

Note: The following case(s) is/are included in this ad.
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| Process No. | Applicant Name |
|-------------------------------|--|
| <u>04-399</u> | <u>COMMUNITY HEALTH FOUNDATION, INC.</u> |
| <u>05-020</u> | <u>GEMA LIMITED AND HAMGRO INVESTMENT S. A.</u> |
| <u>05-038</u> | <u>ELITE CONSTRUCTION & DEVELOPMENT, INC.</u> |
| <u>05-050</u> | <u>MANUEL DIAZ</u> |
| <u>05-108</u> | <u>GRIZZLY HOLDINGS L.L.C.</u> |
| <u>05-117</u> | <u>DOM USA HOMESTEAD L. L. C. & SOUTH DADE INV. L.L.C.</u> |
| <u>05-139</u> | <u>LIGHTSPEED AT BEACON TRADEPORT (DEV.) L.L.C., ET AL</u> |
| <u>05-164</u> | <u>GAIL M. SANTORO</u> |
| <u>05-288</u> | <u>STATE OF FLORIDA BOARD OF TRUSTEES</u> |
| | |

THE FOLLOWING HEARING WAS SCHEDULED TO BE HEARD BY COMMUNITY ZONING APPEALS BOARD #15 (CZAB-15 AREA) ON 10/24/05 WAS CANCELLED DUE TO HURRICANE WILMA

THIS ITEM HAS BEEN RESCHEDULED TO THE BOARD OF COUNTY COMMISSIONERS' MEETING ON 12/22/05, DUE TO THE MUNICIPAL INCORPORATION OF A PORTION OF THE CZAB-15 AREA:

HEARING NO. 05-9-CZ15-2 (04-399)

7-56-40
BCC
Comm. Dist. 9

APPLICANT: COMMUNITY HEALTH FOUNDATION, INC.

- (1) RU-3M to RU-4L
- (2) Applicant is requesting to permit parking and driveways within 25' of all the rights-of-way (not permitted).
- (3) Applicant is requesting to permit a minimum 5'6" wide (7' required) landscape buffer along the rights-of-way.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #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 "CHF Independent Senior Living," as prepared by Cazo Jarro, Architect, consisting of 6 pages and dated signed and sealed 5/31/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west ½ of the SE ¼ of the SE ¼ of the SW ¼ of Section 7, Township 56 South, Range 40 East, less the east 75' of the south 160', and less the south 55', and less the west 20' thereof.

LOCATION: The Northeast corner of S.W. 216 Street & S.W. 113 Avenue, A/K/A: 11293-95 S.W. 216 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.33 Net Acres

RU-3M (Minimum Apartment House 12.9 units/net acre)

RU-4L (Limited Apartment House 23 units/net acre)

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HEARING NO. 05-9-CZ15-7 (05-108)

2-57-39
BCC
Comm. Dist.: 9

APPLICANT: GRIZZLY HOLDINGS L.L.C.

RU-1 to BU-1A

SUBJECT PROPERTY: The west 342.91' of the south 260' of the SE ¼ of the SW ¼ of the NW ¼ less the south 45' for Right-of-Way in Section 2, Township 57, South Range 39 East.

LOCATION: North of S.W. 288 Street & approximately 660' east of S.W. 137 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.69 Acres

RU-1 (Single Family Residential)
BU-1A (Business – Limited)

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HEARING NO. 05-9-CZ15-8 (05-117)

18-56-40
BCC
Comm. Dist. 9

APPLICANTS: DOM USA HOMESTEAD L. L. C. & SOUTH DADE INV. L.L.C.

AU to RU-1M(a)

SUBJECT PROPERTY: The south 157.66' of the NE ¼ of the NE ¼ of the SW ¼, less the east 50' for right-of-way and less the west 155.87' of the NE ¼ of the NE ¼ of the SW ¼ AND: The north 1/3 of the SE ¼ of the NE ¼ of the SW ¼, less the east 50' for road all in Section 18, Township 56 South, Range 40 East.

LOCATION: Approximately 400' south of S.W. 224 Street, west of S.W. 112 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.905 Acres

AU (Agricultural – Residential)
RU-1M(a) (Modified Single-Family 5,000 sq. ft. net)

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THIS ITEM HAS BEEN RESCHEDULED TO THE BOARD OF COUNTY COMMISSIONERS' MEETING ON 12/22/05, DUE TO THE MUNICIPAL INCORPORATION OF A PORTION OF THE CZAB-15 AREA:

HEARING NO. 05-10-CZ15-1 (05-20)

19 & 20-56-40

BCC

Comm. Dist. 8

APPLICANT: GEMA LIMITED AND HAMGRO INVESTMENT S. A.

(1) AU to RU-3M

REQUEST #1 ON PARCEL "A"

(2) AU to RU-1M(a)

REQUEST #2 ON PARCEL "B"

(3) Applicant is requesting to permit parking back-out of 16' (22' required).

(4) Applicant is requesting to waive the zoning regulations requiring that the patio area of each townhouse unit be enclosed by a 6' high wall; to permit a 6' high chain link fence with columns and hedges enclosing the patio areas.

REQUESTS #3 & #4 ON PARCEL "A"

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 & #4 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 "MC Estates," as prepared by Ford, Armenteros & Manucy, consisting of 7 sheets, dated 1/17/05 and plans entitled "MC Estates by Cayon Development Group, consisting of 53 sheets, dated stamped received 8/10/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL "A": A portion of the north ½, of the NE ¼, of Section 19, Township 56 South, Range 40 East, being more particularly described as follows:

Commence at the Southwest corner of the north ½, of the NE ¼, of said Section 19; thence N00°19'47"W, along the west Line of the NE ¼ of said Section 19, for a distance of 454.63' to the Point of beginning of the hereinafter described parcel of land; thence continue N00°19'47"W, along the last described line, for a distance of 1324.45' to the Northwest corner of said Section 19; thence N89°09'43"E, along the north line of the NE ¼, of said Section 19, for a distance of 1,872.61'; thence S00°50'16"E for a distance of 153.53' to a Point of curvature of a circular curve to the right, concave to the west; thence S/ly along the arc of said curve, having for its elements a radius of 1,175', through a central angle of 2°45'02" for an arc distance of 56.41' to a Point of compound curvature of a circular curve to the right, concave to the Northwest; thence SW/ly along the arc of said curve, having for its elements a radius of 500', through a central angle of 15°31'48" for an arc distance of 135.52' to a Point of reverse curvature of a circular curve to the left, concave to the Southeast; thence SW/ly along the arc of said curve, having for its elements a radius of 460', through a central angle of 7°46'37" for an arc distance of 62.44' to a Point of tangency; thence S09°39'57"W for a distance of 318.85' to a Point of curvature of a

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APPLICANT: GEMA LIMITED AND HAMGRO INVESTMENT S. A.

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circular curve to the left, concave to the Southeast; thence SW/ly along the arc of said curve, having for its elements a radius of 2,323.36', through a central angle of 5°16'21" for an arc distance of 213.8' to a Point of compound curvature of a circular curve to the left, concave to the east; thence S/ly along the arc of said curve, having for its elements a radius of 410', through a central angle of 12°39'18" for an arc distance of 90.56' to a Point of reverse curvature of a circular curve to the right, concave to the west; thence S/ly along the arc of said curve, having for its elements a radius of 500', through a central angle of 8°34'19" for an arc distance of 74.8' to a Point of compound curvature of a circular curve to the right, concave to the west; thence S/ly along the arc of said curve, having for its elements a radius of 2,300', through a central angle of 1°20'41" for an arc distance of 53.98' to a Point of tangency; thence S00°46'33"E for a distance of 179.05 feet; thence S89°13'27"W, along the south line of the north ½, of the NE ¼, of said Section 19, for a distance of 1,098.68'; thence N00°46'33"W for a distance of 455.33'; thence S89°09'44"W for a distance of 656.47' to the Point of beginning. AND: A portion of the north ½, of the NE ¼, of Section 19, Township 56 South, Range 40 East, being more particularly described as follows:

Begin at the Southwest corner of the North ½, of the NE ¼, of said Section 19; thence N00°19'47"W, along the west line of the NE ¼ of said Section 19, for a distance of 454.63'; thence N89°09'44"E, for a distance of 656.47'; thence S00°46'33"E, for a distance of 455.33'; thence S89°13'27"W, along the south Line of the north ½, of the NE ¼, of said Section 19, for a distance of 660' to the Point of beginning. PARCEL "B": A portion of the north ½, of the NE ¼, of Section 19, Township 56 South, Range 40 East, and that certain portion of the north ½, of the NW ¼, of Section 20, Township 56 South, Range 40 East, lying W/ly of the portion taken for State Road No. 821 as described in Official Record Book 7422, at Page 425, being more particularly described as follows:

Commence at the Southwest Corner of the north ½, of the NE ¼, of said Section 19; thence N89°13'27"E, along the south line of the north ½, of the NE ¼, of said Section 19, for a distance of 1,756.68' to the Point of beginning of the hereinafter described parcel of land; thence N00°46'33"W, for a distance of 179.05' to a Point of curvature of a circular curve to the left, concave to the west; thence N/ly along the arc of said curve, having for its elements a radius of 2,300', through a central angle of 1°20'41" for an arc distance of 53.98' to a Point of compound curvature of a circular curve to the left, concave to the west; thence N/ly along the arc of said curve, having for its element a radius of 500', through a central angle of 8°34'19" for an arc distance of 74.8' to a Point of reverse curvature of a circular curve to the right, concave to the east; thence N/ly along the arc of said curve, having for its elements a radius of 410', through a central angle of 12°39'18" for an arc distance of 90.56' to a Point of compound curvature of a circular curve to the right, concave to the Southeast; thence NE/ly along the arc of said curve, having for its elements a radius of 2,323.36', through a central angle of 5°16'21" for an arc distance of 213.8' to a Point of tangency; thence North 09°39'57"E for a distance of 318.85' to a Point of curvature of a circular curve to the right, concave to the Southeast; thence NE/ly along the arc of said curve, having for its elements a radius of 460', through a central angle of

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APPLICANT: GEMA LIMITED AND HAMGRO INVESTMENT S. A.

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7°46'37" for an arc distance of 62.44' to a Point of reverse curvature of a circular curve to the left, concave to the Northwest; thence NE/ly along the arc of said curve, having for its elements a radius of 500', through a central angle of 15°31'48" for an arc distance of 135.52' to a Point of compound curvature, of a circular curve to the left, concave to the west; thence N/ly along the arc of said curve, having for its elements a radius of 1,175', through a central angle of 2°45'02" for an arc distance of 56.41' to a Point of tangency; thence N00°50'16"W for a distance of 153.53'; thence N89°09'43"E, along the north line of the NE ¼, of said Section 19, for a distance of 806.58' to the Northeast corner of the NE ¼, of said Section 19; thence N89°22'47"E, along the north line of the NW ¼, of said Section 20, for a distance of 224.76'; the next 4 courses and distances being along the W/ly Right-of-way Line of the Homestead Extension of the Florida's Turnpike (State Road 821); 1) thence S00°48'42"E for a distance of 620.02'; 2) thence S03°28'39"W for a distance of 401.12'; 3) thence S00°48'42"E for a distance of 200'; 4) thence S05°06'03"E for a distance of 107.39' feet; thence S89°19'57"W, along the south Line of the north ½, of the NW ¼, of said Section 20, for a distance of 214.9'; thence S89°13'27"W, along the south Line of the north ½, of the NE ¼, of said Section 19, for a distance of 919.54' to the Point of Beginning.

LOCATION: The Southeast corner of S.W. 112 Avenue & theoretical S.W. 232 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 86.71 Acres

AU (Agricultural – Residential)
RU-3M (Minimum Apartment House 12.9 units/net acre)
RU-1M(a) (Modified Single-Family 5,000 sq. ft. net)

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THIS ITEM HAS BEEN RESCHEDULED TO THE BOARD OF COUNTY COMMISSIONERS' MEETING ON 12/22/05, DUE TO THE MUNICIPAL INCORPORATION OF A PORTION OF THE CZAB-15 AREA:

HEARING NO. 05-10-CZ15-2 (05-38)

8-57-39
BCC
Comm. Dist. 8

APPLICANT: ELITE CONSTRUCTION & DEVELOPMENT, INC.

AU & EU-1 to RU1M(a)

SUBJECT PROPERTY: The east ½ of the SE ¼ of the NW ¼ of the SE ¼ and the SW ¼ of the NE ¼ of the SE ¼, lying W/ly of Canal C-103-1 in Section 8, Township 57, South Range 39 East

LOCATION: Lying approximately 131' south of S.W. 305 Terrace, north of theoretical S.W. 308 Street and on both sides of theoretical S.W. 159 Avenue, Miami-Dade County Florida

SIZE OF PROPERTY: 10 Acres

AU (Agricultural – Residential)
EU-1 (Estates 1 Family 1 Acre Gross)
RU1M(a) (Modified single family 5,000 sq. ft net)

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HEARING NO. 05-10-CZ15-3 (05-50)

19-56-40
BCC
Comm. Dist. 8

APPLICANT: MANUEL DIAZ

AU & RU-1M(a) to RU-1M(a)

SUBJECT PROPERTY: PARCEL 1: The south 43.56' of the north 463.56' of the east ½ of the NW ¼ of the NW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East. AND: PARCEL 2: Commencing at a point 370' south of the Northeast corner of the NW ¼ of the NW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East; thence west 330'; thence south 50'; thence east 330'; thence north 50' to the Point of beginning. AND: PARCEL 3: The south 108' of the north 370' of the east ½ of the NW ¼ of the NW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East. AND: PARCEL 4: The east 175' of the north 75' of the SW ¼ of the NW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East, less the east 25' thereof. AND PARCEL 5: The east ½ of the NW ¼ of the NW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East, less the north 463.56' thereof. AND: PARCEL 6: The east 25' of the east 175' of the north 75' of the SW ¼ of the NW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East.

LOCATION: The Northwest corner of S.W. 242 Street & theoretical S.W. 115 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.3 Acres

AU (Agricultural – Residential)
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

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HEARING NO. 05-10-CZ15-5 (05-164)

23-56-39
BCC
Comm. Dist. 8

APPLICANT: GAIL M. SANTORO

AU to RU-1M(a)

SUBJECT PROPERTY: Begin at the Southeast corner of the SE ¼ of the SE ¼; thence west 711.57' to the Point of beginning; thence north 330'; thence west 132'; thence south 330'; thence east 132' to the Point of beginning, less the south 35'; all in Section 23, Township 56 South, Range 39 East.

LOCATION: The Northwest corner of S.W. 248 Street (Silver Palm Drive) & S.W. 128 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.24 Gross Acres

AU (Agricultural – Residential)
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

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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.

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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

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APPLICANT: LIGHTSPEED AT BEACON TRADEPORT DEV, L.L.C., ET AL 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, ~~1,556,900~~ 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, ~~1,556,900~~ 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

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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

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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."

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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 Fourth Amendment to Declaration of Restrictive Covenants in Lieu of Unity of Title recorded in Official Records Book 23202, Pages 2179 through 2215, 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

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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 the following legal description.
- (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 on the 21st day of July, 1998, only as it applies to the following legal description.
- (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 on the 21st day of July, 1998, only as it applies to the following legal description.

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)

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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.

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

31-53- 40
BCC
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)

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APPLICANT: STATE OF FLORIDA BOARD OF TRUSTEES

- (1) MODIFICATION of Condition #2 of Resolution Z-60-94, passed and adopted by the Board of County Commissioners only as it applies to the subject property and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Dade Correctional Institution – North Unit', as prepared by Carr Smith Associates, Engineers, dated last revised 2-28-94, along with a site plan entitled 'Dade Correctional Institute Staff Housing Area', as prepared by Car (sic) Smith Associates, Engineers and Crowder & Mahoney, Engineers, dated last revised 2-28-94, for a total of 5 sheets, except as herein modified to provide an 80' right-of-way dedication for S.W. 376 Street, to provide 4 parking spaces, 18 trees and to delete the proposed 72 square foot sign for the day nursery use."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'South Florida Evaluation and Treatment Center,' as prepared by Atlantic Shores Healthcare, Inc., consisting of 7 pages: A-1, A-1A, A-3, LA-1 & 2 dated stamped received 10/13/05 and A-2 & C-3 dated stamped received 9/7/05."

- (2) DELETION of Conditions #7 & #8 of Resolution Z-60-94, passed and adopted by the Board of County Commissioners and reading as follows:

DELETE: "7. That the mental health facility is to serve only the inmates of this correctional institution and is not to be open to the general public."

DELETE: "8. That the residential area for staff members, on the east side of S.W. 187 Avenue, is to be utilized only by staff members and their non-inmate guests. Inmates are not to be permitted in the residential area for staff members."

The purpose of the above requests is to permit the applicant to submit a revised site plan showing an expansion of the mental health facility instead of apartment housing.

- (3) SPECIAL EXCEPTION to permit the mental health facility to be spaced less than the required 300' from the (north and west) property lines.
- (4) SPECIAL EXCEPTION to permit the mental health facility to be spaced less than the required 100' from an official right-of-way (S.W. 376 Street).
- (5) Applicant is requesting to waive the zoning regulations requiring section line rights-of-way to be 80' wide to permit 0' of dedication for the east half of S.W. 187 Avenue (40' required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 & #2 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of conditions or Covenants After Public Hearing and approval of request #5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

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

HEARING NO. 05-12-CC-1 (05-288)

36-57-38 &
1-58-38
BCC
Comm. Dist. 9

APPLICANT: STATE OF FLORIDA BOARD OF TRUSTEES

PAGE TWO

SUBJECT PROPERTY: The south $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ all in Section 36, Township 57 South, Range 38 East; AND: The north $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ all in Section 1, Township 58 South, Range 38 East.

LOCATION: The east side of S.W. 187 Avenue and lying on both sides of S.W. 376 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 37.8 Net Acres

PRESENT ZONING: GU (Interim)

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