

**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.**

| <b>Process No.</b>            | <b>Applicant Name</b>   |
|-------------------------------|---|
| <a href="#"><u>01-397</u></a> | <a href="#"><u>LIGHTSPEED AT BEACON TRADEPORT L. L. C., ET AL.</u></a>              |
| <a href="#"><u>02-285</u></a> | <a href="#"><u>GARY &amp; ROXANA SLOAN</u></a>                                      |
| <a href="#"><u>02-286</u></a> | <a href="#"><u>JORGE &amp; NANCY HERNANDEZ</u></a>                                  |
| <a href="#"><u>02-325</u></a> | <a href="#"><u>COLUMBIA LAGRANGE HOSPITAL, INC., ET AL</u></a>                      |
| <a href="#"><u>02-373</u></a> | <a href="#"><u>KENDALL PROPERTIES &amp; INVESTMENTS</u></a>                         |
| <a href="#"><u>03-078</u></a> | <a href="#"><u>EMILY DEVELOPMENT L. L. C. F/K/A: OSCAR &amp; MARIA VILLEGAS</u></a> |
|                               |   |

THE FOLLOWING HEARING WAS DEFERRED FROM 7/24/03 TO THIS DATE:

HEARING NO. 03-1-CZ14-4 (02-285)

21-56-38  
Council Area 14  
Comm. Dist. 9

APPLICANTS: GARY & ROXANA SLOAN

The Director of the Department of Planning and Zoning is respectfully appealing the decision of the Community Zoning Appeals Board #14 on GARY & ROXANA SLOAN, which approved the following:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulations require 5 acres).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternate Site Development Option) or under §33-311(A)(4)(c) (Alternate Non-Use Variance [Ordinance #02-138]).

SUBJECT PROPERTY: The west 181.5' of the east 1,245.5' of the north 300' of the south 1,943' of the NE ¼ of Section 21, Township 56 South, Range 38 East.

LOCATION: The south side of S.W. 234 Street and lying approximately 1,064' west of S.W. 207 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.35 Gross Acres

PRESENT ZONING: GU (Interim)

THE FOLLOWING HEARING WAS DEFERRED FROM 7/24/03 TO THIS DATE:

HEARING NO. 02-12-CZ14-2 (02-286)

21-56-38  
Council Area 14  
Comm. Dist. 9

APPLICANTS: JORGE & NANCY HERNANDEZ

The Director of the Department of Planning and Zoning is respectfully appealing the decision of the Community Zoning Appeals Board #14 on JORGE & NANCY HERNANDEZ, which approved the following:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulation requires 5 acres.)

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

SUBJECT PROPERTY: The west 181.5' of the east 1,427' of the north 300' of the south 1,943' of the NE ¼ of Section 21, Township 56 South, Range 38 East.

LOCATION: The south side of S.W. 234 Street and approximately 362' east of S.W. 209 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.35 gross acres

PRESENT ZONING: GU (Interim)

HEARING NO. 03-11-CC-1 (02-373)

24, 25 & 36-54-38  
BCC  
Comm. Dist. 11

**APPLICANT: KENDALL PROPERTIES & INVESTMENTS**

The applicant is requesting an appeal of Administrative Decision and alleging that the Director erred in the decision restricting the use of the IU-3 zoned property “solely to the installation and operation of a cement manufacturing plant, and to the excavation and processing of the raw materials necessary in the operation of the cement plant.”

The purpose of the request is to reverse the Director’s decision set forth in a letter dated August 19, 1999, which restricts the IU-3 uses in the zoning district on this site.

**SUBJECT PROPERTY:** All of Sections 24, 25 & 36; less the north 1,600’ of Section 24, Township 54 South, Range 38 East and the east 1,600’ of Section 25, Township 54 South, Range 38 East and the east 1,600’ and the south 1,600’ of Section 36, Township 54 South, Range 38 East.

**LOCATION:** East of theoretical S.W. 187 Avenue and approximately between theoretical S.W. 36 Street & theoretical S.W. 72 Street, Miami-Dade County, Florida.

**SIZE OF PROPERTY:** 1,067.84± Acres

**PRESENT ZONING:** IU-3 (Industry – Unlimited)

HEARING NO. 03-7-CZ14-2 (03-78)

14-57-38  
Council Area 14  
Comm. Dist. 8

APPLICANTS: EMILY DEVELOPMENT L. L. C. F/K/A: OSCAR & MARIA VILLEGAS

EMILY DEVELOPMENT L. L. C. F/K/A: OSCAR & MARIA VILLEGAS is appealing the decision of Community Zoning Appeals Board #14, which denied the following:

EU-M to RU-1

SUBJECT PROPERTY: The NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , less the west 35' and less the north 25' in Section 14, Township 57 South, Range 38 East.

LOCATION: The Southeast corner of S.W. 192 Avenue & S.W. 316 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10 Acres

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)  
RU-1 (Single Family Residential)

APPLICANTS: LIGHTSPEED AT BEACON TRADEPORT 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, passed and adopted by the Board of County Commissioners, as last modified by Resolution Z-19-01, passed and adopted by the 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, 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, telecommunications, retail, movie theater, hotel and office space permitted with 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. 5/22/01]) 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. 5/22/01]) 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

APPLICANTS: LIGHTSPEED AT BEACON TRADEPORT 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, 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 and 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."

- (3) MODIFICATION of Condition #29 of Resolution Z-33-97, passed and adopted by the Board of County Commissioners, as last modified by Resolution Z-19-01, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "29. Developer may request certificates of use and occupancy for up to 1,150,105 sq. ft. of Industrial/Warehouse development, 3,010,000 sq. ft. of industrial/telecom development, 1,556,900 sq. ft. (1,300,000 GLA) of retail development, 5740 seats of movie theater development, 160,000 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

CONTINUED ON PAGE THREE

APPLICANTS: LIGHTSPEED AT BEACON TRADEPORT L. L. C., ET AL. PAGE THREE

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 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 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.”

CONTINUED ON PAGE FOUR



APPLICANTS: LIGHTSPEED AT BEACON TRADEPORT L. L. C., ET AL. PAGE FOUR

- (4) MODIFICATION of Condition #54 of Resolution Z-33-97, passed and adopted by the Board of County Commissioners, as last modified by Resolution Z-19-01, passed and adopted by the 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, 500,000 gross sq. ft. of industrial telecom space, 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, 250,000 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 (revised 5/22/01) 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 gross sq. ft. of industrial telecom space, 20,000 gross square feet of manufacturing use, 0 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 square feet of industrial warehouse space, 4,000,000 gross sq. ft. of industrial telecom space, 2,000,000 gross square feet of manufacturing use, 600,000 gross square feet 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 (revised 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."

CONTINUED ON PAGE FIVE

APPLICANTS: LIGHTSPEED AT BEACON TRADEPORT L. L. C., ET AL. PAGE FIVE

- (5) MODIFICATION of Condition 4 of Resolution Z-33A-97, passed and adopted by the Board of County Commissioners, and as last modified by Resolution Z-19-01, passed and adopted by the Board of County Commissioners, 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 an Industrial Area Master Plan prepared by Retzsch Lanao Caycedo Architects, and a Prototype plan for Lightspeed Center at Beacon Tradeport prepared by Witkin Design Group, both 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."

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 8/8/03 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

APPLICANTS: LIGHTSPEED AT BEACON TRADEPORT L. L. C., ET AL. PAGE SIX

- (6) MODIFICATION of a portion of Paragraph #1 of a the Third Amendment to the Declaration of Restrictive Covenants in Lieu of Unity of Title recorded in Official Records Book 17632, at Pages 2727 to 2734 and last modified by Resolution Z-19-01, passed and adopted by the Board of County Commissioners said modification recorded in Official Records Book 20487 at Pages 4432 to 4475, 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 an Industrial Area Master Plan prepared by Retzsch Lanao Caycedo Architects, and a Prototype plan for Lightspeed Center at Beacon Tradeport prepared by Witkin Design Group, both 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 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 8/8/03 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.

CONTINUED ON PAGE SEVEN

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

- (7) MODIFICATION of Condition #53 of Resolution Z-33-97, passed and adopted by the Board of County Commissioners, as modified by Resolution Z-22-99, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "53. Acquire the right-of-way necessary for the construction of and construct or cause to be constructed N.W. 12<sup>th</sup> Street as a six-lane divided roadway between N.W. 107<sup>th</sup> Avenue and N.W. 112<sup>th</sup> Avenue prior to December 31, 2001. If necessary, acquire right of way for the expanded six lane cross section of Northwest 12<sup>th</sup> Street from Northwest 112<sup>th</sup> Avenue to the HEFT; and the extension of Northwest 12<sup>th</sup> Street as a four lane roadway from Northwest 127<sup>th</sup> Avenue to Northwest 137<sup>th</sup> Avenue."

TO: "53. Acquire the right-of-way necessary for the construction of and construct or cause to be constructed N.W. 12<sup>th</sup> Street as a six-lane divided roadway between N.W. 107<sup>th</sup> Avenue and N.W. 112<sup>th</sup> Avenue prior to December 31, 2003. If necessary, acquire a right-of-way for the expanded six-lane cross section of N.W. 12<sup>th</sup> Street from N.W. 112<sup>th</sup> Avenue to the HEFT; and the extension of N.W. 12<sup>th</sup> Street as a four lane roadway from N.W.127<sup>th</sup> Avenue to N.W. 137<sup>th</sup> Avenue."

- (8) MODIFICATION of Condition #59 of Resolution Z-33-97, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "59. March 20, 2004, is hereby established as the buildout date for this project and is the date until which the county agrees that the Beacon TradePort Development of Regional Impact shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless the county can demonstrate that substantial changes made by the developer in the facts or circumstances underlying the approval of the DRI development order have occurred, or that the DRI 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."

TO: "59. March 18, 2009, is hereby established as the buildout date for this project and is the date until which the county agrees that the Beacon TradePort Development of Regional Impact shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless the county can demonstrate that substantial changes made by the developer in the facts or circumstances underlying the approval of the DRI development order have occurred, or that the DRI 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."

CONTINUED ON PAGE EIGHT

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

(9) MODIFICATION of Condition #61 of Resolution Z-33-97, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "61. March 20, 2009, is hereby established as the expiration date for the development order."

TO: "61. March 18, 2014, is hereby established as the expiration date for the development order."

The purpose of these requests is to modify certain previously imposed conditions of a Development of Regional Impact ("DRI") and a covenant to include the new industrial master plan reflecting the inclusion of manufacturing uses on the site plan and reflecting an alternate site plan for the inclusion of manufacturing and furniture merchandise mart uses. The purpose is also to allow an increase in the amount of industrial warehouse development and office uses; and to reduce the industrial/telecom use within the approved development program. The changes will establish a minimum and maximum requirement for manufacturing and furniture merchandise mart uses and will revise the equivalency matrix tables previously established. Additionally, it provides for an extension of time for the county's construction of a segment of N.W. 12<sup>th</sup> Street; and extends the project build out date and the development order expiration date.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #9 may be considered under §33-311(A)(7) 33-311(A)(17) or (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing).

SUBJECT PROPERTY: Tracts "A" through "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 ½ 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. 112<sup>th</sup> Avenue, lying north of the N/ly right-of-way line of N.W. 17<sup>th</sup> 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 ½ 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. 112<sup>th</sup> Avenue, said right-of-way being 80' in width; thence S1°44'10"E along

CONTINUED ON PAGE NINE

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

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  $10^{\circ}25'11''$  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  $87^{\circ}19'21''$  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. 17<sup>th</sup> 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  $9^{\circ}24'47''$  and a radius of 435' for an arc length of 71.47' to a Point of tangency; thence N $89^{\circ}39'19''$ E a distance of 300.52' to said east line of said west 3/5 of said Section 31; thence N $1^{\circ}43'40''$ W along said east line a distance of 250.07' to the Point of beginning.

LOCATION: Between N.W. 12 Street and N.W. 25 Street from theoretical N.W. 111 Avenue to theoretical N.W. 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 324.54 Acres

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

APPLICANTS: COLUMBIA LAGRANGE HOSPITAL, INC., ET AL

(1) RU-1 & RU-5A to BU-2

REQUEST #1 ON EXHIBIT "B"

(2) MODIFICATION of previously approved plans approved pursuant to Resolution 4-ZAB-341-90, as further modified by Resolution 4-ZAB-307-93, both passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "Said plan identified as 'Boundary Survey for Kendall Regional Medical Center,' as prepared by Public Land Surveyors, Inc., dated 12-23-92, consisting of two sheets and plans entitled 'Kendall Regional Medical Center,' as prepared by Maspons, Gorcouria, Estevez, Inc., dated 4-5-93, consisting of 15 sheets."

TO: "Said plan identified as 'Kendall Medical Center Site Plan and Landscape Plans titled Interim and Final,' as prepared by G. S. & P. Architects, dated 12/2/03 and consisting of 27 sheets."

The purpose of the request #2 is to allow the applicant to substitute revised plans showing the expansion of the hospital onto additional property to the west for additional parking and a parking structure, and showing a four story addition to a hospital building on the existing site.

REQUEST #2 ON EXHIBIT "A"

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing).

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": A portion of the SE ¼ of Section 13, Township 54 South, Range 39 East, being more particularly described as follows:

Tracts "A" & "B", AMERICAN MEDICAL PLAZA, Plat book 108, Page 51. AND: Tract "A", T-FARM PARCEL, Plat book 150, Page 41. AND: Commence at the Southeast corner of said Section 13; thence S89°6'13"W along the south line of said Section 13, for 330'; thence N0°54'55"W, along a line parallel with and 330' west of the east line of the SE¼ of said Section 13, for 50' to the Point of beginning of a parcel of land hereinafter described; thence S89°6'13"W, along a line parallel with and 50' north of the south line of said Section 13, for 575'; thence N0°54'55"W, along a line parallel with and 905.5' west of the east line of the SE ¼ of

CONTINUED ON PAGE TWO

APPLICANTS: COLUMBIA LAGRANGE HOSP., INC., ET AL

PAGE TWO

said Section 13, for 236.84'; thence east for 15.56'; thence N0°54'55"W for 145'; thence east for 159.96' to a point on a line that is parallel with and 730' west of the east line of the SE ¼ of said Section 13; thence N0°54'55"W along said parallel line for 274.93' to a point on the south right-of-way line of S.W. 40<sup>th</sup> Street; thence east along said south right-of-way line of S.W. 40<sup>th</sup> Street, for 400.05' to a point on a line that is parallel with and 330' west of the east line of the SE ¼ of said Section 13; thence south 0°54'55"E, along said the parallel line for 647.77 to the Point of beginning. AND: A portion of the NE ¼ of Section 24, Township 54 South, Range 39 East, being more particularly described as follows:

Lots 40, 41 & 42, less the north 10' thereof, BIRD ROAD FARMSITES, Plat book 46, Page 3. AND: EXHIBIT "B": Lots 1 through 7 inclusive, Block 17, SECOND ADDITION TO SOUTHERN ESTATES, Plat book 73, Page 15.

LOCATION: Lying between the Homestead Extension of the Florida Turnpike & S.W. 119<sup>th</sup> Court, south of Bird Drive, Miami-Dade County, Florida.

SIZE OF PROPERTY: 17.92 Acres

RU-1 (Single Family Residential)  
RU-5A (Semi-professional Offices)  
BU-2 (Business – Special)  
EU-1 (Estates 1 Family 1 Acre Gross)