCE OF 265.61'; 2) THENCE S72°22'00"E FOR A DISTANCE OF 60'; 3) THENCE N17°38'00"E FOR A DISTANCE OF 300'; 4) THENCE N72°22'00"W FOR A DISTANCE OF 60'; 5) THENCE N17°38'00"E FOR A DISTANCE OF 8,627.28'; 6) THENCE N00°02'14"E FOR A DISTANCE OF 1,928.72'; 7) THENCE S89°57'46"E FOR A DISTANCE OF 40'; 8) THENCE N00°02'14"E FOR A DISTANCE OF 65'; THENCE N89°33'04"E, ALONG A LINE 15' SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NE ¼ OF SAID SECTION 29, FOR A DISTANCE OF 725.02' TO THE POINT OF BEGINNING. SUBJECT TO RECORDED PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY, SECTION 29, TOWNSHIP 57 SOUTH, RANGE 40 EAST, PLAT BOOK 5, PAGE 10, SUBJECT TO ROAD AND CANAL RIGHTS-OF-WAY AND EASEMENTS AND RESERVATIONS OF RECORD. PROPOSED PLANT SITE AND EXISTING CLOSED LOOP COOLING CANAL SYSTEM/INDUSTRIAL WASTEWATER FACILITY: A PORTION OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 57 SOUTH, RANGE 40 EAST, AND PORTIONS OF SECTIONS 5, 7, 8, 18, 19, 28, 29 AND 30, ALL OF SECTIONS 4, 9, 16, 17, 20 AND 21, TOWNSHIP 58 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NE ¼ OF SAID SECTION 33; THENCE S89°41'47"W, ALONG THE NORTH LINE OF SAID SECTION 33, FOR A DISTANCE OF 1,100' TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE S00°18'13"E FOR A DISTANCE OF 1,200'; THENCE N89°41'47"E FOR A DISTANCE OF 1,968.67'; THENCE S37°55'00"W FOR A DISTANCE OF 75.1'; THENCE S23°01'45"W FOR A DISTANCE OF 91.77'; THENCE S37°08'34"W FOR A DISTANCE OF 204.9'; THENCE S35°53'44"W FOR A DISTANCE OF 324.68'; THENCE S27°44'33"W FOR A DISTANCE OF 90.04'; THENCE S02°57'57"E FOR A DISTANCE OF 59.99'; THENCE S24°40'05"E FOR A DISTANCE OF 77.55'; THENCE S21°16'03"E FOR A DISTANCE OF 41.16'; THENCE S20°27'51"E FOR A DISTANCE OF 90.5'; THENCE S17°29'10"E FOR A DISTANCE OF 100.36'; THENCE S17°52'05"E FOR A DISTANCE OF 341.32'; THENCE S22°27'46"E FOR A DISTANCE OF 269.01'; THENCE S09°00'08"E FOR A DISTANCE OF 280.42'; THENCE S06°51'47"E FOR A DISTANCE OF 79.79'; THENCE S03°00'07"E FOR A DISTANCE OF 71.53'; THENCE S01°09'17"E FOR A DISTANCE OF 104.15'; THENCE S01°51'35"E FOR A DISTANCE OF 111.12'; THENCE S01°08'24"E FOR A DISTANCE OF 318.04'; THENCE S00°42'20"E FOR A DISTANCE OF 284.44'; THENCE S00°04'52"E FOR A DISTANCE OF 261.19'; THENCE S00°58'50"W FOR A DISTANCE OF 217.13'; THENCE S04°21'54"E FOR A DISTANCE OF 72.34'; THENCE S03°55'58"E FOR A DISTANCE OF 177.91'; THENCE S01°36'56"W FOR A DISTANCE OF 126.94'; THENCE S02°31'12"W FOR A DISTANCE OF 108.53'; THENCE S14°11'42"E FOR A DISTANCE OF 144.23'; THENCE S17°42'08"E FOR A DISTANCE OF 43.82'; THENCE S72°17'52"W FOR A DISTANCE OF 194.07'; THENCE S80°22'32"W FOR A DISTANCE OF 208.04'; THENCE S87°13'38"W FOR A DISTANCE OF 502.97'; THENCE S50°52'09"W FOR A DISTANCE OF 64.69'; THENCE S03°12'43"E FOR A DISTANCE OF 56.71' TO A POINT ON THE SOUTH LINE OF SAID SECTION 33; THENCE N89°44'24"E, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 50.04' TO A POINT BEING THE SOUTHEAST

CORNER OF SAID SECTION 33, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 4; THENCE S00°06'05"W, ALONG THE EAST LINE OF SAID SECTION 4, FOR A DISTANCE OF 5,371.29' TO THE SOUTHEAST CORNER OF SAID SECTION 4, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 9; THENCE S00°04'53"W, ALONG THE EAST LINE OF SAID SECTION 9, FOR A DISTANCE OF 5,398.43' TO THE SOUTHEAST CORNER OF SAID SECTION 9, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 16; THENCE S00°04'58"W, ALONG THE EAST LINE OF SAID SECTION 16, FOR A DISTANCE OF 5,326.65' TO THE SOUTHEAST CORNER OF SAID SECTION 16, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 21; THENCE S00°05'00"W, ALONG THE EAST LINE OF SAID SECTION 21, FOR A DISTANCE OF 5,342.48' TO THE SOUTHEAST CORNER OF SAID SECTION 21, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 28, TOWNSHIP 58 SOUTH, RANGE 40 EAST; THENCE S00°00'43"W, ALONG THE EAST LINE OF SAID SECTION 28, TOWNSHIP 58 SOUTH, RANGE 40 EAST, FOR A DISTANCE OF 1,099.37'; THENCE S89°47'29"W FOR A DISTANCE OF 10,677.18'; THENCE S89°47'08"W FOR A DISTANCE OF 1,300'; THENCE N00°01'16"E FOR A DISTANCE OF 1,100.5'; THENCE N00°05'08"E FOR A DISTANCE OF 5,337.99'; THENCE N00°06'46"E FOR A DISTANCE OF 4,167.37'; THENCE N17°37'51"E FOR A DISTANCE OF 1,250.34'; THENCE N17°38'00"E FOR A DISTANCE OF 5,644.56'; THENCE N17°38'08"E FOR A DISTANCE OF 11,544.17'; THENCE N89°24'04"E FOR A DISTANCE OF 5,311.47'; THENCE S00°18'13"E FOR A DISTANCE OF 284.68' TO THE POINT OF BEGINNING. SUBJECT TO RECORDED PLAT OF MIAMI LAND AND DEVELOPMENT COMPANY, PLAT BOOK 5, PAGE 10. BARGE SLIP ACCESS/COASTAL MANGROVE AREA: THAT PORTION OF SECTIONS 27, 33 AND 34, TOWNSHIP 57 SOUTH, RANGE 40 EAST, BEING BOUNDED ON THE EAST BY STATE COAST MEANDER LINE AS PER MIAMI-DADE COUNTY TOWNSHIP MAP 57 SOUTH, RANGE 40 EAST, AND BOUNDED ON THE WEST BY THE FOLLOWING DESCRIBED LINE: COMMENCE AT THE NORTHEAST CORNER OF THE NE ¼ OF SECTION 33; THENCE S89°41'47"W, ALONG THE NORTH LINE OF SAID SECTION 33, FOR A DISTANCE OF 1,100'; THENCE S00°18'13"E FOR A DISTANCE OF 1,200'; THENCE N89°41'47"E FOR A DISTANCE OF 1,900' TO A POINT HEREINAFTER REFER TO AS REFERENCE POINT "A", SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED LINE; THENCE CONTINUE N89°41'47"E FOR A DISTANCE OF 68.67'; THENCE S37°55'00"W FOR A DISTANCE OF 75.1'; THENCE S23°01'45"W FOR A DISTANCE OF 91.77'; THENCE S37°08'34"W FOR A DISTANCE OF 204.9'; THENCE S35°53'44"W FOR A DISTANCE OF 324.68'; THENCE S27°44'33"W FOR A DISTANCE OF 90.04'; THENCE S02°57'57"E FOR A DISTANCE OF 59.99'; THENCE S24°40'05"E FOR A DISTANCE OF 77.55'; THENCE S21°16'03"E FOR A DISTANCE OF 41.16'; THENCE S20°27'51"E FOR A DISTANCE OF 90.5'; THENCE S17°29'10"E FOR A DISTANCE OF 100.36'; THENCE S17°52'05"E FOR A DISTANCE OF 341.32'; THENCE S22°27'46"E FOR A DISTANCE OF 269.01'; THENCE S09°00'08"E FOR A DISTANCE OF 280.42'; THENCE S06°51'47"E FOR A DISTANCE OF 79.79'; THENCE S03°00'07"E FOR A DISTANCE OF 71.53'; THENCE S01°09'17"E FOR A DISTANCE OF

104.15'; THENCE S01°51'35"E FOR A DISTANCE OF 111.12'; THENCE S01°08'24"E FOR A DISTANCE OF 318.04'; THENCE S00°42'20"E FOR A DISTANCE OF 284.44'; THENCE S00°04'52"E FOR A DISTANCE OF 261.19'; THENCE S00°58'50"W FOR A DISTANCE OF 217.13'; THENCE S04°21'54"E FOR A DISTANCE OF 72.34'; THENCE S03°55'58"E FOR A DISTANCE OF 177.91'; THENCE S01°36'56"W FOR A DISTANCE OF 126.94'; THENCE S02°31'12"W FOR A DISTANCE OF 108.53'; THENCE S14°11'42"E FOR A DISTANCE OF 144.23'; THENCE S17°42'08"E FOR A DISTANCE OF 43.82'; THENCE S72°17'52"W FOR A DISTANCE OF 194.07'; THENCE S80°22'32"W FOR A DISTANCE OF 208.04'; THENCE S87°13'38"W FOR A DISTANCE OF 502.97'; THENCE S50°52'09"W FOR A DISTANCE OF 64.69'; THENCE S03°12'43"E FOR A DISTANCE OF 56.71' TO A POINT ON THE SOUTH LINE OF SAID SECTION 33, SAID POINT ALSO BEING THE POINT OF TERMINATION. AND: BEGIN AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE N00°18'13"W FOR A DISTANCE OF 2,617.17'; THENCE N47°59'36"E FOR A DISTANCE OF 577'± TO A POINT OF TERMINATION, BEING THE WATER'S EDGE OF BISCAYNE BAY.

LOCATION: Lying East of SW 117 Avenue, between theoretical SW 344 Street and theoretical SW 456 Street, Miami-Dade County, 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

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 Developmental Impact Committee, it is the opinion of this Board that the requested unusual use to permit a reclaimed water treatment facility and radial collector well system ancillary to a previously approved nuclear power plant, as the request pertains to the alternate reclaimed water treatment facility site on Parcel A (Item #1), the requested unusual use to permit parking located in a zone more restrictive than the use it serves on Parcel A (Item #2), the requested non-use variance of zoning regulations requiring section line rights-of-way to be 80' in width; to waive same to permit 0' of dedication for portions of SW 87

Avenue and 97 Avenue between SW 360 Street and SW 344 Street; SW 344 Street between 97 Avenue and the Levee 31 East Canal right-of-way; and SW 360 Street between SW 87 Avenue and the Levee 31 East Canal right-of-way and to waive the zoning regulations requiring half section line rights-of-way to be 70' in width, to permit 0' of dedication for portions of SW 352 Street between SW 87 Avenue and the Levee 31 East Canal right-of-way; and portions of SW 82 Avenue and SW 92 Avenue between SW 352 Street and SW 360 Street on Parcel A (Item #3), the requested non-use variance to permit building heights of 75' on Parcel A (Item #4), the requested non-use variance to permit a fence height of 12' on Parcel A (Item #5), the requested special exception to permit fences with multiple strands of barbed wire in the GU zone on Parcel A (Item #6), the requested non-use variance to waive the landscape regulations requiring 9 trees per acre and 10 shrubs for every tree required to be installed on the subject property; to permit same to be planted offsite on Parcel A (Item #6), the requested non-use variance to waive the landscape regulations requiring 9 trees per acre and 10 shrubs for every tree required to be installed on the subject property; to permit same to be planted offsite on Parcel A (Item #7), the requested modification of Condition #4 of Resolution Z-56-07 on Parcel A (Item #8), and the requested modification of Condition #1 of Resolution 4-ZAB-559-71, last modified by Resolution Z-56-07 on Parcels A and B (Item #9) 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 would be consistent with the Comprehensive Development Master Plan, and that the requested unusual uses (Items #1 and #2) and the requested special exception (Item #6) would not have an adverse impact upon the public interest and should be approved, and

WHEREAS, a motion to bifurcate, and to approve a portion of Items #1 and #9 only as it pertains to the alternate reclaimed water treatment facility site and to approve Items #4, #5, and #6, subject to conditions, was offered by Commissioner Dennis C. Moss, seconded by Commissioner Jose "Pepe" Diaz, and upon a poll of the members present the vote was as follows:

Bruno A. Barreiro	aye	Barbara J. Jordan	aye
Lynda Bell	absent	Jean Monestime	absent
Esteban Bovo, Jr.	aye	Dennis C. Moss	aye
Jose "Pepe" Diaz	aye	Sen. Javier D. Souto	aye
Audrey M. Edmonson	absent	Xavier L. Suarez	nay
Sally A. Heyman	absent	Juan C. Zapata	aye
	Rebecca Sosa	nay	

WHEREAS, a motion to approve the remaining portion of Items #1 and #9 as it pertains to the radial collector well system and to approve Items #2, #3, #7, and #8, subject to conditions, was offered by Commissioner Dennis C. Moss, seconded by Commissioner Jose "Pepe" Diaz, and upon a poll of the members present the vote was as follows:

Bruno A. Barreiro	aye	Barbara J. Jordan	aye
Lynda Bell	absent	Jean Monestime	absent
Esteban Bovo, Jr.	aye	Dennis C. Moss	aye
Jose "Pepe" Diaz	aye	Sen. Javier D. Souto	aye
Audrey M. Edmonson	absent	Xavier L. Suarez	nay
Sally A. Heyman	absent	Juan C. Zapata	aye
	Rebecca Sosa	aye	

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Miami-Dade County, Florida, that the requested unusual use to permit a reclaimed water treatment facility site on Parcel A, as the request pertains to the alternate reclaimed water treatment facility site, and radial collector well system ancillary to a previously approved nuclear power plant (Item #1), the requested unusual use to permit parking located in a zone more restrictive than the use it serves on Parcel A (Item #2), the requested non-use

variance of zoning regulations requiring section line rights-of-way to be 80' in width; to waive same to permit 0' of dedication for portions of SW 87 Avenue and 97 Avenue between SW 360 Street and SW 344 Street; SW 344 Street between 97 Avenue and the Levee 31 East Canal right-of-way; and SW 360 Street between SW 87 Avenue and the Levee 31 East Canal right-of-way and to waive the zoning regulations requiring half section line rights-of-way to be 70' in width, to permit 0' of dedication for portions of SW 352 Street between SW 87 Avenue and the Levee 31 East Canal right-of way; and portions of SW 82 Avenue and SW 92 Avenue between SW 352 Street and SW 360 Street on Parcel A (Item #3), the requested non-use variance to permit building heights of 75' on Parcel A (Item #4), the requested non-use variance to permit a fence height of 12' on Parcel A (Item #5), the requested special exception to permit fences with multiple strands of barbed wire in the GU zone on Parcel A (Item #6), the requested non-use variance to waive the landscape regulations requiring 9 trees per acre and 10 shrubs for every tree required to be installed on the subject property; to permit same to be planted offsite on Parcel A (Item #6), the requested non-use variance to waive the landscape regulations requiring 9 trees per acre and 10 shrubs for every tree required to be installed on the subject property; to permit same to be planted offsite on Parcel A (Item #7), the requested modification of Condition #4 of Resolution Z-56-07 on Parcel A (Item #8), And the requested modification of Condition #1 of Resolution 4-ZAB-559-71, last modified by Resolution Z-56-07, as it pertains to the radial collector well system and as it pertains to the alternate water treatment facility site on Parcels A and B be and the same are hereby approved, subject to the following conditions:

1. That all the conditions of Resolution No. 4-ZAB-559-71 and Z-56-07 remain in full force and effect, except as herein modified.
2. That an unobstructed utility easement to the Miami-Dade Water and Sewer Department be provided along SW 360 Street from SW 117 Avenue to the Turkey Point facility.

Radial Collector Well Conditions:

Except for Parcel "A", FPL shall not apply for any water withdrawals from the Biscayne Aquifer as a primary source of cooling water for Nuclear Units 6 & 7. In Parcel "A", FPL shall not apply for any water withdrawals from the Biscayne Aquifer for a primary source of cooling water for Nuclear Units 6 & 7.

- 3 FPL shall submit a Radial Collector Well Field Monitoring Plan to Miami-Dade County RER-DERM for review and approval. FPL shall modify the Radial Collector Well Monitoring Plan as required for approval by Miami-Dade County RER-DERM so that the monitoring plan provides information reasonably necessary for the County's evaluation of the project's compliance with requirements of Chapter 24 of the Code of Miami-Dade County and conditions of the unusual use approval. FPL shall implement the plan as approved. The purpose of the Radial Collector Well Monitoring Plan is to confirm that no adverse impacts occur to the Biscayne Aquifer and to ecological or water resources in the surrounding wetlands and bay areas resulting from the operation of the Radial Collector Well system. The Radial Collector Well Monitoring Plan shall include an initial start-up testing component for the first completed caisson and radial well collector array and a subsequent full scale testing component after completion of the entire well field, as well as a long term monitoring component for evaluating operation of the full scale Radial Collector Well system.
4. The Radial Collector Well Monitoring Plan shall also include timelines and a reporting component, and shall include Monthly Operating Reports. FPL shall collect and analyze hydrologic and water quality data generated from the Radial Collector Well Monitoring Plan each time the radial collector well field is operated as a backup source of cooling water and shall provide both the monitoring data (in electronic format), and a report analyzing the data to Miami-Dade County RER-DERM within 120 days after the event monitoring has ceased. If the monitoring indicates adverse impacts to either ecological or water resources, FPL shall be required to take action to correct and adequately abate such impacts. Corrective action shall be approved by Miami-Dade County RER-DERM prior to implementation.
5. Initial start-up testing of the first completed well shall consist of a minimum of 72 hours pumping at the average expected single caisson pumping rate for full Radial Collector Wellfield operations and shall include hydrologic and water quality monitoring before, during and after pumping until full recovery of the surrounding area is demonstrated. The Radial Collector Well Monitoring Plan shall include measuring the pumping rate and flows from individual laterals, seepage (either by meters installed in the bay bottom substrate or an alternative approved method). The purpose of this initial 72 hour pump testing is : 1) to confirm information provided on aquifer characteristics and modeling predictions submitted by FPL in this application as they relate to the causal effects on water resources, and 2) to use these data to correct or improve the model as necessary to ensure accurate simulation of conditions and impacts including predictive ability of the model.

- 6 Subsequent to the 72 hour pumping test, initial full scale testing of the first completed well shall consist of a 30 day pumping period at the average expected single caisson pumping rate for full Radial Collector Wellfield operations. The Radial Collector Well Monitoring Plan shall include measuring the pumping rate and flows from individual laterals, seepage (either by meters installed in the bay bottom substrate or an alternative approved method). The purpose of this 30 day pump testing is to: 1) to generate sufficient hydrologic and water quality data to confirm that one well operating at full capacity would not result in adverse impacts to the Biscayne Aquifer or to ecological or water resources in the surrounding wetlands or bay areas resulting from the operation of the well field and to confirm information provided on aquifer characteristics and modeling predictions submitted by FPL in this application as they relate to the causal effects on water resources, and 2) to inform the design or further refinement in design of the long term component of the Radial Collector Well monitoring based on the data generated from the initial start-up testing phase and 3) to verify the amount of time necessary for full recovery of the aquifer and surrounding water bodies after this initial test and 4) to use these data to correct or improve the model as necessary to ensure accurate simulation of conditions and impacts including predictive ability of the model. The long term monitoring component shall generate sufficient hydrologic and water quality data necessary to evaluate and confirm that full scale operation of the Radial Collector Well would not result in adverse impacts to the Biscayne Aquifer or to ecological or water resources in the surrounding wetlands or bay areas and to confirm aquifer characteristics and modeling predictions submitted in the application as they relate to the causal effects on these water resources, and to provide actual data at a scale sufficient to verify output of the model required as part of Zoning Resolution Z-56-07.
7. FPL shall analyze Radial Collector Well Monitoring Plan data using appropriate groundwater hydraulic techniques. FPL shall use the data from the initial start up testing and configure the existing groundwater model (originally calibrated parameters and boundary conditions) to simulate the full scale radial collector well operation using recorded pumping rates and lateral distributions generated from the initial start-up testing. The modeled steady-state drawdowns shall be compared to observed steady state drawdowns to confirm the accuracy of the original model. If necessary, the model will then be recalibrated (by parameter and boundary condition adjustment) to approximate drawdowns observed during the full scale test. The recalibrated model will then be run to confirm the conclusions of the original model.
8. The maximum number of days the Radial Collector Wells may be operated for cooling water purposes shall be the number of days approved by the South Florida Water Management District (SFWMD) or the Florida Department of Environmental Protection (DEP), as applicable. FPL shall notify Miami-Dade County RER-DERM of any request or application to change the number of days approved for radial collector well operation and provide information and data to support the request.

9. Notwithstanding any other condition associated with this zoning approval and pursuant to Section 24-27 of the Miami-Dade County Code, FPL shall not cause, or allow to be caused, any nuisance as defined in Section 24-5 and/or 24-28 by operation of the radial collector well field.
10. FPL shall monitor the quality and quantity of the reuse/reclaimed water provided by Miami-Dade County. FPL shall maintain documentation including but not limited to laboratory analysis and any other monitoring data. If monitoring indicates that the quality or the quantity of the reclaimed water has decreased to the point where it no longer meets the thresholds defined in paragraph 3.3.2 of the Joint Participation Agreement signed by both Miami-Dade County and FPL (R-813-1 0) or successor agreements, FPL shall provide notification to Miami-Dade County WASD within 24 hours of such a determination. FPL shall maintain all records relating to this monitoring for review by Miami-Dade County and provide such records within 30 days upon request. FPL shall utilize reclaimed water as the primary source of cooling water, when available in sufficient quantities and quality as defined by Paragraph 3.3.2 of the Joint Participation Agreement.
11. FPL shall submit Monthly Operating Reports to Miami-Dade County RER-DERM with monitoring requirements specific to the well field operations (i.e. idle, maintenance, and actual operation). Submittal of a Monthly Operating Report shall be required whether or not the wells have been operated in any particular month. Each Monthly Operating Report shall provide monthly groundwater data, including volume extracted and water quality data. The water quality parameters to be included in the Monthly Operating Reports shall be approved by Miami-Dade County RER-DERM.
12. Construction of the radial collector wells, including but not limited to dewatering activities, shall not result in violation of the water quality standards set forth in Section 24-42(4) of the Code of Miami-Dade County. Construction activities, including but not limited to de-watering, shall be in compliance with applicable water quality standards and such project activities shall not cause a nuisance or sanitary nuisance as defined pursuant to Miami-Dade County Code Sections 24-27 and 24-28. All dewatering associated with the construction of the radial collector wells shall be directed to the cooling canals or to approved deep injection wells unless otherwise approved by Miami-Dade County RER-DERM; discharges of any kind to wetlands or Biscayne Bay are prohibited without prior written approval from Miami-Dade County RER-DERM.

Non-Use Variance request 3, Waive dedication requirements for section line roads:

13. FPL shall provide Miami-Dade County with an easement along section line road right of way on the SW 344 Street alignment east of Levee L-31 for purposes consistent with public land management, monitoring, and restoration activities, within ninety (90) days of BCC approval of this application and prior to any work on FPL's property related to this application, including any preconstruction work such as earthwork or clearing. All work under this approval including preconstruction

earthwork and clearing is prohibited unless the subject easement has been approved and accepted by Miami-Dade County.

Non-Use Variance request 7, To Permit Landscaping to be planted offsite:

14. All landscape material that will not be planted at the subject property shall be planted at off-site locations approved by Miami-Dade County RER-DERM and the Parks Recreation and Open Spaces Department. All material to be planted off-site shall be native material appropriate to the planting area as verified by Miami-Dade County RER-DERM and shall be Florida Landscape Grade A. Half of the required material shall be planted at a site or sites selected by the Parks Recreation and Open Spaces Department, the remaining half shall be planted at a Miami-Dade County RER-DERM selected site(s) for purposes of environmental enhancement or restoration. Plans shall be submitted to Miami-Dade County RER-DERM and the Parks Recreation and Open Spaces Department for approval. All materials shall be planted within the timeframes specified by Miami-Dade County RER-DERM and the Parks Recreation and Open Spaces Department.

General Conditions applicable to all requests:

15. For all work approved under this application that involves impacts to wetlands, FPL shall submit a mitigation plan that is fully consistent with the CDM and Miami-Dade County Code, including but not limited to the avoidance, minimization and preservation requirements of Section 24-48.4 Miami-Dade County Code. As a component of this mitigation plan, FPL shall also include provision for submittal of a restrictive covenant or an equivalent legal instrument to protect and maintain the wetlands areas to be preserved, and said legal instrument must be consistent with the Miami-Dade County's preservation requirements for mitigation. FPL shall submit an approvable mitigation plan to Miami-Dade County RER-DERM within ninety (90) days of BCC approval of this application and prior to any work on FPL's property related to this application, including any preconstruction work such as earthwork or clearing. All work under this approval including preconstruction earthwork and clearing is prohibited unless the mitigation plan has been approved by Miami-Dade County RER-DERM. All mitigation shall be implemented consistent with the Miami-Dade County approved plan.
16. FPL shall prepare and submit to Miami-Dade County RER-DERM, within ninety (90) days of BCC approval, an earthwork and materials disposal plan. This plan shall be developed in accordance with the substantive requirements of Chapter 24, Miami-Dade County Code and shall be reviewed by RER-DERM for compliance with Chapter 24 as interpreted by RER-DERM based upon the impacts of this application. The applicant will modify the plan as needed to satisfy compliance with Chapter 24 and to obtain approval. The plan will include at a minimum the various types of earthwork, methods for testing/characterization of disposal materials, identification of any potential on-site and off-site disposal sites, and a description of all best management practices to be used to prevent spoil materials stored at the proposed disposal sites from eroding and adversely impacting adjacent wetland areas or surface waters or disrupting habitat utilized by federal or state designated threatened

or endangered plant or animal species. Any spoil material proposed to be stored in the vicinity of sensitive ecological areas such as wetlands or surface waters must be demonstrated to the satisfaction of Miami-Dade County RER-DERM, through appropriated sampling methodology and laboratory analysis, to be free of any contaminants that can adversely impact these sensitive areas. Work shall not commence until the required plan has been approved by Miami-Dade County RER-DERM.

17. Only clean fill, free from contamination shall be used for construction pursuant to the applicable sections of Chapter 24, Miami-Dade County Code for all work approved under this application.
18. FPL shall prepare a management plan for all federal and state listed, threatened, or endangered species that could be directly or indirectly impacted by the work authorized under this zoning request. Miami-Dade County RER-DERM will review the plan for consistency with substantive requirements of applicable statutes and regulations and FPL will revise the plan in a timely manner to obtain RER-DERM approval. All work including preconstruction earthwork and clearing is prohibited unless the management plan has been approved by RER-DERM. The plan shall demonstrate that FPL will preserve, to the maximum extent possible, habitat that supports federal or state designated endangered or threatened species. Pursuant to Policy CON-9B of the Miami-Dade CDMP, all nesting, roosting and feeding habitats used by federal or State designated endangered or threatened species, shall be protected and buffered from surrounding development or activities, where necessary. Pursuant to Policy CON-9C of the Miami-Dade CDMP, rookeries and nesting sites used by federal or State designated endangered or threatened species shall not be moved or destroyed. The management plan shall include a comprehensive inventory of all threatened or endangered flora and fauna and identify all habitat that supports these species. The management plan shall address short-term measures to be taken during construction and permanent measures necessary to protect threatened or endangered species habitat. Permanent measures of this plan shall include, but not limited to, use of design features such as permanent physical barriers, visual buffers, and the establishment of development setbacks necessary to prevent both direct and indirect impacts to adjacent threatened or endangered species habitat. These design features, visual buffers, and setbacks shall be sufficient to prevent disruption of sensitive behaviors such as breeding, nesting and foraging within the adjacent habitat.
19. Prior to any construction related to the zoning requests in this application, FPL shall remove all prohibited plant species as defined pursuant to CDMP CON-8I and Miami-Dade Code Section 24-49.9 as may be amended from time to time, in accordance with applicable requirements of the Miami-Dade Code and CDMP. FPL shall maintain these areas to prevent growth or accumulation of all prohibited species, including all non-native grasses, weeds, and undergrowth consistent with the requirements of the CDMP, Section 24-49.9 and Section 19-14(A) Miami-Dade County Code for all work approved under this application. Furthermore, prohibited plant species shall not be sold, propagated, planted, imported or transported.

BE IT FURTHER RESOLVED that the requested modification of Condition #4 of Resolution Z-56-07 on Parcel A (Item #8), shall read as follows:

4. Except for Parcel "A", FPL shall not apply for a any water withdrawal from the Biscayne Aquifer as a primary source of cooling water for Nuclear Units 6 & 7. In Parcel "A", FPL shall not apply for any water withdrawals from the Biscayne Aquifer for a primary source of cooling water for Nuclear Units 6 & 7."

BE IT FURTHER RESOLVED that the requested modification of Condition #1 of Resolution 4-ZAB-559-71, last modified by Resolution Z-56-07 on Parcels A and B (Item #9), shall read as follows:

1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'FPL Turkey Point Public Hearing Application Detailed Operating Facility Plan', dated stamped received 7/26/07, and plans entitled 'FPL Turkey Point Public Hearing Application Construction/Operating Facility Plan' and 'FPL Turkey Point Public Hearing Application Subject Property,' consisting of 2 sheets dated stamped received 11/05/07, and plans entitled "New Proposed Unusual Use Boundary"; one sheet dated stamped received 1/29/13 and a second sheet dated stamped received 10/5/12 for a total of 2 sheets, all sheets prepared by Curtis Group."

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 may subsequently be required before development will be permitted.

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

THIS RESOLUTION HAS BEEN DULY PASSED AND ADOPTED this 10th day of January, 2012, 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. 12-12-CC-1
ej

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

By CHRISTOPHER AGRIPPA
Deputy Clerk

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 30TH DAY OF JANUARY, 2013.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Deputy Clerk's Name, as Deputy Clerk for the Miami-Dade County Department of Regulatory and Economic Resources as designated by the Director of the Miami-Dade County Department of Regulatory and Economic Resources 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-1-13 adopted by said Board of County Commissioners at its meeting held on the 10th day of January, 2013.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this the 30th day of January, 2012.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Regulatory and
Economic Resources

SEAL



312TH ST / CAMPBELL DR

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z12-090
DATE: OCT 05 2012
3501 HWY 117

97TH AVE

107TH AVE

336TH ST

344TH ST

117TH AVE

110TH AVE

300TH ST

NEW UNUSUAL USE AREA

Biscayne Bay

Barge Slip Access/
Coastal Mangrove Area

Existing Security Gate

Existing Facility

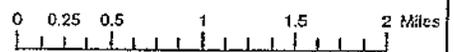
Access Area

Approved Plant Site
Z-56-07

Additional Support
Facilities Area/
Construction Laydown

Canal L 31E

Existing Closed Loop
Cooling Canal System/
Industrial Wastewater
Facility



The information on this plan shows the Subject Property approved by Z-56-07, and modification area proposed by the application for approval of ancillary facilities associated with Turkey Point Units 6 & 7, August 2012. No changes are proposed to the Construction/ Operating Facility Plan and Detailed Operating Facility Plan approved by Z-56-07 except the area outlined as New Proposed Unusual Use Boundary.
Source: The Curtis Group
October 2012

- Approved Z-56-07
- Subject Property
- Unusual Uses
- Access Roadways

- New Proposed Unusual Use Boundary

FPL Turkey Point
Approved Z-56-07 and
New Proposed Unusual Use Area

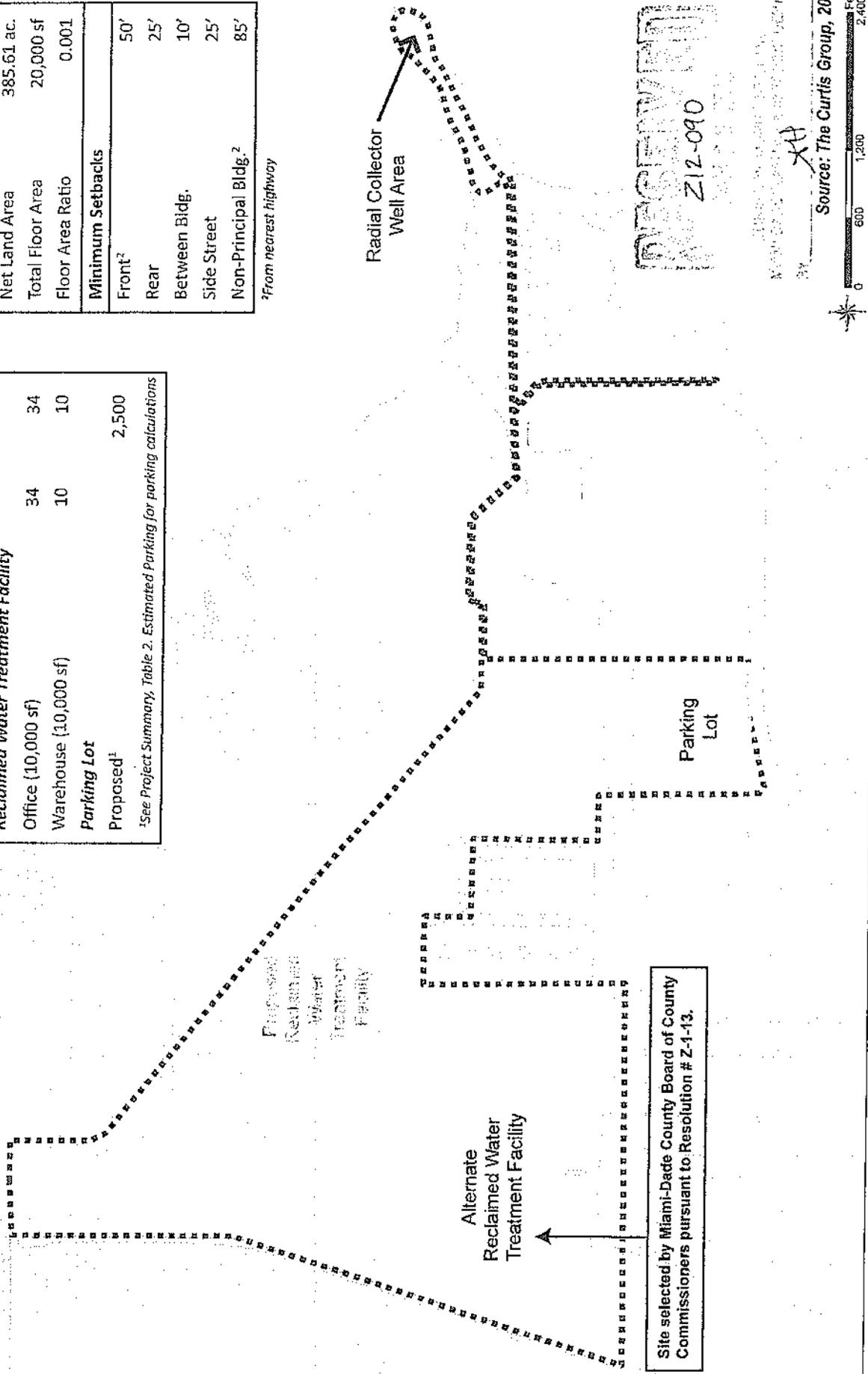
Site Plan as adopted by the BCC on Jan. 10, 2013

Parking	Required	Proposed
Reclaimed Water Treatment Facility		
Office (10,000 sf)	34	34
Warehouse (10,000 sf)	10	10
Parking Lot		
Proposed ¹		2,500

¹See Project Summary, Table 2. Estimated Parking for parking calculations

Floor Area Ratio	
Net Land Area	385.61 ac.
Total Floor Area	20,000 sf
Floor Area Ratio	0.001
Minimum Setbacks	
Front ²	50'
Rear	25'
Between Bldg.	10'
Side Street	25'
Non-Principal Bldg. ²	85'

²From nearest highway



Source: The Curtis Group, 2013

NOTES:

1. The variance for height (75' maximum) is limited to structures necessary to the Reclaimed Water Treatment Facility.
2. The variance of fence height (12' maximum) and to allow barbed-wire fences is limited to the boundary of the pad for the Reclaimed Water Treatment Facility.
3. The information shown on this conceptual plan is illustrative only (other than the Proposed Unusual Use Boundary, the legal description of which is titled "Subject Property" and has been submitted in Exhibit 2.1 of the public hearing application, "Subject and Contiguous Property Legal Descriptions and Sketches"). It depicts the general distribution of uses, and does not specify the exact location, size or characteristics of any proposed structure. The configuration of buildings, ancillary structures, driveways, parking lots, and other uses on site, as well as the location of proposed access roadways, will be further developed and reviewed as part of NRC Combined Construction and Operating Licensing process and State of Florida Site Certification Application process.

Site selected by Miami-Dade County Board of County Commissioners pursuant to Resolution # Z-1-13.

Site PLAN

UNUSUAL USE APPLICATION 2012
FPL TURKEY POINT UNITS 6 & 7