

APPLICANT: WI 825 PARTNERS L. L. C.

- (1) GU, RU-4, & BU-2 to PAD
- (2) UNUSUAL USE to permit a lake fill and lake excavations.
- (3) Applicant is requesting to permit single-family residential attached units with a private open space varying from 36.3% to 48% (60% required for each unit).

Upon a demonstration that the applicable standards have been satisfied, approval of Request #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Williams Island Country Club," as prepared by Bradshaw Gill Associates & Gecko Group, Inc., consisting of 62 sheets and dated stamped received 11/17/05 and "Site Area Calculation Plan," one sheet dated stamped received 12/21/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL A: A portion of Section 6, Township 52 South, Range 42 East, together with a portion of Tract "A", "SKY LAKE CLUB HOUSE SITE", Plat Book 103, Page 51 being more particularly described as follows:

Commence at the Northeast corner of said Section 6 and run due south along the east line of the NE ¼ of said Section 6 for 1784.78' to the Point of beginning of the parcel of land hereinafter described; thence run due west for 330'; thence run S80°54'08"W for 299.35' to a Point of curvature; thence run SW/ly, W/ly and NW/ly along a circular curve to the right, having a radius of 520' and a central angle of 51°35'52" for an arc distance of 468.29' to a Point of tangency; thence run N47°30'00"W for 260.63'; thence run S84°19'13"W for 127.48'; thence run N47°30'00"W for 85'; thence run N76°30'00"W for 305.43'; thence run S74°30'00"W for 100'; thence run N61°58'08"W for 137.93'; thence run S74°30'00"W for 136.12' to a Point of curvature; thence W/ly, along a circular curve to the right having a radius of 1,250' and a central angle of 24°04'46" for an arc distance of 525.33'; thence S42°41'52"W, for 26.51'; thence N27°57'55"W for 27.8' to a point on a curve; said point bearing S10°01'10"W from the radius point of the next described curve; thence NW/ly along a circular curve to the right, having a radius of 1,250 and a central angle of 55°28'00" for an arc distance of 1,210.09' feet; thence N38°54'34"W for 798.08' to a Point on a curve; said point bearing S01°11'19"E from the center point of the next described (said last mentioned two courses being coincident with the SW/ly boundary of SKY LAKE GOLF CLUB Plat Book 99, Page 2); thence W/ly along a circular curve to the right having a radius of 2,914.79' and a central angle of 3°08'19" for an arc distance of 159.67' to a Point of tangency; thence N88°03'00"W for 855.18' to a Point of intersection with the west line of the NW ¼ of said Section 6, said last described two courses being coincident with the S/ly Right-of-Way line of State Road No. 852, as shown on State of Florida State Road Department Right-of-Way Map, Plat Book 88, Page 1; thence S2°47'45"W along the said west line of the NW ¼ of Section 6, for 15' to the Northeast corner of Section 1, Township 52 South, Range 41 East; thence S3°34'41"W along the east line of the NE ¼ of said Section 1, for 256.27' to a Point of intersection with the NE/ly Right-of-Way line of Snake Creek Canal;

CONTINUED ON PAGE TWO

APPLICANT: WI 825 PARTNERS L. L. C.

PAGE TWO

thence S48°06'28"E, along the said NE/ly Right-of-Way line of Snake Creek Canal for 4,903.57'; thence run N51°42'10"E for 25.37'; thence run S48°06'28"E, continuing along the said NE/ly Right-of-Way line of Snake Creek Canal for 152.23'; thence run N51°42'10"E, along the NW/ly Right-of-Way line of Seaboard Airline Railroad, for 1,665.77' feet; thence run due north, along the east line of the aforesaid Section 6 for 884.88' feet to the Point of beginning. LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: A portion of the NE ¼ of Section 6, Township 52 South, Range 42 East, being more particularly described as follows:

Commence at the Northeast corner of said Section 6 and run south along the east line of said Section 6 for a distance of 1,784.78' to the Point of beginning of the herein described parcel; thence continue along the last described course for a distance of 100'; thence run west, at right angles to the last described course, for a distance of 100'; thence run due north, at right angles to the last described course, for a distance of 100'; thence run east, at right angles to the last described course, for a distance of 100' to the Point of beginning. ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: Begin at the intersection of the east line of the NE ¼ of said Section 6, with the NW/ly Right-of-Way line of the Seaboard Coast Line Railroad and run S51°42'10"W along the said NW/ly Right-of-Way line of Seaboard Coast Line Railroad for 400'; thence N38°17'50"W at right angles to the last described course for 130'; thence N51°42'10"E for 287.32'; thence north along a line west of and parallel with the east line of the NE ¼ of said Section 6 for 49.69'; thence N51°42'10"E for 151.63'; thence east at right angles to the next described course for 50'; thence south along the east line of the NE ¼ of said Section 6 for 175.85' to the Point of Beginning. AND: PARCEL B: A portion of Tract "A", SKY LAKE CLUB HOUSE SITE", Plat Book 103, Page 51, being more particularly described as follows:

Commence at the NW/ly corner of said Tract "A" (said Point of commencement being on a curve and bearing S12°35'28"W, from the radius point of the next described curve); thence E/ly, along the N/ly boundary of said Tract "A", along a circular curve to the left, having a radius of 1,175.92' and a central angle of 0°42'44" for an arc distance of 14.62' to the Point of beginning of the following described parcel of land: thence continue E/ly, along said circular curve to the left, having a radius of 1,175.92' and a central angle of 7°33'08" for an arc distance of 155' (last mentioned course being coincident with the N/ly boundary of said Tract "A"); thence S15°30'00"E for 251.78' to a point on a curve, said point bearing S3°22'02"E from the radius point of said curve; thence W/ly, along a circular curve to the right, having a radius of 1,250' and a central angle of 11°56'48" for an arc distance of 260.64'; thence N42°41'52"E, for 59.54'; thence N4°44'02"W, for 106.72'; thence N4°17'25"E, for 102.8' to the Point of Beginning. AND: PARCEL C: A portion of Tract "A", "SKY LAKE CLUB HOUSE SITE", Plat Book 103, Page 51, being more particularly described as follows:

Commence at the NW/ly corner of said Tract "A" (said Point of commencement being on a curve and bearing S12°35'28"W, from the radius point of the next described curve); thence E/ly, along the N/ly boundary of said Tract "A", along a circular curve to the left, having a radius of 1175.92' and a central angle of 8°15'52" for an arc distance of 169.62' to the Point of beginning of the following described parcel of land; thence continue E/ly, along said circular curve to the left, having a radius of 1,175.92' and a central angle of 19°49'36" for an arc distance of 406.91'

CONTINUED ON PAGE THREE

APPLICANT: WI 825 PARTNERS L. L. C.

PAGE THREE

(last mentioned course being coincident with the N/ly boundary line of said Tract "A"); thence S15°30'00"East radial to the last described curve line, for 210'; thence S74°30'00"W, at right angles to the last mentioned course, for 136.12' to a Point of curvature; thence W/ly, along a circular curve to the right, having a radius of 1250' and a central angle of 12°07'58" for an arc distance of 264.7' to a point in a line drawn through the Point of beginning and extending in a SE/ly direction on a course of S15°30'00"E; thence N15°30'00"W, along such line drawn through the Point of beginning, for a distance of 251.78' to the Point of beginning. AND: PARCEL "D": A portion of Tract "A", "SKY LAKE CLUB HOUSE SITE", Plat Book 103, Page 51, being more particularly described as follows:

Commence of the Northeast corner of Section 6, Township 52 South, Range 42 East; thence run due south, along the east line of the NE ¼ of said Section 6 for 869.78' to a Point of curvature; thence run SW/ly, W/ly, and NW/ly, along a circular curve to the right having a radius of 650' and a central angle of 132°30'00", for an arc distance of 1,503.16'; thence run S42°30'00"W radial to the last described curve for 30' to the Point of beginning of the parcel of land hereinafter described; thence run N47°30'00"W for 170' to a Point of curvature; thence run W/ly along a circular curve to the left having a radius of 620' and a central angle of 58°00'00", for an arc distance of 627.62' to a Point of tangency; thence run S74°30'00"W for 200' (the last mentioned three courses being coincident with S/ly Right-of-Way of N.E. 195th Street, Sky Lake Drive North, as shown on the Plat of SKY LAKE NORTH RIGHTS-OF-WAY, Plat Book 85, Page 16); thence run S15°30'00"E, at right angles to the last described course, for 210'; thence run S61°58'08"E for 137.93'; thence run N74°30'00"E for 100'; thence run S76°30'00"E for 305.43'; thence run S47°30'00"E for 85'; thence run N84°19'13"E for 127.48'; thence run N42°30'00"E for 210' to the Point of Beginning. LESS AND EXCEPT THE FOLLOWING DESCRIBED PORTION OF SAID TRACT "A": Begin at the Eastern most corner of said Tract "A"; thence N47°30'00"W, for 170.00' to a Point of curvature; thence NW/ly, along a circular curve to the left, having a radius of 620' and a central angle of 26°30'00" for an arc distance of 286.76' feet (last mentioned two courses being coincident with the Northerly boundary of said Tract "A"); thence S16°00'00"W, radial to the last described circular curve, for 13'; thence S6°37'10"E for 100.31'; thence S38°23'40"W for 96'; thence N52°07'56"W for 5.46'; thence S36°07'40"W, for 51.97'; thence S13°30'00"W, for 103.93'; thence S76°30'00"E, at right angles to the last mentioned course, for 157.09'; thence S47°30'00"E, for 85'; thence N84°19'13"E for 127.48'; thence N42°30'00"E, for 210' to the Point of beginning (last mentioned four courses being coincident with the S/ly and SE/ly boundary of said Tract "A").

LOCATION: The Northwest corner of I-95 & Snake Creek Canal, Miami-Dade County, Florida.

SIZE OF PROPERTY: 148.2 Acres

GU (Interim)  
RU-4 (Apartments 50 units/net acre)  
BU-2 (Business – Special)  
PAD (Planned Area Development)