

Note: The following cases are included in this ad.
Click on the process number or applicant name to go straight to the ad.

Process No.	Applicant Name
02-040	Steven D. Robinson et al (DRI)
02-040A	Steven D. Robinson et al

NOTICE OF PUBLIC HEARING
DEVELOPMENT OF REGIONAL IMPACT

HEARING NO. 02-4-CZ9-3 (02-40)

35/36-53-39
Council Area 9
Comm. Dist. 12

To Whom It May Concern:

Notice is hereby given that Steven D. Robinson, et al has filed with Miami-Dade County an application for a Development of Regional Impact pursuant to §380.06, Florida Statutes.

If approved, the applicant wishes to develop the following:

- (1) Type of Development: A multi-use development consisting of a mixture of warehouse, office, and business uses.
- (2) Size of project: 480.4 gross acres
- (3) Location of project: Lying west of the Homestead Extension of Florida's Turnpike between N.W. 12 Street and N.W. 25 Street, Miami-Dade County, Florida.
- (4) General Description of Proposed Development: The applicant is requesting approval of a multi-use development project entitled "Beacon Lakes," consisting of: 6,600,000 square feet for warehouses, 150,000 sq. ft. of office space, 75,000 square feet of development-serving retail space. The applicant is also requesting to rezone the subject property from GU (Interim District) to BU-1A (Limited Business District) and IU-1 (Light Industrial Manufacturing District).

A public hearing concerning this project will be held by the County Commission at public hearing in the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 N.W. First Street, Miami, Florida on Thursday, May 30, 2002 at 9:30 a.m.

Further information pertaining to this application may be obtained from the Zoning Hearing Section, Miami-Dade County Department of Planning & Zoning, 111 N.W. First Street, 11th Floor, Miami, Florida 33128-1974.

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- (1) GU to IU-1
- (2) SPECIAL EXCEPTION to permit site plan approval for an industrial development.
- (3) NON-USE VARIANCE OF ZONING REGULATIONS to permit 10% landscaped open space (15% required).

REQUESTS #1 THROUGH #3 ON EXHIBIT "C"

- (4) GU to BU-1A
- (5) SPECIAL EXCEPTION to permit site plan approval for a commercial development.
- (6) NON-USE VARIANCE OF ZONING REGULATIONS requiring a 5' high decorative masonry wall where a business lot abuts a residential zone; to waive same.

REQUESTS #4 THROUGH #6 ON EXHIBIT "A"

- (7) NON-USE VARIANCE OF ZONING & SUBDIVISION REGULATIONS requiring the section line right-of-way of N.W. 137 Avenue to be 110' in width; to vary same to permit a right-of-way width of 0' on the east side of N.W. 137 Avenue (55' required).
- (8) NON-USE VARIANCE OF ZONING & SUBDIVISION REGULATIONS requiring half section line rights-of-way to be 70' in width; to vary same to permit 0' dedication on the east and west sides of theoretical N.W. 122 Avenue (35' required for each side).

Plans are on file and may be examined in the Zoning Department entitled "Beacon Lakes," as prepared by Retsch, Lanao, Caycedo, Architects and consisting of 16 sheets and 6 landscape sheets as prepared by Witkin Design Group, all stamped received on 3/15/02. Plans may be modified at public hearing.

SUBJECT PROPERTY: EXHIBIT "B": PARCEL I: A portion of the SW ¼ of Section 35, Township 53 South, Range 39 East, being more particularly described as follows: Commence at the south ¼ corner of said Section 35; thence run S89°42'12"W, along the south line of said Section 35, for 1,154.54' to the Point of beginning; thence continue S89°42'12"W, along said south line of Section 35, for 1,490.78' to the Southwest corner of Section 35; thence N1°43'26"W, along the west line of said Section 35, for 2,641.50' to the west ¼ corner of said Section 35; thence N89°47'8"E, along the north line of the SW ¼ of said Section 35, for 1,652.68'; thence S1°44'27"E, along the west line of the east ½ of the west ½ of the east ½ of said SW ¼ of Section 35, for 2,028.68' to a Point of curvature of a circular curve to the right having for its elements a central angle of 37°57'44" and a radius of 375'; thence run in a SE/ly to a SW/ly direction, along the arc of said curve, for a distance of 248.46' to a Point of reverse curvature with a circular curve to the left, said curve having for its elements a central angle of

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36°31'5" and a radius of 375'; thence run in a SW/ly to a SE/ly direction, along the arc of said curve for a distance of 239.01' to a Point of tangency; thence run S0°17'48"E for 155' to the Point of beginning. LESS: The south 130' and the west 35' thereof. AND: The east ½ of the NE ¼ of Section 35, Township 53 South, Range 39 East, LESS the east 100' thereof; and LESS the north 50' thereof; and LESS the following described portion thereof:

1) A portion of the east ½ of the NE ¼ of Section 35, Township 53 South, Range 39 East, being more particularly described as follows:

Commence at the east ¼ corner of said Section 35; thence run west along the south line of the NE ¼ of said Section 35, for 889'; thence N1°32'48"W for 50.02' to the Point of beginning; thence continue N1°32'48"W along a line 433' east of and parallel to the west line of the east ½ of the NE ¼ of Section 35, for 636.67' to a Point of curvature; thence NW/ly, W/ly and SW/ly along a circular curve to the left, having a radius of 100' and a central angle of 90°0'0" for an arc distance of 157.08' to a Point of tangency; thence S88°27'12"W for 85'; thence N1°32'48"W along a line 248' east of and parallel to the west line of the east ½ of the NE ¼ of said Section 35 for 1,084' to a Point of curvature; thence NW/ly, W/ly and SW/ly along a circular curve to the left, having a radius of 100' and a central angle of 90°0'0" for an arc distance of 157.08' to a Point of tangency; thence S88°27'12"W for 98'; thence N32°48"W along a line 50' east of and parallel to the west line of the east ½ of the NE ¼ of said Section 35 for 575.93'; thence S89°55'10"E along a line 100' south of and parallel to the north line of the NE ¼ of said Section 35 for 1,121.86'; thence S1°33'10"E along a line 150' west of and parallel to the east line of the NE ¼ of said Section 35 for 2,484.69'; thence west along a line 50' north of and parallel to the south line of the NE ¼ of said Section 35 for 738.95' to the Point of beginning. AND LESS the following described portion thereof: (2) A portion of the east ½ of the NE ¼ of Section 35, Township 53 South, Range 39 East, being more particularly described as follows:

Commence at the east ¼ corner of said Section 35; thence run S89°46'1"W along the south line of the NE ¼ of said Section 35 for 889.06'; thence N1°48'25"W along a line 433' east of and parallel to the west line of the east ½ of the NE ¼ of said Section 35 for 686.69' to a Point of curvature; thence NW/ly and angle of 90°0'0" for an arc distance of 157.08' to a Point of tangency; thence S88°11'35"W for 85'; thence N1°48'25"W along a line 248' east of and parallel to said west line of the east ½ of the NE ¼ of Section 35 for 1,084' to the Point of beginning; thence S88°11'35"W for 248'; thence N1°48'25"W along said west line of the east ½ of the NE ¼ of Section 35 for 728.36'; thence N89°50'6"E along a line 50' south of and parallel to the north line of said east ½ of the NE ¼ of Section 35, for 1,221.8'; thence S1°48'59"E along a line 100' west of the east line of said Section 35 for 2,585.71'; thence S89°46'1"W along the south line of the NE ¼ of said Section 35 for 543.06'; thence N1°48'25"W along a line 678.87' east of and parallel to said west line of the east ½ of the NE ¼ of Section 35 for 50.02'; thence N89°46'1"E along a line 50' north of and parallel to said south line of the NE ¼ of Section 35 for 493.03'; thence N1°48'59"W along a line 150' west of and parallel to said east line of Section 35, for 2,485.73'; thence S89°50'6"W along a line 100' south of the north line of said east ½ of the NE ¼ of Section 35, for 1,121.77'; thence S1°48'25"E along a line 50' east of and parallel to the west line of said east ½ of the NE ¼ of Section 35, for 576.9'; thence N88°11'35"E for 98' to a

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Point of curvature; thence E/ly and S/ly along a circular curve to the right, having a radius of 100' and a central angle of 90°0'0" for an arc of 157.08' to the Point of beginning. TOGETHER WITH: (3) A portion of the east ½ of the NE ¼ of Section 35, Township 53 South, Range 39 East, being more particularly described as follows:

Commence at the east ¼ corner of said Section 35; thence run S89°46'1"W along the south line of the NE ¼ of said Section 35 for 889.06'; thence N1°48'25"W along a line 433' east of and parallel to the west line of said east ½ of the NE ¼ of Section 35 for 50.02' to the Point of beginning; thence continued N1°48'25"W along a line 433' east of and parallel to the west line of the east ½ of the NE ¼ of said Section 35, for 636.67' to a Point of curvature; thence NW/ly and W/ly along a circular curve to the left having a radius of 100' and a central angle of 90°0'0" for an arc distance of 157.08' to a Point of tangency; thence S88°11'35"W for 85'; thence N1°48'25"W along a line 248' east of and parallel to said west line of the east ½ of the NE ¼ of Section 35 for 1,084'; thence N88°11'35"E for a distance of 42.33'; thence N44°49'13"E for 38.61'; thence N89°49'16"E for 360.62'; thence S1°48'25"E along a line 678.87' east of and parallel to said west line of the east ½ of the NE ¼ of Section 35 for 1,813.7'; thence S89°46'1"W along a line 50' north of and parallel to the south line of the NE ¼ of said Section 35 for 245.96' to the Point of beginning. TOGETHER WITH: A parcel of land lying in the west ½ of Section 35, Township 53 South, Range 39 East and being more particularly described as follows:

Begin at the south ¼ corner of said Section 35; thence run S89°42'12"W along the south line of said Section 35 for a distance of 1,154.54'; thence run N0°17'48"W for a distance of 155' to a Point of curvature of a circular curve to the right having for its elements a central angle of 36°31'5" and a radius of 375'; thence run in a NW/ly to a NE/ly direction along the arc of said curve for a distance of 239.01' to a Point of reverse curvature with a circular curve to the left having for its elements a central angle of 37°54'44" and a radius of 375'; thence run in a NE/ly to a NW/ly direction along the arc of said curve for a distance of 248.46' to the Point of tangency; thence run N1°44'27"W, along the west line of the east ½ of the west ½ of the east ½ of the SW ¼ of the aforementioned Section 35 for a distance of 2,028.68' thence run N89°47'8"E along the north line of said SW ¼ of Section 35 for a distance of 661.05' thence run N1°44'52"W along the west line of the east ½ of the SE ¼ of the SE ¼ of the NW ¼ of said Section 35 for a distance of 457.93'; thence run N89°48'20"E for a distance of 330.49'; thence run S1°45'5"E along the east line of the aforementioned west ½ of Section 35 for a distance of 3,096.05' to the aforementioned south ¼ corner of Section 35, to the Point of beginning. LESS the south 130' TOGETHER WITH: The west ½ of the NE ¼ of Section 35, Township 53 South, Range 39 East. AND: The east 1/8 of the NW ¼ of Section 35, Township 53 South, Range 39 East LESS: The north 49' thereof, and LESS: the following described parcel:

Begin at the center of said Section 35; thence S89°45'54"W, along the south line of the NW ¼ of Section 35, for 330.53'; thence N1°46'22"W, along the west line of the east 1/8 of the NW ¼ of said Section 35, for 457.93'; thence N89°46'32"E for 330.55'; thence S1°46'33"E along the east line of the NW ¼ of said Section 35 for 457.87' to the Point of beginning. AND: The NE ¼ of the NW ¼; and the east ½ of the east ½ of the NW ¼ of the NW ¼ of Section 36, Township 53 South, Range 39 East. AND: The north ½ of the south ½ of the north ½ of the NE ¼ of Section

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36, Township 53 South, Range 39 East, LESS the following 2 parcels: PARCEL "A": Commence at the Northeast corner of the NE $\frac{1}{4}$ of Section 36, Township 53 South, Range 39 East; thence run S1°44'29"E (hearings derived from Florida State System of Plane Coordinates), along the east line of said NE $\frac{1}{4}$, for a distance of 660.08' to the Point of beginning of herein described parcel; thence from said Point of beginning, continues S1°44'29"E, along the east line of said NE $\frac{1}{4}$, for a distance of 330.04' to a Point of intersection with the south boundary of the north $\frac{1}{2}$ of the south $\frac{1}{2}$ of the north $\frac{1}{2}$ of said NE $\frac{1}{4}$; thence run S89°35'7"W, along the said south boundary, for a distance of 106.42' to a point; thence run N1°44'13"W, for a distance of 330.02' to a Point of intersection with the north boundary of the north $\frac{1}{2}$ of the south $\frac{1}{2}$ of the north $\frac{1}{2}$ of said NE $\frac{1}{4}$; thence N89°34'38" along said north boundary, for a distance of 106.39' to the Point of beginning. AND: PARCEL "B": Commence at the Northeast corner of the NE $\frac{1}{4}$ of Section 36, Township 53 South, Range 39 East; thence run S1°44'29"E (hearings derived from Florida State System of Plane Coordinates), along the east line of said NE $\frac{1}{4}$, for a distance of 660.09' to a Point of intersection with the south boundary of the north $\frac{1}{2}$ of the north $\frac{1}{2}$, of said NE $\frac{1}{4}$; thence run S89°34'38"W, along said south line, for a distance of 106.39' to the Point of beginning of the herein described parcel; thence from said Point of beginning, run S1°44'13"E, for a distance of 330.02' to a Point of intersection with the south boundary of the north $\frac{1}{2}$ of the south $\frac{1}{2}$ of the north $\frac{1}{2}$, of said NE $\frac{1}{4}$; thence run S89°35'7"W, along said south boundary, for a distance of 323.28' to a point; thence run N0°18'17"W for a distance of 100.66' to the beginning of a curve concave to the west; thence run N/ly along the arc of said curve, having for its elements a central angle of 0°34'37" and a radius of 22,768.26' for an arc distance of 229.27' to a point on said curve and a point of intersection with the north boundary of the north $\frac{1}{2}$ of the south $\frac{1}{2}$ of the north $\frac{1}{2}$ of said NE $\frac{1}{4}$; thence from a tangent bearing of N0°52'54"W, run N89°34'38"E, along said north boundary, for a distance of 316.2' to the Point of beginning. The south $\frac{1}{2}$ of the north $\frac{1}{2}$ of the north $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 36, Township 53 South, Range 39 East, less and except the following two portions thereof:

1. Commence at the Northwest corner of the NE $\frac{1}{4}$ of Section 36, Township 53 South, Range 39 East; thence run N89°33'41"E (Bearings derived from the Florida State System of Plane Coordinates) 2,642.08' along the north line of the NE $\frac{1}{4}$ of said Section 36 to the Northeast corner of said Section 36; thence run S1°44'29"E, 330.04' along the east line of the NE $\frac{1}{4}$ of said Section 36 to the Point of beginning; thence continue S1°44'29"E, 330.04' to a point; thence S89°34'38"W, 106.39' to a point; thence N1°44'13"W 330.02' to a point; thence N89°34'9"E, 106.37' to the Point of beginning.

2. Commence at the Northwest corner of the NE $\frac{1}{4}$ of Section 36, Township 53 South, Range 39 East; thence run N89°33'41"E (Bearings derived from the Florida State System of Plane Coordinates) 2,642.08' along the north line of the NE $\frac{1}{4}$ of said Section 36; thence run S1°44'29"E, 330.04' along the east line of the NE $\frac{1}{4}$ of said Section 36 to a point; thence S89°34'9"W, 106.37' to the Point of beginning; thence S1°44'13"E 330.02' to a point; thence S89°34'38"W, 316.2' to a point on a curve concave to the Southwest and having a radius of 22,768.26'; thence from a tangent bearing N0°52'54"W, run NW/ly along said curve 329' through a central angle of 0°49'48" to a point; thence N89°34'9"E, 313.67' to the Point of beginning. AND: The north $\frac{1}{2}$ of the north $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$; and the north $\frac{1}{2}$ of the north $\frac{1}{2}$ of the east $\frac{1}{2}$ of the east $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$; and the south $\frac{1}{2}$ of the south $\frac{1}{2}$ of the north $\frac{1}{2}$ of the NE $\frac{1}{4}$ LESS the right-of-way for the Florida Turnpike, Section 36, Township 53

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South, Range 39 East. The west ½ of the NW ¼ of the NW ¼ and the west ½ of the east ½ of the NW ¼ of the NW ¼, all in Section 36, Township 53 South, Range 39 West. The north ½ of the north ½ of the north ½ of the NE ¼ of Section 36, Township 53 South, Range 39 East, less the following parcel:

Begin at the Northeast corner of said NE ¼; thence S89°33'41"W along the north line of said NE ¼ for 520.12'; thence S1°44'13"E for 135.65'; thence N89°33'41"E for 100.03'; thence S1°45'8"E for 178.29' to a Point of a curve of a circular curve to the right; thence S/ly along the arc of said curve having a radius of 22,768.26' (22,918.26' deed) through a central angle of 0°2'26" for 16.04'; thence N89°34'10"E (S89°34'10"W deed) for 420.04'; thence N1°44'13"W for 330.03' to the Point of beginning. EXHIBIT "D": A portion of the east ½ of the NE ¼ of Section 35, Township 53 South, Range 39 East, being more particularly described as follows:

Commence at the east ¼ corner of said Section 35; thence run west along the south line of the NE ¼ of the said Section 35 for 889'; thence N1°32'48"W for 50.02' to the Point of beginning; thence continue N1°32'48"W along a line 433' east of and parallel to the west line of the east ½ of the NE ¼ of said Section 35 for 636.67' to a Point of curvature; thence NW/ly, W/ly and SW/ly along a circular curve to the left, having a radius of 100' and a central angle of 90°0'0" for an arc distance of 157.08' to a Point of tangency; thence S88°27'12"W for 85'; thence N1°32'48"W along a line 248' east of and parallel to the west line of the east ½ of the NE ¼ of said Section 35 for 1,084' to a Point of curvature; thence NW/ly, W/ly and SW/ly along a circular curve to the left, having a radius of 100' and a central angle of 90°0'0" for an arc distance of 157.08' to a Point of tangency; thence S88°27'12"W for 98'; thence N1°32'48"W along a line 50' east of and parallel to the west line of the east ½ of the NE ¼ of said Section 35 for 575.93'; thence S89°55'10"E along a line 100' south and parallel to the north line of the NE ¼ of said Section 35 for 1,121.86'; thence S1°33'10"E along a line 150' west of and parallel to the east line of the NE ¼ of said Section 35 for 2,484.69'; thence west along a line 50' north of and parallel to the south line of the NE ¼ of said Section 35 for 738.95' to the Point of beginning. EXHIBIT "A" COMMERCIAL BU-1A: A portion of the NE ¼ of Section 36, Township 53 South, Range 39 East, being more particularly described as follows:

Commence at the Northeast corner of said Section 36; thence run S89°34'40"W, along the north line of the NE ¼ of said Section 36, for 520.12', to the Point of beginning of the following described parcel of land; thence S1°43'10"E, for 135.64'; thence N89°34'55"E, for 100.04'; thence S1°44'7"E for 178.29', to a Point of curvature; thence S/ly, along a circular curve to the right, having a radius of 22,768.26' and a central angle of 00°34'45", for an arc distance of 230.15', to a point on said curve, last mentioned two courses being along the limited access line of the Florida's Turnpike Extension; thence S89°34'40"W, for 1,223.27'; thence N0°25'20"W, at right angles to the last and next mentioned courses, for 544'; thence N89°34'40"E, along the north line of the NE ¼ of said Section 36, for 1,111.96' to the Point of beginning.

EXHIBIT "C": EXHIBIT "B" LESS EXHIBIT "A" & LESS EXHIBIT "D".

LOCATION: The west side of Homestead Extension of Florida's Turnpike, between N.W. 12 Street & N.W. 25 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 480.4 Gross Acres

GU (Interim)
IU-1 (Industry – Light)
BU-1A (Business – Limited)