

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

Process No.	Applicant Name
<u>05-127</u>	<u>BLACK CREEK L. C.</u>
<u>05-268</u>	<u>RICHARD MORTON, ET AL</u>
<u>05-301</u>	<u>JOSE C. VALLADARES</u>
<u>06-007</u>	<u>ZAMORA CORP. & JOSE ZAMORA CORP.</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 4/27/06 TO THIS DATE:

HEARING NO. 06-4-CC-1 (05-268)

3-52-41
BCC
Comm. Dist. 1

APPLICANTS: RICHARD MORTON, ET AL

- (1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION pursuant to §380.06(19) of the Florida Statutes with respect to the amendments and requests as contained within this application.
- (2) MODIFICATION of Condition #1(a) of Resolution Z-210-85, as last modified by Resolution Z-30-99, passed and adopted by the Board of County Commissioners only as it applies to the subject property and reading as follows:

FROM: "1. Make the following changes to the Dolphin Center DRI project, in addition to the changes required by other conditions of this DRI Development Order:

- a. Revise the project magnitude to the following maximum development totals, for the entire project site, as shown on Revised Figure 1 dated last revised December 2, 1996, which is hereby incorporated by reference into the terms of this development order:
73,000 seat stadium plus 1,916 additional seats in the stadium [as permitted by §380.06(24)(f) Florida Statutes]
7,350 paved parking spaces on the stadium site, and 850,000 sq. ft. of office development, including any fitness center and/or trademart.
465,000 sq. ft. of retail/commercial development.
750 hotel rooms."

TO: "1. Make the following changes to the Dolphin Center DRI project, in addition to the changes required by other conditions of this DRI Development Order:

- a. Revise the project magnitude to the following maximum development totals, for the entire project site, as shown on Revised Figure 1 dated last revised ~~December 2, 1996~~, 8/15/05, which is hereby incorporated by reference into the terms of this development order:
73,000 seat stadium plus 1,916 additional seats in the stadium [as permitted by §380.06(24)(f) Florida Statutes]
7,350 paved parking spaces on the stadium site, and ~~850,000~~ 420,000 sq. ft. of office development, including any fitness center and/or trademart.
~~465,000~~ 569,961 sq. ft. of retail/commercial development.
~~750~~ 450 hotel rooms
638 residential units (in a maximum of 64.7 acres).
Revised Figure 1, dated last revised 8/15/05, reflects a modification to the maximum development totals for only the Dolphin Center South portion of the Phase B lands as depicted on Figure 1. The revised maximum development levels for Dolphin Center South are as follows:
Retail = 429,961 square feet
Trademart = 20,000 square feet
Office = 25,000 square feet
Residential = 638 units."

- (3) MODIFICATION of Condition 20c of Resolution Z-210-85, as last modified by Resolution Z-40-93, passed and adopted by the Board of County Commissioners only as it applies to the subject property and reading as follows:

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APPLICANTS: RICHARD MORTON, ET AL

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FROM: "20c. Prior to issuance of building permits for more than 555 PM peak hour trips (as estimated using the trip generation rates as shown below) worth of Phase B retail, hotel, fitness, office or trademart development (Revised Table 1), construct the following recommended roadway improvements or, at the option of the public agencies, or at the Applicant's option, fund, bond or provide a letter of credit in the amount of \$700,000 (1992 dollars) for their construction:

Vehicle trip generation rates for Phase B land uses:

Retail	4.38/1,000 SF
Office	1.42/1,000 SF
Trademart	1.33/1,000 SF
Fitness Center	2.06/1,000 SF
Hotel	0.67/Room

<u>Improvement</u>	<u>Exhibit No.</u>
Pembroke Road/University Drive, Intersection	9-26"

TO: "20c. Prior to the issuance of building permits for more than 555 PM peak hour trips (as estimated using the trip generation rates shown below) worth of Phase B retail, hotel, fitness, office, trademart or residential development (Revised ~~Table 1~~) Figure 1, dated last revised 7/19/05, construct the following recommended roadway improvement or, at the option of the applicable public agencies or at the applicant's option, fund, bond or provide a letter of credit in the amount of \$700,000 (1992 dollars) for their construction:

Vehicle trip generation rates for Phase B land uses:

Retail	4.38/1,000 SF
Office	1.42/1,000 SF
Trademart	1.33/1,000 SF
Fitness Center	2.06/1,000 SF
Hotel	0.67/Room
<u>Residential</u>	<u>0.52/Unit</u>

<u>Improvement</u>	<u>Exhibit No.</u>
Pembroke Road/University Drive, Intersection	9-26

[Note: This condition has been satisfied.]"

- (4) MODIFICATION of Condition #20e of Resolution Z-40-93, as last modified by Resolution Z-131-95, passed and adopted by the Board of County Commissioners only as it applies to the subject property and reading as follows:

FROM: "20e. After gaining FDOT District IV and VI approval based upon the submittal of a detailed operational analysis for the reversible land facility, and prior to the issuance of building permits for more than 555 PM peak hour trips (as estimated using the trip generation rates shown in Condition 20c herein) worth of Phase B retail, hotel, fitness, office or trademart development, construct the following recommended roadway improvement: or, at the option of the

APPLICANTS: RICHARD MORTON, ET AL

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applicable public agencies, fund, bond or provide a letter of credit in the amount of \$750,000 (1992 dollars) for its construction:

<u>Improvement</u>	<u>Exhibit No.</u>
N.W. 27 th Avenue from H. E. F. T. to N.W. 191 Street	None

Remove median.

Restripe to 8 lanes.

Operate as a reversible Roadway with 6 variable Message Signs during the AM and PM peak hours.

If for any reason this improvement is not deemed feasible by FDOT District IV and VI, the Applicant must recommend a comparable alternative improvement that resolves the projected capacity constraint of the roadway to be approved by the FDOT District IV and VI, the SFRPC and the Metro-Dade County Department of Public Works.”

TO: “20e. After gaining FDOT District IV and VI approval based upon the submittal of a detailed operational analysis for the reversible land facility, and prior to the issuance of building permits for more than 555 PM peak hour trips (as estimated using the trip generation rates shown in Condition 20c herein) worth of Phase B retail, hotel, fitness, office, trademart or residential development, construct the following recommended roadway improvement: or, at the option of the applicable public agencies, fund, bond or provide a letter of credit in the amount of \$750,000 (1992 dollars) for its construction:

<u>Improvement</u>	<u>Exhibit No.</u>
N.W. 27 th Avenue from H. E. F. T. to N.W. 191 Street	None

Remove median.

Restripe to 8 lanes.

Operate as a reversible Roadway with 6 variable Message Signs during the AM and PM peak hours.

If for any reason this improvement is not deemed feasible by FDOT District IV and VI, the Applicant must recommend a comparable alternative improvement that resolves the projected capacity constraint of the roadway to be approved by the FDOT District IV and VI, the SFRPC and the Miami-Dade County Department of Public Works.”

(5) MODIFICATION of Condition #20g of Resolution Z-40-93, passed and adopted by the Board of County Commissioners only as it applies to the subject property and reading as follows:

FROM: “20g. Prior to the issuance of building permits for more than 555 PM peak hour trips (as estimated using the trip generation rates shown in Condition 20c herein) worth of Phase B retail, hotel, fitness, office or trademart development, or within twenty four months from the effective date of the amended development order (whichever occurs first), construct the following recommended roadway improvement, or at the option of the applicable public agencies, or at the Applicant’s option, fund, bond or provide a Letter of Credit in the amount of \$300,000 (1992 dollars) for its construction:

APPLICANTS: RICHARD MORTON, ET AL

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Improvement

Exhibit No.

Miramar Parkway/Douglas Road Intersection

9-23 (Revised)”

TO: “20g. Prior to the issuance of building permits for more than 555 PM peak hour trips (as estimated using the trip generation rates shown in Condition 20c herein) worth of Phase B retail, hotel, fitness, office, trademart or residential development, or within twenty four months from the effective date of the amended development order (whichever occurs first), construct the following recommended roadway improvement, or at the option of the applicable public agencies, or at the Applicant’s option, fund, bond or provide a Letter of Credit in the amount of \$300,000 (1992 dollars) for its construction:

Improvement

Exhibit No.

Miramar Parkway/Douglas Road Intersection

9-23 (Revised)

[Note: This condition has been satisfied.]”

- (6) MODIFICATION of Condition #25 of Resolution Z-210-85, as last modified by Resolution Z-40-93, passed and adopted by the Board of County Commissioners only as it applies to the subject property and reading as follows:

FROM: “25. Approve no more than a stadium, 1,315,000 gross square feet of floor area, and 750 hotel rooms on the Dolphin Center site, with no building permits issued that would exceed the following by land use category; 465,000 gross square feet of retail; 850,000 gross square feet of office, including any fitness center and/or trademart; a 73,000 seat stadium; plus 1,916 additional seats in the stadium as permitted by §380.06(24)(f), Florida Statutes, and 750 hotel rooms.”

TO: “25. Approve no more than a stadium, ~~1,315,000~~ 989,961 gross square feet of floor area, and ~~750~~ 450 hotel rooms on the Dolphin Center site, with no building permits issued that would exceed the permitted square feet or number of permitted units in each land use category; ~~465,000~~ 569,961 gross square feet of retail; ~~850,000~~ 420,000 gross square feet of office, including any fitness center and/or trademart; a 73,000 seat stadium; plus 1,916 additional seats in the stadium as permitted by §380.06(24)(f), Florida Statutes, ~~750~~ 450 hotel rooms and 638 residential units (in a maximum of 64.7 acres on the Dolphin Center South site.”

The purpose of these requests is to permit the applicant to revise the Development of Regional Impact development order to modify the maximum development totals for the office, trademart and hotel uses and add residential uses.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests 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).

SUBJECT PROPERTY: A parcel of land being all of tracts 14, 15, 34, 35, 38, 39, 62, 63, 66, 67 and 94, and being a portion of Tracts 9 through 13, inclusive, 16, 33, 36, 37, 40, 61, 64, 65, 68,

APPLICANTS: RICHARD MORTON, ET AL

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93, 99 and 100 of plat of MIAMI GARDENS, Plat book 2, at Page 96, more particularly described as follows:

Commence at the northwest corner of Section 3, Township 52 South, Range 41 East; thence on an assumed bearing of N87°07'02"E, along the center line of N.W. 199th Street as shown on "DOLPHIN CENTER-STADIUM SITE" Plat book 129, Page 91, a distance of 19.58' to a Point of curvature of a tangent curve concave to the south and having a radius of 1,908.58'; thence SE/ly, 260.2', along the centerline of said N.W. 199th Street and along the arc of said curve to the right having a central angle of 07°48'40" to a point on a non-tangent line; thence S02°46'26"E along said non-tangent line 60.56' to a point on the south right-of-way line of said N.W. 199th Street, said point also lying on the arc of a non-tangent curve concave to the south and having a radius of 1,848.58' (a radial line of said curve through said point having a bearing of N05°10'48"E), said point also being the point of beginning; thence E/ly and SE/ly, 285.69' along the south right-of-way line of N.W. 199th Street as shown on said DOLPHIN CENTER-STADIUM site and along the arc of said curve through a central angel of 08°51'17" to a Point of tangency; thence continue S75°57'55"E, along said south right-of-way line, 450.54' to a Point of curvature of a tangent curve concave to the northeast and having a radius of 6,924.43'; thence SE/ly, 198.91' continuing along said south right-of-way line and along the arc of said curve through a central angle of 01°38'45" to a point on a non-tangent line, said point also being the northwest corner of Tract 'D', of said DOLPHIN CENTER-STADIUM SITE; thence S02°45'54"E along the west line of said tract 'D', 2,315.14'; thence continue S02°46'44"E along said west line 2,202.46' to the southwest corner of said Tract 'D'; thence S87°15'51"W along a line 440' north of and parallel with the south line of said tracts 99 and 100, MIAMI GARDENS, a distance of 520' to a point on the west line of said Tract 99; thence N02°46'44"W along the west line of said Tracts 94 and 99, MIAMI GARDENS, a distance of 880.66' to the southeast corner of said Tract 66, MIAMI GARDENS; thence S87°13'16"W along the south line of said Tracts 65 and 66, MIAMI GARDENS, a distance of 410.02'; thence N02°46'26"W, 200' to a point on a line 200' north of and parallel with the south line of said Tract 65; thence S87°12'55"W along said parallel line, 184' to a point on the east right-of-way line of N.W. 27th Avenue as shown on said DOLPHIN CENTER-STADIUM SITE"; thence N02°46'26"W along said east right-of-way line, 660.27'; thence N01°21'25"E along the east line of additional right-of-way for N.W. 27th Avenue Official Records Book 13023, Page 3408, for a distance of 180.47'; thence continue N02°46'26"W along the east line of said additional right-of-way 180' to a Point of curvature of a tangent curve concave to the southeast and having a radius of 50'; thence continue N/ly and E/ly, 78.49' along the east line of said additional right-of-way and along the arc of said curve through a central angle of 89°56'25" to a point on a non-tangent line; thence continue N02°42'51"W along the east line of said additional right-of-way 100' to a Point of the arc of a non-tangent curve concave to the northeast and having a radius of 50' (a radial line of said curve through said point bears S02°50'02"E); thence continue W/ly and N/ly, 78.59' along said east right-of-way line and along the arc of said curve through a central angle of 90°03'35" to a point of tangency; thence continue N02°46'26"W along the east line of said additional right-of-way 275'; thence continue N22°37'45"W along the east line of said additional right-of-way 38.28'; thence N02°46'26"W along the east right-of-way line of N.W. 27th Avenue as shown on said DOLPHIN CENTER-STADIUM SITE, 1736.32'; thence continue N01°21'25"E along said east right-of-way line 180.47'; thence continue N02°46'26"W along said east right-of-way line 200' to a Point of curvature of a curve concave to the southeast, having a radius of 50'; thence NE/ly along the arc of said curve, through a central angle of 93°22'20", a distance of 81.48' to a Point of compound curvature of a curve concave to the south and having a radius of 1848.58', and to a point on aforesaid S/ly right-of-way line of N.W. 199th Street; thence E/ly along said S/ly right-of-way line and along the arc of said curve, through a central angle of 04°34'54", a distance of 147.82' to the Point of beginning.

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HEARING NO. 06-4-CC-1 (05-268)

3-52-41
BCC
Comm. Dist. 1

APPLICANTS: RICHARD MORTON, ET AL

PAGE SIX

LOCATION: The Southeast corner of N.W. 199 Street & N.W. 27 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 98.8 Acres

PRESENT ZONING: BU-2 (Business – Special district)
RU-4A (Apartments 50 units/net acre; hotel/motel 75 units/net acre)
RU-TH (Townhouse – 8.5 units/net acre)
RU-1 (Single-Family Residential)

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APPLICANT: BLACK CREEK L. C.

GU, AU, RU-1 to RU-2

SUBJECT PROPERTY: PARCEL "A": A portion of the NW ¼ of Section 17, Township 56 South, Range 40 East, all being particularly described as follows:

Commencing at the Northwest corner of the NW ¼ of Section 17, Township 56 South, Range 40 East; thence run S00°56'52"E along the west line of the said NW ¼ of Section 17 for a distance of 95' to a point lying on the west right-of-way line of the Homestead Extension of Florida's Turnpike (A/K/A: HEFT [State Road 821]), said point being the Point of beginning of the parcel of land herein described; thence run the following 7 courses and distances along the said right-of-way line of the HEFT, N89°21'04"E for a distance of 35'; thence S56°28'30"E for a distance of 108.56'; thence S00°48'42"E for a distance of 418.74' to a Point of curvature; thence 261.05' along the arc of a curve to the left, said curve having a radius of 1,999.86' and a central angle of 7°28'45"; to a Point of tangency; thence S08°17'27"E for a distance of 414.46'; thence S05°07'28"E for a distance of 385.99'; thence S00°48'42"E for a distance of 822.4' to a Point of intersection with the north right-of-way line of Old Cutler Road; thence N79°26'24"W along said north right-of-way line of Old Cutler Road for a distance of 223.52'; thence N00°56'52"W along the said right-of-way line of Section 17 for a distance of 2,314.55' to the Point of beginning.

AND: PARCEL "B": A portion of Tract 3 of AMENDED PLAT OF EAST DIXIE PARK, Plat book 31, Page 61, and a portion of the right-of-way of S.W. 224th Street lying north of and adjacent to said Tract 3 (said right-of-way closed by Resolution No. 7275), and a portion of the NW ¼ of Section 17, Township 56 South, Range 40 East, all being particularly described as follows:

Commencing at the Southwest corner of the NW ¼ of the SW ¼ of Section 17, Township 56 South, Range 40 East; thence run N89°16'32"E along the south line of the said NW ¼ of the SW ¼ of Section 17, for a distance of 25' to a point lying on the east right-of-way line of S.W. 107th Avenue as said shown on AMENDED PLAT OF EAST DIXIE PARK, said point being the Point of beginning of the tract of land herein described; thence from the above established Point of beginning run N01°06'28"W along a line that is 25' east of and parallel to the west line of the SW ¼ of said Section 17 and along the said east right-of-way line of S.W. 107th Avenue for a distance of 1,332.15' to the intersection with the south line of the aforesaid NW ¼ of Section 17; thence run S89°10'16"W along the said south line of the NW ¼ of Section 17 for a distance of 25' to the Southwest corner of the said NW ¼ of Section 17; thence run N00°56'52"W along the west line of the said NW ¼ of Section 17 for a distance of 153.67' to a Point of intersection with the S/ly right-of-way line of Old Cutler Road; thence S79°26'24"E along the said S/ly right-of-way line of Old Cutler Road for a distance of 223.28' to a Point of intersection with the west right-of-way line of the HEFT; thence run the following courses and distances along the said west right-of-way line of the HEFT, S00°48'42"E for 194.61'; S03°06'08"E for 500.4'; S00°48'42"E for 747.48' to a Point of intersection with the aforesaid south line of the NW ¼ of the SW ¼ of Section 17; thence departing the said west right-of-way line of the HEFT run S89°16'32"W along the said south line of the NW ¼ of the SW ¼ of Section 17 for a distance of 206.64' to the Point of beginning.

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HEARING NO. 06-6-CC-1 (05-127)

17-56-40
BCC
Comm. Dist. 9

APPLICANT: BLACK CREEK L. C.

PAGE TWO

LOCATION: Between S.W. 107 Avenue and the Homestead Extension of Florida's Turnpike (State Road 821) and between S.W. 216 Street & theoretical S.W. 228 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 17.21 Acres Gross

GU (Interim District)
AU (Agricultural – Residential)
RU-1 (Single Family Residential)
RU-2 (Two Family Residential)

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APPLICANT: JOSE C. VALLADARES

- (1) AU to RU-1M(a)
- (2) Applicant is requesting to permit a single-family residence setback 74.01' (50' maximum permitted) from the front (north) property line.

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

A site plan is on file and may be examined in the Zoning Department entitled "Valladares Parcel," as prepared by Chisholm Architects-Planners-Interior Designers and dated 9/22/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: That portion of the east ½ of the west ½ of the SW ¼ of the SW ¼, lying south of Bailes Road, less the south 40' for right-of-way, all in Section 18, Township 56 South, Range 40 East.

LOCATION: 11550 Bailes Road, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.783 Acres

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

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APPLICANTS: ZAMORA CORP. & JOSE ZAMORA CORP.

- (1) MODIFICATION of a Condition of Resolution #1271, passed and adopted by the Board of County Commissioners, only as it applies to the subject property and reading as follows:

FROM: "That each individual building site contain at least 75' frontage."

TO: "That each individual building site contain at least 60.68' frontage."

The purpose of the request is to allow a single-family residential building site with less frontage than previously restricted.

- (2) Applicant is requesting to permit 1 lot with a frontage of 60.68' (75' required and a lot area of 6,649 sq. ft. (7,500 sq. ft. required).
- (3) Applicant is requesting to waive the zoning regulations requiring half section line rights-of-way to be 70' wide; to permit 25' of dedication (35' required) for the east half of SW 132 Avenue.

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 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 #2 may be considered under §33-311(A)(14) (Alternative Site Development Option for Single Family & Duplex Dwellings) and approval of requests #2 & #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Site Plan for Zamora Corp. Alinda Estates 2nd Addition," as prepared by Caribbean Land Surveyors, Inc., consisting of 1 sheet, dated stamped received 4/10/06. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 19-26, Block 6, DIXIE HEIGHTS, Plat book 15, Page 65.

LOCATION: The Southeast corner of S.W. 265 Terrace & S.W. 132 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.555 Acre

PRESENT ZONING: RU-1 (Single Family Residential)

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