



2. Applicant (name, address, phone).

***South Florida Stadium, LLC  
2269 Dan Marino Boulevard  
Miami, Florida 33056  
Attn: Mr. Michael Dee, President***

***County Line South Properties, LLC  
c/o The Related Group  
60 Columbus Circle  
New York, NY 10023  
Attn: Mr. Jay Cross***

***Dolphin Center Properties, LLC  
c/o The Related Group  
60 Columbus Circle  
New York, NY 10023  
Attn: Mr. Jay Cross***

3. Authorized Agent (name, address, phone).

***Joseph G. Goldstein, Esq.  
Holland & Knight LLP  
701 Brickell Avenue, Suite 3000  
Miami, Florida 33131  
305-789-7782***

4. Location (City, County, Township/Range/Section) of approved DRI and proposed change.

***Unincorporated Miami-Dade County (for the purpose of all Land Use, Zoning and Permitting Jurisdiction)\*  
Section 34, Township 51, Range 41  
Legally described in Exhibit A.***

***\* The property is technically located within the territorial boundaries and jurisdiction of the City of Miami Gardens, Florida. However, the City of Miami Gardens Charter contains an express provision which reserves jurisdiction over land use, development and permitting matters to Miami-Dade County (see City of Miami Gardens Charter, Section 9.6; Attached as Exhibit B).***

5. Provide a complete description of the proposed change. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in either the development order or the Application for Development Approval.

Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate. Additional information may be requested by the Department or any reviewing agency to clarify the nature of the change or the resulting impacts.

*The Applicant requests a modification of the Dolphin Center North Development of Regional Impact Development Order, as amended from time to time (the "Dolphin Center North DO"), to provide for a 39.99 acre water park while simultaneously decreasing the existing and approved office development by 100,000 square feet to 225,000 square feet.*

*These changes in development program / land uses necessitate a change to Figure 1, Map H, the Proposed Land Use Map to reflect the proposed water park use and the reduction of office use. A revised Figure 1, Map H is attached as Exhibit "C" . In addition, this request proposes a modification of condition 1.a. of the Dolphin Center North DO to reflect the water park use.*

*An analysis of the transportation impacts of the proposed water park use and the decrease in office square footage was prepared by Cathy Sweetapple & Associates and is attached as Exhibit "D". This analysis shows that the proposed change will actually result in a slight reduction of pm peak hour traffic. An analysis of the impacts of the proposed new water park use and reduction of office space square footage on utilities and infrastructure was prepared by Langan Engineering & Environmental Services, and is attached as Exhibit "E". This study confirms that there is sufficient infrastructure capacity to serve the proposed water park.*

6. Complete the attached Substantial Deviation Determination Chart for all land use types approved in the development. If no change is proposed or has occurred, indicate no change.

*The completed Substantial Deviation Chart is attached hereto as Exhibit "F" .*

7. List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order that have been adopted by the local government, and provide a brief description of the previous changes (i.e., any information not already addressed in the Substantial Deviation Determination Chart). Has there been a change in local government jurisdiction for any portion of the development since the last approval or development order was issued? If so, has the annexing local government adopted a new DRI development order for the project?

*The following is a list of the approved modifications to Resolution No. Z-210-85, the original 1985 DRI Development Order as they relate to Dolphin Center North. In 2008, the Miami-Dade County Board of County Commissioners approved and adopted Resolution No. Z-26-08, which approved an amended and restated DRI Development Order for Dolphin Center North. A copy of Resolution No. Z-26-08 is provided in the attached binder as Exhibit "G." Copies of the previous resolutions will be provided upon request.*

***Resolution No. Z-147-86: Approved a substantial deviation determination as well as several modifications related to the timing of certain roadway improvements and the provisions of plans and studies.***

***Resolution No. Z-342-87: Approved modifications to multiple sections of the DRI Development Order. The changes involved portions of the Development Order dealing with roadway improvements, payments to the Dade County Fire Department, and other similar issues.***

***Resolution No. Z-157-88: Approved modifications related to the scheduling of events at the then Dolphin Stadium as well as changes related to required roadway improvements.***

***Resolution No. Z-195-88: Approved one requested roadway modification that had been deferred at the time Resolution No. Z-157-88 was approved.***

***Resolution No. Z-185-90: Approved modifications related to the scheduling of required roadway improvements.***

***Resolution No. Z-40-93: Approved the revision to the DRI Master Plan (Figure 1) that permitted uses within the Dolphin Center South (as well as other portions of the DRI) to be relocated within the parcel. This zoning approval represented a major revision to the overall DRI Development Order.***

***Resolution No. Z-11-95: Approved a substantial deviation determination as well as modification related to scheduling of required roadway improvements and the holding of professional baseball games at the Dolphin Stadium.***

***Resolution No. Z-131-95: Approved a substantial deviation determination to modify the timing of certain roadway improvements.***

***Resolution No. Z-30-99: Approved a substantial deviation determination to extend the buildout date of the DRI until October 2007 and to relocate some retail floor area from one area of the DRI to another.***

***Resolution No. Z-26-08: Approved a substantial deviation determination to bifurcate the Dolphin Center DRI into two (2) separate development orders, specifically, Dolphin Center North and Dolphin Center South and approved an extension of the buildout date of the Dolphin Center North DRI until October 10, 2017.***

8. Describe any lands purchased or optioned within 1/4 mile of the original DRI site subsequent to the original approval or issuance of the DRI development order. Identify such land, its size, intended use, and adjacent non-project land uses within 1/2 mile on a project master site plan or other map.

***No lands have been purchased or optioned within 1/4 mile of the original DRI site.***

9. Indicate if the proposed change is less than 40% (cumulatively with other previous changes) of any of the criteria listed in Paragraph 380.06(19)(b), Florida Statutes.

Do you believe this notification of change proposes a change which meets the criteria of Subparagraph 380.06(19)(e)2., F.S.	
YES _____	NO <u>  X  </u>

10. Does the proposed change result in a change to the buildout date or any phasing date of the project? If so, indicate the proposed new buildout or phasing dates.

*The proposed change does not change the buildout date.*

11. Will the proposed change require an amendment to the local government comprehensive plan?

Provide the following for incorporation into such an amended development order, pursuant to Subsections 380.06 (15), F.S., and 9J-2.025, Florida Administrative Code:

*The proposed change will not require an amendment to the Miami-Dade County Comprehensive Development Master Plan.*

12. An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions.

*An updated Figure 1, Map H, Proposed Land Use Map is attached hereto as Exhibit "C".*

13. Pursuant to Subsection 380.06(19)(f), F.S., include the precise language that is being proposed to be deleted or added as an amendment to the development order. This language should address and quantify:

- a. All proposed specific changes to the nature, phasing, and build-out date of the development; to development order conditions and requirements; to commitments and representations in the Application for Development Approval; to the acreage attributable to each described proposed change of land use, open space, areas for preservation, green belts; to structures or to other improvements including locations, square footage, number of units; and other major characteristics or components of the proposed change;
- b. An updated legal description of the property, if any project acreage is/has been added or deleted to the previously approved plan of development;
- c. A proposed amended development order deadline for commencing physical development of the proposed changes, if applicable;

- d. A proposed amended development order termination date that reasonably reflects the time required to complete the development;
- e. A proposed amended development order date until which the local government agrees that the changes to the DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, if applicable; and
- f. Proposed amended development order specifications for the annual report, including the date of submission, contents, and parties to whom the report is submitted as specified in Subsection 9J-2.025 (7), F.A.C.

*The Applicant is seeking to modify Dolphin Center North DO Condition No. 1a to allow additional attraction uses, specifically, a 39.99 acre water park while simultaneously decreasing the office development to 225,000 square feet . The requested modification is as follows:*

**FROM:**

*1. The Dolphin Center 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:*

*73,000 seat stadium plus 1,916 additional seats in the stadium (as permitted by Section 380.06(24)(f), Florida Statutes.*

*7,350 paved parking spaces on the stadium site*

*325,000 square feet of office development.*

*50,000 square feet of fitness center development*

*140,000 square feet of retail/commercial development*

*450 hotel rooms*

**TO:**

*1. The Dolphin Center North DRI, 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:*

*73,000 seat stadium plus 1,916 additional seats in the stadium (as permitted by Section 380.06(24)(f), Florida Statutes)*

*7,350 paved parking spaces on the stadium site*

*39.99 acres of Water Park attraction facilities*

*225,000 square feet of office development*

*50,000 square feet of fitness center development*

*140,000 square feet of retail/commercial development*

*450 hotel rooms*

*The proposed development program modification has been reflected in an updated Figure 1 - Map H - Proposed Land Use Map for the DRI, dated September 2010 and attached hereto (the "DRI Land Use Map"). The DRI Land Use Map is intended to be utilized as an exhibit to the modified DRI Development Order.*

**DOLPHIN CENTER NORTH**  
**Development of Regional Impact**  
**Notice of Proposed Change**  
**September 20, 2010**

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## **Dolphin Center North**

Tract "A" of Dolphin Center — Stadium Site, according to the plat thereof, as recorded in Plat Book 129 at page 91 of the public records of Miami-Dade County, Florida.

Said lands lying in Miami-Dade County, Florida.

Together with:

Tract "B" of Dolphin Center — Stadium Site, according to the plat thereof, as recorded in Plat Book 129 at page 91 of the public records of Miami-Dade County, Florida.

Said lands lying in Miami-Dade County, Florida.

Together with:

Tract "C" of Dolphin Center — Stadium Site, according to the plat thereof, as recorded in Plat Book 129 at page 91 of the public records of Miami-Dade County, Florida.

Said lands lying in Miami-Dade County, Florida.

Together with:

Tract "D" of Dolphin Center — Stadium Site, according to the plat thereof, as recorded in Plat Book 129 at page 91 of the public records of Miami-Dade County, Florida.

Said lands lying in Miami-Dade County, Florida.

Together with:

A parcel of land being a portion of Section 34, Township 51 South, Range 41 East, and a portion of Section 3, Township 52 South, Range 41 East, Miami-Dade County, Florida and being more particularly described as follows:

Commence at the southeast corner of said Section 34; thence North  $01^{\circ}40'22''$  West, along the east line of said Section 34, a distance of 90.94 feet to a point on the west right-of-way line of the "Florida's Turnpike" and the Point of Beginning; thence South  $87^{\circ}04'59''$  West along the westerly right-of-way line of the "Florida's turnpike," 84.76 feet; thence South  $02^{\circ}47'53''$  East, continue along the west right-of-way line of the Florida's Turnpike, 30.92 feet to a point on the north right-of-way line of N.W. 199th Street, as shown on the Dolphin Center — Stadium Site, according to the plat thereof, as recorded in Plat Book 129, page 91 of the public records of Miami-Dade County, Florida; thence South  $87^{\circ}04'59''$  West, along the north right-of-way line of said N.W. 199th Street, 167.13 feet to a point of curvature of a tangent curve concave to the southeast and having a radius of 2163.50 feet; thence westerly and southwesterly, continue along the north right-of-way line of said N.W. 199th Street, and along the arc of said curve to the left having a central angle of  $21^{\circ}48'06''$ , for an arc distance of 823.23 feet to a point on the east line of Tract "E," of said Dolphin Center — Stadium Site, said point also being a point of reverse curvature of a tangent curve concave to the northeast and having a radius of 50.00 feet; thence southwesterly, northwesterly and northerly, along the east line of said Tract "E," and along the arc of said curve to the right, having a central angle of  $113^{\circ}02'15''$  for an arc distance of 98.64 feet to a point of tangency; thence North  $01^{\circ}40'53''$  West, continue along the east line of said Tract "E," 1044.62 feet to a point on the arc of a non-tangent curve concave to the southeast and having a radius of 280.00 feet (a radial line of said curve through said point having a bearing of north  $65^{\circ}22'27''$  west); thence northerly, northeasterly, and easterly, continuing along the easterly

line of said Tract "E," and along the arc of said curve to the right, having a central angle of 67°30'40" for an arc distance of 329.92 feet to a point of tangency; thence South 87°51'46" East, continue along the east line of said Tract "E," 787.79 feet to a point of curvature of a tangent curve concave to the south and having a radius of 280.00 feet; thence easterly, continue along the easterly line of said Tract "E" and along the arc of said curve to the right, having a central angle of 13°36'50" for an arc distance of 66.53 feet to a point on a non-tangent line, said line being the east line of said Section 34; thence South 01°40'22" East along the east line of said Section 34, a distance of 972.84 feet to the Point of Beginning;

Said land situated in Miami-Dade County, Florida containing 28.104 acres, more or less.

Together with:

A portion of Tracts 1, 2, 3, 4, 21, 22, 23 and 24, "Miami Gardens," according to the plat thereof as recorded in Plat Book 2, page 96 of the public records of Miami-Dade county, Florida, and a portion of Section 3, Township 52 South, Range 41 East, Miami-Dade County, Florida, said parcel being more particularly described as follows:

Commencing at the northeast corner of said Section 3; thence south 02°47'53" East along the east line of said Section 3, a distance of 543.17 feet to the Point of Beginning; thence continuing South 02°47'53" East along the east line of said Section 3, a distance of 429.40 feet to the northeast corner of Tract "C" of said Dolphin Center — Stadium Site; thence South 87°07'49" West along the north line of said Tracts "C" and "D" of said Dolphin Center — Stadium Site", 1321.17 feet; thence South 02°46'37" East, continuing along the north line of said Tract "D," 216.00 feet; thence South 87°07'49" West continuing along the north line of said Tract "D," 1161.25 feet; thence North 02°45'22" West continuing along the north line of said tract "D," 618.68 feet to a point on the south right-of-way line of N.W. 199th Street as shown on said Dolphin Center — Stadium Site, said point also being on the arc of a non-tangent curve concave to the north and having a radius of 6924.43 (a radial line of said curve through said point having a bearing of South 01°11'36" East); thence easterly along said south right-of-way line of N.W. 199th Street, and along the arc of said curve, through a central angle of 01°40'49", a distance of 203.07 feet to a point of compound curvature of a tangent curve concave to the northwest and having a radius of 2238.50 feet; thence northeasterly along said south right-of-way line of N.W. 199th Street, and along the arc of said curve, through a central angle of 28°19'13", a distance of 1106.45 feet to a point of reverse curvature of a tangent curve concave to the southeast and having a radius of 2043.50 feet; thence continuing northeasterly and easterly along the south right-of-way line of the said N.W. 199 Street, and along the arc of said curve, through a central angle of 28°16'37", a distance of 1008.52 feet to a point of tangency; thence North 87°04'59" East, continuing along the south right-of-way line of said N.W. 199th Street, 27.70 feet to a point of a tangent curve concave to the south and having a radius of 298.00' feet; thence easterly along the south right-of-way of said N.W. 199th Street, and along the arc of said curve, through a central angle of 27°49'34", a distance of 144.73 feet to a point on the west right-of-way of the "Florida Turnpike"; thence South 02°47'53" East along the west right-of-way line of the "Florida Turnpike," 15.86 feet; thence South 06°56'41" East continuing along the west right-of-way line of the "Florida Turnpike," 401.05 feet; thence South 32°58'17" East, continuing along the west right-of-way line of the "Florida Turnpike," 37.80 feet; thence North 87°12'07" East, continuing along the west right-of-way line of the "Florida Turnpike," 34.97 feet to the Point of Beginning.

Less therefrom: Tract "B," Dolphin Center — Stadium Site, according to the plat thereof, as recorded in Plat Book 129, page 91 of the public records of Miami-Dade county, Florida.

Said lands lying in Miami-Dade county, Florida containing 39.988 acres, more or less.

Together with:

A parcel of land being a portion of Tracts 10 and 11 of "Miami Gardens" according to the plat thereof as recorded in Plat Book 2, page 96, of the public records of Miami-Dade county, Florida, and a portion of Section 34, Township 51 South, Range 41 East, Miami-Dade County, Florida, together with that certain 20 foot right-of-way lying north of said Tracts 10 and 11 being more particularly described as follows:

Commence at the southwest corner of said Section 34; thence North  $01^{\circ}47'18''$  West along the west line of said Section 34, 961.32 feet to a point on the east right-of-way of Northwest 27th Avenue as shown on "Dolphin Center — Stadium Site" according to the plat thereof as recorded in Plat Book 129, page 91, of the public records of Miami-Dade County, Florida, said point also being the Point of Beginning; thence continue North  $01^{\circ}47'18''$  West along the west line of said Section 34 and along the east right-of-way of said Northwest 27th Avenue 849.60 feet to the point of curvature of a curve concave to the southeast having a radius of 50.00 feet; thence northerly, northeasterly and easterly along the arc of said curve, through a central angle of  $93^{\circ}55'32''$ , an arc distance of 81.97 feet to a point on the south right-of-way of Northwest 203rd Street as shown on said plat of "Dolphin Center — Stadium Site"; thence South  $87^{\circ}51'46''$  East along the south right-of-way of said Northwest 203rd Street 766.22 feet to the point of curvature of a curve concave to the southwest having a radius of 90.00 feet; thence easterly, southeasterly and southerly along the arc of said curve through a central angle of  $86^{\circ}04'28''$ , an arc distance of 135.21 feet to a point on the west right-of-way of Northwest 26th Avenue as shown on said plat of "Dolphin Center — Stadium Site"; thence south  $01^{\circ}47'18''$  east along the west right-of-way of said Northwest 26th Avenue 1086.38 feet to the point of curvature of a curve concave to the west having a radius of 8553.53 feet; thence southerly along the west right-of-way of said Northwest 26th Avenue and along the arc of said curve, through a central angle of  $02^{\circ}00'00''$ , an arc distance of 298.58 feet; thence South  $00^{\circ}12'42''$  West along the west right-of-way of said Northwest 26th Avenue, 365.85 feet to the point of curvature of a curve concave to the northwest having a radius of 50.00 feet; thence southerly, southwesterly and westerly along the arc of said curve, through a central angle of  $103^{\circ}49'23''$ , an arc distance of 90.60 feet to a point on the north right-of-way of Northwest 199th Street as shown on said plat of "Dolphin Center — Stadium Site"; thence North  $75^{\circ}57'55''$  West along the north right-of-way of said Northwest 199th Street, 236.26 feet to the point of curvature of a curve concave to the south having a radius of 1968.58 feet; thence westerly along the north right-of-way of said Northwest 199th Street and along the arc of said curve, through a central angle of  $03^{\circ}31'18''$ , an arc distance of 121.00 feet to the easterly corner of a 12 foot additional right-of-way as shown in Official Records Book 12940, page 669, of the public records of Miami-Dade County, Florida; thence North  $78^{\circ}16'03''$  West along the northerly line of said 12 foot additional right-of-way, 179.79 feet to the point of curvature of a non-tangent curve concave to the south, having a radius of 1980.58 feet (a radial line to said point bears north  $05^{\circ}18'21''$  east); thence westerly along the northerly line of said 12 foot additional right-of-way and along the arc of said curve, through a central angle of  $05^{\circ}04'32''$ , an arc distance of 175.45 feet; thence South  $00^{\circ}13'49''$  West 12.00 feet to the point of curvature of a non-tangent curve concave to the northeast having a radius of 50.00 feet, (a radial line to said point bears South  $00^{\circ}13'49''$  West), said point also being on the north right-of-way of

aforesaid Northwest 199th Street; thence westerly, northwesterly and northerly along the arc of said curve, through a central angle of  $86^{\circ}59'45''$ , an arc distance of 75.92 feet to a point on the east right-of-way of aforesaid Northwest 27th Avenue, thence North  $02^{\circ}46'26''$  West along the east right-of-way of said Northwest 27th Avenue, 92.74 feet to the point of curvature of a curve concave to the west having a radius of 5808.65 feet; thence northerly along the east right-of-way of said Northwest 27th Avenue and along the arc of said curve through a central angle of  $02^{\circ}02'40''$ , an arc distance of 207.27 feet; thence North  $09^{\circ}50'03''$  West along the east right-of-way of said Northwest 27th Avenue, 180.66 feet to the point of curvature of a non-tangent curve concave to the west having a radius of 5795.65 feet, (a radial line to said point bears North  $83^{\circ}24'08''$  East); thence northerly along the east right-of-way of said Northwest 27th Avenue and along the arc of said curve, through a central angle of  $02^{\circ}48'37''$ , an arc distance of 284.27 feet; thence North  $09^{\circ}24'29''$  West along the east right-of-way of said Northwest 27th Avenue, 92.25 feet to the point of beginning.

Said lands lying in Miami-Dade county, Florida, containing 36.543 acres ( 1,591,421.04 square feet ), more or less.

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<b>WATER AND SEWER DEPARTMENT</b>	
Regional Pump Station 421	20215 NW 2 <sup>nd</sup> Avenue
Regional Pump Station 422	3150 NW 208 <sup>th</sup> Terrace
Regional Pump Station 1310	NW 151 <sup>st</sup> Street & 37 <sup>th</sup> Ave.

The list of facilities may be revised by the Miami-Dade County Board of County Commissioners from time to time.

Any use or activity allowed by the CDMP may not be limited or impeded in any way by the local government comprehensive plan adopted by the City. Additionally, the City shall pass no ordinance or regulation that would limit or impede the operation of the aforementioned County facilities. Jurisdiction over the listed sites for purposes of zoning and building approvals (including but not limited to site plan approvals, issuance of building permits, building inspections, compliance with the South Florida Building Code or other applicable building code, issuance of certificates of occupancy, zoning applications, special exceptions, variances, building and/or zoning moratoria, and all other types of functions typically performed by Building and/or Zoning Departments) water and sewer installations, compliance with environmental regulations, and utility regulation shall be and is hereby vested in Miami-Dade County regardless of any City code, or ordinance provision to the contrary.

This provision shall not alter or affect the legal rights of any person residing or owning real property within the City. The City shall not institute, intervene or otherwise participate in, in opposition to Miami-Dade County in any judicial or formal administrative proceeding regarding land use or development of the listed sites, or Miami-Dade County's planning or regulatory requirements for any of these facilities of countywide significance. This section shall not apply to particular site listed above if there has been an official determination by the Board of County Commissioners of Miami-Dade County that a site will no longer be used by Miami-Dade County.

**Section 9.6 Stadium Properties; Dolphin Center DRI**

In recognition of the fact that Stadium Properties, referenced in Appendix "C", has significant importance to the economy and well-being of all of Miami-Dade County, jurisdiction over the Properties for purposes of zoning and building approvals, water and sewer installations (if applicable), compliance with environmental regulations, street maintenance (including sidewalks, if applicable) and utility regulation shall remain with Miami-Dade County.

The City will preserve the rights and approvals of Stadium Properties, as referenced in Appendix "C", and its surrounding development which are laid out in the DRI Development Order Resolution Z-210-85, dated September 26, 1985, and zoning resolutions and ordinances affecting Stadium Properties, as amended through December 31, 2012. Notwithstanding the foregoing, jurisdiction for the Dolphin Center DRI Development Order and any amendments thereto shall remain with Miami –Dade County. Commencing with

the date of incorporation, the City shall have all other jurisdiction over the property described in Appendix "D".

Within one hundred eighty (180) days after the election of a municipal council, the City and Miami-Dade County will enter into an interlocal agreement that includes the provisions of this Section.

#### **Section 9.7 Continuing Obligations as to County Bonds.**

The County has heretofore issued \$41,580,000.00 Stormwater Utility Revenue Bond Series 1999 (the "Stormwater Bond") of which \$ 38,805,000.00 remains outstanding as of May 1, 2002, payable from stormwater utility fees collected in the unincorporated area and within a limited number of cities. The County assesses and collects the stormwater utility fee pursuant to Sections 24-61 through 24-61.5 of the County Code, as amended from time to time and Section 403.0893, Florida Statutes, as amended from time to time (the "Stormwater Utility Fees").

The County has issued \$77,640,000.00 Public Service Tax Revenue Bonds (UMSA Public Improvements) Series 1999 (the "Series 1999 Public Service Bonds") currently outstanding in the principal amount of \$71,295,000.00 and will issue an additional series of bonds in an amount not to exceed \$60,000,000.00 (the "Series 2002 Public Service Bonds") prior to the City's incorporation payable from Public Service Taxes (defined below) collected in the unincorporated area. The County receives a public service tax pursuant to Section 166.231, Florida Statutes, as amended from time to time, and as of October 1, 2001, from a discretionary communications tax assessed pursuant to Chapter 202, Florida Statutes and Section 29 of the County Code (collectively, "The Public Service Tax"). If required by the County the City agrees to enact an ordinance, pursuant to Section 202.19, Florida Statutes, authorizing the levy of the discretionary services tax a rate no less than the rate established by the County for communications services prior to the incorporation of the City.

The Stormwater Bonds, the Series 1996 Public Service Bonds, the Series 1999 Public Service Bonds, the Series 2002 Public Service Bonds, and any bonds issued in the future, provided that the City remains a part of the Stormwater utility system, that are secured either through Stormwater Utility Fees or Public Service Taxes are referred to collectively in this Section as the "Bonds".

The City agrees that until the Bonds are retired the County shall have the right to receive and apply to debt service on the Bonds all of the Stormwater Utility Fees and the Public Service Taxes collected within the unincorporated area and within the boundaries of the City. After the County has paid or satisfied the debt service requirements on the Bonds, the County shall make a payment to the City, equal to its share of the remaining Stormwater Utility Fees and Public Services Taxes on deposit with the County. Its share shall be determined as follows: the County will distribute to the City the net proceeds available from these taxes. The net proceeds will be calculated by taking the gross taxes attributable to the City and then subtracting the City's share of the debt service payments. The City's share will be determined by calculating the cost of the projects funded by the



15150 N.W. 79<sup>th</sup> Court, Suite 200 Miami Lakes, FL 33016 T: 786-264-7200 F: 786-264-7201

**To:** Joseph Goldstein, Esquire

**From:** Leonardo Rodriguez, P.E.

**Info:** Jay Cross, George Leventis, P.E., Cristina Gonzalez, P.E., Eric Schwarz, P.E., Mike Carr, E.I.

**Date:** 13 September, 2010

**Re:** Potable Water Demand, Sanitary Sewage Loading, Solid Waste and Stormwater Management  
 Dolphins Center East II  
 SW Quadrant of Intersection of NW 199<sup>th</sup> Street and the Florida Turnpike in the City of Miami Gardens, Florida  
 Langan Project No.: 300055901

The purpose of this memorandum is to summarize the potable water demand and sanitary sewage loading of the proposed Dolphins Water Park that will be located in the Dolphin Center East II parcel. This memorandum also addresses the Solid Waste service for the proposed project and stormwater management. The potable water demand and the sanitary sewage loading was developed per the Miami-Dade County Department of Environmental Resources Management sewage loading contained in Chapter 24-13(5) of the County Code.

**Project Location and Description**

The proposed water park will be located on the Dolphin Center East Two parcel located at the southwest quadrant of the intersection of NW199th Street and the Florida Turnpike within the City of Miami Gardens, Florida as depicted on the attached sketch. The proposed water park will contain water slides, lazy rivers, a wave pool, fast food restaurants, bus parking, parking for patrons and employee parking.

**Potable Water**

The Dolphins Center East II is located within the potable water service area of the City of North Miami Beach. The projected potable water demand for the project is 119,320 GPD as depicted in Table-1 below. A 16 inch diameter DIP water main is located along NW 22<sup>nd</sup> Avenue and a 16 inch diameter DIP water main runs along the south bank of the Snake Creek Canal. There is no potable water main abutting the project site. Therefore, the City of North Miami Beach will require at a minimum one water main extension from one of these two existing water mains to service the project. Table-2 below provides a summary of the water demand and sewage loading per the land uses depicted in Zoning Resolution Z-26-08 for Dolphin Center East II.

**Table-1: Proposed Water Park Projected Water Demand and Sewage Loading**

Uses		Loading/Use	Potable Water Demand and Sewage Loading (GPD)
Swimming Facilities	1	6,720 GPD/ day	6,720
Park with Restrooms	5,000 Attendants	20 GPD/ person	100,000
Fast Food Restaurant	360 Seats	100 GPD/seat	12,600
<b>TOTAL</b>			<b>119,320</b>

# MEMO

**Table -2: Dolphins Center East II Water Demand and Sewage loading Per Zoning Resolution Z-26-08**

Existing Uses		Loading/Use	Potable Water Demand and Sewage Loading (GPD)
Office	100,000 sf	10 GPD/ 100 SF	10,000
<b>TOTAL</b>			<b>10,000</b>

To accommodate the proposed water park, 100,000 square feet of office space will not be developed. The construction of the proposed water park will increase the potable water demand by 109,320 GPD. The City of North Miami Beach has advised in a letter of water and sewer availability that 10 million gallons of reserve capacity is available at the City's water treatment plant to service this project. Therefore, adequate potable water capacity is available for the project.

### Sanitary Sewage

The City of North Miami Beach is the utility providing sanitary sewage collection and transmission service for the area where the project is located. However, the Miami-Dade Water and Sewer Department is the utility that manages and operates the wastewater treatment plant that treats the sewage received from the City of North Miami Beach sewage collection and transmission system. The projected sanitary sewage loading that will be generated by the proposed water park project is 109,320 GPD as depicted in Table-1. Per the Miami-Dade Water and Sewer Department sanitary sewer service Atlas a 30 inch diameter force main runs along the south bank of the Snake Creek Canal. In addition there is a sanitary lift station located on the north side of the stadium building with a gravity collection system that surrounds the building. This lift station conveys sewage into the referenced 30 inch force main via a 12 inch force main. There is no existing gravity sewer or sanitary force main abutting the project site. Therefore, a new sanitary lift station at the project site and a force main extension from the project site to either the existing 30 inch force main or the referenced 12 inch force main will be required to service this project.

The construction of the proposed water park will increase the sewage loading by 109,320 GPD. The Miami-Dade Water and Sewer Department sewage treatment plant that will receive the sewage generated by this project is the North Dade Wastewater Treatment Plant. We have received a letter of treatment capacity verification from Miami-Dade Water and Sewer Department dated 14 September, 2010 that confirms there is presently adequate treatment capacity to treat the sewage generated by this project. Therefore, there is adequate wastewater treatment capacity at the wastewater treatment plant to service this project.

### Solid Waste

The Department of Solid Waste does not measure waste disposal capacity on a case by case basis. Disposal capacity is determined on a system wide basis based on the demand generated by parties who have committed their waste flows to the system through interlocal agreements, long term contracts and anticipated non-committed waste flows in accordance with the level of service standards. Based on this criteria, the Department of Solid Waste has indicated that the County's solid waste management system has adequate capacity to meet the level of service standard through Fiscal Year 2016 or two years beyond the minimum standard capacity of five years as stated in the attached memo from Miami-Dade County Department of Solid Waste Management dated September 22, 2009. Therefore the Department of Solid Waste has advised that the current level of service is adequate to service the project. The closest Miami-Dade County solid waste facility to the Dolphins Center East 2 site is the North Dade Trash and Recycling Center located at 21500 NW 47<sup>th</sup> Avenue, approximately 3.0 miles away.

### Stormwater Management

# MEMO

Potable Water Demand, Sanitary Sewage Loading, Solid Waste and Stormwater Management  
Dolphin Center East II  
SW Quadrant of Intersection of NW 199th Street and the Florida Turnpike in the City of Miami Gardens, Florida  
Langan Project No.: 300055901  
13 September, 2010- Page 3 of 3

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The stormwater management system that will serve the proposed Water Park will be designed in conformance with the South Florida Water Management District (SFWMD) Permit No. 951129-12 currently on file for Dolphin Center East II. The stormwater management system will consist of on-site dry detention areas interconnected to two on-site control structures that overflow into the NW 199<sup>th</sup> Street drainage system. The off-site discharge criteria indicated by the referenced permit will be met by the proposed site improvements. Langan has completed preliminary stormwater management calculations and has confirmed that the proposed development will be in general conformance with the SFWMD Permit No. 951129-12 for Dolphin Center East II.

FL Certificate of Authorization No. 6601

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- ADA Coordination
- Agenda Coordination
- Animal Services
- Art in Public Places
- Audit and Management Services
- Aviation
- Building
- Building Code Compliance
- Business Development
- Capital Improvements Construction Coordination
- Citizens' Independent Transportation Trust
- Commission on Ethics and Public Trust
- Communications
- Community Action Agency
- Community & Economic Development
- Community Relations
- Consumer Services
- Corrections & Rehabilitation
- Cultural Affairs
- Elections
- Emergency Management
- Employee Relations
- Empowerment Trust
- Enterprise Technology Services
- Environmental Resources Management
- Fair Employment Practices
- Finance
- Fire Rescue
- General Services Administration
- Historic Preservation
- Homeless Trust
- Housing Agency
- Housing Finance Authority
- Human Services
- Independent Review Panel
- International Trade Consortium
- Juvenile Assessment Center
- Medical Examiner
- Metro-Miami Action Plan
- Metropolitan Planning Organization
- Park and Recreation
- Planning and Zoning
- Police
- Procurement Management
- Property Appraiser
- Public Library System
- Public Works
- Safe Neighborhood Parks
- Seaport
- Solid Waste Management
- Strategic Business Management
- Team Metro
- Transit
- Force on Urban Economic Revitalization
- Vizcaya Museum And Gardens
- Water & Sewer

September 14, 2010

Mr. Leonardo Rodriguez, P.E.  
 Project Manager  
 Langan Engineering & Environmental Services  
 15150 NW 79<sup>th</sup> Court, Suite 200  
 Miami Lakes, Fl 33016

Re: Wastewater Treatment Capacity Verification Request  
 Dolphin Center East Two Water Park Development

Dear Mr. Rodriguez:

This letter is in response to your request for verification of wastewater treatment capacity. This project is located south of NW 199<sup>th</sup> Street and west of the Florida Turnpike. The proposed development is located within the City of North Miami Beach (NMB) sewer service area. The City of NMB is a volume sewer customer of the Miami-Dade Water and Sewer Department (MDWASD). The wastewater flows generated within the City's service area are transmitted to MDWASD for treatment and disposal to the North District Wastewater Treatment Plant (NDWWTP).

The total average wastewater demand for this project is 119,320 gallons per day (gpd) as noted in the table below:

Projected Water Park Sewage Loading			
Proposed Uses		Flow Rate	Sewage Loading (GPD)
Swimming Facility's (Filter Backwash)	6,720 gallons/day	Lump Sum	6,720
Park (with toilets and showers)	5,000 Attendants	20 gpd/person	100,000
Restaurant (Fast Food)	360 seats	35 gpd/seat	12,600
<b>TOTAL</b>			<b>119,320</b>

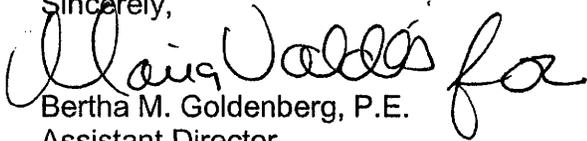
Please note that based on 5,000 attendants, a total wastewater flow of 100,000 gpd is generated for the Park as per the flow rate in Table 2 of the Department's adopted connection fees and charges. The average treatment capacity presently exists at the NDWWTP to treat this additional flow. At the time of development, capacity evaluations of the plant for average flow and peak flows may be required, depending on the compliance status of the United States Environmental Protection Agency (USEPA) Second and Final Partial Consent Decree.

*Delivering Excellence Every Day*

September 14, 2010  
Mr. Leonardo Rodriguez, P.E.  
Wastewater Treatment Capacity Verification Request  
Dolphin Center East Two Water Park Development

Please note that the availability of sewer service is subject to the approval of all applicable governmental agencies having jurisdiction over these matters. Should you have any questions, please call me at (786) 552-8120.

Sincerely,

A handwritten signature in black ink, appearing to read "Bertha M. Goldenberg" followed by a stylized flourish.

Bertha M. Goldenberg, P.E.  
Assistant Director  
Regulatory Compliance and Planning



# City of North Miami Beach, Florida

PUBLIC SERVICES DEPARTMENT

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September 20, 2010

Leonardo Rodriguez, P.E.  
Langan Engineering & Environmental Services  
15150 NW 79 Court, Suite 200  
Miami Lakes, FL 33016

Re: Dolphin Water Park – Dolphin Center East 2 – Letter of Water & Sewer Availability  
Langan Project No: 300055901

Dear Mr. Rodriguez:

In response to your written request dated September 2, 2010, and subsequent revised letter dated September 13, 2010, this is to advise that the City of North Miami Beach is able and willing to provide both water and sewer service to the above referenced project site.

The City of North Miami Beach has over 10 million gallons of reserve capacity at its Norwood Oeffler Water Treatment Plant at this time and will be able to provide service to your project up to that capacity. The City, the County and DERM all compute their water allocation in a slightly different manner, so rather than state a specific gallonage in this letter, we opted to state capacity available. Actual gallonage will be evaluated at time of permitting based on plans and engineer's report submitted with this project.

As you know, the City does not treat wastewater and so you will need to secure sewer treatment capacity directly with the Miami-Dade Water and Sewer Department.

This parcel was never developed and so there is no water or sewer infrastructure abutting to it. Therefore, both a water and sewer main extension will be required to bring service to this site. We can discuss possible points of connection upon request.

Any necessary infrastructure improvements to accomplish the above will be the sole responsibility of the developer of this site to design, permit and construct.

Water and sewer impact fees will also be assessed at the time of building plans review.

Feel free to contact me at (305) 948-2967 ext. 7962 should you have any questions in regards to the above as I will be your main point of contact here at the City.

Very truly yours,

Karim Rossy  
Utilities Engineering Manager

KR/cf

cc: Shari Kamali, Interim Director of Public Services  
Karl C. Thompson, P.E., Assistant Director of Public Services

Kr-dolphin water park – 9 14 10

**SUBSTANTIAL DEVIATION DETERMINATION CHART**

<b>TYPE OF LAND USE</b>	<b>CHANGE CATEGORY</b>	<b>PROPOSED PLAN</b>	<b>ORIGINAL PLAN</b>	<b>PREVIOUS D.O. CHANGE &amp; DATE OF CHANGE</b>
Attraction/Recreation	# Parking Spaces	Increase of 1,250 parking spaces for water park use (which may also be used for stadium)	Up to 7,350 paved spaces Min. 7,200 grass spaces 14,385 spaces to serve Stadium use	3,500 additional spaces on DC East or DC West until transit is provided per condition 17b. of Resolution Z-131-95, resulting in 17,885 paved, improved and/or unpaved spaces for Stadium use
	# Spectators			
	# Seats	No Change	73,000 seats	73,000 seat stadium plus 1,916 additional seats (74,916 total seats) in the stadium as permitted by Section 380.06(24)(f), Florida Statutes per Resolution Z-40-93, approved April 8, 1993.
	Site locational changes	N/A		
	Acreage, including drainage, ROW, easements, etc.	39.99 acre water park added (includes 20 acres for required parking)	N/A	N/A
	External Vehicle Trips	158 gross PM peak hour trips		
	D.O. Conditions			
	ADA Representations			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

## SUBSTANTIAL DEVIATION DETERMINATION CHART

Airports           <b>N/A</b>	Runway (length)			
	Runway (strength)			
	Terminal (gross square feet)			
	# Parking Spaces			
	# Gates			
	Apron Area (gross square feet)			
	Site locational changes			
	Airport Acreage, including drainage, ROW, easements, etc.			
	# External Vehicle Trips			
	D.O. Conditions			
	ADA representations			
Hospitals           <b>N/A</b>	# Beds			
	# Parking Spaces			
	Building (gross square feet)			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	External Vehicle Trips			
	D.O. conditions			
	ADA representations			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

## SUBSTANTIAL DEVIATION DETERMINATION CHART

<b>Industrial</b>         <b>N/A</b>	Acreage, including drainage, ROW, easements, etc.			
	# Parking spaces			
	Building (gross square feet)			
	# Employees			
	chemical storage (barrels and pounds)			
	Site locational changes			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			
<b>Mining Operations</b>      <b>N/A</b>	Acreage mined (year)			
	Water withdrawal (gal/day)			
	Size of mine (acres), including drainage, ROW, easements, etc.			
	Site locational changes			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

**SUBSTANTIAL DEVIATION DETERMINATION CHART**

Office	Acreage, including drainage, ROW, easements, etc.			
	Building (gross square feet)	225,000 sf of Office reflecting a decrease of 100,000 sf of office from the East 2 parcel.	550,000 sf of Office Use (for entire Dolphin Center DRI)	Removed 200,000 sf of office from Dolphin Center South parcel per Resolution Z-27-06. 325,000 sf of office remaining on Dolphin Center North after bifurcation per Resolution Z-26-08 approved October 23, 2008.
	# Parking Spaces			
	# Employees			
	Site locational changes			
	# External vehicle trips	410 gross PM peak hour trips reflecting a reduction of 191 gross PM peak hour trips.		601 gross PM peak hour trips (using ITE 8 <sup>th</sup> Edition Rates) for the 100,000 sf of office on the West parcel, the 125,000 sf of office on the East 1 parcel and the 100,000 sf of office on the East 2 parcel.
	D.O. Conditions			
	ADA representations			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

## SUBSTANTIAL DEVIATION DETERMINATION CHART

<b>Petroleum/Chemical Storage</b>  <b>N/A</b>	Storage Capacity (barrels and/or pounds)			
	Distance to Navigable Waters (feet)			
	Site locations changes			
	Facility Acreage, including drainage, ROW, easements, ect.			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			
<b>Ports (Marinas)</b>  <b>N/A</b>	# Boats, wet storage			
	# Boats, dry storage			
	Dredge and fill (cu. yds.)			
	Petroleum storage (gals.)			
	Site locational changes			
	Port Acreage, including drainage, ROW, easements, etc.			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

**SUBSTANTIAL DEVIATION DETERMINATION CHART**

Residential  <b>N/A</b>		# Dwelling units			
		Type of dwelling units			
		# of lots			
		Acreage, including drainage, ROW, easements, etc.			
		Site locational changes			
		# External vehicle trips			
		D.O. Conditions			
Wholesale, Service	Retail,	Acreage, including drainage, ROW, easements, etc.			
		Floor Space (gross square feet)	No change	465,000 gsf of Retail Use (for entire Dolphin Center DRI)	Added 104,961 sf of retail use to Dolphin Center South parcel per Resolution Z-27-06. 140,000 gsf of retail use remaining on Dolphin Center North after bifurcation per Resolution Z-26-08 approved October 23, 2008.
		# Parking Spaces			
		# Employees			
		Site locational changes			
		# External vehicle trips	No change.		980 gross PM peak hour trips (using ITE 8 <sup>th</sup> Edition Rates) for the 100,000 sf of retail on the West parcel and the 40,000 sf of retail on the East 1 parcel.
		D.O. Conditions			
	ADA representations				

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

## SUBSTANTIAL DEVIATION DETERMINATION CHART

Hotel/Motel	# Rental Units	No change	750 rooms	450 rooms on Dolphin Center North per Resolution Z-27-06 (which removed 300 hotel rooms from the Dolphin Center South parcel).
	Floor space (gross square feet)			
	# Parking Places			
	# Employees			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	# External vehicle trips	No change		286 gross PM peak hour trips (using ITE 8 <sup>th</sup> Edition Rates) for the 150 hotel rooms on the west parcel and the 300 hotel rooms on the East 1 parcel.
	D.O. Conditions			
	ADA representations			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

Approved: \_\_\_\_\_ Mayor

Veto: \_\_\_\_\_

Override: \_\_\_\_\_

### RESOLUTION NO. Z-26-08

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).
- (3) Approval of an amended Development Order for the North Parcel, to be named Dolphin Center North.

### REQUEST #3 ON SCHEDULE 1

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. 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: NORTH PARCEL: Tract "A" of DOLPHIN CENTER — STADIUM SITE, Plat Book 129, Page 91. Together with: Tract "B" of DOLPHIN CENTER — STADIUM SITE, Plat Book 129, Page 91. Together with: Tract "C" of DOLPHIN CENTER — STADIUM SITE, Plat Book 129, Page 91. Together with: Tract "D" of DOLPHIN CENTER — STADIUM SITE, Plat Book 129, Page 91. Together with: A parcel of land being a portion of Section 34, Township 51 South, Range 41 East, and a portion of Section 3, Township 52 South, Range 41 East, Miami-Dade County, Florida and being more particularly described as follows:

Commence at the southeast corner of said Section 34; thence N01°40'22"W, along the east line of said Section 34, a distance of 90.94' to a point on the west right-of-way line of the "Florida's Turnpike" and the Point of Beginning; thence S87°04'59"W along the W/ly right-of-way line of the "Florida's turnpike," 84.76'; thence S02°47'53"E, continue along the west

right-of-way line of the Florida's Turnpike, 30.92' to a point on the north right-of-way line of N.W. 199th Street, as shown on the DOLPHIN CENTER — STADIUM SITE, Plat Book 129, Page 91; thence S87°04'59"W, along the north right-of-way line of said N.W. 199th Street, 167.13' to a Point of curvature of a tangent curve concave to the southeast and having a radius of 2,163.5'; thence W/ly and SW/ly, continue along the north right-of-way line of said N.W. 199th Street, and along the arc of said curve to the left having a central angle of 21°48'06", for an arc distance of 823.23' to a point on the east line of Tract "E," of said DOLPHIN CENTER — STADIUM SITE, said point also being a Point of reverse curvature of a tangent curve concave to the northeast and having a radius of 50'; thence SW/ly, NW/ly and N/ly, along the east line of said Tract "E," and along the arc of said curve to the right, having a central angle of 113°02'15" for an arc distance of 98.64' to a Point of tangency; thence N01°40'53"W, continue along the east line of said Tract "E," 1,044.62' to a point on the arc of a non-tangent curve concave to the southeast and having a radius of 280' (a radial line of said curve through said point having a bearing of N65°22'27"W); thence N/ly, NE/ly, and E/ly, continuing along the E/ly line of said Tract "E," and along the arc of said curve to the right, having a central angle of 67°30'40" for an arc distance of 329.92' to a Point of tangency; thence S87°51'46"E, continue along the east line of said Tract "E," 787.79' to a Point of curvature of a tangent curve concave to the south and having a radius of 280'; thence E/ly, continue along the easterly line of said Tract "E" and along the arc of said curve to the right, having a central angle of 13°36'50" for an arc distance of 66.53' to a point on a non-tangent line, said line being the east line of said Section 34; thence S01°40'22"E along the east line of said Section 34, a distance of 972.84' to the Point of beginning:

Together with: A portion of Tracts 1, 2, 3, 4, 21, 22, 23 and 24, MIAMI GARDENS, Plat Book 2, Page 96, and a portion of Section 3, Township 52 South, Range 41 East, said parcel being more particularly described as follows:

Commencing at the northeast corner of said Section 3; thence S02°47'53"E along the east line of said Section 3, a distance of 543.17' to the Point of beginning; thence continuing S02°47'53"E along the east line of said Section 3, a distance of 429.4' to the northeast corner of Tract "C" of said DOLPHIN CENTER — STADIUM SITE; thence S87°07'49"W along the north line of said Tracts "C" and "D" of said DOLPHIN CENTER — STADIUM SITE", 1,321.17'; thence S02°46'37"E, continuing along the north line of said Tract "D," 216'; thence S87°07'49"W continuing along the north line of said Tract "D," 1,161.25'; thence N02°45'22"W continuing along the north line of said Tract "D," 618.68' to a point on the south right-of-way line of N.W. 199th Street as shown on said DOLPHIN CENTER — STADIUM SITE, said point also being on the arc of a non-tangent curve concave to the north and having a radius of 6,924.43' (a radial line of said curve through said point having a bearing of S01°11'36"E); thence E/ly along said south right-of-way line of N.W. 199th Street, and along the arc of said curve, through a central angle of 01°40'49", a distance of 203.07' to a Point of compound curvature of a tangent curve concave to the northwest and having a radius of 2,238.5'; thence NE/ly along said south right-of-way line of N.W. 199th Street, and along the arc of said curve, through a central angle of 28°19'13", a distance of 1,106.45' to a Point of reverse curvature of a tangent curve concave to the southeast and having a radius of 2,043.5'; thence continuing NE/ly and E/ly along the south right-of-way line of the said N.W. 199th Street, and along the arc of said curve, through a central angle of 28°16'37", a distance of 1,008.52' to a Point of tangency; thence N87°04'59"E, continuing along the south right-of-way line of said N.W. 199th Street, 27.7' to a Point of a tangent curve concave to the south and having a radius of 298'; thence E/ly along the south right-of-way of said N.W. 199th

Street, and along the arc of said curve, through a central angle of  $27^{\circ}49'34''$ , a distance of 144.73' to a point on the west right-of-way of the "Florida Turnpike"; thence  $S02^{\circ}47'53''E$  along the west right-of-way line of the "Florida Turnpike," 15.86'; thence  $S06^{\circ}56'41''E$  continuing along the west right-of-way line of the "Florida Turnpike," 401.05'; thence  $S32^{\circ}58'17''E$ , continuing along the west right-of-way line of the "Florida Turnpike," 37.8'; thence  $N87^{\circ}12'07''E$ , continuing along the west right-of-way line of the "Florida Turnpike," 34.97' to the Point of beginning. Less therefrom: Tract "B," Dolphin Center — Stadium Site, Plat Book 129, Page 91. Together with: A parcel of land being a portion of Tracts 10 and 11 of MIAMI GARDENS, Plat Book 2, Page 96, and a portion of Section 34, Township 51 South, Range 41 East, together with that certain 20' right-of-way lying north of said Tracts 10 and 11 being more particularly described as follows:

Commence at the southwest corner of said Section 34; thence  $N01^{\circ}47'18''W$  along the west line of said Section 34, 961.32' to a point on the east right-of-way of N.W. 27th Avenue as shown on DOLPHIN CENTER — STADIUM SITE, Plat Book 129, Page 91, said point also being the Point of Beginning; thence continue  $N01^{\circ}47'18''W$  along the west line of said Section 34 and along the east right-of-way of said N.W. 27th Avenue 849.6' to the Point of curvature of a curve concave to the southeast having a radius of 50'; thence N/ly, NE/ly and E/ly along the arc of said curve, through a central angle of  $93^{\circ}55'32''$ , an arc distance of 81.97' to a point on the south right-of-way of N.W. 203rd Street as shown on said plat of "DOLPHIN CENTER — STADIUM SITE"; thence  $S87^{\circ}51'46''E$  along the south right-of-way of said N.W. 203rd Street 766.22' to the Point of curvature of a curve concave to the southwest having a radius of 90'; thence E/ly, SE/ly and S/ly along the arc of said curve through a central angle of  $86^{\circ}04'28''$ , an arc distance of 135.21' to a point on the west right-of-way of N.W. 26th Avenue as shown on said plat of DOLPHIN CENTER — STADIUM SITE; thence  $S01^{\circ}47'18''E$  along the west right-of-way of said N.W. 26th Avenue 1,086.38' to the Point of curvature of a curve concave to the west having a radius of 8,553.53'; thence S/ly along the west right-of-way of said N.W. 26th Avenue and along the arc of said curve, through a central angle of  $02^{\circ}00'00''$ , an arc distance of 298.58'; thence  $S00^{\circ}12'42''W$  along the west right-of-way of said N.W. 26th Avenue, 365.85' to the Point of curvature of a curve concave to the northwest having a radius of 50'; thence S/ly, SW/ly and W/ly along the arc of said curve, through a central angle of  $103^{\circ}49'23''$ , an arc distance of 90.6' to a point on the north right-of-way of N.W. 199th Street as shown on said plat of DOLPHIN CENTER — STADIUM SITE; thence  $N75^{\circ}57'55''W$  along the north right-of-way of said N.W. 199th Street, 236.26' to the Point of curvature of a curve concave to the south having a radius of 1,968.58'; thence W/ly along the north right-of-way of said N.W. 199th Street and along the arc of said curve, through a central angle of  $03^{\circ}31'18''$ , an arc distance of 121' to the E/ly corner of a 12' additional right-of-way as shown in Official Records Book 12940, Page 669; thence  $N78^{\circ}16'03''W$  along the N/ly line of said 12' additional right-of-way, 179.79' to the Point of curvature of a non-tangent curve concave to the south, having a radius of 1,980.58' (a radial line to said point bears  $N05^{\circ}18'21''E$ ); thence W/ly along the N/ly line of said 12' additional right-of-way and along the arc of said curve, through a central angle of  $05^{\circ}04'32''$ , an arc distance of 175.45'; thence  $S00^{\circ}13'49''W$  12' to the Point of curvature of a non-tangent curve concave to the northeast having a radius of 50', (a radial line to said point bears  $S00^{\circ}13'49''W$ ), said point also being on the north right-of-way of aforesaid N.W. 199th Street; thence W/ly, NW/ly and N/ly along the arc of said curve, through a central angle of  $86^{\circ}59'45''$ , an arc distance of 75.92' to a point on the east right-of-way of aforesaid N.W. 27th Avenue, thence  $N02^{\circ}46'26''W$  along the east right-of-way of said N.W. 27th Avenue, 92.74' to the Point of curvature of a curve concave to the west having a radius of 5,808.65';

thence N/ly along the east right-of-way of said N.W. 27th Avenue and along the arc of said curve through a central angle of  $02^{\circ}02'40''$ , an arc distance of 207.27'; thence  $N09^{\circ}50'03''W$  along the east right-of-way of said N.W. 27th Avenue, 180.66' to the Point of curvature of a non-tangent curve concave to the west having a radius of 5,795.65', (a radial line to said point bears  $N83^{\circ}24'08''E$ ); thence N/ly along the east right-of-way of said N.W. 27th Avenue and along the arc of said curve, through a central angle of  $02^{\circ}48'37''$ , an arc distance of 284.27'; thence  $N09^{\circ}24'29''W$  along the east right-of-way of said N.W. 27th Avenue., 92.25' to the Point of beginning.

LOCATION: Lying between N.W. 17 Avenue and N.W. 27 Avenue and on both sides 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 4 for the South parcel should be approved, and were approved under separate Resolution Z-27-08, 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 North Parcel) (Item #2), and the request for an amended Development Order for the North Parcel, to be named Dolphin Center North on Schedule 1 (Item #3) 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 #3, 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 for the North Parcel, to be named Dolphin Center North on Schedule 1 (Item #3) be and the same is hereby approved, subject to the following conditions:

SCHEDULE 1

DOLPHIN CENTER NORTH  
AMENDED DEVELOPMENT ORDER

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

1. The Dolphin Center 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:
    - 73,000 seat stadium plus 1,916 additional seats in the stadium (as permitted by Section 380.06(24)(f) Florida Statutes).
    - 7,350 paved parking spaces on the stadium site.
    - 325,000 square feet of office development
    - 50,000 square feet of fitness center development
    - 140,000 square feet of retail/commercial development.
    - 450 hotel rooms.
  - b. Maintain the North and South Neighborhood Protective Buffers and the park to be developed in association with the South Neighborhood Protective Buffer, in accordance with Conditions 9, 10, and 11 herein.  
**[Note: This condition has been satisfied.]**
  - c. Schedule project completion for October 10, 2017, pursuant to Section 380.06(19)(c), F.S., to recognize the tolling of time for the buildout date during the pendency of administrative or judicial proceedings relating to development permits for the project, the extension of the date of buildout of any phase thereof for twelve (12) years less one (1) day, and to include the 3-year extension for projects under active construction without creating a substantial deviation.

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 modeling 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. As part of the air quality program for Phase B lands, observe Miami-Dade County traffic volumes for the intersection of N.W. 199 Street and U.S. 441 for years 1992, 1993 and 1994. Compare actual average weekday traffic (AWDT) volumes to the following threshold AWDT volumes for each year listed below:  
  

1992 =	46,879
1993 =	47,239
1994 =	47,602

  
Record and submit the results of this comparison in the project's annual status report.
  - g. If actual AWDT volumes exceed the AWDT threshold volumes identified in Condition 2f above, the owners of Phase B lands shall conduct air quality modeling of carbon monoxide (CO) impacts. The air quality modeling shall

follow Florida Department of Environmental Regulation (FDER) guidelines and shall:

- (i) Be based on actual AWDT traffic counts for the intersection of N.W. 199 Street and U.S. 441; and
  - (ii) Be conducted for the period between December and February, and
  - (iii) Be submitted during the month of April after exceedance determination and during the same year, in a detailed analysis to FDER and Miami-Dade County Department of Environment Resources Management (DERM) for comment and review, and to the SFRPC for review and approval.
- h. If the results of the air quality modeling study, as described in Condition 2g, above, exceed 85% but less than 100% of the State standard for CO concentrations:
- (i) The owners of Phase B lands shall submit within 180 days, a detailed air quality monitoring plan to FDER and DERM for review and comment and SFRPC for review and approval.
- i. If the results of the air quality modeling study, as described in Condition 2.g., above, or any monitoring results pursuant to Condition 2.h., above, exceed State standards for CO concentrations:
- (i) The owners of Phase B lands shall provide acceptable documentation which clearly indicates that CO exceedances will not occur, or that project development seeking approval will not contribute to the predicted CO violation, or that any potential CO additions for additional project development on Phase B lands has been or will be mitigated prior to issuance of building permits for the additional project development. This documentation must be submitted to FDER and DERM for comment and review, and to the SFRPC for review and approval.

**[Note: The conditions set forth in Paragraphs 2.a. – 2.e. have been satisfied.]**

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. Develop up to 7,200 of the total stadium parcel parking as grassed - not paved - spaces.
  - f. 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.
  - g. Install oil and grease baffles in canal discharge structures.
  - h. Periodically remove pollutant accumulations from the stormwater system.
  - i. 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.
  - j. 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.
  - k. 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 Stadium and all 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 24 and 41 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; preserve the native oak area identified in Exhibit 3; 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 material shall be required subject to DERM approval.
- [Note: This condition has been satisfied.]**
7. Provide to, and on a schedule established by the Miami-Dade County Historic Preservation Division (MDHPD) funds necessary for MDHPD to hire an archaeological assistant to monitor Dolphin Center development.

8.
  - a. Dedicate the preserved archaeological midden shown in Exhibit 3 for open space, or donate the land to Miami-Dade County or another agency/organization acceptable to both Miami-Dade County, the Department of Community Affairs (DCA), and the Council for perpetual maintenance as an archaeological site.
  - b. The archaeological midden shown in Exhibit 3 shall be maintained in its native condition and within 12 months of the effective date of this Development Order be surrounded by an 8-foot high chainlink fence, or other barrier suitable to Miami-Dade County.
  - c. Provide within 3 months of the effective date of this Development Order an accurate legal description approved by the Miami-Dade County Historic Preservation Division of the archaeological midden shown in Exhibit 3.

9. 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 neighborhood ("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 the Planning Department 6' to 8' in height to permanently bar access and reduce noise transmission between the project site and the adjacent neighborhood. 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, extend 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 & 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 bike path right-of-way.
  - The 20 to 40 foot bike path right-of-way shall be landscaped to be compatible with and enhance adjacent residential areas.
  - Construct and maintain an irrigation system in the 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: The conditions set forth in this paragraph have been satisfied.]**

10. Apply for and fully cooperate in the establishment of a special taxing district 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 40' landscaped North Neighborhood Protective Buffer and the 110'-130' wide linear park and bike path within the South Neighborhood Protective Buffer, the park on the east end of the South Neighborhood Protective Buffer, the archaeological midden area, and the pine-oak preservation area. 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 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.]**

11. Develop a North Neighborhood Protective Buffer, by planting a permanent landscaping barrier along the north edge of the property beginning at the southern edge of the South Florida Water Management District (SFWMD) right-of-way and extending 40' south, unless specific permission is obtained from the SFWMD allowing a portion of their right-of-way to be dedicated for perpetual use as part of the North Neighborhood Protective Buffer to be developed and maintained by the Applicant. This 40-foot wide North Neighborhood Protective buffer shall contain an irrigation system installed and maintained in operating condition by the applicant and be planted consistent with the illustration in Exhibit 6, using the species in Exhibit 4, prior to issuance of a certificate of occupancy for the stadium.

**[Note: This condition has been satisfied.]**

12. Develop the property in accordance with the Archaeological Management Plan in Exhibit 7.

**[Note: This condition has been satisfied.]**

13. a. 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, and \$80 (1984 dollars) per hotel room. In addition thereto, prior to requesting any certificate of occupancy for the stadium, provide the Fire Department the lump sum of \$164,735 to cover the prorata cost of necessary fire/rescue equipment for the stadium. In addition, maintain a helicopter landing area according to Miami-Dade County Fire Department regulations prior to the issuance of a Certificate of Occupancy.

**[Note: This condition has been satisfied for the development to date.]**

- b. Provide to Miami-Dade County Fire Rescue Department, prior to the issuance of a Certificate of Occupancy for the additional 1,916 seats in the stadium, a single payment of \$5,269 to cover the prorata cost of necessary fire/rescue equipment to service this stadium expansion.

**[Note: This condition has been completed.]**

14. a. Cooperate with the Miami-Dade Police Department and incorporate security measures and systems into the design and operation of Dolphin Center, including the following:
- Security Office (with a holding cell) at each end of the stadium;
  - An area which can be used as a police command post within the stadium, shielded from the weather, and large enough to hold roll call for assigned personnel;
  - Television cameras located in sensitive areas throughout the stadium with television monitors placed in one of the security offices.
- b. Provide to the Miami-Dade County Police Department, prior to requesting any Certificate of occupancy, the sum total of \$128,249 to be used to reimburse the Department for equipment purchased to provide adequate police service for stadium events.

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

15. a. Incorporate the following energy conservation measures into the stadium development:
- Water flow restricters and low water use fixtures in all restrooms.
  - No hot water in restrooms.
  - Where hot water is provided in the skyboxes, use small incremental water heaters.
  - Natural gas for hot water heating in locker rooms and management areas.
  - At least 7,200 parking spaces with grass surfaces.
- b. Include the following operational or design improvements into the Final Dolphin Stadium Plans prior to January 1, 1987.
- A traffic management plan for major stadium events which maximizes efficient traffic flow, reversible traffic levels on N.W. 199 Street, and the separation of bus movements from that of vehicular traffic. In addition to bus separation when bus and other vehicular traffic move in the same direction, the plan must account for the separation of exiting buses (during vehicular egress) for return bus trips.
  - Improve the bus terminal drop off plan to (a) enlarge the size of the terminal by increasing the number of bus bays to at least 25, and (b) minimize or eliminate bay cross flow of bus passenger/pedestrian movement and vehicular traffic.

- Agree to offer and sell transit passes and other fare media; through the mail to season ticket purchasers who would wish to access stadium events via transit.

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

16. Incorporate the following emergency conservation measures into the non-stadium portion of 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 mode, 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/startup, 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.
17. a. 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.
- b. Until such time as the Dolphins Stadium is served directly by fixed or commuter rail transit, make available for stadium parking a minimum of 3,500 spaces collectively within Dolphin Center East and West, or as additional parking within the stadium site (Phase A), for all stadium events occurring on Saturday, Sunday, or after 7:00 p.m., on weekdays. Nothing herein restricts the use of the property on which the 6,600 unimproved parking spaces have been designated. Such location can be determined at any time, provided however, that prior to such termination, South Florida Stadium Corp. (or its successor) shall submit and receive approval of an alternate parking plan and construct the relocated spaces, subject to the provisions of section 380.06 (19) Florida Statutes, (if applicable) and the relevant provisions of the Miami-Dade County Code.
18. a. Withhold from requesting any Certificates of occupancy for the Dolphin Stadium until the following roadway improvement is complete:

Improvements

Exhibit No.

Hollywood Boulevard - I-75 to University

Add 2L (4LD)

**[Note: This condition has been satisfied.]**

- b. Prior to January 1, 1987, Applicant will cause the acquisition of the necessary right-of-way (Exhibits #9-14) for the recommended improvement of the U.S. 441/N.W. 199 Street intersection. Failure of the Applicant or a governmental agency to acquire the necessary right-of-way on or before January 1, 1987, will authorize Miami-Dade County Building Department to withhold any further permits, refuse inspections, or withhold any approvals for the Dolphin Stadium.

[Note: This condition has been satisfied.]

- c. Prior to January 1, 1987, Applicant will cause construction to begin on the Ives Dairy Road/I-95 intersection in accordance with Exhibit 9 - 22 Revised. Failure of the Applicant or a governmental agency to commence construction on or before January 1, 1987 will authorize the Miami-Dade County Building Department to withhold any further permits, refuse inspections, or withhold any approvals for the Dolphin Stadium.

[Note: This condition has been satisfied.]

- d. Restrict attraction and recreation uses within Dolphin Center North to professional football and baseball games, and in addition, other events which may only occur on Saturday and/or Sunday until those transportation improvements listed below and contained in Conditions 18b, 18c and 18e are completed. As used in this condition, the word "Event" shall mean any use of the stadium seating designed to view field events which is open to the general public by either paid or unpaid admission. As used in this condition, the word "annually" shall mean a 12 month period of time commencing on August 1st and running until August 1st of the following year. In addition, complete the following transportation related improvements prior to the dates listed:

Improvements	Required Completion Date	Exhibit No.
University Drive/ Miramar Parkway Intersection	Completed	Exhibit 9-28
University Drive/HEFT Interchange	Completed	Exhibit 9-5
Miramar Parkway/Flamingo Road Intersection	Completed	Exhibit 9-13
Miramar Parkway/U.S. 441 Intersection	Completed	Exhibit 9-15
SR 7/Hollywood Boulevard Intersection	Completed	Exhibit 8
NW 27 Avenue/Miami Gardens Dr. Intersection	*	Exhibit 9-7a**

\* Prior to issuance of Certificate of Occupancy for 7:00 pm baseball game start time.

\*\* attached

Notwithstanding anything in this Condition 18d to the contrary, weekday Events (other than professional baseball games, and up to two other televised events annually) shall not have scheduled starting times between the hours of 5:00 p.m. and 8:00 p.m.; and weekday professional baseball games in within Dolphin Center North, shall not have scheduled starting times between the hours of 5:00 p.m. and 7:00 p.m. and Events, shall not have scheduled starting times between the hours of 5:00 p.m. and 7:30 p.m. Weekday attendance at any concert event shall not exceed 55,000 persons.

- e. 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, 1988:

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.]**

- f. Prior to July 1, 1986, the Applicant will enter into an agreement with FDOT ensuring completing 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.]**

- g. Prior to requesting a Certificate of Use and Occupancy for the additional 1,916 seats with the stadium, provide to the Miami-Dade County Public Works Department the appropriate Roadway Impact Fee in accordance with the requirements of Chapter 33E of the Code of Miami-Dade County.

**[Note: This condition has been satisfied.]**

- h. During weekday Stadium events which occur concurrently with the scheduled arrivals and departures of Norwood Elementary and Madie Ives Elementary School students, the owner of the Stadium, at its sole cost and expense, shall cause the following minimum number of uniformed Miami-Dade Police Officers and equipment to be assigned at each location listed below for the purpose of traffic control necessary to assist school children in crossing N.W. 199 Street, as follows:

- a. Two uniformed Miami-Dade Police Officers and one uniformed patrol car or motor unit at the intersection of N.W. 14 Court and N.W. 199 Street.

- b. One uniformed Miami-Dade Police officer and one uniformed patrol car or motor unit at the intersection of N.W. 12 Avenue and N.W. 199 Street.
- c. One uniformed Miami-Dade Police Officer and one uniformed patrol car or motor unit at the intersection of N.W. 7 Avenue and N.W. 199 Street.
- d. One uniformed Miami-Dade Police officer and one uniformed patrol car or motor unit within the marked crossing zone at N.E. 12 Avenue and Ives Dairy Road.

The Stadium Manager's Office shall deliver at least one week prior notification of each weekday stadium event that will occur concurrently with the scheduled arrivals and departures of students of Norwood Elementary and Madie Ives Elementary Schools. Upon receipt of such notice, representatives from the Miami-Dade County Public Schools Safety Department and the on site school administrators shall determine and advise the Stadium Manager's Office of the need for additional police officers and/or equipment, if any, for school safety traffic control during such events. The owners of the Stadium shall provide the additional officers and equipment at their sole cost and responsibility.

In the event that the owners of the Stadium fail to provide the uniformed police officers or equipment required by this condition, the School Board of Miami-Dade County shall have the right to provide said officers and equipment and the owners of the Stadium shall reimburse the School Board for the costs of said officers and equipment upon the submission of an invoice therefor.

**[Note: This condition has been satisfied.]**

- 19. 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 19a 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.]**

20. a. Prior to requesting any Certificates of Occupancy for any Phase B retail, hotel, fitness, office or trademart development on property abutting the intersection at N.W. 27th Avenue and N.W. 191st Street, cause the construction of the following improvements:

Improvement	Exhibit No. 9 Reference
N.W. 27 Avenue and 191 Street - Intersection 6	Revised

- b. In the event that another developer, Broward County, Miami-Dade County, and/or FDOT constructs the improvement identified in 20a, within the specified time frame, the Applicant will not be held responsible for that particular improvement.
- c. 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 Phase B retail, hotel, fitness, 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 Phase B land uses

Retail	4.38/1,000 SF
Office	1.42/1,000 SF
Trademart	1.33/1,000 SF
Fitness Center	2.06/1,000 SF
Hotel	0.67/Room

Improvement Exhibit No.

- d. 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.
- e. 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 Phase B retail, hotel, fitness, 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:

<u>Improvement</u>	<u>Exhibit No.</u>
N.W. 27th Avenue from H.E.F.T. to N.W. 191st Street	None
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.

- f. The owners of Phase B lands 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. 27<sup>th</sup> Avenue to N.W. 37th Avenue. The owners of Phase B Lands shall perform a concurrency analysis for N.W. 199th Street 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. If such analysis indicates a deficient level of service in accordance with applicable Miami-Dade County concurrency standards then in effect, the owners of Phase B lands 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. If such analysis indicates a deficient level of service in accordance with applicable Dade County concurrency standards, then the owners of Phase B lands 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.

- g. Prior to 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 Phase B retail, hotel, fitness, office or trademart development, or within twenty-four months from the effective date of the amended development order (whichever occurs first), 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 \$300,000 (1992 dollars) for its construction:

Improvement

Exhibit No.

Miramar Parkway/Douglas Road Intersection

9-23 (Revised)

- 21. 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 19a. determined that the I-75/HEFT ramps were not economically feasible. Therefore this condition has been satisfied.]**
- 22. 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 DRI:

- a. Maintenance of the archaeological preserve established by Condition 8 herein.
- b. Maintenance of the South Neighborhood Protective Buffer, pursuant to Condition 9 and Condition 10 herein.
- c. Provision of increased public safety and Fire Rescue personnel for security, and traffic control, and fire and accident response during stadium events.
- d. Design, engineering, right-of-way, and construction costs of any transportation improvements necessitated by federal or state regulations.
- e. Operational and maintenance costs of providing transit service to stadium events and/or weekday transit service to the site.

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

- 23. 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 Dade Counties, and one copy to the Florida Department of Community Affairs (FDCA) 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.
- 24. Prepare an annual report in accordance with the requirements specified in Condition 39 herein and submit copies to the Council, Broward County, Miami-Dade County, and FDCA.

**THE COUNTY WILL:**

- 25. Approve no more than the amount of development described in Condition 1, herein, for Dolphin Center Stadium North, with no building permits issued that would exceed the permitted seats, square feet or number of units in each land use category. However, it is understood that more than 74,916 attraction and recreation seats may be constructed on site, so long as no more than 74,916 attraction and recreation seats will be in operation at any time.
- 26. 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, shall any change be proposed, approved, or constructed

that would allow (either individually or when considered cumulatively with prior changes) more total development, as identified in Table 2 attached.

27. 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 substantial compliance with the Development Order.
28. 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.
29. 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 4-lane, divided.

**[Note: This condition has been satisfied.]**

30. Prior to issuance of certificate of occupancy for the Stadium, construct a grade separated pedestrian walkway accessible to the handicapped over N.W. 199 Street, within 200' of the Norwood Elementary School entrance, prior to extending and opening N.W. 199 Street west of the Turnpike, or an alternative approved by Miami-Dade County; and the School Board.

**[Note: This condition has been satisfied.]**

31. Withhold all Certificates of Occupancy for the Dolphin Stadium until the following roadway improvement is complete:

<u>Improvement</u>	<u>Exhibit No.</u>
Hollywood Boulevard: SR 7 (U.S. 441) to N.W. 64 Avenue, Add 2L (4LD) Incl.	(Exhibit 8)

**[Note: This condition has been satisfied.]**

32. Withhold the issuance of Certificates of Occupancy for more than 18 events annually for the Dolphin Stadium including professional football until such time as the following improvements are constructed and completed. The determination as to what constitutes a "completed" road improvement, as required in this condition, shall be made by the Miami-Dade County Public Works Director.

<u>Improvement</u>	<u>Exhibit No.</u>
U.S. 441/N.W. 199 St., Intersection (Recommended)	9-14 Revised (Completed)
Florida Turnpike/N.W. 199 St. Interchange (Recommended)	1,2 Completed
Florida Turnpike, add 2 lanes at vicinity of N.W. 199 Street (Recommended)	8 Completed

In addition, the following roadway improvements must be completed prior to the date listed.

<u>Improvement</u>	<u>Completion Date</u>	<u>Exhibit No.</u>
University Drive/Miramar Parkway Intersection	Completed	Exhibit 9-28
University Drive/HEFT Interchange	Completed	Exhibit 9-5
Miramar Parkway (New) Flamingo Rd. Intersection	Completed	Exhibit 9-3
Miramar Parkway/U.S. 441 Intersection	Completed	Exhibit 9-15
SR 7 and Hollywood Blvd. Intersection	Completed	Exhibit 8

[Note: This condition has been satisfied.]

33. Make a diligent effort to enter into an agreement with the Applicant pursuant to Condition 22 herein.

[Note: This condition has been satisfied.]

**GENERAL:**

34. 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 order. Furthermore, Miami-Dade County shall not issue any subsequent 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, 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 County's concurrency standards as determined by the County pursuant to said 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.

35. 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)(15), Florida Statutes.
  - b. Any use of the South Neighborhood Protective Buffer not specified in Condition 9 herein or failure of the Applicant to develop and maintain the Buffer according to the standards specified in that condition and Conditions 10 and 22 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/stadium access point.
  - f. Failure of the Applicant to enter into an agreement for roadway construction, acquire right-of-way, or construct the transportation improvements identified in Conditions 18b, 18c, 18f, 18g and 19b within 90 days of the dates specified.
  - g. Failure of FDOT to construct the Turnpike/199 Street Interchange (Exhibits 9-1 and 9-2) prior to August 1, 1988.

- h. Failure of the Applicant to receive a certificate of occupancy for a stadium within three years of the effective date of the DRI Development Order.
- i. Failure of Miami-Dade County to construct and operate 199 Street, from U.S. 441 to N.W. 27 Avenue, as a reversible lane facility for stadium events.
- j. 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.

36. 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 Planning and Zoning Department that such violation has occurred. With regard to the provisions of Condition 17(b) above, a violation of requirements for parking to serve the stadium shall be enforced against both the stadium tract and any other tract in violation regardless of where the violation may occur. For purposes of this paragraph, the word "tract" shall be defined to mean any area of development under common ownership as of January 21, 1993 identified on the Dolphin Center Proposed Land Use and Phasing Plan. 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 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.

- 37. 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 36 above upon notification and verification of a violation of any condition herein.
- 38.
  - 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 39 herein.

39. The Applicant shall annually 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(15) and (18), 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(15)(f), 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 FDCA in accordance with Section 380.06(15) and (18), Florida Statutes (2007), and Rule 9J-2.25(16), Florida Administrative Code.
40. 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(14)(d), F.S. (2007), a Notice of the Adoption of the Dolphin Center North Development Order as amended and specifying that the Development Order runs with the land and is binding on all the applicants, its successors, and/or assigns, jointly and severally. **(This condition was amended to reflect the "North" D.O.)**
41. All exhibits referred to in this Development Order are attached hereto and made a part hereof.
42. The Council Amended ADA DRI Assessment is hereby incorporated by reference into this Development Order.
43. 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. This 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 changes to each will assume that such modifications will be analyzed incorporating the unbuilt development from the other as committed development in any subsequent impact analyses. Any subsequent modifications to the Dolphin Center South DRI development program or buildout dates will be reviewed cumulatively with the Dolphin Center North DRI and any subsequent modifications to the Dolphin Center North DRI development program or buildout dates will be reviewed cumulatively with the Dolphin Center South DRI, consistent with Section 380.06(19), F.S. **(This is a new condition.)**
44. That the applicants comply with all applicable requirements, recommendations, requests and other provisions of the various Departments as contained in the departmental memoranda which are part of the record of this recommendation incorporated herein by reference.
45. That the applicants comply with all the conditions in this Development Order.

*BE IT FURTHER RESOLVED*, that the requested waiver of the refiling period be and the same is hereby granted, and that the refiling 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 23<sup>rd</sup> 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

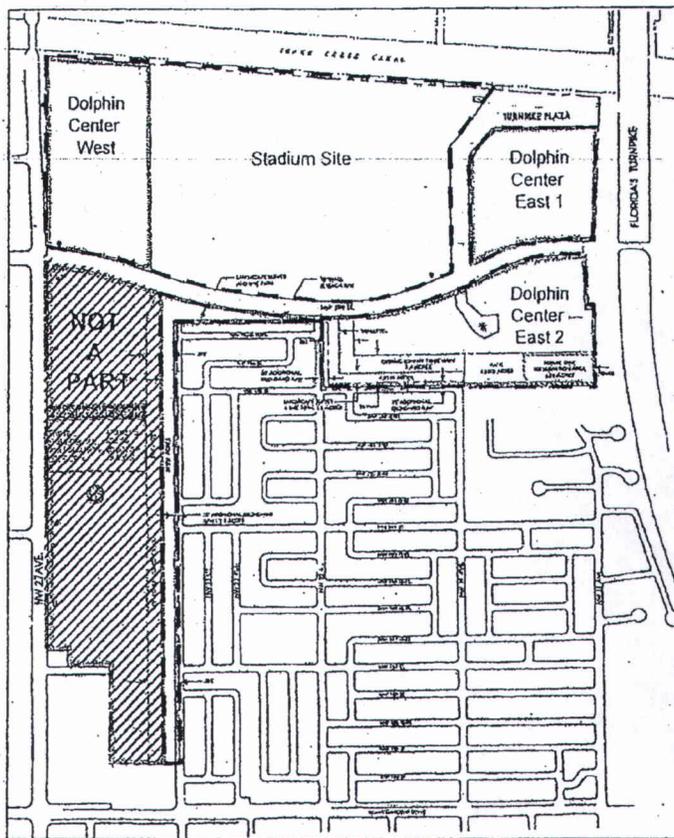
HARVEY RUVIN, Clerk  
Board of County Commissioners  
Miami-Dade County, Florida

By: **KAY SULLIVAN**  
Deputy Clerk

**THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 14<sup>TH</sup> DAY OF NOVEMBER, 2008.**

**Development Order Exhibits  
for**

**Dolphin Center North  
&  
Dolphin Center South**



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 6,500) 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 I 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, 1981, Jan. 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

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 Types	Description	SIC Code	Waste Types	Description
<u>0115-0783: AGRICULTURE</u>			1761	LT	Roofing and Sheet Metal Work
0115	ABC	Corn	1793	LT	Glass and Glazing Work
0131	ABC	Cotton	1794	LPWY	Excavating and Foundation Work
0132	ABC	Tobacco	1799	JKLPWY	Special Trade Contractors
0133	ABC	Sugar Crops	<u>2032-3999: MANUFACTURING INDUSTRIES</u>		
0161	ABC	Vegetable and Melon Farmers	2032		Canned Specialties
0171	ABC	Berry Crops	2091		Canned and Cured Fish and Seafoods
0174	ABC	Citrus Fruit Growers	2231	LM	Broad Woven Fabric Mills, Wool
0181	ABC	Ornamental Floriculture & Nursery Products	2251	LM	Womens Full Length and Knee Hosiery
0191	ABC	General Farms, primarily Crop	2252	LM	Hosiery, except Women's Full Length & Knee Length
0211	ABC	Beef Cattle Feedlots	2253	LM	Knit Outerwear Mills
0212	ABC	Beef Cattle, except Feedlots (e.g., Ranches)	2254	LM	Knit Underwear Mills
0214	ABC	Sheep and Goat Farms	2257	LM	Circular Knit Fabric Mills
0291	ABC	General Livestock	2258	LM	Warp Knit Fabric Mills
0711	ABCY	Soil Preparation Services	2259	LM	Knitting Mills, NEC
0721	ABCY	Crop Planting, Cultivation, and Protection	2261	LM	Finishers of Broad Woven Fabrics of Cotton
0722	LPWY	Crop Harvesting, Primarily by Machine	2262	LM	Finishers of Broad Woven Fabrics of Man-Made Fiber and Silk
0724	Y	Cotton Ginning	2269	LM	Finishers of Broad Woven Fabrics, Man-Made Fiber and Silk
0729	AY	General Crop Services	2271	LM	Woven Carpets and Rugs
0751	A	Livestock Services, except Services for Animal Specialities	2272	LM	Tufted Carpets and Rugs
0782	A	Lawn and Garden Services	2279	LM	Carpets and Rugs, NEC
0783	AY	Ornamental Shrub and Tree Services	2434	JKLT	Wood Kitchen Cabinets
<u>0811-0851: FORESTRY</u>			2435	JKLT	Hardwood Veneer and Plywood
0811	ABC	Timber Tracts	2436	JKLT	Softwood Veneer and Plywood
0821	ABC	Forest Nurseries & Tree Seed Gathering & Extracting	2451	JKLT	Mobile Homes
0851	ABCY	Forestry Services	2452	JKLT	Prefabricated Wood Buildings and Components
<u>1611-1799: CONSTRUCTION</u>			2491	H	Wood Preserving
1611	LPWXY	Highway and Street Construction	2492	LTY	Particleboard
1622	LPWXY	Bridge, Tunnel, and Elevated Highway Construction	2511	JKLMT	Wood Household Furniture, except Upholstered
1711	PT	Plumbing, Heating (except Electric) and Air Conditioning	2514	HLOPQ	Metal Household Furniture
1721	JKLT	Painting, Paper Hanging, and Decorating, Heavy Construction, NEC	2517	JKLMT	Wood TV and Radio Cabinets
1741	LT	Terrazzo, Tile, Marble, and Mosaic Work	2519	JKLMT	Household Furniture, NEC
1752	JKLT	Floor Laying and Other Floorwork, NEC	2521	JKLMT	Wood Office Furniture
*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 1 has previously been documented in the literature as a potential generator of hazardous waste.			2522	HLMOP	Metal Office Furniture
			2541	JKLMT	Wood Partitions and Fixtures
			2542	HLMOPQ	Metal Partitions and Fixtures
			2611	LMPTY	Pulp Mills
			2621	LMPTY	Paper Mills, Except Building Paper Mills
			2631	LMPTY	Paperboard Mills
			2641	ILP	Paper Coating and Glazing
			2643	ILP	Bags, Except Textile Bags
			2645	ILP	Die-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

EXHIBIT 2

NEC - Not elsewhere classified

NEC - Not elsewhere classified

SIC Code	Waste Types	Description
2654	ILPY	Sanitary Food Containers
2655	ILPY	Fiber Cans, Tubes, Drums, and Similar Products
2661	LMPTY	Building Paper and Building Board Mills
2711	HILOPQ	Newspapers: Publishing and Printing
2721	HILOPQ	Periodicals, Publishing & Printing
2731	HILOPQ	Books: Publishing and Printing
2732	HILOPQ	Book Printing
2751	HILOPQ	Commercial Printing, Letterpress and Screen
2752	HILOPQ	Commercial Printing, Lithographic
2753	HILOPQ	Engraving and Plate Printing
2754	HILOPQ	Commercial Printing, Gravure
2761	HILOPQ	Manifold Business Forms
2771	HILOPQ	Greeting Card Publishing
2782	HILOPQ	Blankbooks, Looseleaf Binders, and Devices
2789	HILOPQ	Bookbinding and Related Work
2791	HILOPQ	Typesetting
2812	Y	Alkalies and Chlorine
2816	FOPY	Inorganic Pigments
2819	FOPQRSY	Industrial Inorganic Chemicals, NEC
2821	LMTY	Plastics, Materials, Synthetic Resins, and Non-vulcanizable Elastomers
2822	LMTY	Synthetic Rubber
2823	LMTY	Cellulosic Man-Made Fibers
2824	LMTY	Synthetic Organic Fibers, except Cellulosic
2831		Biological Products
2833		Medicinals and Botanicals
2834	LP	Pharmaceutical Preparations
2841	FLMTY	Soap and Other Detergents, except Speciality Cleaners
2842	ALMPTY	Specialty Cleaners, Polishes, and Sanitation Preparations
2843	FLMTY	Surface Active Agents, Finishing Agents, Sulfonated Oils, and Assistants
2844	FLTY	Perfumes, Cosmetics, and Other Toilet Preparations
2851	FGLMPY	Paint and Allied Products
2861	LMPTY	Gum and Wood Chemicals
2865	Y	Cyclic (Coal Tar) Crudes, and Cyclic Intermediates, Dyes, and Organic Pigments (Lakes and Toners)
2869	LMPTY	Industrial Organic Chemicals, NEC
2873		Nitrogenous Fertilizers
2879	ABCLMY	Pesticide and Agricultural Chemicals, NEC
2891		Adhesives and Sealants
2892		Explosives
2893	FGLHP	Printing Ink
2899	LHOPTY	Chemical Preparations
2911	Y	Petroleum Refining
2932	Y	Asphalt Felts and Coatings
2992	Y	Lubricating Oils and Greases
2999	Y	Products of Petroleum and Coal, NEC
3079	JLMY	Miscellaneous Plastic Products
3111	L	Leather Tanning and Finishing

NEC = Not elsewhere classified

SIC Code	Waste Types	Description
3131	L	Boots & Shoe Cut Stock & Findings
3151	L	Leather Gloves & Mittens
3144	L	Women's Footwear, except Athletic
3161	L	Luggage
3171	L	Women's Handbags & Purses
3172	L	Personal Leather Goods
3199	L	Leather Goods, NEC
3211	FT	Flat Glass
3251	JKL	Brick and Structural Clay Tile
3253	JKL	Ceramic Wall and Floor Tile
3261	JKL	Vitreous China Plumbing Fixtures and Bathroom Accessories
3262	JKL	Vitreous China Table and Kitchen Articles
3263	JKL	Fine Earthenware (Whiteware) Table & Kitchen Articles
3264	JKL	Porcelain Electrical Supplies
3269	JKL	Pottery Products, NEC
3291	T	Abrasive Products
3293	LT	Gaskets, Packing and Sealing Devices
3312	Y	Blast Furnaces, Steel Works, and Rolling Mills
3313	Y	Electrometallurgical Products
3315	Y	Steel Wire Drawing and Steel Nails and Spikes
3316	Y	Cold Rolled Steel Sheet, Strip, and Bars
3317	Y	Steel Pipe and Tubes
3321	Y	Gray Iron Foundries
3322	Y	Malleable Iron Foundries
3325	Y	Steel Foundries, NEC
3332	Y	Primary Smelting and Refining of Lead
3333	Y	Primary Smelting and Refining of Zinc
3334	Y	Primary Production of Aluminum
3339	Y	Primary Smelting and Refining of Nonferrous Metals, NEC
3341	Y	Secondary Smelting and Refining of Nonferrous Metals
3351	HLMPQY	Rolling, Drawing and Extruding of Copper
3353	HLMPQY	Aluminum Sheet, Plate and Foil
3354	HLMPQY	Aluminum Extruded Products
3355	HLMPQY	Aluminum Rolling and Drawing, NEC
3356	HLMPQY	Rolling, Drawing and Extruding of Nonferrous Metal, Except Copper and Aluminum
3357	HLMPQY	Drawing and Insulating of Nonferrous Wire
3361	Y	Aluminum Foundries (Castings)
3362	Y	Brass, Bronze, Copper and Copper Base Alloy Foundries
3369	Y	Nonferrous Foundries (Castings), NEC
3398	HLMPQY	Metal Heat Treating
3399	HLMPQY	Primary Metal Products, NEC
3411	HLMPQY	Metal Cans
3412	HLMPQY	Metal Shipping Barrels, Drums, Kegs, and Pails (Drum Refinishing)
3421	HLMPQ	Cutlery

NEC = Not elsewhere classified

SIC Code	Waste Types	Description
3423	HLMOPQY	Hand and Edge Tools, Except Machine Tools and Hand Saws
3425	HLMOPQY	Hand Saws & Saw Blades
3429	HLMOPQY	Hardware, NEC
3431	HLMOPQ	Enameled Iron and Metal Sanitary Ware
3432	HLMOPQY	Plumbing Fixture Fittings and Trim (Brass Goods)
3433	HLMOPQY	Heating Equipment, except Electric and Warm Air Furnaces
3441	HLMOPQY	Fabricated Structural Metal
3442	HLMOPQY	Metal Doors, Sash, Frames, Moldings, and Trims
3443	HLMOPQY	Fabricated Plate Work
3444	HLMOPQY	Sheet Metal Work
3446	HLMOPQY	Architectural and Ornamental Metal Work
3448	HLMOPQY	Prefabricated Metal Buildings and Components
3449	HLMOPQY	Miscellaneous Metal Work
3451	HLMOPQY	Screw Machine Products
3452	HLMOPQY	Bolts, Nuts, Screws, Rivets, and Washers
3462	HLMOPQY	Iron and Steel Forgings
3465	HLMOPQY	Automotive Stampings
3469	HLMOPQY	Metal Stampings, NEC
3471	HLMOPQY	Electroplating, Polishing, Plating, Anodizing, and Coloring
3479	HLMOPQY	Coating, Engraving, and Allied Services, NEC
3482		Small Arms Ammunition
3483		Ammunition, except for Small Arms, NEC :
3489		Ordnance and Accessories, NEC
3511	HLMOPQ	Steam, Gas, and Hydraulic Turbines
3519	HLMOPQY	Internal Combustion Engines, NEC
3523	HLMOPQY	Farm Machinery and Equipment
3524	HLMOPQY	Garden Tractors & Lawn & Garden Equipment
3531	HLMOPQY	Construction Machinery and Equipment
3532	HLMOPQY	Mining Machinery and Equipment, except Oil Field
3533	HLMOPQY	Oil Field Machinery and Equipment
3535	HLMOPQ	Conveyors and Conveying Equipment
3537	HLMOPQY	Industrial Trucks, Tractors, Trailers, and Stackers
3541	HLMOPQY	Machine Tools, Metal Cutting
3542	HLMOPQY	Machine Tools, Metal Forming
3544	HLMOPQY	Special Dies and Tools, Die Sets, Jigs and Fixtures, and Industrial Molds
3545	HLMOPQY	Machine Tool Accessories & Measuring Devices
3546	HLMOPQY	Power Driven Hand Tools
3549	HLMOPQY	Metal Working Machinery, NEC
3551	HLMOPQY	Food Products Machinery
3552	HLMOPQY	Textile Machinery
3553	HLMOPQY	Woodworking Machinery
3554	HLMOPQY	Paper Industries Machinery
3555	HLMOPQY	Printing Trades Machinery and Equipment
3559	HLMOPQY	Special Industry Machinery, NEC
3561	HLMOPQY	Pumps and Pumping Equipment
3562	HLMOPQY	Ball and Roller Bearings

NEC = Not elsewhere classified

SIC Code	Waste Types	Description
3563	HLMOPQ	Air and Gas Compressors
3564	HLMOPQ	Blower and Exhaust Ventilation Fans
3567	HLMOPQY	Industrial Process Furnace & Ovens
3568	HLMOPQY	Mechanical Power Transmission Equipment, NEC
3569	HLMOPQY	General Industrial Machinery and Equipment, NEC
3573	HLMOPQ	Electronic Computing Equipment
3574	HLMOPQ	Calculating & Accounting Machines, except Electronic Equipment
3579	HLMOPQ	Office Machines, NEC
3582	HLMOPQY	Commercial Laundry, Dry Cleaning, and Pressing Machines
3585	HLMOPQ	Air Conditioning and Warm Air Heating Equipment and Commercial and Industrial Refrigeration Equipment
3586	HLMOPQ	Measuring and Dispensing Pumps
3589	HLMOPQ	Service Industry Machines, NEC
3592	HLMOPQY	Carburetors, Pistons, Piston Rings & Valves
3599	HLMOPQY	Machinery, Except Electrical, NEC
3612	HLMOPQY	Power, Distribution and Specialty Transformers
3613	HLMOPQ	Switchgear and Switchboard Apparatus
3621	HLMOPQ	Motors & Generators
3622	HLMOPQ	Industrial Controls
3623	HLMOPQ	Welding Apparatus, Electric
3624	HLMOPQ	Carbon & Graphite Products
3629	HLMOPQ	Electrical Industrial Apparatus, NEC
3632	HLMOPQ	Household Refrigerators and Home and Farm Freezers
3634	HLMOPQ	Electric Housewares and Fans
3636	HLMOPQ	Sewing Machines
3639	HLMOPQ	Household Appliances, NEC
3641	HLMOPQ	Electric Lamps
3643	HLMOPQ	Current-Carrying Wire Devices
3645	HLMOPQ	Residential Electric Lighting Fixtures
3646	HLMOPQ	Commercial, Industrial, and Institutional Lighting Fixtures
3647	HLMOPQ	Vehicular Lighting Equipment
3651	HLMOPQ	Radio & Television Receiving Sets
3652	HLMOPQ	Phonograph Records and Pre-recorded Magnetic Tape
3662	HLMOPQ	Radio and Television Transmitting, Signaling, and Detection Equipment and Apparatus
3674	HLMOPQ	Semiconductors and Related Devices
3675	HLMOPQ	Electronic Capacitors
3677	HLMOPQY	Electronic Coils, Transformers, and Other Inductor
3679	HLMOPQ	Electronic Components, NEC
3691	HPQW	Storage Batteries
3692	HPQ	Primary Batteries, Dry and Wet
3711		Motor Vehicles and Passenger Car Bodies
3714	HLMOPQY	Motor Vehicle Parts and Accessories
3716	HLMOPQ	Motor Homes
3721	HLMOPQ	Aircraft
3724	HLMOPQY	Aircraft Engines and Engine Parts
3728	HLMOPQY	Aircraft Parts and Auxiliary Equipment, NEC

NEC = Not elsewhere classified

SIC Code	Waste Types	Description
3731	HLMOPQY	Ship Building and Repairing
3732	HLMOPQY	Boat Building and Repairing
3811	HLMOPQ	Engineering, Scientific, Laboratory and Research Instruments
3822	HLMOPQ	Automatic Controls for Regulating Residential and Commercial Environments and Appliances
3823	HLMOPQ	Industrial Instruments for Measuring, Display, and Control of Process Variables, and Related Products
3824	HLMOPQ	Totalizing Fluid Meters and Counting Devices
3825	HLMOPQ	Instruments for Measuring and Testing of Electricity and Electric Signals
3829	HLMOPQ	Measuring and Controlling Devices, NEC
3832	HLMOPQ	Optical Instruments and Lenses
3841	HLMOPQ	Surgical and Medical Instruments and Apparatus
3842	HLMOPQ	Orthopedic, Prosthetic, and Surgical Appliances and Supplies
3843	HLMOPQ	Dental Equipment and Supplies
3851	HLMOPQ	Ophthalmic Goods
3861	HLMOPQ	Photographic Equipment and Supplies
3873	HLMOPQ	Watches, Clocks, etc.
3911	HLMOPQT	Jewelry, Precious Metal
3914	HLMOPQT	Silverware, Plated Ware, and Stainless Steel Ware
3915	HJLMOPQ	Jeweler's Findings & Materials & Lapidary Work
3961	HJKLHOPQ	Costume Jewelry and Costume Novelties, except Precious Metal
1964	HJKLHOPQ	Needles, Pins, Hooks and Eyes, and Similar Notions
3993	HIJKLHOPQ	Signs and Advertising Displays
3995	HJKLHOPQ	Burial Caskets
3999	HJKLMOPQTY	Manufacturing Industries
<u>4011-4959: TRANSPORTATION AND PUBLIC UTILITIES</u>		
4011	JKLTY	Railroads, Line-Haul Operating
4111	LPWY	Local and Suburban Transit
4013	JKLTY	Switching & Terminal Establishments
4119	LPWY	Local Passenger Transportation, NEC
4121	LPWY	Taxis
4131	LPWY	Intercity and Rural Highway Passenger Transportation
4151	LPWY	School Buses
4172	Y	Maintenance & Service Facilities for Motor Vehicle Passenger Transportation
4212	JKLPWY	Local Trucking without Storage
4213	JKLPWY	Trucking, Except Local
4214	JKLPWY	Local Trucking with Storage
4231	JKPTY	Trucking Terminal Facilities
4311	JKLPWY	U.S. Postal Service (Vehicle Maintenance Only)
4411	Y	Deep Sea Foreign Transportation
4463		Marine Cargo Handling
4469	JKLWY	Water Transportation Services, NEC

Y = Not elsewhere classified.

SIC Code	Waste Types	Description
4511	Y	Air Transportation, Certificated Carriers
4582	Y	Airports and Flying Fields
4583	LTY	Airport Terminal Services
4612	JKLPTY	Crude Petroleum Pipe Lines
4613	JKLPTY	Refined Petroleum Pipe Lines
4619	JKLPT	Pipe Lines, NEC
4811	LT	Telephone Communication (Wire or Radio)
4832	LT	Radio Broadcasting
4933	LT	Television Broadcasting
4911	Y	Electric Services
4931	Y	Electrical & Other Services
4932	Y	Gas & Other Services
4939	Y	Combination Utilities, NEC
4952	Y	Sewerage Systems
4953	Y	Refuse Systems
4959	ABCY	Sanitary Services, NEC
<u>5093-5198: WHOLESALE TRADE</u>		
5093	Y	Scrap & Waste Materials, Wholesale
5161	LPTY	Chemicals and Allied Products Wholesale
5191	A	Farm Supplies
5198	JKLT	Paints, Vernishes, and Supplies
<u>5231-5984: RETAIL TRADE</u>		
5231	JKLT	Paint, Glass, and Wallpaper Stores
5251	AJKT	Hardware Stores
5271	JKLP	Mobile Home Dealers
5311	AIJKT	Department Stores
5399	AIJKT	Miscellaneous General Merchandise Stores
5511	LPWY	Motor Vehicle Dealers (New & Used)
5521	LPWY	Motor Vehicle Dealers (Used Only)
5531	LPWY	Auto & Home Supply Stores
5541	LPWY	Gasoline Service Stations, Retail
5551	LPWY	Boat Dealers
5571	LPWY	Motorcycle Dealers
5599	LPWY	Automotive Dealers, NEC
5722		Household Appliance Stores, Retail
5962	LT	Automatic Merchandising Machine Operators
5982	Y	Fuel & Ice Dealers
5983	Y	Fuel Oil Dealers
5984	Y	Liquefied Petroleum Gas Dealers
<u>7215-8081: SERVICES INDUSTRIES</u>		
7215	LM	Coin Operated Laundries and Dry Cleaning
7216	LM	Dry Cleaning Plants, Except Rug Cleaning
7217	LM	Carpet and Upholstery
7218	LM	Industrial Launderers
7261	LT	Funeral Services and Crematories
7312	IJKLT	Outdoor Advertising Services

NEC = Not elsewhere classified.

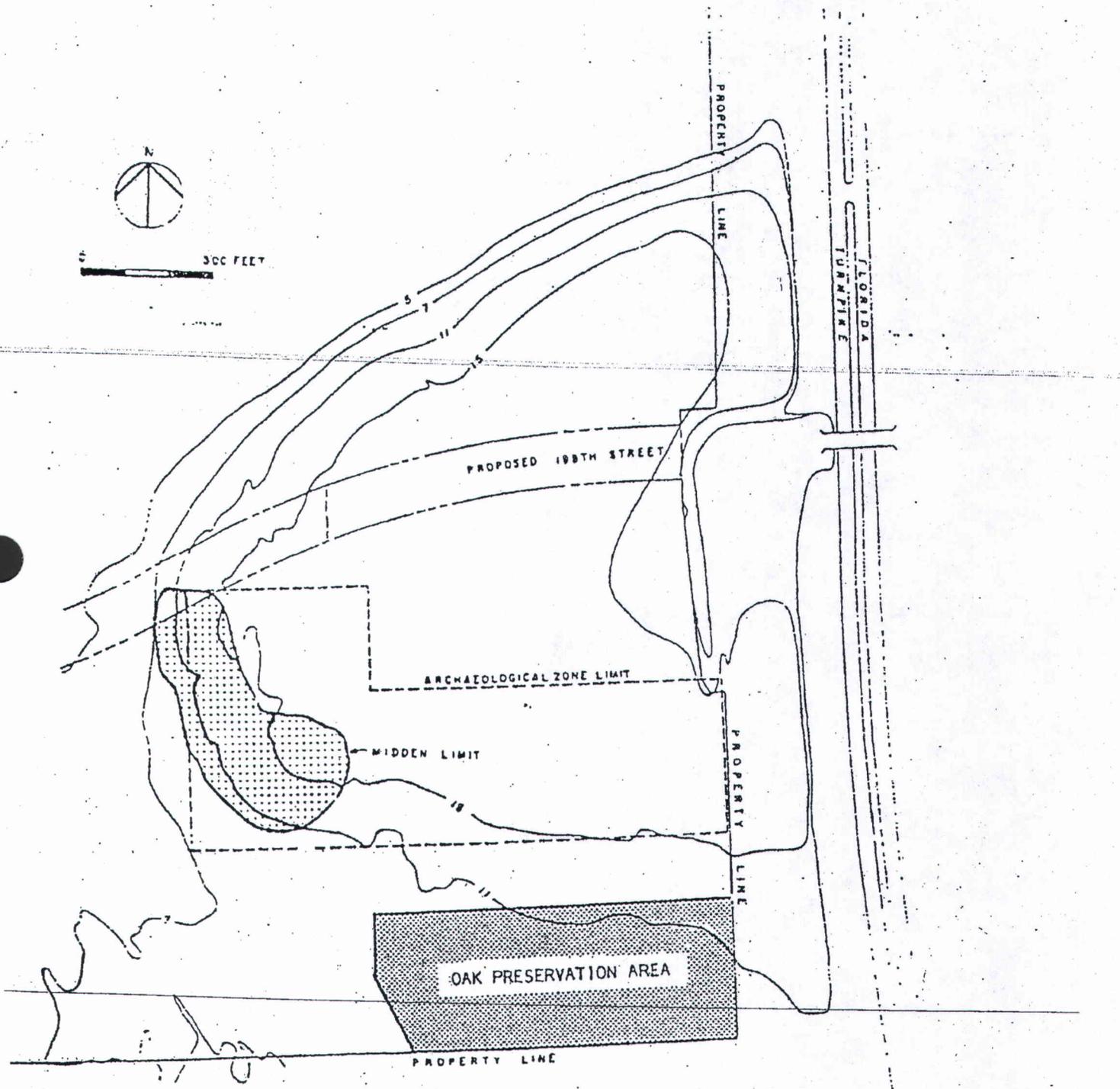
SIC Code	Waste Types	Description
7319	IJK	Advertising, NEC.
7331	IJK	Direct Mail Advertising Services
7332	LOT	Blueprint and Photocopying Services
7333	LOT	Commercial Photography Art, and Graphics
7342	ACH	Disinfecting and Extermination Services
7349	PRT	Cleaning and Maintenance Services to Dwellings 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	JKLT	Theatrical Producers (except Motion Pictures) and Miscellaneous Theatrical Services
7992	ABC	Public Golf Courses
7993	LPT	Coin-Operated Amusement Devices
7996	JKLPT	Amusement Parks
7999	AJK	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
<u>8211-8331: EDUCATIONAL SERVICES</u>		
8211	JKLPT	Elementary and Secondary Schools
8221	JKLPT	Colleges, Universities, Professional Schools, and Junior Colleges
8249	JKLPTY	Vocational Schools, except Vocational High Schools, NEC
8299	JKLPT	Schools and Educational Services, NEC
8331	JKLT	Job Training and Vocational Rehabilitation Services

NEC = Not elsewhere classified

SIC Code	Waste Types	Description
<u>8411-8999: MISCELLANEOUS</u>		
8411	JKLPT	Museums and Art Galleries
8421	ABC	Arboreta, Botanical and Zoological Gardens
8922	LPT	Noncommercial Educational, Scientific, and Research Organizations
8999	JX	Services, NEC

NEC = Not elsewhere classified

EXHIBIT 3  
PINE-OAK PRESERVATION AREA



SOURCE: KEITH AND SCHNARS, SFRPC

RECOMMENDED SPECIES

Trees.

- Acacia cyanophylla*\* (Beach acacia)  
*Acacia farnesiana* (Sweet acacia)  
*Achras zapota* (Sapodilla)  
*Acoelorrhapha wrightii* (Paurotis palm, Cape sabel palm)  
*Arecastrum romanzoffianum*\* (Queen palm)  
*Avicennia germinans* (Black mangrove)  
*Brassia actinophylla* (Schefflera)  
*Bucida buceras*\* (Black olive)  
*Busera simaruba* (Gumbo limbo)  
*Butia capitata* (Pindo palm)  
*Calliandra haematocephala* (Powderpuff)  
*Callistemon rigidus*\* (Erect bottlebrush)  
*Callistemon* spp.\* (Bottlebrush)  
*Canella winterana* (Wild cinnamon)  
*Cassia fistula*\* (Golden shower)  
*Celba pentandra* (Celba)  
*Chamaedorea* spp. (Household palms)  
*Chamaerops humilis*\* (European fan palm)  
*Chorisia speciosa* (Floss silk tree)  
*Chrysalidocarpus lutescens*\* (Areca palm, Madagascar palm)  
*Chrysophyllum oliviforme* (Satinleaf)  
*Citrus aurantifolia*\* (Key lime)  
*Citrus paradisi*\* (Minneola Tangelo)  
*Citrus reticulata*\* (Minneola Tangelo)  
*Clusia 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* "sericea" (Silver buttonwood)  
*Cordia sebestena* (Geiger tree)  
*Delonix regia*\* (Royal poinciana)  
*Drypetes lateriflora* (Gulana plum)  
*Eriobotrya japonica*\* (Loquat)  
*Erythina crista-galli*\* (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 acutifolia*\* (Jacaranda)

*Juniperus sillicicola* (Southern red cedar)

*Krugiodendron ferreum* (Black ironwood)

*Lagerstroemia indica*\* (Crape-Myrtle)

*Leguncularia racemosa* (White mangrove)

*Licaria triandra* (Gulf licaria)

*Licuala grandis*\* (Licuala palm)

*Licuala* spp.\* (Licuala palm)

*Lysiloma bahamensis* (Wild tamarind)

*Lysiloma latissilqum* (Wild tamarind)

*Manilkara bahamensis* (Wild dilly)

*Masticodendron foetidissimum* (Mastic)

*Musa hybrids*\* (Banana)

*Myrica cerifera* (Southern wax myrtle)

*Parkinsonia aculeata*\* (Jerusalem thorn)  
Thorns

*Peltophorum inerme*\* (Yellow poinciana)

*Pinus clausa* (Sand pine)

*Pinus elliotii* (Slash pine)

*Pinus elliotii* var. *caribaea* (Keys slash pine)

*Piscida piscipula*\* (Jamaica dogwood)

*Pisonia longifolia* (Blolly)

*Plumeria* spp.\* (Frangipani)

*Poinciana pulcherrima* (Dwarf poinciana)

*Pseudophoenix sargentii* (Florida cherry palm)

*Ptychosperma elegans* (Seafrothia palm)

*Ptychosperma macarthurii* (MacArthur palm)

*Quercus virginiana* (Live oak)

*Rhizophora mangle* (Red mangrove)

*Roystonea elata* (Royal palm)

*Roystonea regia* (Cuban royal palm)

*Sabal palmetto* (Cabbage palm)

*Serenoa repens* (Saw palmetto)

*Simarouba glauca* (Paradise tree)

*Swietenia 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* spp. (Thatch palm)

*Washington 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)  
Pastis  
*Aspergus* spp. (Aspergus fern)  
*Begonia* spp.\* (Rex begonia)  
*Baucarnea recurvata* (Pony-tail)  
*Bougainvillea* spp. (Bougainvillea)  
Thorns  
*Brassia 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)  
*Cladium* (Sawgrass)  
*Codiaeum variegatum*\* (Croton)  
*Conocarpus erectus* (Green buttonwood)  
*Conocarpus erectus sericeus* (Silver buttonwood)

*Costus* spp. (Spiral flag)  
*Dizygotheca kerchouéana* (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)  
*Guapira discolor* (Blolly)  
*Hamelia patens* (Scarletbush, firebush)  
*Hedychium coronarium* (Butterfly lily)  
*Hedychium flavum* (Yellow lily)  
*Hedychium garoerianum* (Kahili lily)  
*Hedychium* spp. (Ginger lily)  
*Helianthus dibiliis* (Beach sunflower)  
*Hibiscus rosa-sinensis*\* (Hibiscus)  
*Hymenocallis latifolia*\* (Spider lily)  
*Ilex glabra*\* (Galiberry)  
*Ilex vomitoria nana*\* (Dwarf yaupon holly)  
*Ipomoea* spp. (Morning glories, railroad vine)  
*Iva fructanscens* (Marsh elder)  
*Iva imbricata* (Seacoast marsh elder)  
*Jacquinia keyensis* (Joewood)

*Jatropha multifida*\* (Peregrina)  
*Juniperus chinensis columnaris*\* (Junipers)  
*Juniperus conferta*\* (Shore Juniper)  
*Lagerstroemia Indica*\* (Crape-Myrtle)  
*Lantana depressa* (Dwarf Lantana)  
*Lantana montevidensis* (Dwarf Lantana)  
*Ligustrum spp.*\* (Privet)  
 Pests.  
*Liriope muscari*\* (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)  
*Phaeomeria speciosa*\* (Torch ginger)  
*Philodendron spp.*\* (Celtium, philodendron)  
*Pinus allottae variety densa* (Dade county pine)  
*Pithecellobium guadalupense*\* (Blackbead)  
*Plumeria spp.* (Frangipani)  
*Podocarpus spp.*\* (Podocarpus)  
*Polyscias balfouriana*\* (Balfour aralia)  
*Pontederia* (Pickerelweed)  
*Psychotria nervosa* (Wild coffee)

*Randia aculeata* (Randia, White Indian berry)  
*Reynosa septentrionalis* (Darling plum)  
*Sagittaria* (Arrowhead)  
*Scaevola plumieri* (Inkberry)  
*Scirpus* (Bulrush)  
*Sophora tomentosa* (Hackle pod)  
*Stenolobium stans*\* (Yellow elder)  
*Suriana maritima* (Bay cedar)  
*Tecomaria capensis* (Cape honeysuckle)  
*Taxodium* (Cypress)  
*Tecomaria capensis* (Cape honeysuckle)  
*Tetrazygia bicolor* (Tetrazygia, West Indian lila)  
*Thunbergia erecta*\* (Kings - Mantle)  
*Thunbergia spp.*\* (Clock vine)  
*Thyrallia glauca* (Thyrallia)  
*Trachelospermum jasminoides*\* (Confederate Jasmine)  
*Uniola paniculata* (Sea oats)  
*Viburnum suspensum*\* (Sandankwa viburnum)  
*Yucca elephantipes* (Spineless yucca)  
*Zamia floridana* (Coontie)  
*Zanthoxylum fagara* (Wild lime)

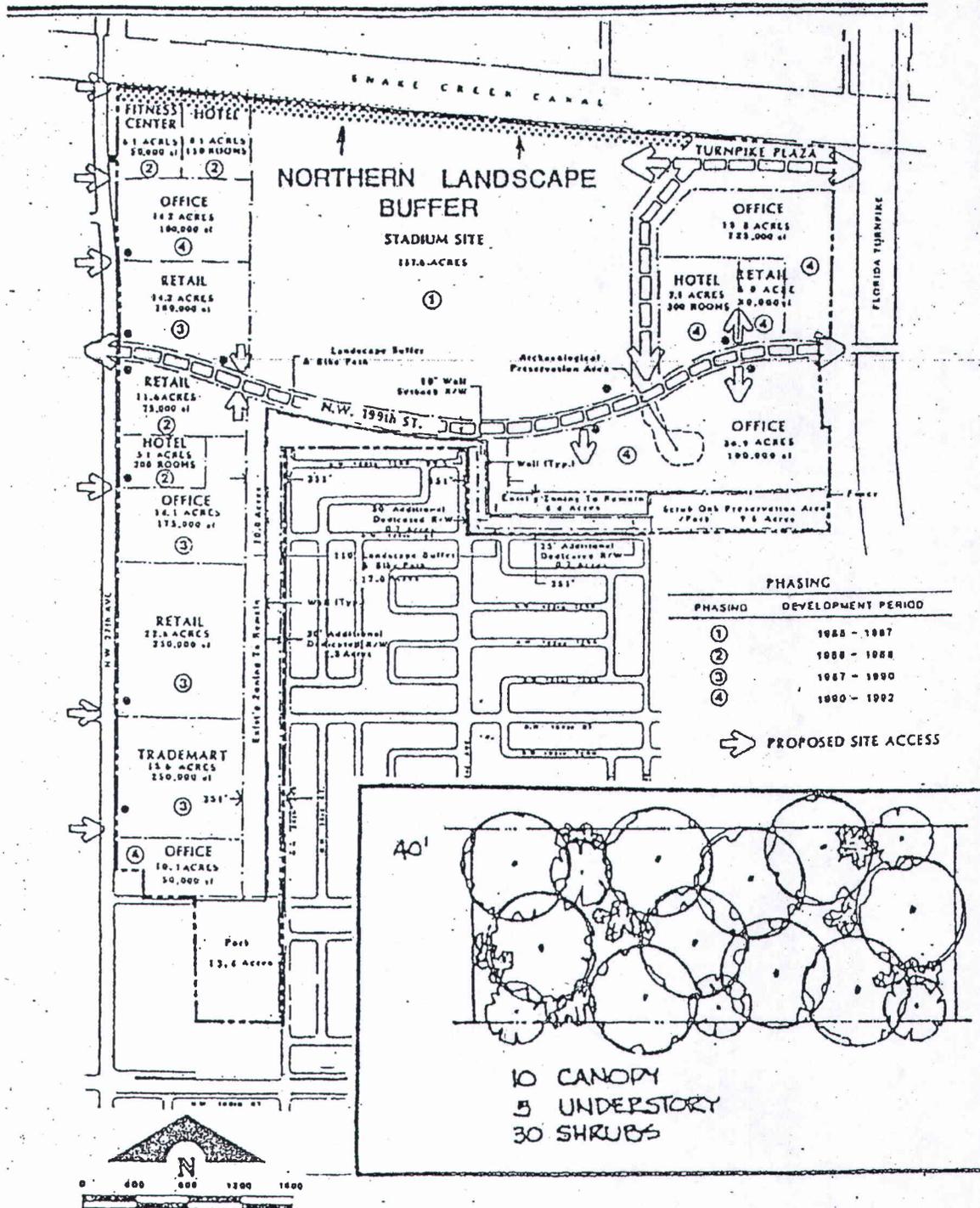
KEY: \* Exotic species

Source: SFRPC





# EXHIBIT 6 NORTHERN LANDSCAPE BUFFER



SOURCE: ADA

## EXHIBIT 7

### ARCHAEOLOGICAL MANAGEMENT PLAN

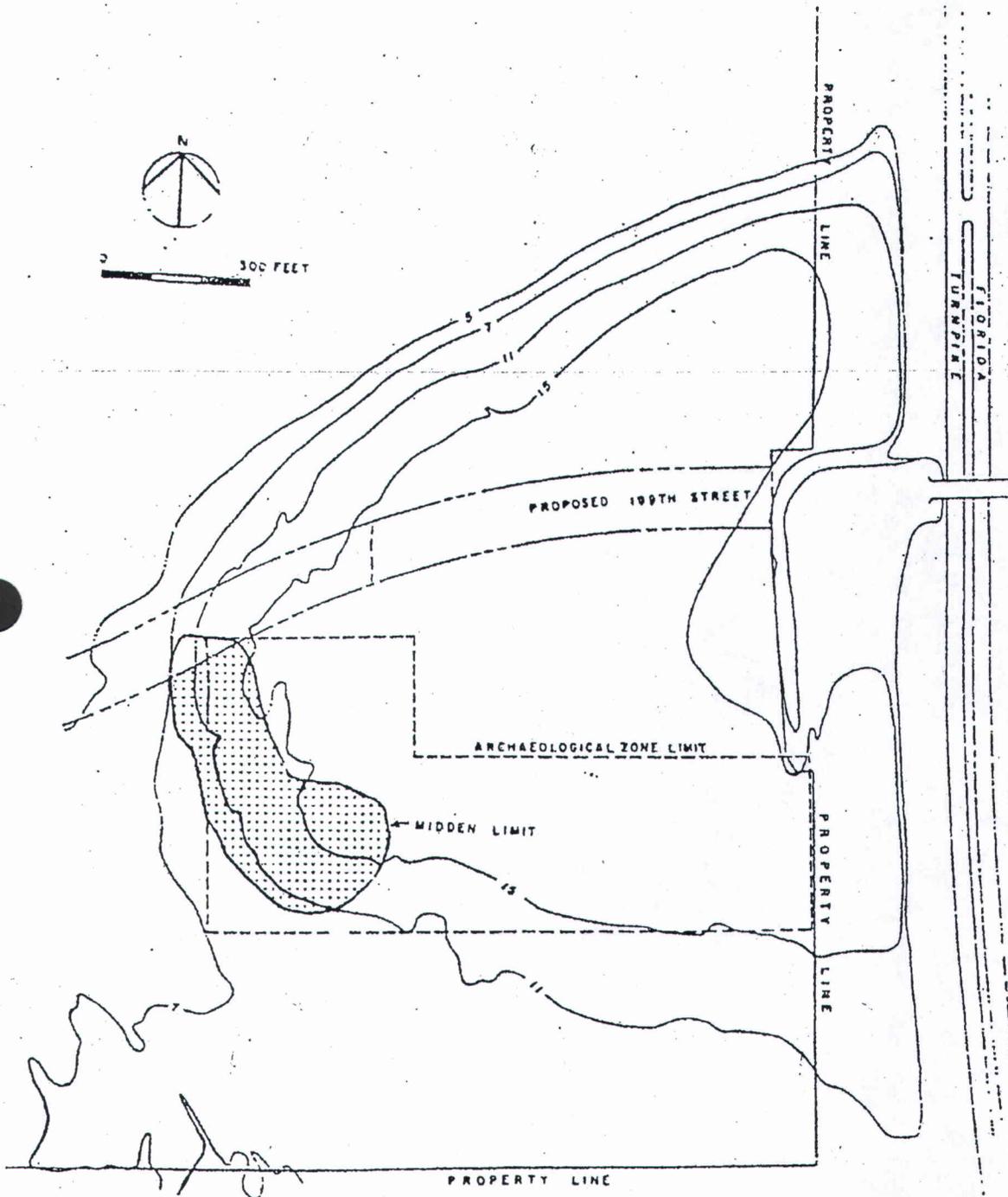
The Dolphin Center archaeological management plan will be administered as described below for the four designated management areas:

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



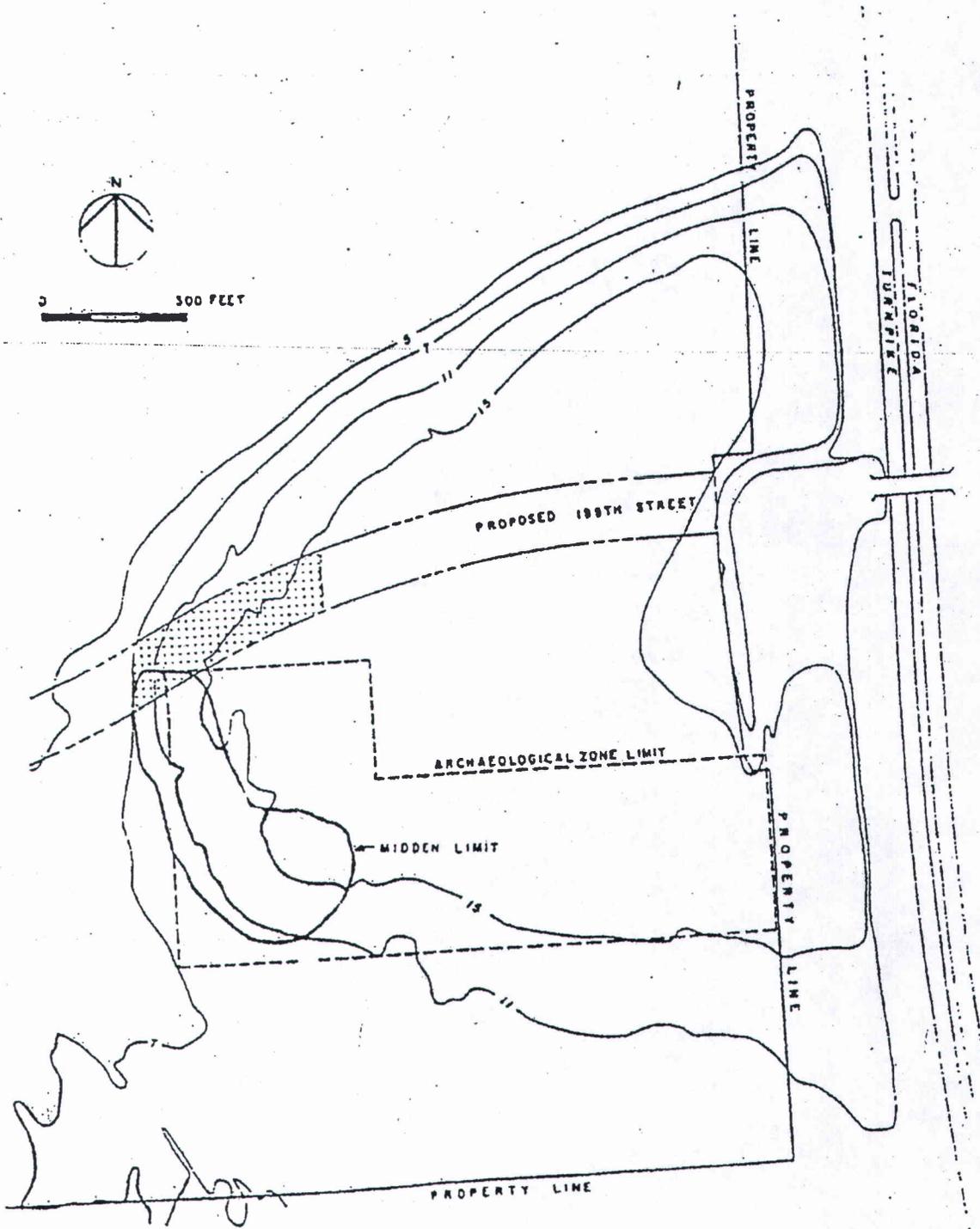
It may be necessary to manually remove the overburden in the wooded, western section of this area. All discovered features and burials will be mapped, photographed, and completely excavated. If construction activities reach the vicinity of this zone before the controlled stripping, it will be to marked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

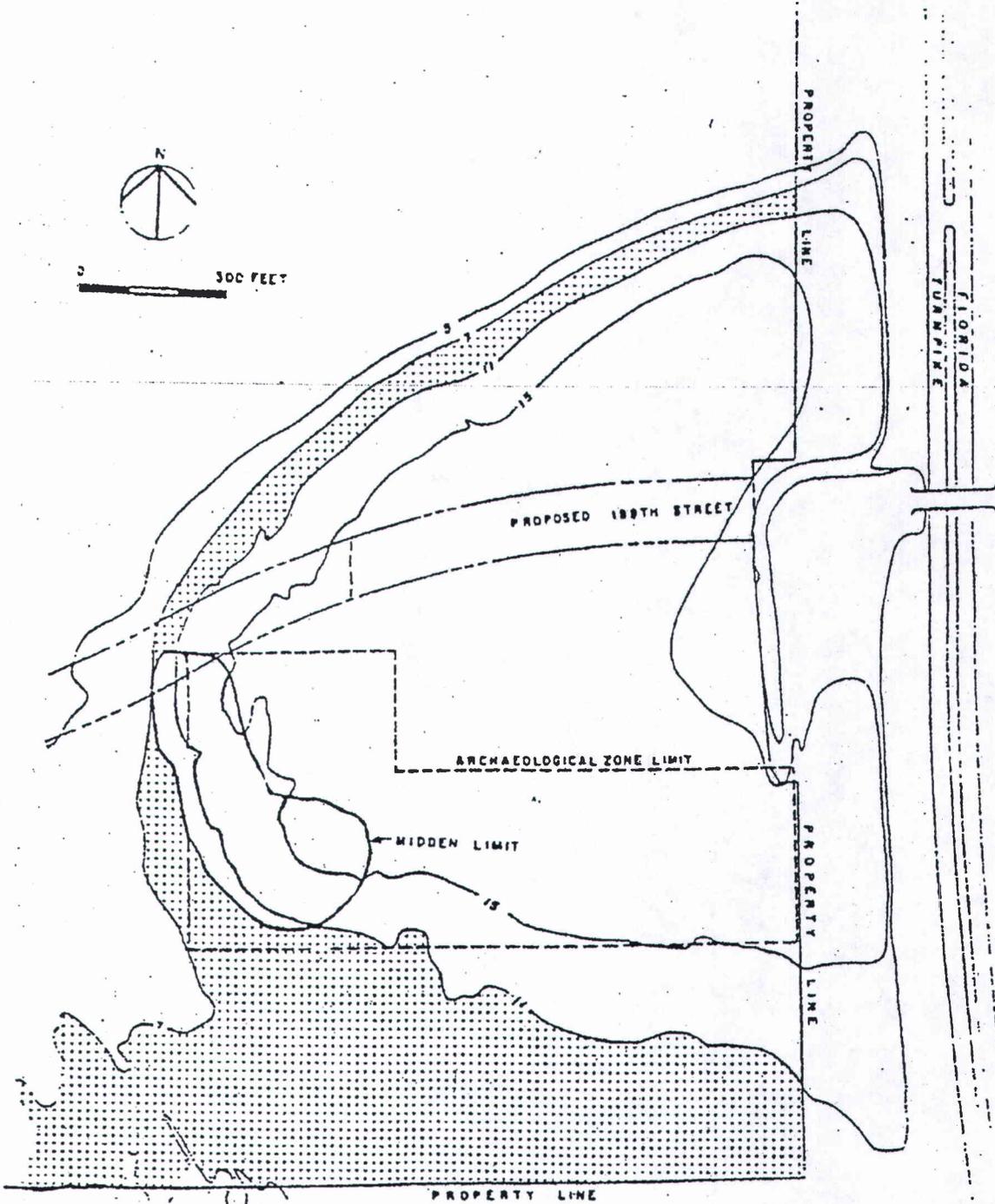
Equipment operators will be trained to identify any soil anomalies within the area of extremely low archaeological potential. Also, the Metro-Dade

FIGURE 7-2  
ARCHAEOLOGICAL MANAGEMENT AREA II



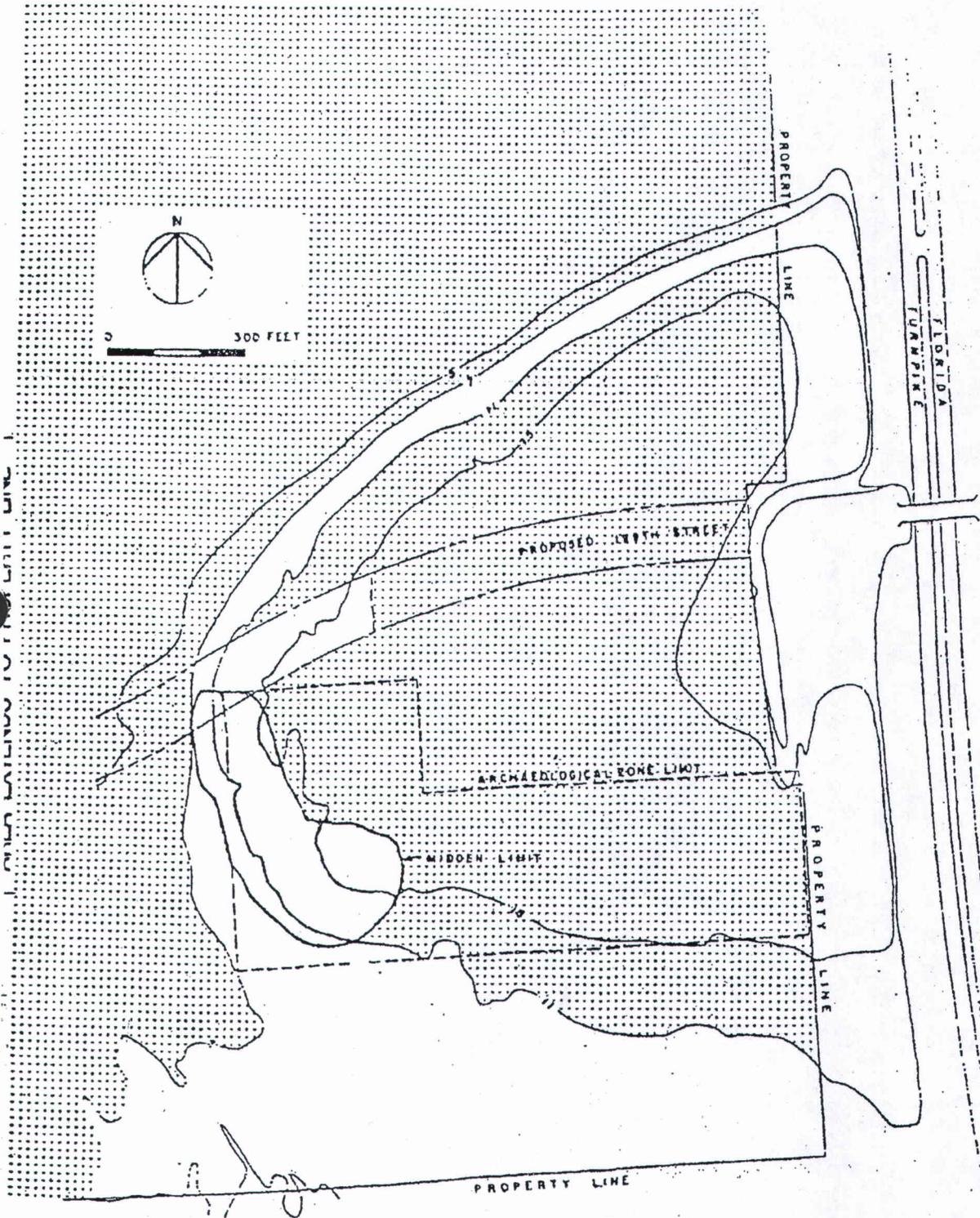
SOURCE: GARROW AND ASSOCIATES

FIGURE 7-3  
ARCHAEOLOGICAL MANAGEMENT AREA III



SOURCE: GARROW AND ASSOCIATES

FIGURE 7-4  
ARCHAEOLOGICAL MANAGEMENT AREA IV



SOURCE: GARROW AND ASSOCIATES AND SFRPC

- 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

Phase A (1987) Improvements

Exhibit	Location	Improvement	Funding Agency	Year of Construction	Cost (x \$1,000)	Applicant Fair-Share (in dollars)		
						Amount of Development Approved		
						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 8LU	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 3 Thru lanes WB 2 LT, 3 Thru, RT	Turnpike*	1987	900	0	0	0
	NW 27th Avenue at C-9 Canal	Add NB RT lane SB 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/ Miami 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 199th Street	Add 2L(6LX)	Turnpike	1986	3,407	0	0	0

PROGRAMMED TRANSPORTATION IMPROVEMENTS (Continued)

Exhibit

	NW 199th Street from Turnpike to US 441	Add 3L (5LR)	Dade County	1987	2,100	0 <sup>2</sup>	0	0
	NW 199th Street from NW 52nd Avenue to NW 27th Avenue	Add 2L (4LD)	Dade County	1986	3,215	0 <sup>2</sup>	0	0
	Miami Gardens Drive from NW 77th Avenue to I-75	New 4LD	Dade County	1985	1,674	0 <sup>3</sup>	0	0
	Hollywood Blvd. SR 7 (US 441) to NW 64th Avenue	Add 2L (6LD)	FDOT	1986	2,200	18,437	27,139	46,180
	SR 7 & Hollywood Blvd.	Add NB LT lane SB LT lane EB LT lanes WB LT lane	FDOT	1986	375	2,171	2,897	4,587
9	Hollywood Blvd. I-75 to University	Add 2L (4LD) Incl. Expanded Intersections at University Drive	FDOT	1986	2,000	17,985	25,589	44,099
10		Add EB LT, RT lanes WB LT, Thru lanes Palm Avenue						
11		Add NB Thru lane SB Thru lane EB Thru, RT lanes WB Thru, RT lanes Douglas Road						
		Add NB Thru lane SB Thru lane EB Thru, RT lanes WB Thru, RT lanes						
12	Miramar Parkway/Palm Ave. to Flamingo Road	New 4LD Expanded Intersections at Palm Avenue	FDOT	1985	3,070	37,257	57,750	110,964
13		Add NB LT lane SB LT lane EB LT, Thru, Thru/RT lanes WB Thru lane Flamingo Road						
		ER Thru, RT lanes WB Thru, RT lanes						
	I-75 SR 826 to Hollywood Blvd.	New 8LX	FDOT	1985	91,250	0 <sup>2</sup>	0	0
14	US 441/NW 199th Street	Add SB LT lane EB LT, Thru lanes WB LT lane	FDOT	1987	379	43,991	62,357	85,770

PROGRAMMED TRANSPORTATION IMPROVEMENTS (Continued)

Exhibit

	SR 826 from NW 12th Avenue to Golden Glades.			1986	1,000	0 <sup>2</sup>	0	0		
	Miramar Pkwy./ US 441			1987	350	6,023	9,873	18,970		
15										
	Pembroke Road/ US 441			1987	337	0 <sup>3</sup>	0	0		
16										
	Phase B (1990) Improvements									
17	HEFT at Turnpike			1990	6,250	0	0	0		
	Fleming Road. Hollywood Blvd. to HEFT			1990	6,600	0	0	0		
18										
	HEFT at Red Road			1990	3,667	0	0	0		
19										
	Red Road HEFT to NW 199th Street			1990	1,988	0	0	0		
20										
	Red Road NW 199th Street to Miami Gardens Drive			1990	2,916.8	0	0	0		
	1-95 - Golden Glades to County Line			1990	18,090	0	0	0		

PROGRAMMED TRANSPORTATION IMPROVEMENTS (Continued)

I-95 - County Line to Sheridan Street	Add 2L(BLX)	FDOT	1988	20,000	0	0	0
Pembroke Road I-95 to US 441	Add 2L(6LD)	FDOT	1990	5,540	0	0	0
Mirror Parkway at University Drive	Add NB LT, RT lanes SB LT, RT lanes EB LT, Thru lanes WB LT, Thru, RT lanes	Turnpike <sup>a</sup>	1990	<u>88.5</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL				198,786.8	121,864	185,242	310,480

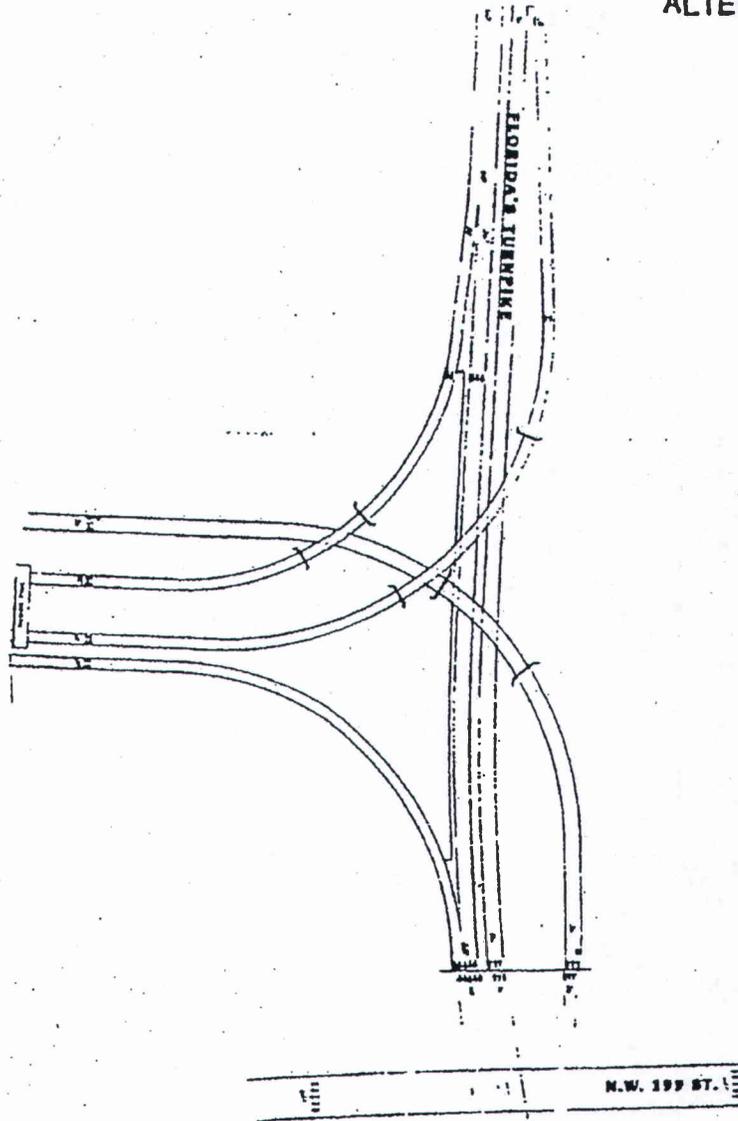
- <sup>1</sup> An Applicant fair-share is not assessed for Turnpike funded improvements since their costs are covered by user tolls.
- <sup>2</sup> Improvement is either under construction or funds have been programmed in a public agency 1985-86 budget.
- <sup>3</sup> No project traffic was assigned to this link/intersection.
- <sup>a</sup> Improvement is included in Turnpike package to be guaranteed by Applicant. Additional design cost (\$900,000) is included in Turnpike/NW 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 8-1  
PROGRAMMED TRANSPORTATION IMPROVEMENTS  
TURNPIKE / NW 199TH ST INTERCHANGE

ALTERNATE "A"



RAISE TO USE PAVED 17' SHOULDER AREA  
FROM OGDEN DRIVE TOLL BOOTH TO NW 199 STREET

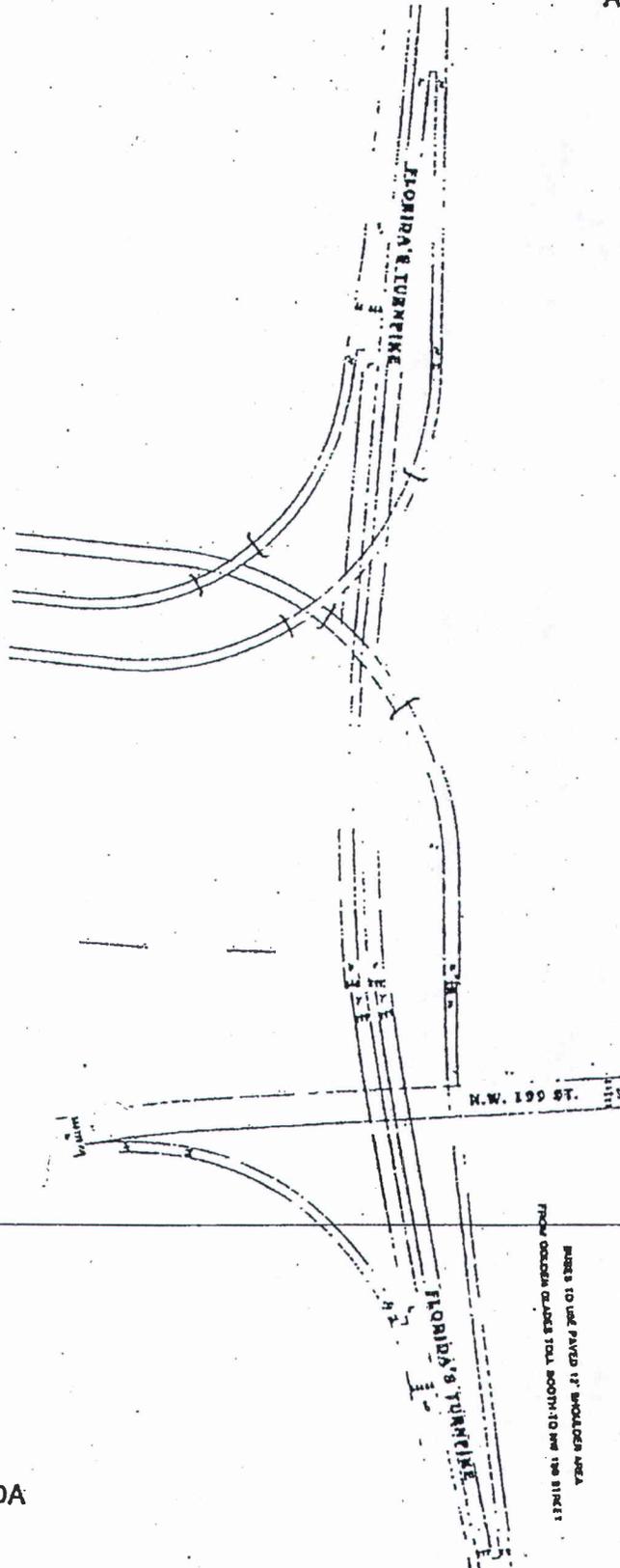
SOURCE: ADA

EXHIBIT 8-2

# PROGRAMMED TRANSPORTATION IMPROVEMENTS

## TURNPIKE / NW 189TH ST INTERCHANGE

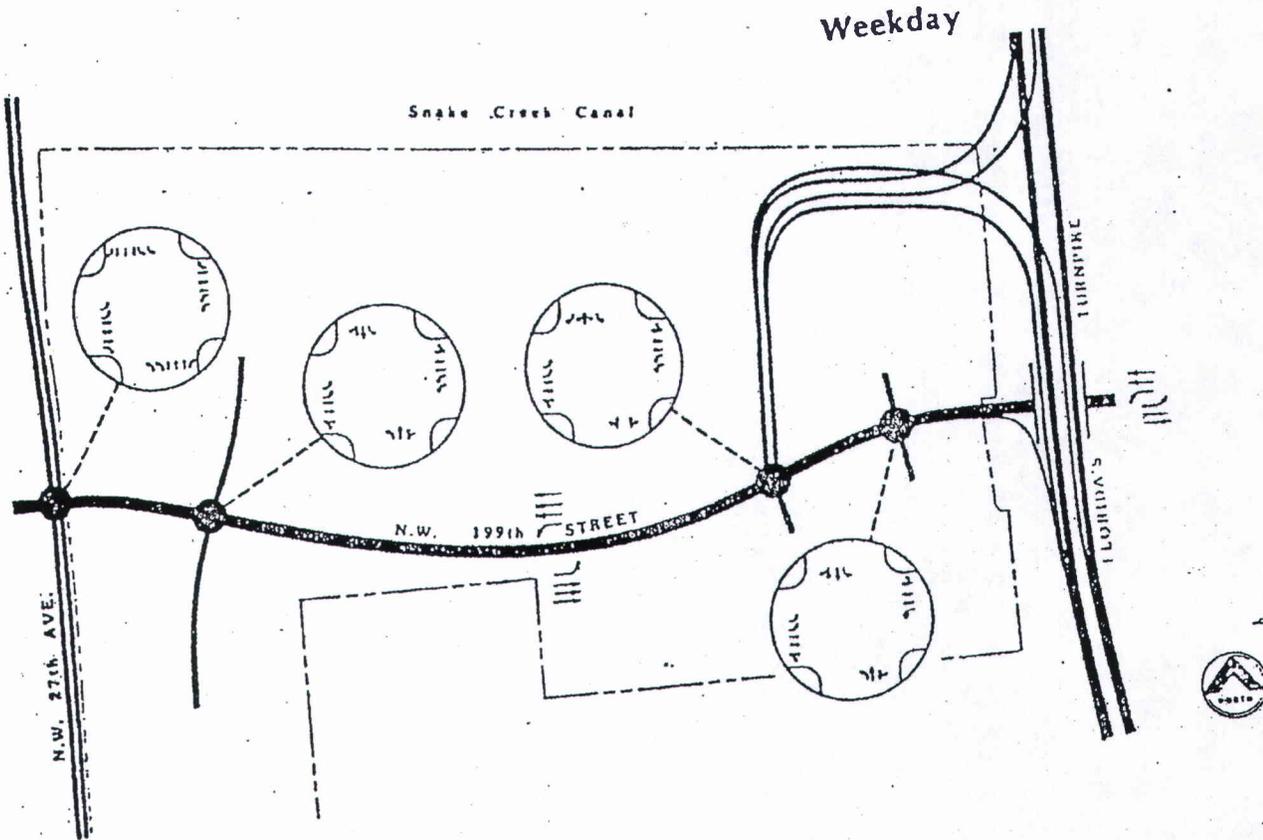
ALTERNATE "B"



AREAS TO BE PAVED IN SHADOWED AREA FROM ORIGIN GRADERS TILL SOUTH-10 PM 189 STREET

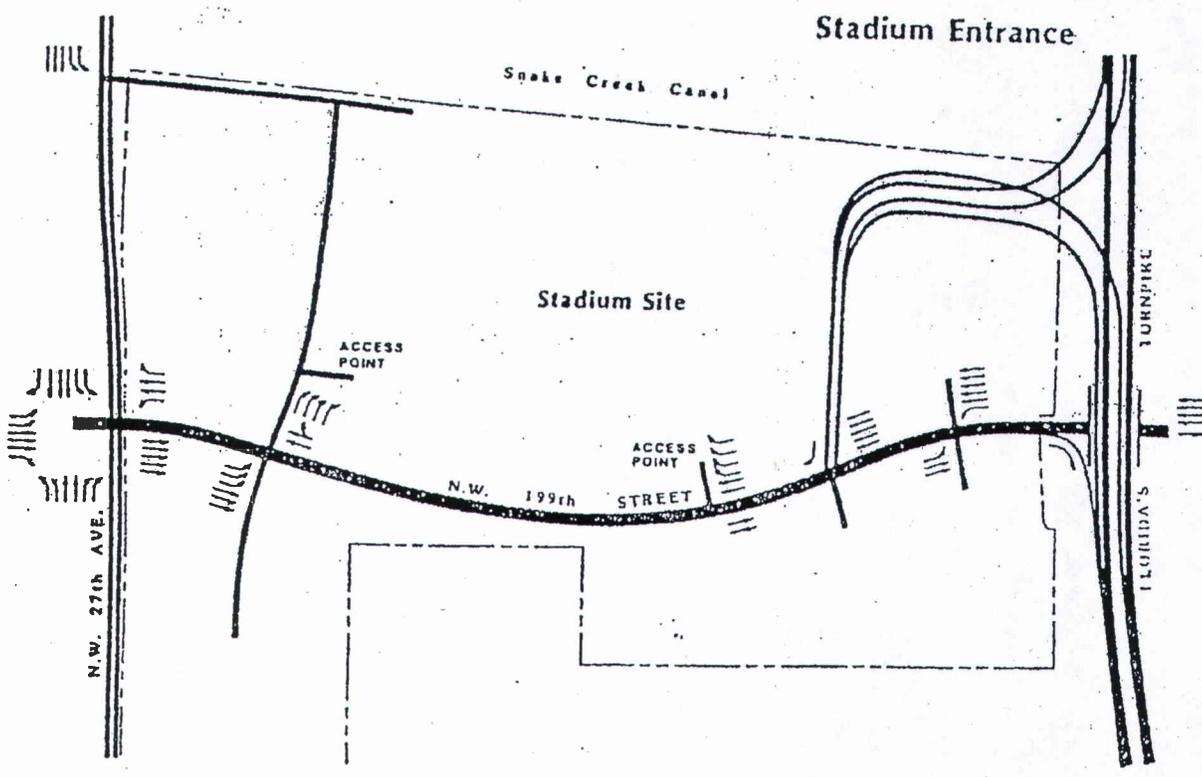
SOURCE: ADA

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



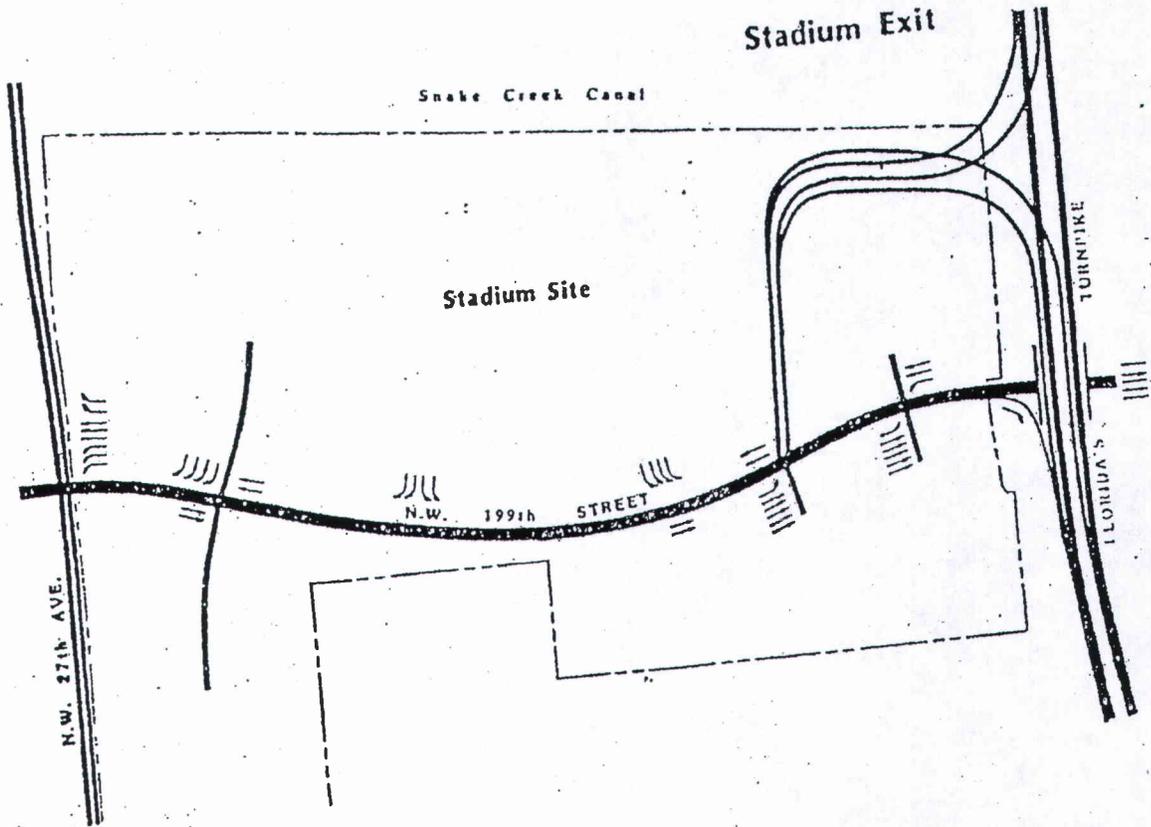
SOURCE: ADA

EXHIBIT 9-38  
PROGRAMMED TRANSPORTATION IMPROVEMENTS  
NW 199TH ST - NW 27TH AVE  
TO TURNPIKE



SOURCE: ADA

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

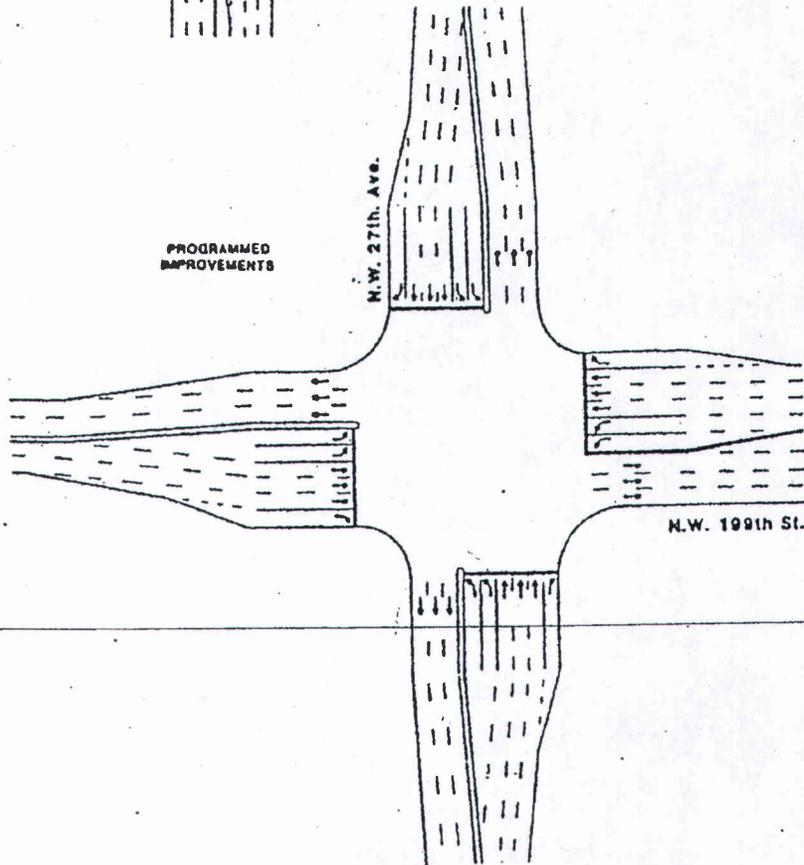
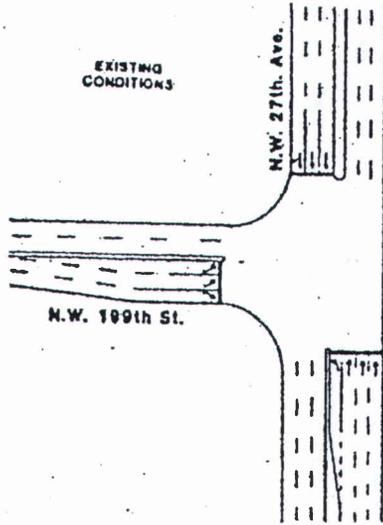


SOURCE: ADA

EXHIBIT 9-4

PROGRAMMED TRANSPORTATION IMPROVEMENTS

NW 199TH ST - NW 27TH AVE

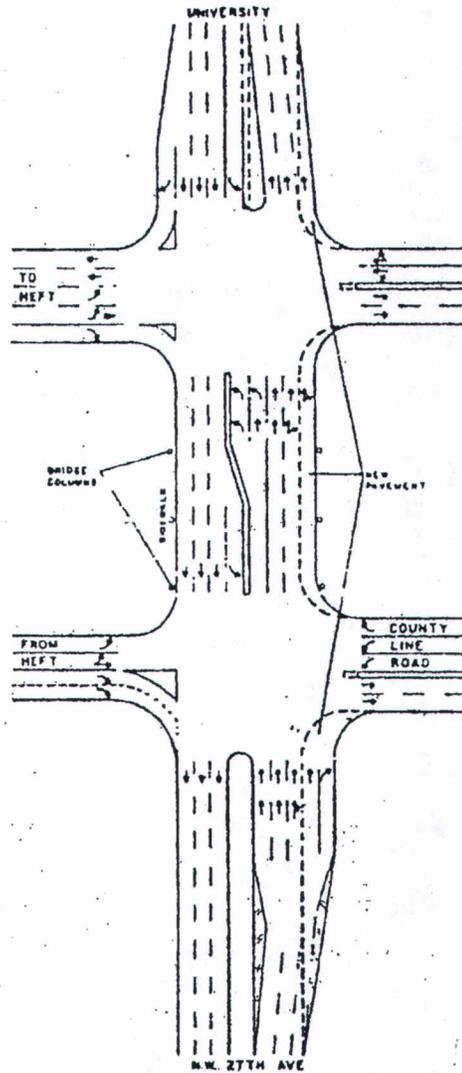


SOURCE: ADA

EXHIBIT B-5

PROGRAMMED TRANSPORTATION IMPROVEMENTS

UNIVERSITY DR - COUNTY LINE RD - HEFT

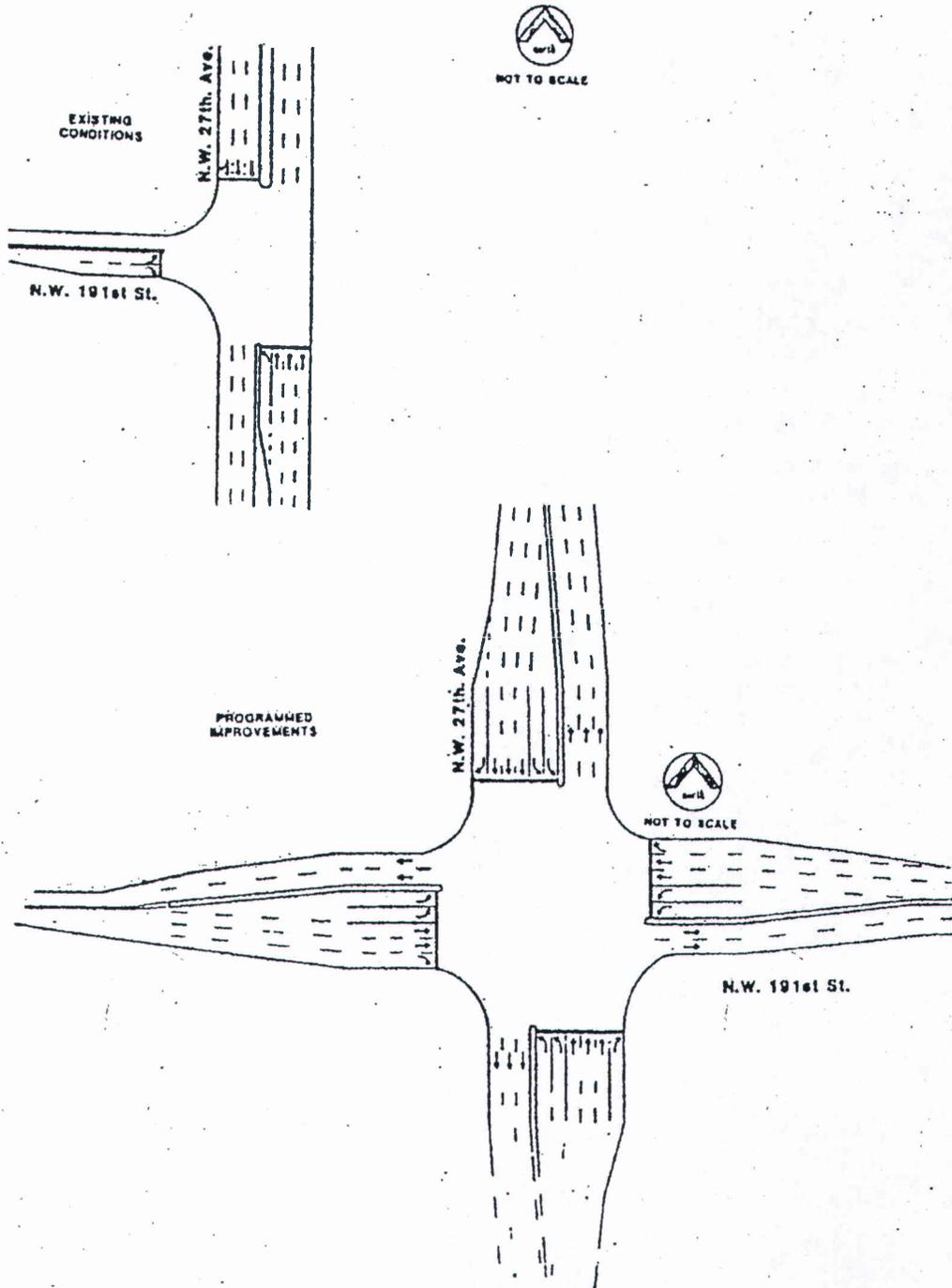


SOURCE: ADA

EXHIBIT 9-6

PROGRAMMED TRANSPORTATION IMPROVEMENTS

NW 27TH AVE - NW 191ST ST



SOURCE: ADA

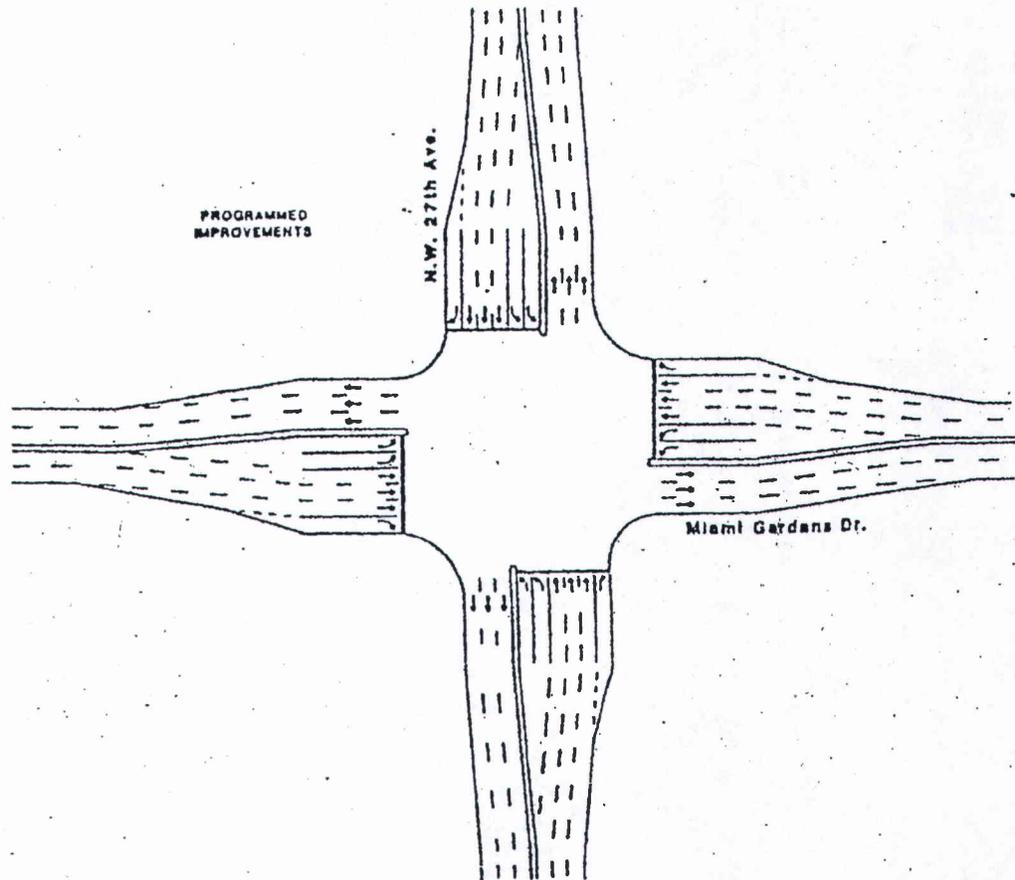
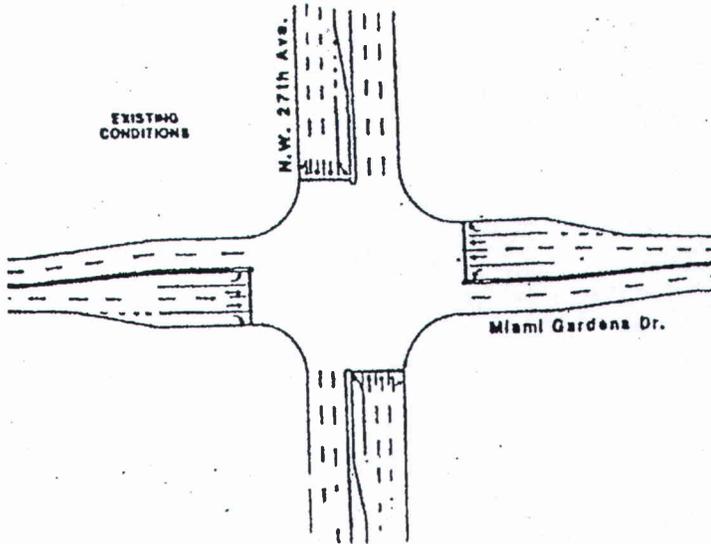
EXHIBIT 8-7

# PROGRAMMED TRANSPORTATION IMPROVEMENTS

NW 27TH AVE - MIAMI GARDENS DR



NOT TO SCALE

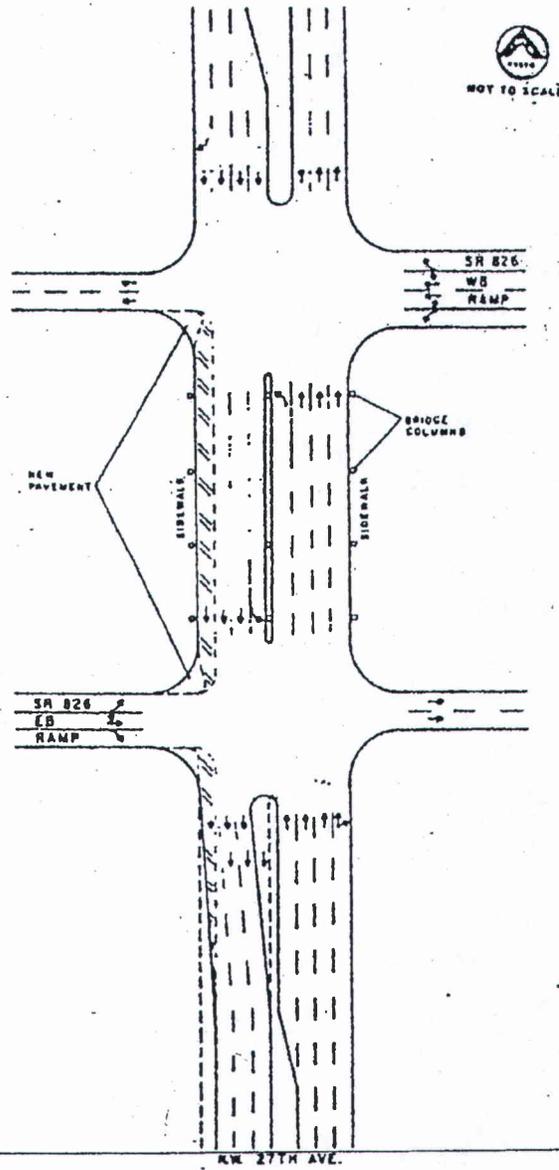


SOURCE: ADA

EXHIBIT 9-8

PROGRAMMED TRANSPORTATION IMPROVEMENTS

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



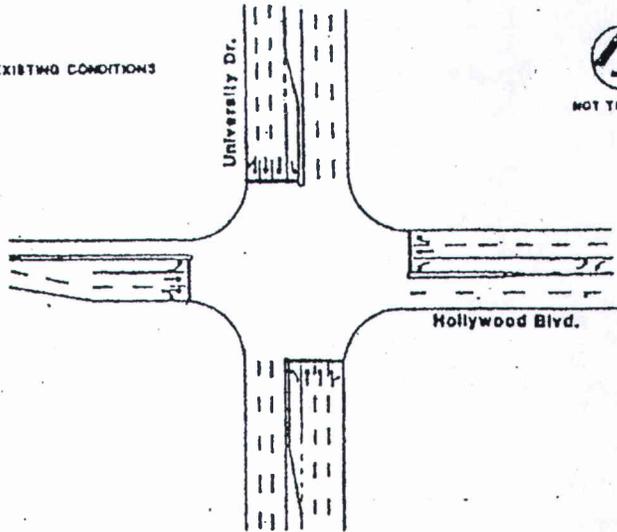
SOURCE: ADA

EXHIBIT 9-9

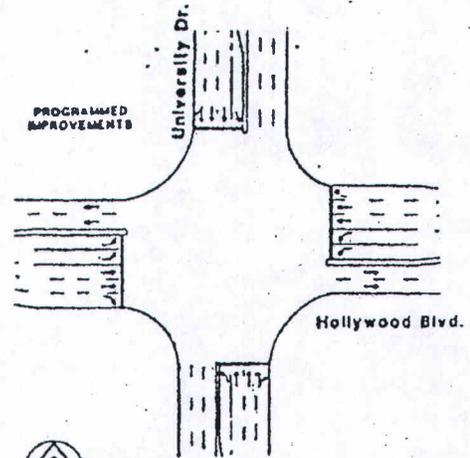
# PROGRAMMED AND RECOMMENDED TRANSPORTATION IMPROVEMENTS

HOLLYWOOD BLVD - UNIVERSITY DR

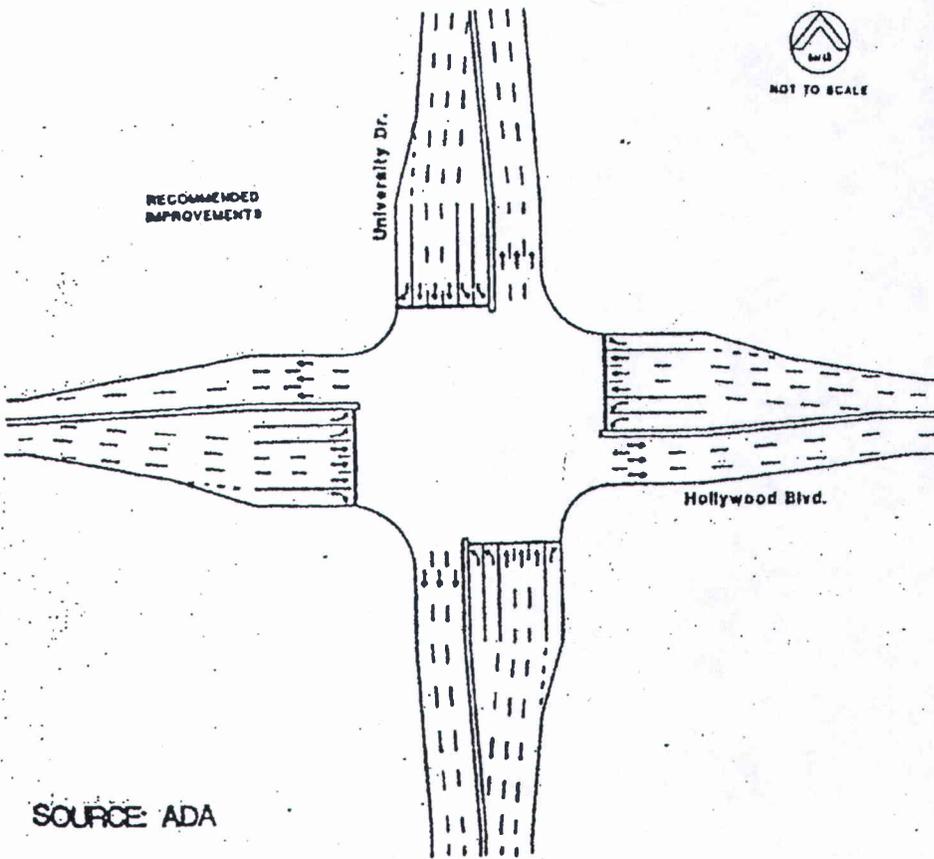
EXISTING CONDITIONS



PROGRAMMED IMPROVEMENTS

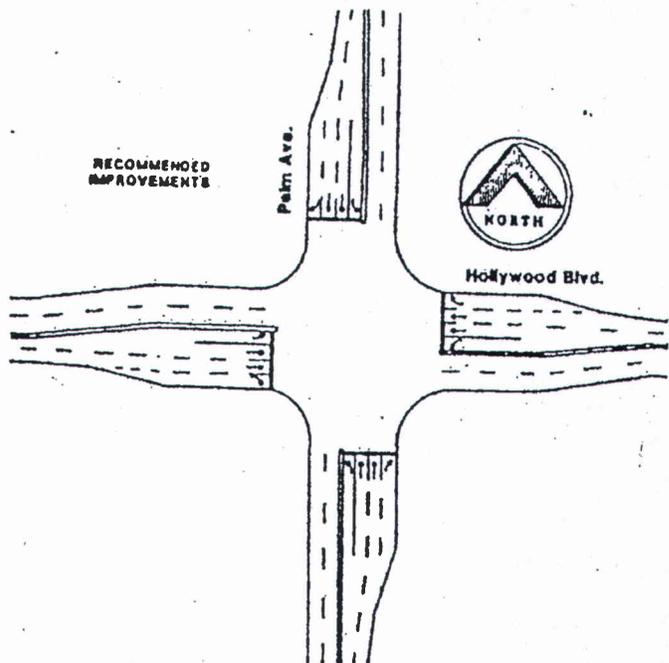
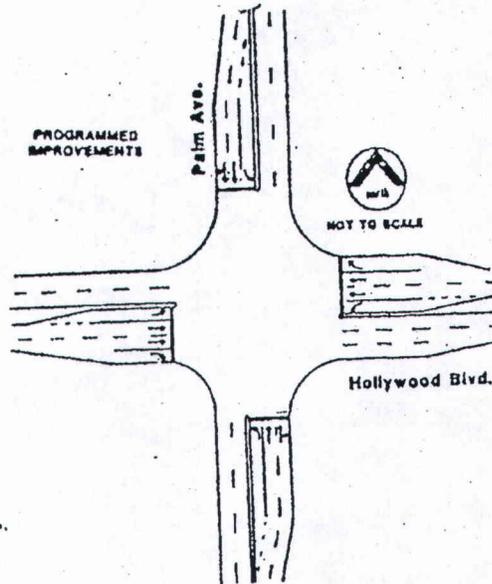
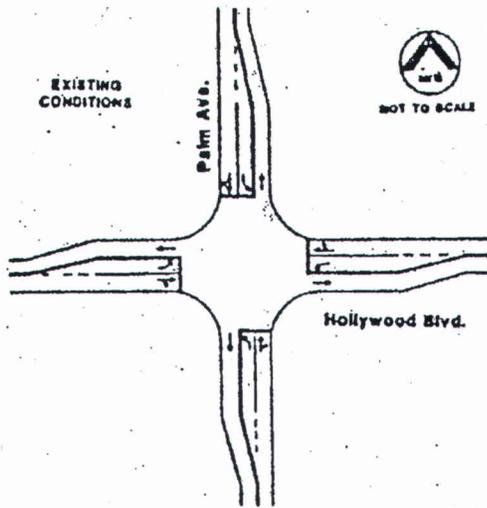


RECOMMENDED IMPROVEMENTS



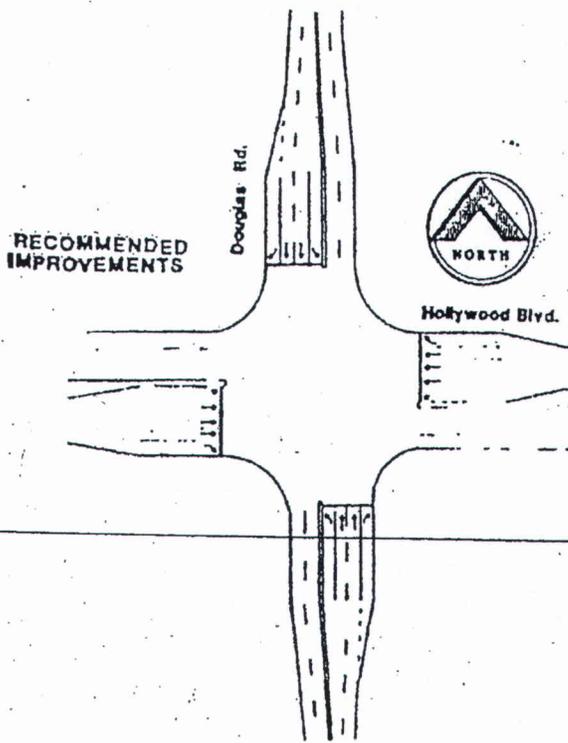
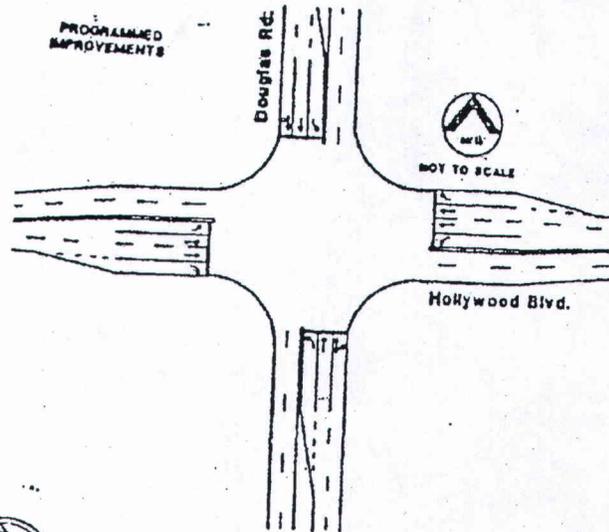
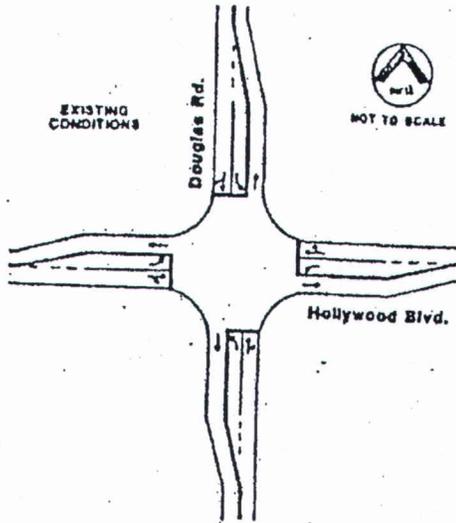
SOURCE: ADA

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



SOURCE: ADA

EXHIBIT 9-11  
PROGRAMMED AND RECOMMENDED  
TRANSPORTATION IMPROVEMENTS  
HOLLYWOOD BLVD - DOUGLAS RD

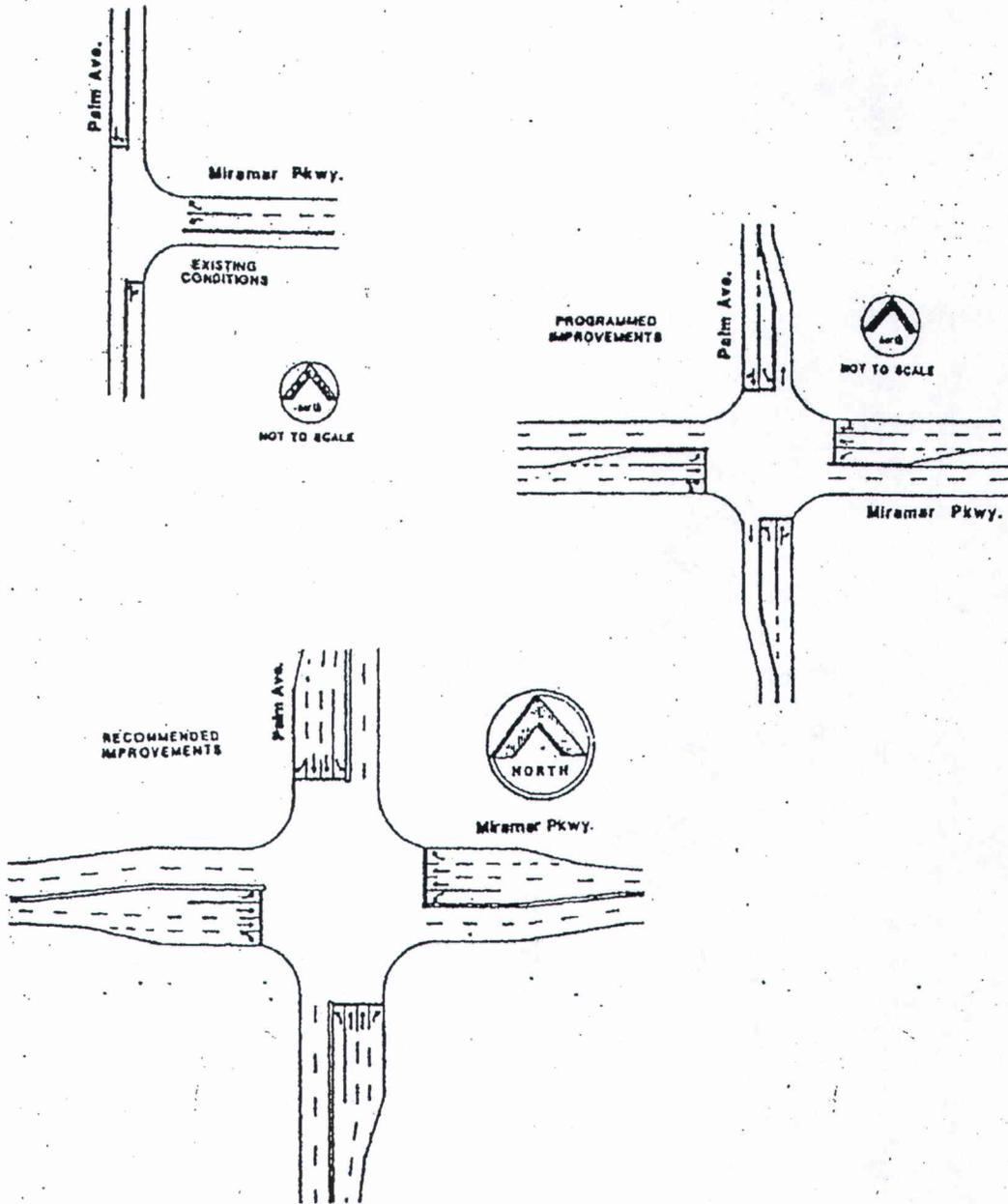


SOURCE: ADA

EXHIBIT 9-12

# PROGRAMMED AND RECOMMENDED TRANSPORTATION IMPROVEMENTS

MIRAMAR PKWY - PALM AVE



# PROGRAMMED AND RECOMMENDED TRANSPORTATION IMPROVEMENTS

MIRAMAR PKWY - FLAMINGO RD.

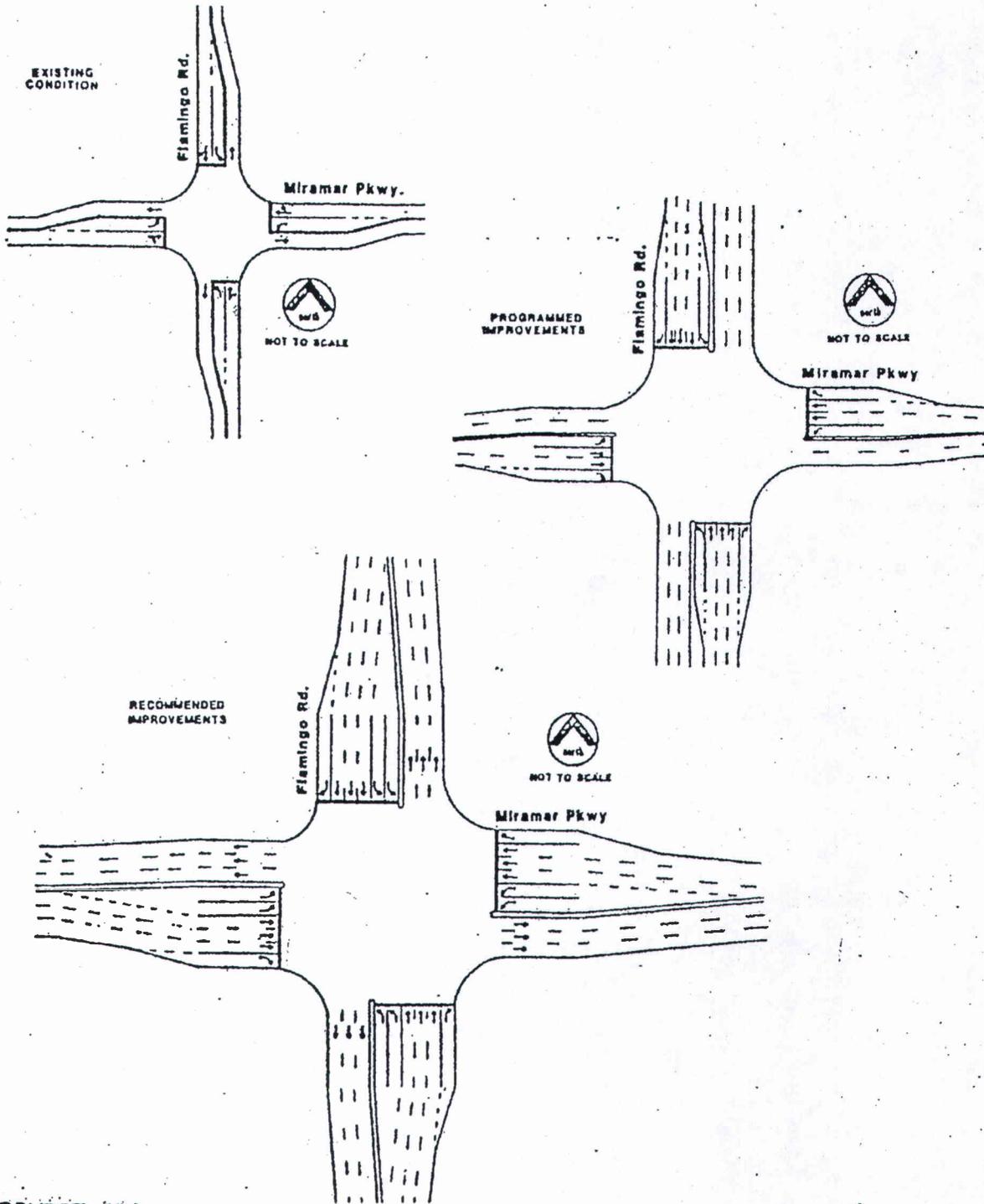
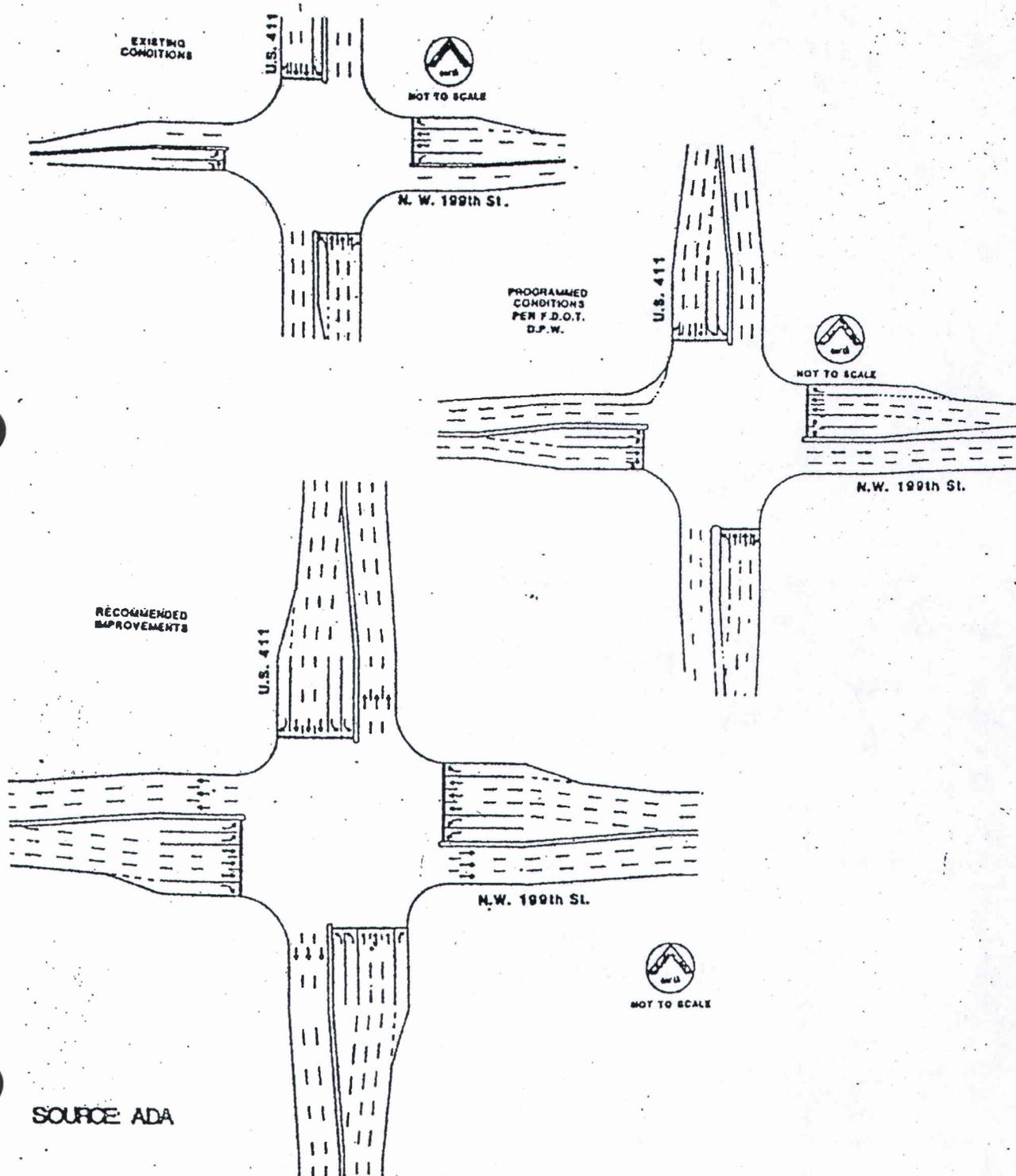


EXHIBIT 9-14

# PROGRAMMED AND RECOMMENDED TRANSPORTATION IMPROVEMENTS

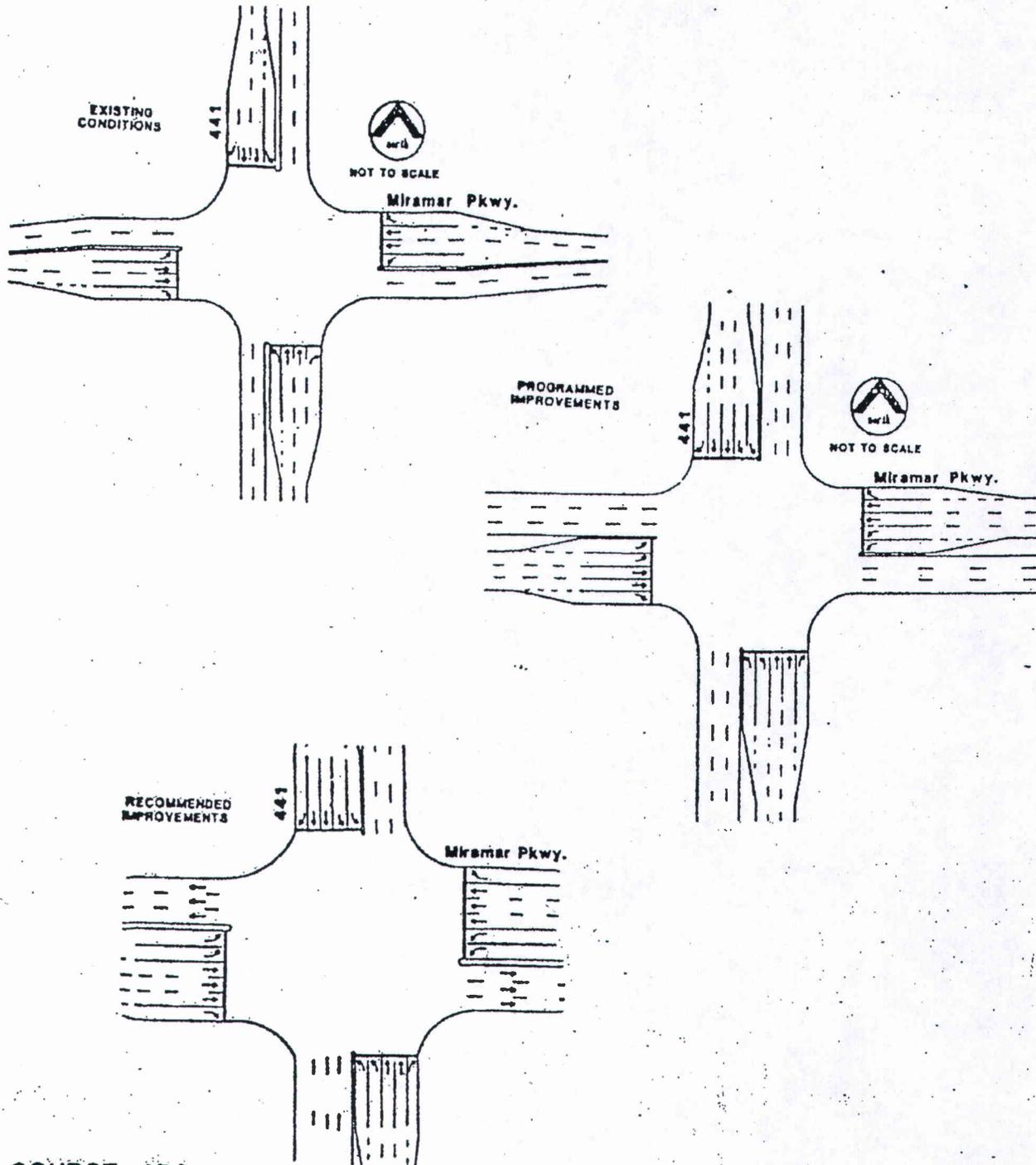
US 411 - NW 199TH ST



SOURCE ADA

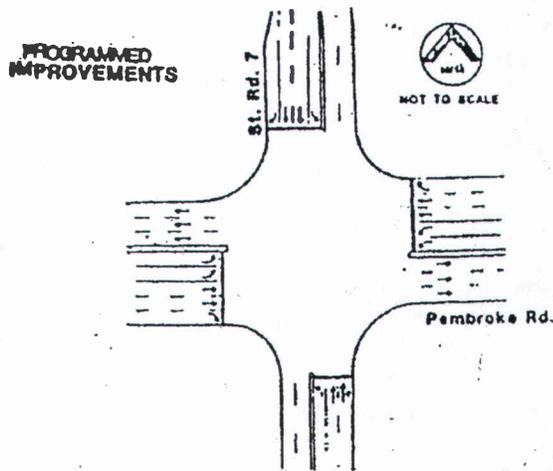
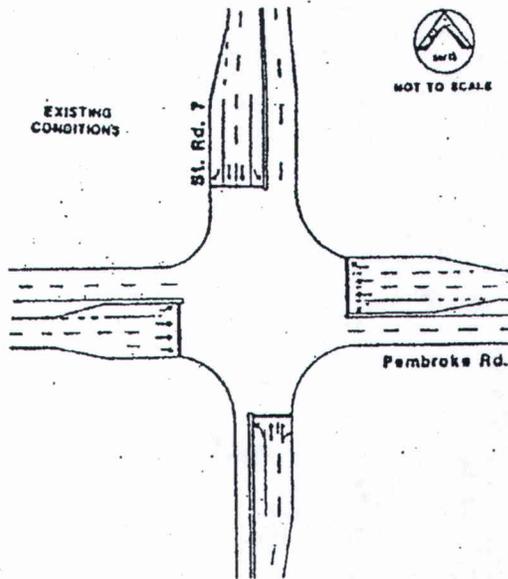
# PROGRAMMED AND RECOMMENDED TRANSPORTATION IMPROVEMENTS

MIRAMAR PKWY - US441



SOURCE: ADA

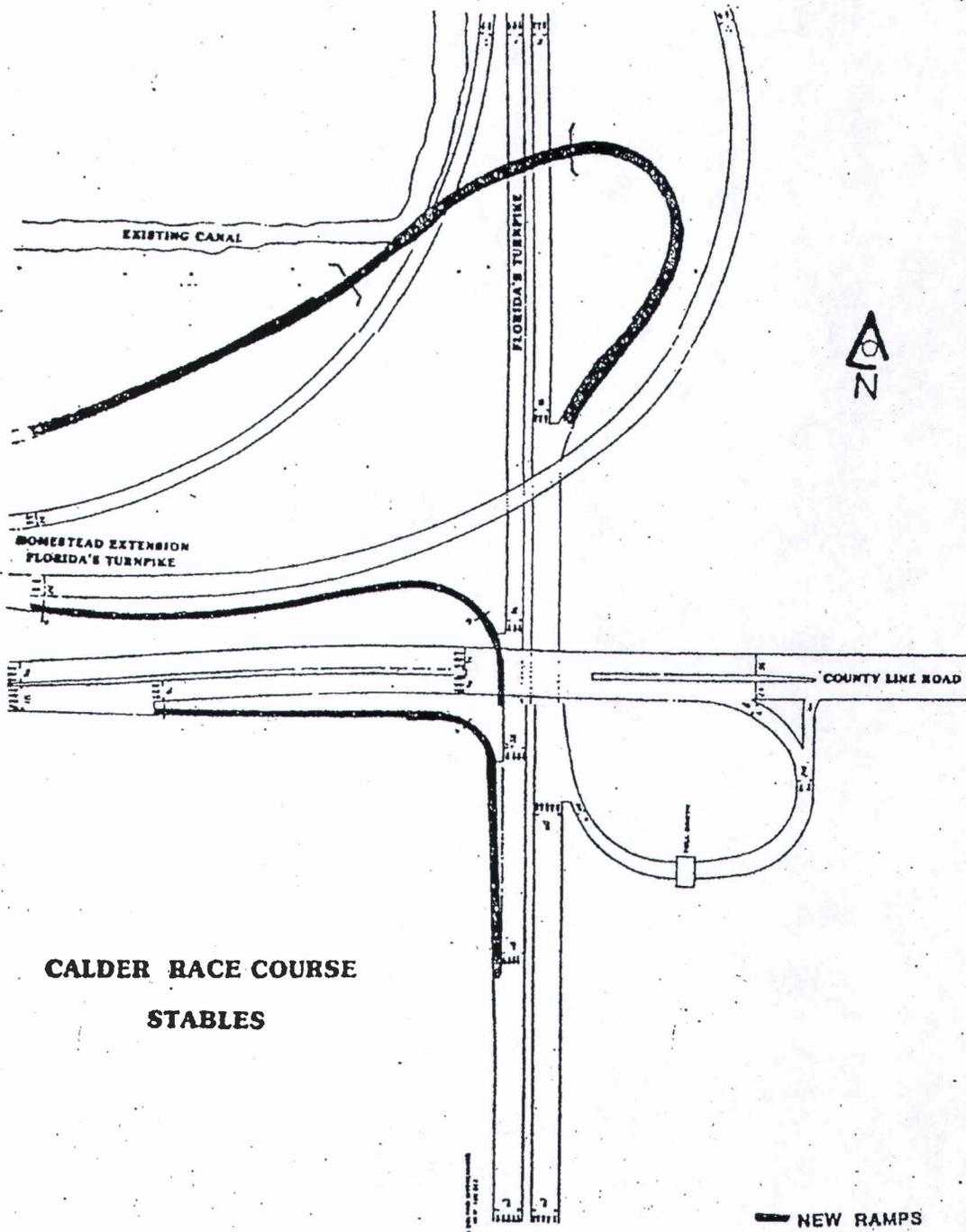
EXHIBIT 9-16  
PROGRAMMED TRANSPORTATION IMPROVEMENTS  
PEMBROKE RD -- US 441



SOURCE ADA

EXHIBIT 9-17

# PROGRAMMED TRANSPORTATION IMPROVEMENTS HEFT / TURNPIKE RAMPS



SOURCE: ADA

# PROGRAMMED TRANSPORTATION IMPROVEMENTS

## FLAMINGO RD - PEMBROKE RD

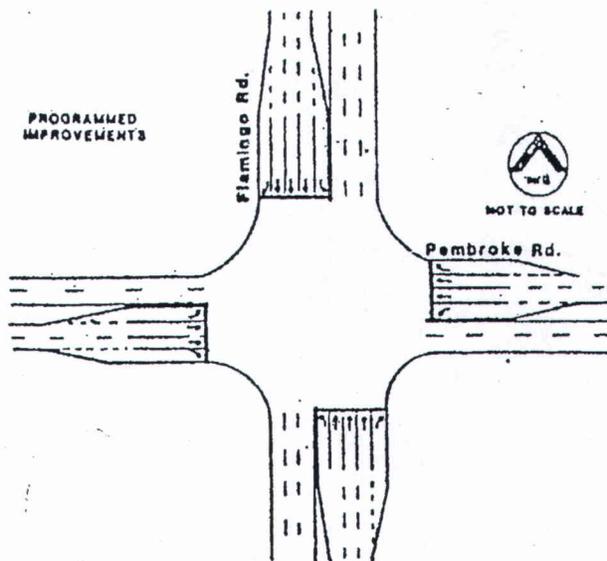
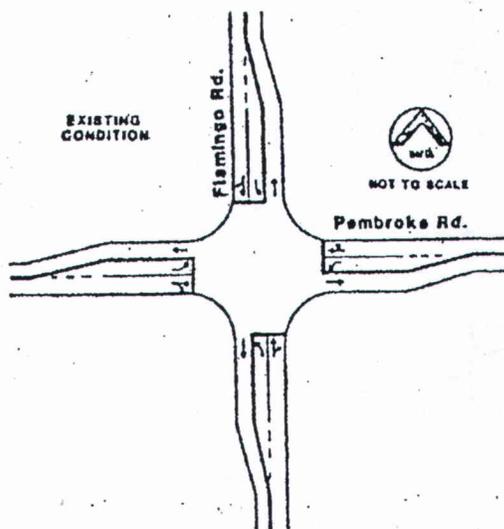
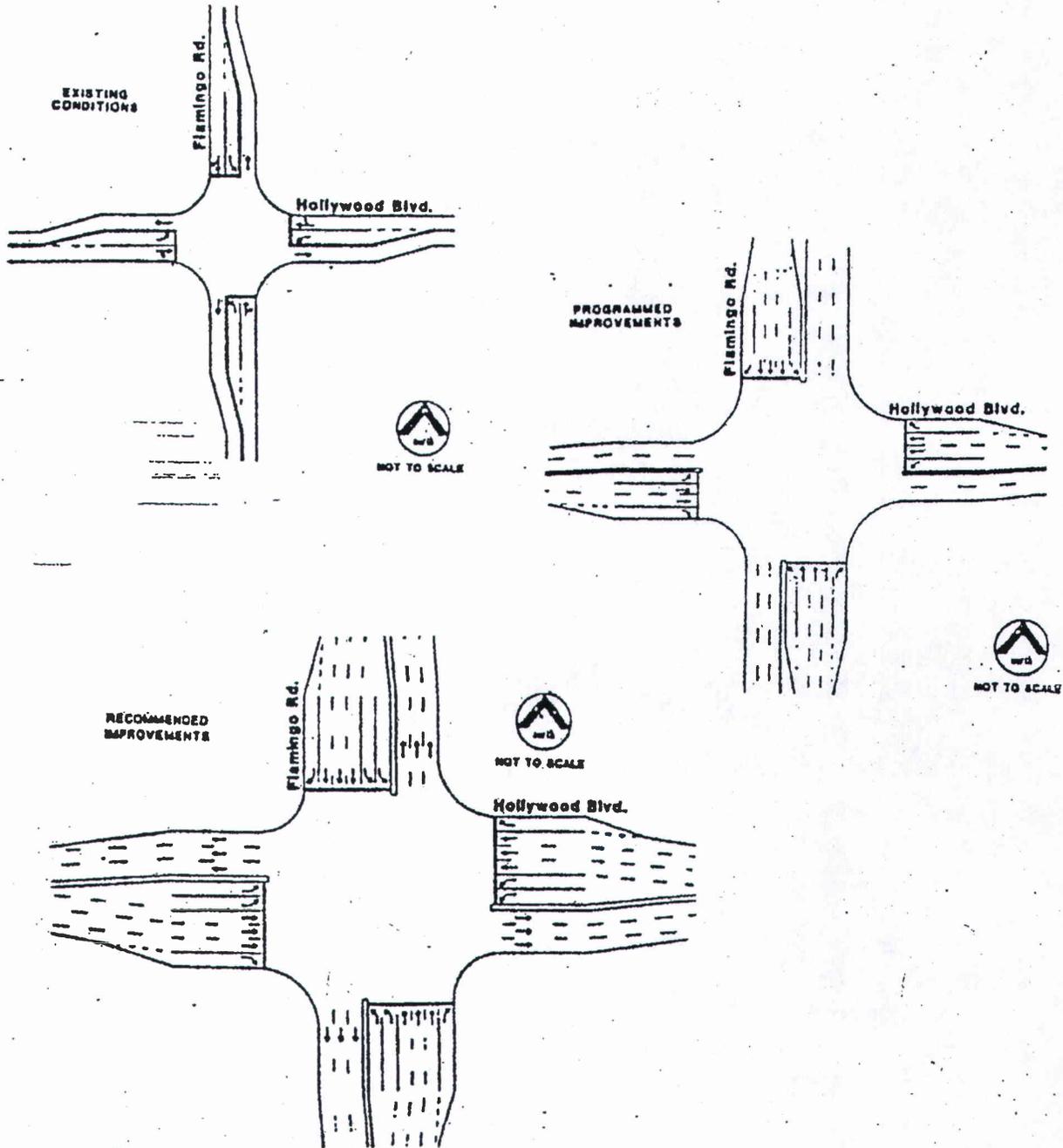


EXHIBIT 9-19

# PROGRAMMED AND RECOMMENDED TRANSPORTATION IMPROVEMENTS

HOLLYWOOD BLVD - FLAMINGO RD



SOURCE: ADA

165

EXHIBIT 9-20  
PROGRAMMED TRANSPORTATION IMPROVEMENTS  
HEFT / RED RD INTERCHANGE

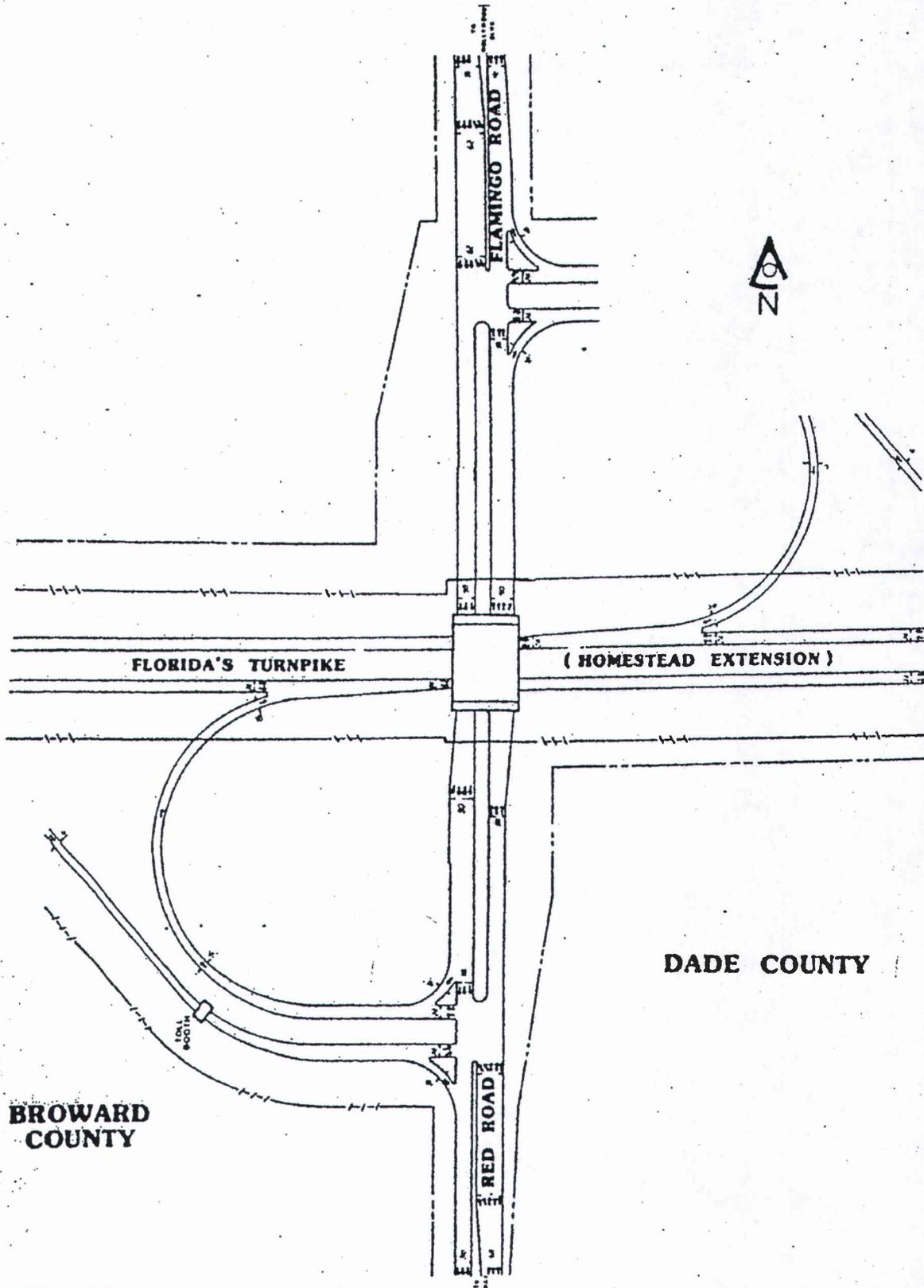
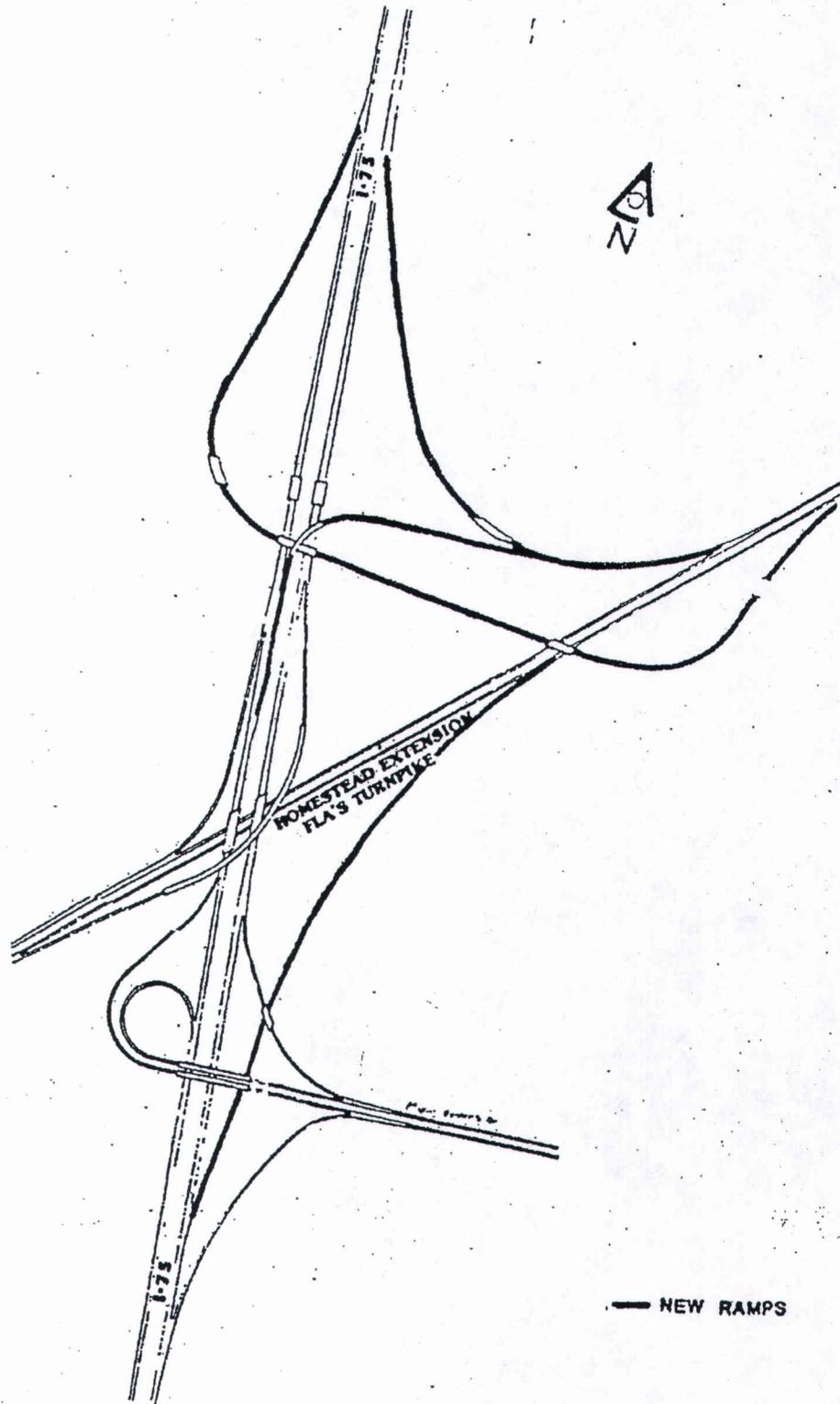


EXHIBIT 9-21

# RECOMMENDED TRANSPORTATION IMPROVEMENTS

I-75 / HEFT

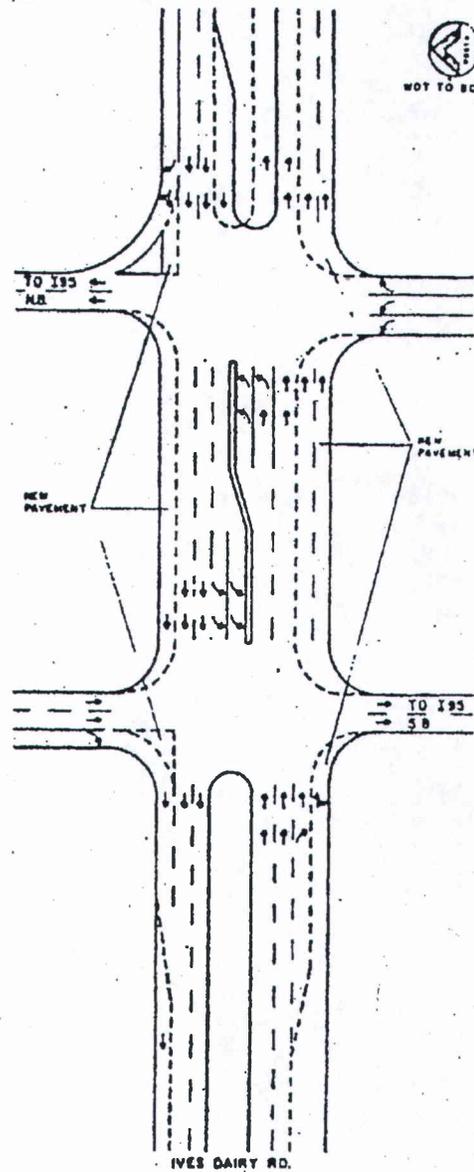


SOURCE: ADA

EXHIBIT 9-22

# RECOMMENDED TRANSPORTATION IMPROVEMENTS

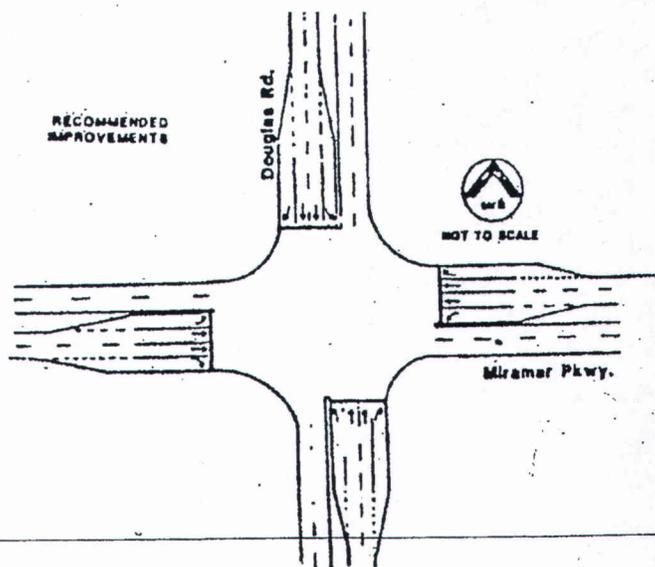
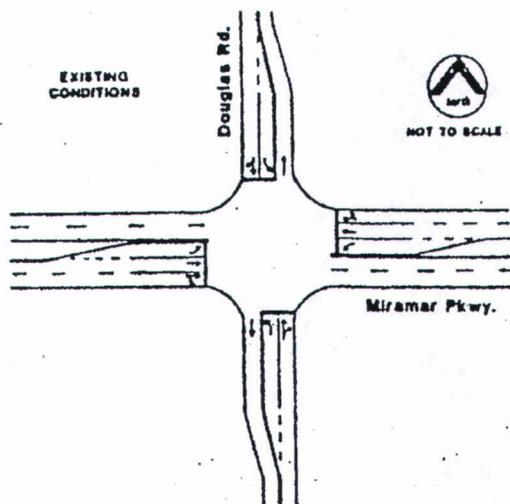
1-95 NORTHBOUND AND SOUTHBOUND RAMPS/  
IVES DAIRY RD



SOURCE ADA

EXHIBIT 9-23

RECOMMENDED TRANSPORTATION IMPROVEMENTS  
MIRAMAR PKWY - DOUGLAS RD



SOURCE: ADA

EXHIBIT 8-24  
RECOMMENDED TRANSPORTATION IMPROVEMENTS  
PEMBROKE RD - DOUGLAS RD

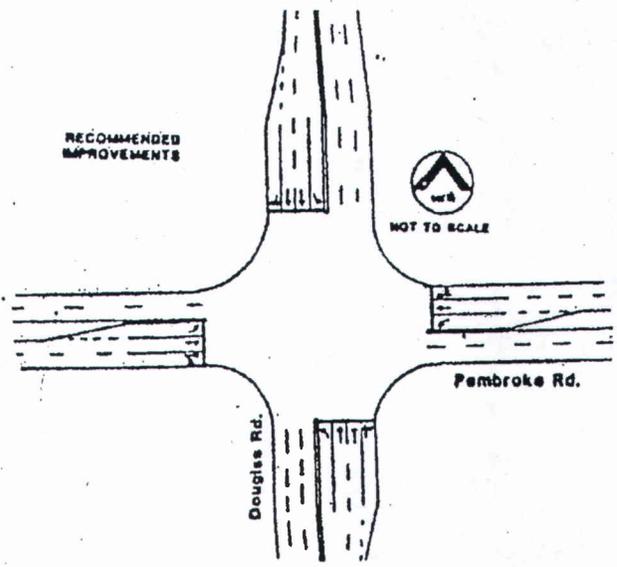
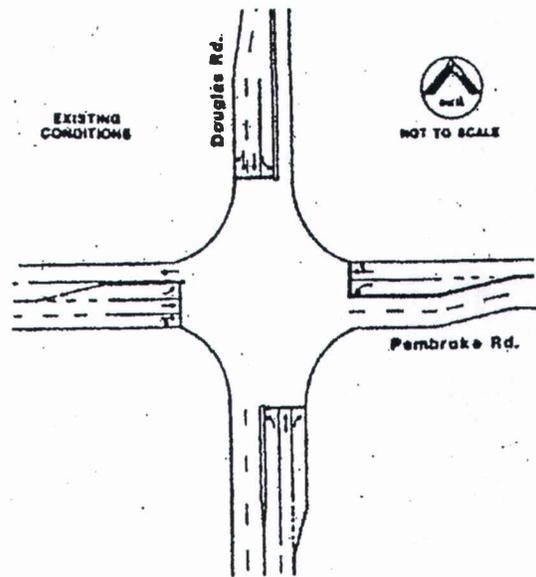


EXHIBIT 9-26

# RECOMMENDED TRANSPORTATION IMPROVEMENTS PEMBROKE RD - UNIVERSITY DR

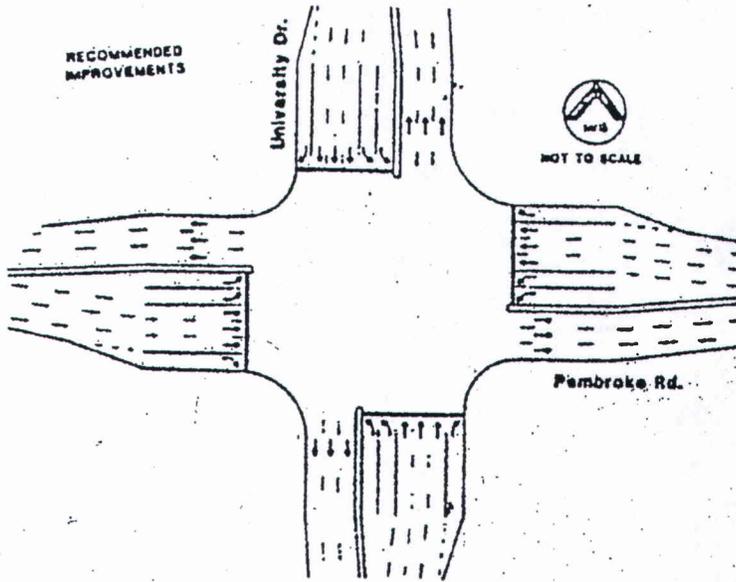
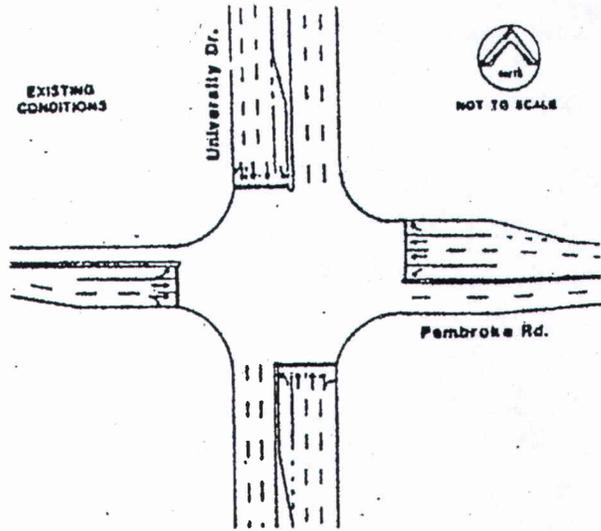
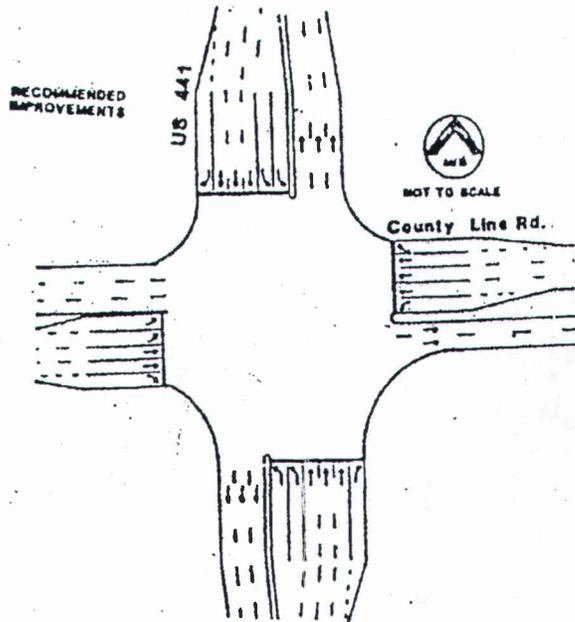
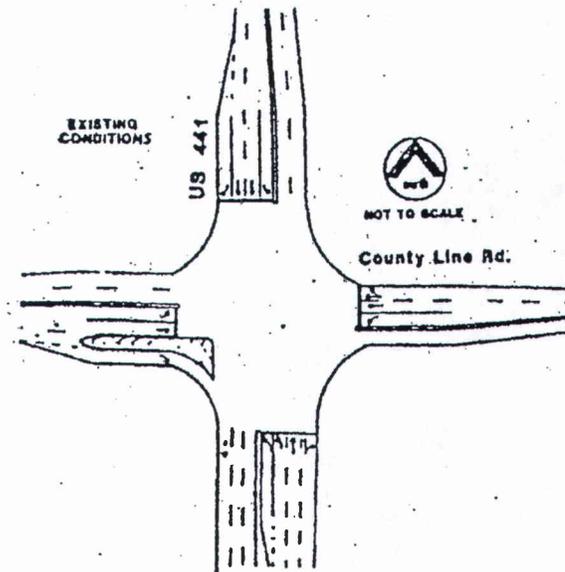


EXHIBIT 9-27

RECOMMENDED TRANSPORTATION IMPROVEMENTS  
COUNTY LINE RD - US 441



SOURCE: ADA

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."

BLWM-07-85  
Page Three

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 date 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: \_\_\_\_\_



**Planning and Zoning**  
 111 NW 1st Street • Suite 1210  
 Miami, Florida 33128-1902  
 T 305-375-2800

November 14, 2008

[miamidade.gov](http://miamidade.gov)

**Carlos Alvarez, Mayor**

Dolphin Center Properties, David Morton, Et Al  
 C/o Graham Penn  
 First Union Financial Center  
 200 South Biscayne Blvd.  
 Suite 850  
 Miami, Florida 33131

- ADA Coordination
- Agenda Coordination
- Animal Services
- Art in Public Places
- Audit and Management Services
- Aviation
- Building
- Building Code Compliance
- Business Development
- Capital Improvements
- Citizens' Independent Transportation Trust
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- Community Action Agency
- Community & Economic Development
- Community Relations
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- Corrections & Rehabilitation
- Cultural Affairs
- Elections
- Emergency Management
- Employee Relations
- Empowerment Trust
- Enterprise Technology Services
- Environmental Resources Management
- Fair Employment Practices
- Finance
- Fire Rescue
- General Services Administration
- Government Information Center
- Historic Preservation
- Homeless Trust
- Housing Agency
- Housing Finance Authority
- Human Services
- Independent Review Panel
- International Trade Consortium
- Juvenile Services
- Medical Examiner
- Metro-Miami Action Plan
- Metropolitan Planning Organization
- Park and Recreation
- Planning and Zoning**
- Police
- Procurement Management
- Property Appraisal
- Public Library System
- Public Works
- Safe Neighborhood Parks
- Seaport
- Solid Waste Management
- Strategic Business Management
- Team Metro
- Transit
- Task Force on Urban Economic Revitalization
- Vizcaya Museum And Gardens
- Water & Sewer

Re: Hearing No. 08-9-CC-1  
 Location: Lying between N.W. 17 Avenue and N.W. 27 Avenue and on both sides of N.W. 199 Street, City of Miami Gardens, Florida

Dear Applicant:

Enclosed herewith is Resolution No. Z-26-08, adopted by the Board of County Commissioners, which approved Items #1, 2, and 3 on the above described property. Please note the conditions under which said approval was granted, inasmuch as strict compliance therewith will be required. Failure to comply with stipulated conditions, if any, will result in the immediate issuance of a civil violation notice for each condition violated. Each notice issued may require payment of a daily monetary fine.

If stipulated in the resolution that building permits and/or use, occupancy or completion certificates will be required, please note that permits must be obtained and final inspection approvals received for construction work done or required prior to issuance of the applicable certificate(s) pursuant to Section 33-8 of the Zoning Code. Payment of certificates may be subject to annual renewal by this Department. Application for required permits and/or certificates related to use, occupancy or completion should be made with this Department, or the Building Department as appropriate. At time of permit application you must provide a copy of this resolution.

If there are anticipated changes from any plan submitted for the hearing, a plot use plan is to be submitted to this Department in triplicate before any detailed plans are prepared, inasmuch as building permits will not be issued prior to the approval of said plan.

The Board's decision may be appealed by an aggrieved party to Circuit Court within 30 days of the date of transmittal of the resolution to the Clerk of the County Commission. The transmittal date is **November 14, 2008**. In the event an appeal is filed, any building permit sought shall be at the risk of the party seeking said permit. Copies of any court filings concerning this matter should be served upon both my office and:

R. A. Cuevas, Jr.,  
 County Attorney  
 111 N.W. 1st Street, Suite 2810  
 Miami, Florida 33128-1993

The County Attorney is not permitted to accept official service of process.

Sincerely,

Earl Jones  
 Deputy Clerk

Enclosure

cc Tracy Slavens  
 701 Brickell Avenue  
 Suite 3000  
 Miami, Florida 33131

*Delivering Excellence Every Day*

**Carlos Alvarez, Mayor**

November 14, 2008

Dolphin Center Properties, David Morton, Et Al  
C/o Tracy Slavens  
701 Brickell Avenue  
Suite 3000  
Miami, Florida 33131

[miamidade.gov](http://miamidade.gov)

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Earl Jones  
Deputy Clerk

Enclosure

cc Graham Penn  
First Union Financial Center  
200 South Biscayne Blvd.  
Suite 850  
Miami, FL 33131

*Delivering Excellence Every Day*

ADA Coordination  
Agenda Coordination  
Animal Services  
Art in Public Places  
Audit and Management Services  
Aviation  
Building  
Building Code Compliance  
Business Development  
Capital Improvements  
Citizens' Independent Transportation Trust  
Commission on Ethics and Public Trust  
Communications  
Community Action Agency  
Community & Economic Development  
Community Relations  
Consumer Services  
Corrections & Rehabilitation  
Cultural Affairs  
Elections  
Emergency Management  
Employee Relations  
Empowerment Trust  
Enterprise Technology Services  
Environmental Resources Management  
Fair Employment Practices  
Finance  
Fire Rescue  
General Services Administration  
Government Information Center  
Historic Preservation  
Homeless Trust  
Housing Agency  
Housing Finance Authority  
Human Services  
Independent Review Panel  
International Trade Consortium  
Juvenile Services  
Medical Examiner  
Metro-Miami Action Plan  
Metropolitan Planning Organization  
Park and Recreation  
**Planning and Zoning**  
Police  
Procurement Management  
Property Appraisal  
Public Library System  
Public Works  
Safe Neighborhood Parks  
Seaport  
Solid Waste Management  
Strategic Business Management  
Team Metro  
Transit  
Task Force on Urban Economic Revitalization  
Vizcaya Museum And Gardens  
Water & Sewer

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

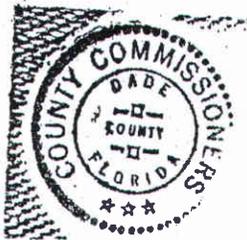
I, Deputy Clerk's Name, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. Z-26-08 adopted by said Board of County Commissioners at its meeting held on the 23<sup>rd</sup> day of October, 2008.

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

*Earl Jones*

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

SEAL





Carlos Alvarez, Mayor

- ADA Coordination
- Agenda Coordination
- Animal Services
- Art in Public Places
- Audit and Management Services
- Aviation
- Building
- Building Code Compliance
- Business Development
- Capital Improvements
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November 14, 2008

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