

**Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.**

Process No.	Applicant Name
<u>04-105</u>	<u>THE MISSION OF TAO-CONFUCIANISM OF MIAMI, INC.</u>
<u>04-332</u>	<u>WON BUDDHISM OF MIAMI, INC.</u>
<u>04-392</u>	<u>ROBERTO DIAZ & ROBERTO J. DIAZ</u>
<u>04-436</u>	<u>IVAN HERNANDEZ</u>
<u>05-034</u>	<u>JOSE & LUCRECIA TORRES</u>
<u>05-139</u>	<u>LIGHTSPEED AT BEACON TRADEPORT (DEV.) L.L.C., ET AL</u>
<u>05-173</u>	<u>SIGMA CONSTRUCTION & ENGINEERING CORP.</u>
<u>05-178</u>	<u>RENE JESUS ROSA</u>

THE FOLLOWING HEARING WAS DEFERRED AND REVISED FROM 9/1/05 TO THIS DATE:

HEARING NO. 05-6-CZ10-1 (04-332)

18-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: WON BUDDHISM OF MIAMI, INC.

- (1) SPECIAL EXCEPTION to permit a religious facility.
- (2) Applicant is requesting to permit a lot area of 0.264 acre (2.5 acres required).
- (3) Applicant is requesting to permit parking and drives within 25' of the right-of-way (not permitted).
- (4) Applicant is requesting to permit a one-way drive with a width varying from 10.1' to 13.6' (14' required).
- (5) Applicant is requesting to permit a landscape buffer varying from 2' to 3' (5' required) between dissimilar land uses along the interior side (north & south) and the rear (west) property lines.
- (6) Applicant is requesting to permit 0 buffer trees (10 trees required), 0 lot trees (3 required), 3 street trees (4 required) and 100 shrubs (170 shrubs required).
- (7) Applicant is requesting to permit a 5' high wood fence (6' required) between dissimilar land uses along the interior side (north & south) and the rear (west) property lines.
- (8) Applicant is requesting to permit 9 parking spaces (11 required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #8 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 "Zen Meditation House," as prepared by Zubillaga Design, Inc., consisting of 3 sheets; Sheets A-1 dated stamped received 8/2/05, Sheet P-1 dated revised 10/7/04 and Sheet A-2 dated 6/6/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 1, BELLO MONTE ESTATES, Plat book 100, Page 66.

LOCATION: 3300 S.W. 107 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 130.5' x 88.35'

PRESENT ZONING: RU-1 (Single Family Residential)

[<Top>](#)

THE FOLLOWING HEARING WAS DEFERRED FROM 9/1/05 TO THIS DATE:

HEARING NO. 05-9-CZ10-2 (04-105)

2-54-39
Council Area 10
Comm. Dist. 12

APPLICANT: THE MISSION OF TAO-CONFUCIANISM OF MIAMI, INC.

Applicant is requesting to permit an addition to a residence resulting in a lot coverage of 24.2% (15% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or 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 "Addition to Residence of the Mission of Tao-Confucianism of Miami, Inc.," as prepared by Emilio Castro, P.E., consisting of 4 sheets and dated 10/19/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 10, Block 9, SWEETWATER ESTATES, Plat book 28, Page 36.

LOCATION: 395 N.W. 128 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.03 Gross Acres

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

[<Top>](#)

THE FOLLOWING HEARING WAS DEFERRED FROM 10/20/05 TO THIS DATE:

HEARING NO. 05-6-CZ10-11 (04-436)

15-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: IVAN HERNANDEZ

- (1) Applicant is requesting to permit an addition to a single-family residence setback varying from 4.5' to 4.9' (7.5' required) from the interior side (north) and setback varying from 4' to 15.58' (25' required) from the rear (west) property lines.
- (2) Applicant is requesting to permit the single-family residence with a lot coverage of 41% (35% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or 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 "Zoning Hearing Application for Hernandez Residence," as prepared by Armando Davila, Architect, consisting of three sheets and dated stamped received 2/23/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 2, Block 3, CORAL WAY VILLAGE, SECTION "A", PART 1, Plat book 53, Page 88.

LOCATION: 2410 S.W. 83 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.183 acre

PRESENT ZONING: RU-1

[<Top>](#)

APPLICANTS: ROBERTO DIAZ & ROBERTO J. DIAZ

(1) RU-1 to RU-5A

OR IN THE ALTERNATIVE TO REQUEST #1, REQUEST # 2:

(2) Use variance to permit RU-5A uses in the RU-1 zone.

AND WITH EITHER REQUEST, THE FOLLOWING:

(3) Application is requesting to permit a lot area of 7,280 sq. ft. (10,000 sq. ft. required).

(4) Application is requesting to permit a frontage of 52' (75' required).

(5) Applicant is requesting to permit an office building setback 7.17' (15' required) from the interior side (west) and setback 10.68' (15' required) from the interior side (east) property lines.

(6) Applicant is requesting to permit a two-way driveway 7.21' wide (20' required).

(7) Applicant is requesting to permit a minimum parking back out of 15' (22' required).

(8) Applicant is requesting to permit a landscape greenbelt 4' wide (7' wide required) along the right-of-way.

(9) Applicant is requesting to permit a 2' wide landscape buffer (5' required) between dissimilar land uses along the interior side (east) property line.

(10) Applicant is requesting to permit a maximum lawn area of 47.37% (30% maximum permitted).

(11) Applicant is requesting to permit a 6' high chain link fence (5' high masonry wall required) along the interior sides west and east) and rear (north) property lines where the RU5-A property abuts residential zoned property.

(12) Applicant is requesting to waive the zoning regulations requiring Coral Way (SW 24 Street) to be 100' wide; to permit 37.5' of dedication (50' required) for the north side of Coral Way.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 - #12 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) or 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 "Roberto Jesus Diaz and Roberto Diaz," as prepared by RTF, consisting of 3 sheets dated stamped received 8/30/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 22, less the east 4', and the south 10' thereof; and the east 6' of Lot 23, less the south 10' thereof, of TAMIAMI ACRES PLAN NO. 2, Plat book 5, Page 74.

LOCATION: 6465 S.W. 24 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 52' x 140'

RU-1 (Single Family Residential)

RU-5A (Semi-Professional Offices)

[<Top>](#)

HEARING NO. 05-12-CZ10-2 (05-34)

4-54-40
Council Area 10
Comm. dist. 10

APPLICANTS: JOSE & LUCRECIA TORRES

- (1) Applicant is requesting to permit an addition to a townhouse residence setback 5.65' from the rear (north) property line (20' required).
- (2) Applicant is requesting to permit the townhouse residence with a patio area of 169.5 sq. ft. (500 sq. ft. required)

Upon a demonstration that the applicable standards have been satisfied, approval of these requests 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 "As Built Family Room Addition to Unit Model B Mr. Jose & Lucrecia Torres," as prepared by Carlos Muller and dated received 2/8/05 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 2, Block 29, THE VILLAS OF MADEIRA, SEC. 3, Plat book 108, Page 59.

LOCATION: 9435 S.W. 6 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 85' x 30'

PRESENT ZONING: RU-TH (Townhouse – 8.5 units/net acre)

[<Top>](#)

APPLICANT: SIGMA CONSTRUCTION & ENGINEERING CORP.

(1) GU to IU-1

(2) Applicant is requesting to permit a lot with a frontage of 25' (75' required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(19) (Alternative Site Development Option for the IU zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A survey is on file and may be examined in the Zoning Department entitled "Plan of Survey," as prepared by Jose E. Fuxa, P. L. S. and last updated 6/14/05.

SUBJECT PROPERTY: The west 75' of the east 331' of the north ½ of the north ½ of the SW ¼ of the SE ¼ of the NE ¼ of Section 31, Township 53 South, Range 40 East, less the north 25' thereof; A/K/A: Lot 5, Block 14, TRUMAN CITY, Unrecorded Private plat, and the north 25' of the east 331' of the north ½ of the north ½ of the SW ¼ of the SE ¼ of the NE ¼ in Section 31, Township 53 South, Range 40 East, less the east 30' thereof.

LOCATION: The Southwest corner of N.W. 108 Avenue & theoretical N.W. 19 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 18,048 sq. ft.

GU (Interim)

IU-1 (Industry – Light)

[<Top>](#)

APPLICANT: RENE JESUS ROSA

- (1) Applicant is requesting to permit a lot with a frontage of 106.03' (125' required), a lot depth of 148.82' (200' required) and a lot area of 0.36 gross acre (1 gross acre required).
- (2) Applicant is requesting to permit a residence setback 7.5' from the interior side (south) property line (15' required).
- (3) Applicant is requesting to permit the single-family residence setback a minimum of 25' (50' required) from the front (west) property line.
- (4) Applicant is requesting to permit the residence with a lot coverage of 21% (15% permitted for 2 stories).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or 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 "Proposed Residence for Mr. Rene Jesus Rosa," as prepared by Francisco A. Benitez, A. I. A. and dated stamped received 9-15-05 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 2, block 2, less beginning at the Northeast corner; thence south 116.85'; thence west 152.51'; Northwest 34.96'; north 55'; west 147.97'; north 10.84'; east 301.23' to the Point of beginning for right-of-way, SWEETWATER ESTATES SUBDIVISION, Plat book 28, Page 36.

LOCATION: The Southeast corner of N.W. 119 Avenue & N.W. 6 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.36 Acre

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

[<Top>](#)

APPLICANT: LIGHTSPEED AT BEACON TRADEPORT (DEV.) L.L.C., ET AL

- (1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION pursuant to § 380.06(19) of the Florida Statutes with respect to the following amendments and requests:
- (2) MODIFICATION of Condition #12 of Resolution Z-33-97, last modified by Resolution Z-1-04, passed and adopted by the Miami-Dade County Board of County Commissioners, reading as follows:

FROM: "12. The Director of the Department of Planning & Zoning, or its successor entity, will monitor compliance with all conditions of the development order and require, prior to issuance of any building permit and any certificate of occupancy, that the Applicant provide the Director with a letter that certifies:

- a. the building which is the subject of such building permit and certificate of occupancy is consistent with Exhibit 2.
- b. the total amount of warehouse, manufacturing, furniture merchandise, telecommunications, retail, movie theater, hotel and office space constructed within the project through the date of the letter.
- c. the remaining amount of undeveloped warehouse, manufacturing, furniture merchandise, telecommunications, retail, movie theater, hotel and office space permitted within the project;
- d. to the extent that the amount of a particular project use has been increased or decreased in accordance with the Equivalency Matrix (Exhibits 3A & 3B [rev. 07-18-03]) and Condition 54 below, the letter shall document said increase or decrease and provide calculations demonstrating the use of the Equivalency Matrix and compliance with Condition 54 below.

To the extent that the Equivalency Matrix (Exhibits 3A & 3B [rev. 07-18-03]) has been used for the building which is the subject of such building permit and certificate of occupancy, the letter shall include as an exhibit the calculations demonstrating the use of the Equivalency Matrix."

TO: "12. The Director of the Department of Planning & Zoning, or its successor entity, will monitor compliance with all conditions of the development order and require, prior to issuance of any building permit and any certificate of occupancy, that the Applicant provide the Director with a letter that certifies:

- a. the building which is the subject of such building permit and certificate of occupancy is consistent with Exhibit 2.

CONTINUED ON PAGE TWO

APPLICANT: LIGHTSPEED AT BEACON TRADEPORT DEV. L.L.C., ET AL PAGE TWO

- b. the total amount of warehouse, manufacturing, furniture merchandise, telecommunications, retail, movie theater, hotel and office space constructed within the project through the date of the letter.
- c. the remaining amount of undeveloped warehouse, manufacturing, furniture merchandise mart, telecommunications, retail, movie theater, hotel and office space permitted within the project;
- d. to the extent that the amount of a particular project use has been increased or decreased in accordance with the Equivalency Matrix (Exhibits 3A & 3B [~~rev. 07-18-03~~ 05/18/05]) and Condition 54 below, the letter shall document said increase or decrease and provide calculations demonstrating the use of the Equivalency Matrix and compliance with Condition 54 below.

To the extent that the Equivalency Matrix (Exhibits 3A & 3B [~~rev. 07-18-03~~ 05/18/05]) has been used for the building which is the subject of such building permit and certificate of occupancy, the letter shall include as an exhibit the calculations demonstrating the use of the Equivalency Matrix."

The purpose of this modification is to approve revised and updated equivalency matrix tables reflecting the simultaneous increase and decrease of office, warehouse and manufacturing uses within the approved Development Program.

- (3) MODIFICATION of Condition # 29 of Resolution Z-33-97, last modified by Resolution Z-1-04, passed and adopted by the Miami-Dade County Board of County Commissioners, reading as follows:

FROM: "29. If Developer develops the site plan without the furniture merchandise mart, Developer may request certificates of use and occupancy for up to 1,850,150 sq. ft. of Industrial/Warehouse development, 1,353,000 sq. ft. of manufacturing use, 370,218 sq. ft. of industrial/telecom development, 1,556,900 sq. ft. (1,300,000 GLA) of retail development, 5740 seats of movie theater development, 220,000 sq. ft. of office development and 100 rooms of hotel development after improvements A, B, C, D, E, F, G, H, I, J, K, L, M, N and O have been substantially completed as determined by the Director of the Public Works Department and are open to traffic. If Developer develops in accordance with the alternate site plan with the furniture merchandise mart, subject to compliance with Exhibits 3A & 3B, Developer may request certificates of use and occupancy for up to 1,578,392 sq. ft. of Industrial/Warehouse development, 1,323,000 sq. ft. of manufacturing use, 370,218 sq. ft. of industrial/telecom development, 315,000 sq. ft. of furniture merchandise mart uses, 1,556,900 sq. ft. (1,300,000 GLA) of retail

CONTINUED ON PAGE THREE

development, 5,740 seats of movie theater development, 220,000 sq. ft. of office development, and 100 rooms of hotel development after improvements A, B, C, D, E, F, G, H, I, J, K, L, M, N and O have been substantially completed as determined by the Director of the Public Works Department and are open to traffic. Notwithstanding any provision to the contrary contained elsewhere in this Development Order, except for Improvement E, Developer shall not be responsible for acquisition of right of way necessary for the improvements described in Conditions 16 through 27. In the event that portions of the required right of way are not available, Developer shall construct the improvements where right of way is available and shall complete the remaining portions of the improvements as soon as possible after the right of way is made available. Under this paragraph, for the purposes of the Public Works Director's determination that required improvements K, L, M, and N are substantially complete and open to traffic, said provision shall be deemed to be substantially complete and open to traffic are those portions that were delayed by right of way availability and if at least two lanes of traffic are provided."

TO: "29. If Developer develops the site plan without the furniture merchandise mart, Developer may request certificates of use and occupancy for up to ~~1,850,150~~ 2,067,414 sq. ft. of Industrial/Warehouse development, ~~1,353,000~~ 0 sq. ft. of manufacturing use, ~~370,218~~ 78,000 sq. ft. of industrial/telecom development, ~~4,556,900~~ 1,780,000 sq. ft. (~~1,300,000~~ 1,400,000 GLA) of retail development, 5740 seats of movie theater development, ~~220,000~~ 850,000 sq. ft. of office development and ~~400~~ 125 rooms of hotel development after improvements A, B, C, D, E, F, G, H, I, J, K, L, M, N and O have been substantially completed as determined by the Director of the Public Works Department and are open to Traffic. If Developer develops in accordance with the alternate site plan with the furniture merchandise mart, subject to compliance with Exhibits 3A & 3B, Developer may request certificates of use and occupancy for up to ~~1,578,392~~ 2,067,414 sq. ft. of Industrial/Warehouse development, ~~1,323,000~~ 0 sq. ft. of manufacturing use, ~~370,218~~ 78,000 sq. ft. of industrial/telecom development, 315,000 sq. ft. of furniture merchandise mart uses, ~~4,556,900~~ 1,780,000 sq. ft. (~~1,300,000~~ 1,400,000 GLA) of retail development, 5,740 seats of movie theater development, ~~220,000~~ 715,000 sq. ft. of office development, and ~~400~~ 125 rooms of hotel development after improvements A, B, C, D, E, F, G, H, I, J, K, L, M, N and O have been substantially completed as determined by the Director of the Public Works Department and are open to traffic. Notwithstanding any provision to the contrary contained elsewhere in this Development Order, except for Improvement E, Developer shall not be responsible for acquisition of right of way necessary for the improvements described in Conditions 16 through 27. In the event that portions of the required right of way are not available, Developer shall construct the improvements where right of way is available and shall complete the remaining portions of the improvements as soon as possible after the

CONTINUED ON PAGE FOUR

APPLICANT: LIGHTSPEED AT BEACON TRADEPORT (DEV.) L.L.C., ET AL PAGE FOUR

right of way is made available. Under this paragraph, for the purposes of the Public Works Director's determination that required improvements K, L, M, and N are substantially complete and open to traffic, said provision shall be deemed to be substantially complete and open to traffic are those portions that were delayed by right of way availability and if at least two lanes of traffic are provided."

The purpose of this request is to increase the amount of industrial warehouse development from a maximum of 1,850,150 to a maximum of 2,067,414 sq. ft., to increase the amount of office development from a maximum of 220,000 to a maximum of 850,000 sq. ft., and to decrease manufacturing use to 0 sq. ft. and to reduce the telecommunications use from 370,218 to 78,000 sq. ft., to increase the retail GLA from 1,300,000 to 1,400,000 and to increase the number of previously approved hotel rooms from 100 to 125 rooms.

- (4) MODIFICATION of Condition #54 of Resolution Z-33-97, last modified by Resolution Z-1-04, passed and adopted by the Miami-Dade County Board of County Commissioners, reading as follows:

FROM: "54. Limit development to those land uses authorized by the Miami-Dade County Code provided, however, that the overall development shall have a minimum 400,000 gross sq. ft. of industrial warehouse space, 200,000 gross sq. ft. of industrial telecom space, 20,000 gross sq. ft. of manufacturing use, 0 sq. ft. (zero) sq. ft. of furniture merchandise mart use, 900,000 gross sq. ft. of retail space, 35,000 gross sq. ft. of office space, 3,000 movie theater seats and 100 hotel rooms. Maximum permitted development in any single use category shall be limited to 3,250,000 gross sq. ft. of industrial warehouse space, 4,000,000 gross sq. ft. of industrial telecom space, 2,000,000 gross sq. ft. of manufacturing use, 600,000 gross sq. ft. of furniture merchandise mart use, 300,000 gross sq. ft. of office space, 350 hotel rooms, 1,780,000 gross sq. ft. of retail space and 6,000 movie theater seats or a combination of uses as provided for in the Equivalency Matrix contained in Exhibits 3A and 3B (rev. 07/18/03) herein. In no event shall the maximum permitted development exceed the cumulative impact which would be otherwise realized from the development as currently outlined in the Application for Development Approval. Subsequent site plan approval will require compliance with parking, landscaped open space, Floor Area Ratio, and other development regulations, all in accordance with applicable Miami-Dade County Ordinances and resolutions as may be amended or varied at Public Hearing, subject to substantial deviation determination, if applicable."

TO: "54. Limit development to those land uses authorized by the Miami-Dade County Code provided, however, that the overall development shall have a minimum 400,000 gross sq. ft. of industrial warehouse space, ~~200,000~~ 0 gross sq. ft. of industrial telecom space, ~~20,000~~ 0 gross sq. ft. of manufacturing use, 0 sq. ft. (zero) sq. ft. of furniture merchandise mart use, 900,000 gross sq. ft. of retail

CONTINUED ON PAGE FIVE

APPLICANT: LIGHTSPEED AT BEACON TRADEPORT (DEV.) L.L.C., ET AL PAGE FIVE

space, 35,000 gross sq. ft. of office space, 3,000 movie theater seats and 100 hotel rooms. Maximum permitted development in any single use category shall be limited to 3,250,000 gross sq. ft. of industrial warehouse space, ~~4,000,000~~ 500,000 gross sq. ft. of industrial telecom space, ~~2,000,000~~ 1,000,000 gross sq. ft. of manufacturing use, 600,000 gross sq. ft. of furniture merchandise mart use, ~~300,000~~ 850,000 gross sq. ft. of office space, 350 hotel space, 35,000 gross sq. ft. of office space, 3,000 movie theater seats and 100 hotel rooms. 1,780,000 gross sq. ft. of retail space and 6,000 movie theater seats or a combination of uses as provided for in the Equivalency Matrix contained in Exhibits 3A and 3B (rev. ~~07/18/03~~ 05/18/05) herein. In no event shall the maximum permitted development exceed the cumulative impact which would be otherwise realized from the development as currently outlined in the Application for Development Approval. Subsequent site plan approval will require compliance with parking, landscaped open space, Floor Area Ratio, and other development regulations, all in accordance with applicable Miami-Dade County Ordinances and resolutions as may be amended or varied at Public Hearing, subject to substantial deviation determination, if applicable."

The purpose of this request is to lower the minimum requirement for manufacturing use and telecommunications use; to increase the maximum permitted square footage of office use; and to reflect the revised updated equivalency matrix tables included as part of this application.

- (5) MODIFICATION of Condition #4 of Resolution No. Z-33A-97, passed and adopted by the Miami-Dade County Boards of County Commissioners, last modified by Resolution CZAB10-51-05, passed and adopted by Community Zoning Appeals Board No. 10, reading as follows:

FROM: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Dolphin Mall Miami,' as prepared by Beame Architectural Partnership, dated received May 11, 2000, consisting of 10 sheets, and a plan entitled 'Dolphin Mall,' as prepared by Beame Architectural Partnership dated last revised March 21, 2000, consisting of a project location map, zoning plan, storm water master plan, site plan, retail area zoning calculations/notes, retail building elevation-south, retail building elevation-north, retail building elevation-east/west, industrial area typical landscape plan, and typical planting design; and a 'Proposed Master Plan,' prepared by Retzsch Lanao Caycedo Architects, dated last revised 2/22/05 and a Prototype plan for Lightspeed Center at Beacon Tradeport prepared by Witkin Design Group, dated received on 2/13/01; and a booklet entitled 'Signage & Graphics – Dolphin Mall Miami,' as prepared by Comm Arts, dated June 8, 2000 and consisting of 37 sheets, with Page 9 'Bridge Sign' dated received on June 12, 2001."

CONTINUED ON PAGE SIX

APPLICANT: LIGHTSPEED AT BEACON TRADEPORT (DEV.) L.L.C., ET AL PAGE SIX

TO: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Dolphin Mall Miami,' as prepared by Beame Architectural Partnership, dated received May 11, 2000, consisting of 10 sheets, and a plan entitled 'Dolphin Mall,' as prepared by Beame Architectural Partnership dated last revised March 21, 2000, consisting of a project location map, zoning plan, storm water master plan, site plan, retail area zoning calculations/notes, retail building elevation-south, retail building elevation-north, retail building elevation-east/west, industrial area typical landscape plan, and typical planting design; and a 'Proposed Master Plan,' prepared by Retzsch Lanao Caycedo Architects, dated last revised 2/22/05 10/03/05 and a Prototype plan for Lightspeed Center at Beacon Tradeport prepared by Witkin Design Group, dated received on 2/13/01; and a booklet entitled 'Signage & Graphics – Dolphin Mall Miami,' as prepared by Comm Arts, dated June 8, 2000 and consisting of 37 sheets, with Page 9 'Bridge Sign' dated received on June 12, 2001."

The purpose of this request is to reflect the updated and revised site plan.

(6) MODIFICATION of a portion of Paragraph 1 of a Declaration of Restrictive Covenants in Lieu of Unity of Title recorded in Official Records Book 17632, Pages 2727 through 2734 as further modified by the Fifth Amendment to Declaration of Restrictive Covenants in Lieu of Unity of Title, reading as follows:

FROM: "1. That said property shall be developed substantially in accordance with the plans previously submitted for the hearing entitled 'Dolphin Mall Miami,' as prepared by Beame Architectural Partnership, dated received May 11, 2000, consisting of 10 sheets, and a plan entitled 'Dolphin Mall,' as prepared by Beame Architectural Partnership, dated last revised March 21, 2000, consisting of a project location map, zoning plan, storm water master plan, site plan, retail area zoning calculations/notes, retail building elevation-south, retail building elevation north, retail building elevation-east/west, industrial area typical landscape plan, and typical planting design; and a Proposed Master Plan prepared by Retzsch Lanao Caycedo Architects, dated last revised 2/22/05 and a Prototype plan for Lightspeed Center at Beacon Tradeport prepared by Witkin Design Group, dated received on 2/13/01; and a booklet entitled 'Signage and Graphics – Dolphin Mall Miami,' as prepared by Comm Arts, dated June 8, 2000 and consisting of 37 sheets with Page 9 'Bridge Sign' dated received on June 12, 2001."

TO: "1. That said property shall be developed substantially in accordance with the plans previously submitted for the hearing entitled 'Dolphin Mall Miami,' as prepared by Beame Architectural Partnership, dated received May 11, 2000, consisting of 10 sheets, and a plan entitled 'Dolphin Mall,' as prepared by Beame Architectural Partnership, dated last revised March 21, 2000, consisting of a project location map, zoning plan, storm water master plan, site

CONTINUED ON PAGE SEVEN

APPLICANT: LIGHTSPEED AT BEACON TRADEPORT DEV. L.L.C., ET AL PAGE SEVEN

plan, retail area zoning calculations/notes, retail building elevation-south, retail building elevation-north, retail building elevation-east/west, industrial area typical landscape plan, and typical planting design; and a Proposed Master Plan prepared by Retzsch Lanao Caycedo Architects, dated last revised ~~2/22/05~~ 10/03/05 and a Prototype plan for Lightspeed Center at Beacon Tradeport prepared by Witkin Design Group, dated received on 2/13/01; and a booklet entitled 'Signage and Graphics – Dolphin Mall Miami,' as prepared by Comm Arts, dated June 8, 2000 and consisting of 37 sheets with Page 9 'Bridge Sign' dated received on June 12, 2001."

The purpose of this request is to amend the first paragraph of the accepted declaration to reflect the updated site plan.

REQUESTS #1 THROUGH #6 ON EXHIBIT "A"

- (7) DELETION of a portion of a legal description in a Declaration of Restrictive Covenants in Lieu of Unity of Title recorded in Official Records Book 17632 at Page 2727 of the Public Records of Miami-Dade County, Florida, as last amended by the Fifth Amendment to Declaration of Restrictive Covenants in Lieu of Unity of Title, only as it applies to Exhibit "B".
- (8) DELETION of a portion of a legal description in Resolution Z-33-97 passed and adopted by the Board of County Commissioners on the 24th day of March, 1997, as last modified by Resolution Z-19-98 passed and adopted by the Board of County Commissioners, only as it applies to Exhibit "B".
- (9) DELETION of a portion of a legal description in Resolution Z-33A-97 passed and adopted by the Board of County Commissioners on the 24th day of March, 1997, as last modified by Resolution Z-20-98 passed and adopted by the Board of County Commissioners, only as it applies to Exhibit "B".

The purpose of these requests is to remove property from a Covenant and to remove a portion of the subject property from the legal description of the DRI because a portion of the property was acquired by the County for a lift station and a portion is being acquired by the County for a fire rescue station.

REQUESTS #7 THROUGH #9 ON EXHIBIT "B"

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 – #9 may be considered under Section 33-311(A)(7) (Generalized Modification Standards) or Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants after Public Hearing)

CONTINUED ON PAGE EIGHT

APPLICANT: LIGHTSPEED AT BEACON TRADEPORT DEV. L.L.C., ET AL PAGE EIGHT

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: EXHIBIT "A": Tracts "A", "B", "C", "E" and "F" of BEACON TRADEPORT, PHASE I, Plat book 151, Page 73; AND: Tract "G" of BEACON TRADEPORT, PHASE II, Plat book 154, Page 40; AND: Tract "H" of BEACON TRADEPORT PHASE III, Plat book 154, Page 42. AND: Tract "I" of BEACON TRADEPORT PHASE IV, Plat book 157, Page 3; AND: Tract "J", of BEACON TRADEPORT, PHASE V, Plat book 158, Page 16. AND: Tract "A", of BEACON TRADEPORT EAST, Plat book 158, Page 40. AND: Tract "B", of BEACON TRADEPORT EAST, FIRST ADDITION, Plat book 158, Page 50. AND: Tracts "A" through "F" of DOLPHIN MALL, Plat book 156, Page 82; AND: A parcel of land lying in the west 3/5 of Section 31, Township 53 South, Range 40 East. Said parcel lying south of a line formed at right angles from the intersection of a line 285' north of and parallel with the north line of the south 1/2 of said Section 31 and the east line of said west 3/5 of said Section 31, lying east of the E/ly right-of-way line of N.W. 112th Avenue, lying north of the N/ly right-of-way line of N.W. 17th Street, and lying west of said east line of said west 3/5 of said Section 31, being more particularly described as follows: Begin at said intersection on said east line of said west 3/5 of said Section 31 and said line 285' north of and parallel with the north line of said south 1/2 of said Section 31; thence S88°16'20"W at right angles to said east line a distance of 418.01' to a Point of intersection with the E/ly right-of-way line of N.W. 112th Avenue, said right-of-way being 80' in width; thence S1°44'10"E along said E/ly right-of-way line a distance of 25.61' to a Point of curvature of a tangent curve concave to the east; thence SE/ly along the arc of said curve, to the left, having a central angle of 10°25'11" and a radius of 1,110' for an arc distance of 201.86' to a Point of compound curvature of a tangent curve concave to the Northeast; thence SE/ly and E/ly along the arc of said curve, to the left, having a central angle of 87°19'21" and a radius of 25' for an arc distance of 38.1' to a Point of reverse curvature of a tangent curve concave to the south, said point being on the N/ly right-of-way line of N.W. 17th Street, said right-of-way being 70' in width; thence E/ly along said N/ly right-of-way line and said curve, to the right, having a central angle of 9°24'47" and a radius of 435' for an arc length of 71.47' to a Point of tangency; thence N89°39'19"E a distance of 300.52' to said east line of said west 3/5 of said Section 31; thence N1°43'40"W along said east line a distance of 250.07' to the Point of beginning. Exhibit "B". Tract B of BEACON TRADEPORT PHASE I, Plat Book 151, at Page 73 of the Public Records of Miami-Dade County, Florida; and A portion of the West 3/5 of Section 31, Township 53 South, Range 40 East. Being more particularly described as follows: Begin at the Southeast corner of Tract "B" of BEACON TRADEPORT EAST FIRST ADDITION, Plat book 158, Page 50; thence S01°43'40"E along the S/ly extension of the east line of said Tract "B", also being the east line of the West 3/5 of said Section 31, for a distance of 250.07' to a point on the N/ly Right-of-Way line of N.W. 17th Street, as shown on the plat of DOLPHIN MALL, Plat Book 156, Page 82; thence S89°39'19"W, along said Right-of-Way line, for a distance of 229.07'; thence N01°43'40"W along a line parallel with and 229' west of the east line of the west 3/5 of said Section 31, for a distance of 244.54' to a point on the south line of said Tract "B"; thence N88°16'20"E, along said south line, for a distance of 229' to the Point of beginning.

CONTINUED ON PAGE NINE

HEARING NO. 05-11-CZ10-8 (05-139)

31-53- 40
Council Area 10
Comm. Dist. 12

APPLICANT: LIGHTSPEED AT BEACON TRADEPORT DEV. L.L.C., ET AL PAGE NINE

LOCATION: Lying between NW 12 Street & NW 25 Street & between NW 111 Avenue & NW 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 324.5 ± acres

PRESENT ZONING: BU-2 (Business – Special)
IU-1 (Industry - Light)

[<Top>](#)