

BOARD OF COUNTY COMMISSIONERS  
ZONING HEARINGS

COUNTY COMMISSIONERS CHAMBERS OF THE STEPHEN P. CLARK CENTER  
- 2ND FLOOR

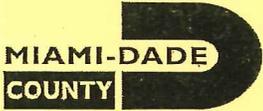
111 NW 1 Street, Miami

Thursday, December 18, 2014 at 9:30 a.m.

CURRENT

DISTRICT

1.	14-12-BCC-1	<u>FLAGLER DEV CO., FDG FLAGLER STATION, LLC, ET AL</u>	(DEVELOPMENTAL IMPACT COMMITTEE)	14-92	06-53-40	N
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**BOARD OF COUNTY COMMISSIONERS  
ZONING HEARINGS**

**THURSDAY, DECEMBER 18, 2014**

**PLACE OF MEETING:** COUNTY COMMISSIONERS CHAMBERS  
OF THE STEPHEN P. CLARK CENTER – 2<sup>ND</sup> FLOOR  
111 NW 1 STREET, MIAMI

**TIME OF MEETING** 9:30 AM

**CURRENT:**

**HEARING #    DISTRICT(S)**

1.	<b><u>FLAGLER DEVELOPMENT CO., FDG FLAGLER STATION, LLC, ET AL</u></b>	<b>14-092</b>	<b>12</b>
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Request(s):    The applicants are seeking to modify a previously approved Development Order (DO) as it applies to the subject property only, to allow a change of land use on the westerly approximately 254.50-acres of a larger tract of land. This will allow the applicants to increase the industrial/warehouse uses and concurrently, to reduce the potential for business uses approved under the DO. Additionally, the applicants seek to separate the DRI build out date as a new condition #26. Pursuant to Section 380.06(19)(e)2.K, Florida Statutes, said changes do not constitute a substantial deviation from the DO.

Location:       Southwest corner of NW 106 Street & NW 112 Avenue,  
Miami-Dade County, Florida.  
Within the Urban Development Boundary (UDB)



# Official Zoning Agenda

BOARD OF COUNTY COMMISSIONERS

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**COUNTY COMMISSION MEETING OF THURSDAY, DECEMBER 18, 2014**

**NOTICE: THE FOLLOWING HEARING IS SCHEDULED FOR 9:30 A.M., AND**

**ALL PARTIES SHOULD BE PRESENT AT THAT TIME**

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMISSION SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMISSION BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE COMMISSION BE GRANTED BY THE MAJORITY VOTE OF THE COMMISSION MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE COMMISSION CHAMBER. PERSONS EXITING THE COMMISSION CHAMBER SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE COMMISSION CHAMBERS IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE CHAMBERS TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

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**SWEARING IN OF WITNESS**

**1. FLAGLER DEVELOPMENT CO. 14-12-BCC-1 (14-092)**  
**FDG FLAGLER STATION, LLC, ET AL**

**06-53-40**  
**BCC/District 12**

- (1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION to Development of Regional Impact pursuant to Section 380.06(19) of the Florida Statutes with respect to the following amendments and requests:
- (2) MODIFICATION of Condition No. 21 of Resolution Z-114-83, last modified by Resolution Z-5-12, both passed and adopted by the Board of County Commissioners and reading as follows:

FROM: "21.This Development Order shall be null and void, if any of the following requirements have not been met within four (4) years from the date of issuance of the Development Order:

"Start of construction of N.W. 106 Street, between N.W. 107 Avenue and N.W. 112 Avenue.

"Completion of the financial feasibility analysis and specific financial arrangements with sources and timing of funds, identified, for the interchange of HEFT at N.W. 106 Street; and

"Approval of the HEFT interchange construction by FDOT or the Miami-Dade County MPO, as evidenced by its incorporation, as a programmed improvement with funding sources identified, in the State 5-year Plan or the Miami-Dade County Transportation Improvement Program (TIP). If approval of the HEFT interchange cannot be obtained, as specified above, the Development Order will become null and void, unless the Applicant submits, the Council reviews and the County approves, prior to expiration of the 4 year period, an Amended DRI Application for Development Approval focusing on transportation and including such other information as is necessary to ensure a new roadway network to support the project. December 14, 2015 is hereby established as the build out day for this project."

TO: "21.This Development Order shall be null and void, if any of the following requirements have not been met within four (4) years from the date of issuance of the Development Order:

"Start of construction of N.W. 106 Street, between N.W. 107 Avenue and N.W. 112 Avenue."

"Completion of the financial feasibility analysis and specific financial arrangements with sources and timing of funds, identified, for the interchange of HEFT at N.W. 106 Street; and

"Approval of the HEFT interchange construction by FDOT or the Miami-Dade County MPO, as evidenced by its incorporation as a programmed improvement with funding sources identified in the State 5-year Plan or the Miami-Dade County Transportation Improvement Program (TIP). If approval of the HEFT interchange cannot be obtained, as specified above, the Development Order will become null and void, unless the Applicant submits, the Council reviews, and the County approves, prior to expiration of the 4 year period, an Amended DRI Application for Development Approval focusing on transportation and including such other information as is necessary to ensure a new roadway network to support the project."

(3) AMENDMENT to Resolution Z-114-83, last modified by Resolution No. Z-5-12, both passed and adopted by the Board of County Commissioners, to include new Condition No. 26, relating to the establishment of a build out date for the Development of Regional Impact, and reading as follows:

"26. April 11, 2019 is hereby established as the build out date for this project."

(4) MODIFICATION of the DRI Master Development Plan, Figure 5-1, to reflect the changes to the DRI development program and to assign the revised uses to the plan.

FROM:

Industrial / Warehouse 5,551,220 SF  
Office 1,108,000 SF  
Services Total: 339,834 SF  
"Business Services 291,234 SF  
"Retail / Services 43,600 SF  
"Automotive Services 5,000 SF/16 FP  
Hotel 170,000 SF / 250 Rooms

TO:

Industrial / Warehouse 5,890,152 SF  
Office 1,108,000 SF  
Services Total: 203,600 SF  
"Business Services 155,000 SF  
"Retail / Services 43,600 SF  
"Automotive Services 5,000 SF/16 FP  
Hotel 170,000 SF / 250 Rooms

The purpose of requests #2 through #4 is to modify the Development Program and update the build-out date of the previously approved D.R.I.

LOCATION: Southwest corner of NW 106 Street & NW 112 Avenue,  
MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 254.50 Acres

Department of Regulatory and  
Economic Resources  
Recommendation:

**Approval of request #1, with a finding that  
this application does not result in a  
substantial deviation and approval with  
conditions of requests #2 through #4.**

Protests: \_\_\_\_\_ 0 \_\_\_\_\_

Waivers: \_\_\_\_\_ 0 \_\_\_\_\_

APPROVED: \_\_\_\_\_

DENIED WITH PREJUDICE \_\_\_\_\_

DENIED WITHOUT PREJUDICE: \_\_\_\_\_

DEFERRED: \_\_\_\_\_

T H E E N D

NOTICE OF APPEAL RIGHTS

Decisions of the Community Zoning Appeals Board (CZAB) are appealed either to Circuit Court or to the Board of County Commissioners (BCC) depending upon the items requested in the Zoning Application. Appeals to Circuit Court must be filed within 30 days of the transmittal of the CZAB resolution. Appeals to BCC must be filed with the Zoning Hearings Section of the Department of Regulatory and Economic Resources (RER), within 14 days of the posting of the results in the department.

Further information and assistance may be obtained by contacting the Zoning Hearings Section for the Department of Regulatory and Economic Resources (RER), at (305) 375-2640. For filing or status of Appeals to Circuit Court, you may call the Clerk of the Circuit Court at (305) 349-7409.

**Miami-Dade County Department of Regulatory and Economic Resources  
Staff Report to the Board of County Commissioners**

PH: Z14-092 (14-12-BCC-1)

December 18, 2014

Item No. 1

<b>Recommendation Summary</b>	
<b>Commission District</b>	12
<b>Applicants</b>	Flagler Development Co., FDG Flagler Station, LLC, Et Al
<b>Summary of Requests</b>	The applicants are seeking to modify a previously approved Development Order (DO) as it applies to the subject property only, to allow a change of land use on the westerly approximately 254.50-acres of a larger tract of land. This will allow the applicants to increase the industrial/warehouse uses and concurrently, to reduce the potential for business uses approved under the DO. Additionally, the applicants seek to separate the DRI build out date as a new condition #26. Pursuant to Section 380.06(19)(e)2.K, Florida Statutes, said changes do not constitute a substantial deviation from the DO.
<b>Location</b>	Lying at the southwest corner of NW 106 Street and NW 112 Avenue, Miami-Dade County, Florida
<b>Property Size</b>	254.50 Acres
<b>Existing Zoning</b>	IU-C (Industry-Controlled)
<b>Existing Land Use</b>	Office, Warehouses, Lake and Vacant Parcels
<b>2020 - 2030 CDMP Land Use Designation</b>	Restricted Industrial and Office Industrial and Office Water <i>(see attached Zoning Recommendation Addendum)</i>
<b>Comprehensive Plan Consistency</b>	Consistent with the LUP map, and the interpretative text and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(7) Generalized Modification Standards <i>(see attached Zoning Recommendation Addendum)</i>
<b>Recommendation</b>	<b>Approval of request #1, with a finding that this application does not result in a substantial deviation and approval with conditions of requests #2 through #4.</b>

Staff notes that this application went to the Community Zoning Appeals Board (CZAB) #5 for recommendation only on November 20, 2014. The CZAB-5 recommended approval with conditions of this application. Final decision will be rendered by the Board of County Commissioners (BCC), pursuant to Zoning Code Section 33-314(A)(1).

**REQUESTS:**

- (1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION to Development of Regional Impact pursuant to Section 380.06(19) of the Florida Statutes with respect to the following amendments and requests:
  
- (2) MODIFICATION of Condition No. 21 of Resolution Z-114-83, last modified by Resolution Z-5-12, both passed and adopted by the Board of County Commissioners and reading as follows:

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TO: "21.This Development Order shall be null and void, if any of the following requirements have not been met within four (4) years from the date of issuance of the Development Order:

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"Approval of the HEFT interchange construction by FDOT or the Miami-Dade County MPO, as evidenced by its incorporation as a programmed improvement with funding sources identified in the State 5-year Plan or the Miami-Dade County Transportation Improvement Program (TIP). If approval of the HEFT interchange cannot be obtained, as specified above, the Development Order will become null and void, unless the Applicant submits, the Council reviews, and the County approves, prior to expiration of the 4 year period, an Amended DRI Application for Development Approval focusing on transportation and including such other information as is necessary to ensure a new roadway network to support the project."

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- (4) MODIFICATION of the DRI Master Development Plan, Figure 5-1, to reflect the changes to the DRI development program and to assign the revised uses to the plan.

FROM: Industrial / Warehouse	5,551,220 SF
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Services Total:	339,834 SF
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TO: Industrial / Warehouse	5,890,152 SF
Office	1,108,000 SF
Services Total:	203,600 SF
• Business Services	155,000 SF
• Retail / Services	43,600 SF
• Automotive Services	5,000 SF/16 FP
Hotel	170,000 SF / 250 Rooms

The purpose of requests #2 through #4 is to clearly delineate the DRI build out date from transportation requirements, modify the development program, and make a substantial deviation pursuant to section 380.06(19), Florida statues.

**PROJECT DESCRIPTION AND PROJECT HISTORY:**

In 1983, pursuant to Resolution #Z-114-83, the Board of County Commissioners (BCC) granted a Development of Regional Impact (DRI) Development Order that allowed for the development of offices, warehouses, a hotel and a lake. The DRI has undergone several modifications approved by the BCC. The last modification was approved in 2012 pursuant to Resolution #Z-5-12 which modified Condition #21 to extend the buildout date to April 11, 2019.

The applicants are seeking to modify a previously approved Development Order (DO) as it applies to the subject property only, to allow a change of land use on the westerly approximately 254.50-acres of a larger tract of land. This will allow the applicants to increase the industrial/warehouse uses and concurrently, to reduce the potential for business uses approved under the DO. Additionally, the applicants seek to update the DRI build out date and to show that the proposed changes are not a substantial deviation pursuant to section 380.06(19), Florida Statues.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	IU-C; Office complex, vacant parcels, warehouses and lake	Restricted Industrial and Office, Industrial and Office
<b>North</b>	IU-1; vacant	Restricted Industrial and Office, Industrial and Office
<b>South</b>	City of Doral; Apartments and Offices	Low Density with 1 Density Increase

<b>East</b>	IU-C; Office complex, parking garage, warehouses BU-1A; Hotel	Restricted Industrial and Office, Industrial and Office
<b>West</b>	GU; SR-821 Florida Turnpike Homestead Extension	Transportation

**NEIGHBORHOOD COMPATIBILITY:**

The 35.8-acre subject property is comprised of office complexes, warehouse buildings and a lake located between NW 90 Street and NW 105 Street and between NW 112 Avenue and NW 117 Avenue. The property abuts the Florida Turnpike Homestead Extension to the west. The properties to the east, north and south contain office complexes, parking garages, warehouse buildings and vacant parcels.

**SUMMARY OF THE IMPACTS:**

The approval of this application will allow the applicants to redevelop the parcel with additional light manufacturing uses such as warehouses. However, based on the memorandum from the Public Works and Waste Management Department, the proposed change will not generate any change in the peak hour trips on the surrounding roadways.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property for **Restricted Industrial and Office** and **Industrial and Office** uses. The applicants are seeking to modify a previously approved Development Order (DO) as it applies to the subject property only, to allow a change of land use on the westerly approximately 254.50-acres of a larger tract of land. This will allow the applicants to increase the industrial/warehouse uses by 338,932 sq. ft. and concurrently, reduce the potential for business uses by 136,234 sq. ft. Further, staff notes that no new uses or impacts are being introduced into the DRI with this application. Therefore, staff opines that approval of this application is **consistent** with the CDMP Land Use Plan map **Restricted Industrial and Office** and **Industrial and Office** designations for the subject property.

**ZONING ANALYSIS:**

The applicants are seeking a substantial deviation determination to a Development of Regional Impact (DRI) pursuant to Section 380.06(19) of the Florida Statutes as it pertains to modifying portions of Resolutions regarding the Development Order (DO) of the DRI (request #1). In addition, the applicants seek ancillary requests to modify Condition No. 21 of Resolution #Z-114-83, last modified by Resolution #Z-5-12 (request #2), amend said Resolution #Z-5-12 to include a new condition No. 26 regarding the build out date (request #3) and, modify the DRI Master Development Plan, Figure 5-1, to reflect the changes to the DRI development program and to assign the revised uses to the plan (request #4).

Staff's analysis of the applicants' request for a substantial deviation determination (request #1), is based on the standards outlined in Miami-Dade County Code, Section 33-303(D)(7), Developmental Impact Committee; and the ancillary requests to modify conditions and an exhibit of the DRI Master Development Plan (requests #2 through #4) are based on the standards outlined in Section 33-311(A)(7), Generalized Modification Standards. The DIC review standards require the County to determine the extent to which the development permitted by the approval of zoning action referred to will efficiently use or unduly burden water,

sewer, solid waste disposal, education, recreation or other necessary public facilities or public transportation facilities, including roads, streets and highways, which have been constructed or planned and budgeted for construction in the area, and whether the proposed development will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida.

The Modification standards also require the County to determine if the approval of the requested modifications *would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.* Memoranda submitted by the various departments and entities reviewing the application, to include the Water and Sewer Department, Miami-Dade Fire Rescue (MDFRD), Miami-Dade Police Department (MDPD), the Public Works and Waste Management Department and the Division of Environmental Resource Management (DERM) of the Department of Regulatory and Economic Resources (RER), the Parks, Recreation and Public Spaces Department and the Florida Department of Economic Opportunity (DEO) indicate that approval of the aforementioned requests will not unduly burden the services or facilities provided. Based on said memoranda, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area within the subject DRI property and the surrounding areas, staff opines that approval of the application would be **compatible** with the area concerned.

The applicants have submitted the required documentation describing the proposed changes to the DRI. Documents submitted by the applicants indicate that the proposed change involves a simultaneous increase and decrease of DRI uses. Staff notes that the applicants seek to increase the industrial/warehouse uses by 338,932 sq. ft. and concurrently, decrease the business uses by 136,234 sq. ft., as described in the submitted documents. Additionally, staff notes that the applicants have submitted a traffic study that indicates that the simultaneous increase and decrease proposed will generate no change in the PM Peak hour trips between the approved and proposed uses. Further, staff notes that the memorandum from the Public Works and Waste Management (PWWM) Department also indicates that no new PM Peak hour trips will be generated by the proposed increase and decrease of DRI uses. Its memorandum states that the difference between the approved (2,909 trips) use and the proposed (2,908 trips) use is the decrease of one trip.

Furthermore, staff notes that approval of request #3 to create a new build out date condition does not change the previously approved build out date of April 11, 2019 for the subject DRI. Staff opines that the previously approved build out date might be confused with traffic requirements due to its location in the DO. Additionally, an Administrative approval granted the aforementioned build out date through changes in the Florida Statutes in 2012. As such, staff opines that this proposed DRI changes reflect no new impacts to the surrounding area.

Based on the documents submitted by the applicants and the memoranda submitted by the Departments reviewing the application, staff opines that the approval of the proposed changes to the DRI do not constitute a substantial deviation from the DO in accordance with Subparagraph 380.06(19)(e)2.k., Florida Statutes.

**Therefore, staff recommends approval of request #1, with a finding that this application does not result in a substantial deviation requiring further Development of Regional Impact review and, approval with conditions of requests #2 through #4 under Section 33-311(A)(7), Modification Standards.**

**ACCESS, CIRCULATION AND PARKING:** No plans submitted.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** Not applicable.

**RECOMMENDATION:** Approval of request #1, with a finding that this application does not result in a substantial deviation and approval with conditions of requests #2 through #4.

**CONDITIONS FOR APPROVAL:** For #2 through #4 only.

1. That all other conditions of Resolution #Z-114-83, last modified by Resolution #Z-5-12 remain in full force and effect except as herein modified.
2. That the applicant complies with all of the applicable conditions, requirements, recommendations, requests and other provisions of the Public Works and Waste Management Department as contained in its memorandum dated October 8, 2014.

ES:MW:NN:CH:JV



Eric Silva, AICP, Senior Division Chief  
Development Services Division  
Miami-Dade County  
Regulatory and Economic Resources Department

# ZONING RECOMMENDATION ADDENDUM

Flagler Development Co., FDG Flagler Station, LLC, Et Al  
Z14-092

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
Division of Environmental Resource Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Public Works and Waste Management	No objection
Parks, Recreation and Open Space	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment

## COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

<p><b>Restricted Industrial and Office</b> (Pg. I-40)</p>	<p><i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for <b>Restricted Industrial and Office</b>. Industrial and Office areas designated as "Restricted" are areas where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects "wellfield protection areas" designated in the Miami-Dade County Code (Chapter 24, Code of Miami-Dade County). Development in Restricted Industrial and Office areas should generally be limited to office uses, but certain business, warehousing and manufacturing uses may be permitted, provided that the use employs best management practices, and the use does not involve the on-site use, handling, storage, manufacture or disposal of hazardous materials or waste as defined in Chapter 24 of the County Code.</i></p>
<p><b>Industrial and Office</b> (Pg. I-39)</p>	<p><i>Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and shops that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.</i></p>

# ZONING RECOMMENDATION ADDENDUM

Flagler Development Co., FDG Flagler Station, LLC, Et Al  
Z14-092

## PERTINENT ZONING REQUIREMENTS/STANDARDS

<p><b>Section 33-311(A)(7) Generalized Modification Standards.</b></p>	<p><i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i></p>
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**1. FLAGLER DEV CO.,  
FDG FLAGLER STATION, LLC, ET AL  
(Applicant)**

**14-12-BCC-1 (14-092)  
Area 12/District 12  
Hearing Date: 12/18/14**

Property Owner (if different from applicant) Flagler Dev Co, FDG Flagler St.

Is there an option to purchase  /lease  the property predicated on the approval of the zoning request? **Yes**  **No**

If, so who are the interested parties?

Disclosure of interest form attached? **Yes**  **No**

**Previous Zoning Hearings on the Property:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
1948	J.E. Salinger	- Special Exception to permit storage.	BCC	Approved with Condition(s)
1953	Samuel Zorovich	- Special Exception to permit rock mining.	BCC	Approved with Condition(s)
1958	J.E. Salinger	- Special Exception to permit storage and food preparation.	BCC	Approved with Condition(s)
1960	Michael Zorovich	- Modification of Resolution.	BCC	Modified Approval with Condition(s)
1960	Michael Zorovich	- Modification of Resolution.	BCC	Modified Approval with Condition(s)
1968	Lehigh Portland Cement Co.	- Unusual Use lake excavation. - Variance to permit 240' wide cut through P.U.P.	ZAB	Approved with Condition(s)
1969	Lehigh Portland Cement	- Unusual Use lake excavation.	BCC	Approved with Condition(s)
1983	Florida East Coast	- Zone change from GU to IU-C. - Unusual Use lake.	BCC	Approved with Condition(s)
1983	Florida East Coast	- DRI.	BCC	Modified Approval with Condition(s)
1989	Gran Central Corp	- Modification of Resolution.	BCC	Approved with Condition(s)

1994	Gran Central Corporation	- Special Exception to permit Site Plan approval of a proposed industrial development.	ZAB	Approved with Condition(s)
1999	Gran Central Corp	- Modification of Resolution.	C09	Approved with Condition(s)
1999	Gran Central Corp	- Modification of a DRI.	C09	Approved with Condition(s)
1999	Gran Central Corp		BCC	Approved with Condition(s)
1999	Gran Central Corp	- Modification of Resolution.	BCC	Approved with Condition(s)
2000	Gran Central Corp	- Zone change from IU-C to BU-1A.	C09	Approved with Condition(s)
2005	Flagler Station	- Modification of Resolution.	C05	Approved with Condition(s)
2005	Flagler Development Co	- Substantial Deviation Determination to (DRI). - Modification of Resolution.	BCC	Approved with Condition(s)

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

# Memorandum



**Date:** August 29, 2014

**To:** Jack Osterholt, Deputy Mayor/Director  
Department of Regulatory and Economic Resources

**From:** Jose Gonzalez, P.E.  
Department of Regulatory and Economic Resources

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the printed name in the "From:" field.

**Subject:** DIC #Z2014000092  
Flagler Development Company, FDG Flagler Station, LLC, et.al.  
SW corner of NW 106<sup>th</sup> Street and NW 107<sup>th</sup> Avenue  
Modification of a condition of a resolution to increase and decrease  
industrial/warehouse and business square footages for a previous  
approved DRI development program.  
(BU-1A) (35.8 Acres)  
06-53-40

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The subject application has been reviewed by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

#### Wellfield Protection

The subject is located within the Northwest Wellfield protection area. The Board of County Commissioners approved a wellfield protection ordinance for this Wellfield. This ordinance provides for stringent wellfield protection measures that restrict development within the wellfield protection area. Since the subject request would permit non-residential land uses, the owner of the property has submitted a properly executed covenant, in accordance with Section 24-43(5) of the Code which provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property. Therefore, DERM can approve the application and it can be scheduled for public hearing.

#### Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required, in accordance with Code requirements. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity

in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

#### Stormwater Management

The subject project is approved under Environmental Resource Permit No. 13-00244-S (Application No. 100607-17) issued by the South Florida Water Management District. For more information or if a modification to this permit is required, please contact the aforementioned agency at 1-800-432-2045.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Miami-Dade County Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

The applicant is advised that a DERM Class II Permit will be required if the proposed surface water management system will be connected to the existing drainage system with an overflow outfall to the adjacent lake. It is the applicant's responsibility to contact the DERM Water Control Section (305-372-6681) for further information regarding permitting procedures and requirements.

#### Wetlands

The above-referenced properties are located in the East Turnpike Wetlands Basin, which is a wetland area as defined by Section 24-5 of the Code. These properties are part of a larger project included in Class IV Wetlands Permit FW 88-100 that was issued for the filling of 498.63 acres and the excavation of 133.0 acres of wetlands for commercial/industrial purposes. This permit expired on July 28, 2002; however, the work was completed on these properties prior to this expiration date.

Please be advised that as per this permit the 200 foot littoral area surrounding the lake contains wetlands and is a mitigation area. Therefore, any development within the parcels adjacent to this mitigation area will require the construction of erosion control measures along the property boundaries. These erosion measures are to prevent any direct and/or secondary impacts to wetlands within the mitigation area.

DERM recommends approval to this application provided that no additional wetlands impacts occur beyond what was permitted. Any additional work in wetlands will require a new Class IV Wetlands Permit. The Coastal and Wetlands Resources Section (305) 372-6585 can be contacted for additional information.

Please be advised that permits from the U.S. Army Corps of Engineers (305-526-7181), the State of Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

#### Tree Preservation

The subject properties contain tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal/Relocation Permit is required

prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application.

The applicant is advised to contact the Tree Permitting Program at 305-372-6574 for additional information regarding permitting procedures and requirements prior to site development.

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

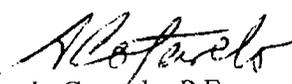
cc: Nathan Kogon, Department of Regulatory and Economic Resources

# Memorandum



**Date:** October 8, 2014

**To:** Eric Silva  
Development Coordinator  
Regulatory and Economic Resource Department

**From:**   
Antonio Cotarelo, P.E.  
Deputy Director/County Engineer  
Public Works and Waste Management Department

**Subject:** DIC 14-092  
Name: Flagler Development Co., FDG Flagler Street  
Section 06 Township 53 South Range 40 East

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I. PROJECT LOCATION:

Southwest Corner of NW 106 Street and NW 107 Avenue

II. APPLICATION REQUEST:

This application requests a modification of a condition of a resolution to increase and decrease industrial/warehouse and business square footages for a previously approved DRI development program.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

This application is being served from the North and the South by the Florida Turnpike, NW 117 Avenue and NW 112 Avenue and from the East and the West by the NW 106 Street, NW 90 Street and NW 58 Street.

IV. RECOMMENDATION:

This project is located within the jurisdiction of Miami-Dade County. Additional improvements may be required at time of permitting/platting. **Public Works and Waste Management Department (PWWM) recommends approval of this application.**

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

The proposed change involves simultaneous increase and decrease of the DRI uses. The traffic analysis indicates that the proposed will generate no change in the PM peak hour trips between the approved (ITE Land Use Codes - 150 -Industrial/Warehouse) uses and the proposed (ITE Land Code Use Code - 710 – Business Services) uses.

VI. IMPACT ON EXITING ROADWAYS:

This application was approved as a DRI, therefore, it has trips reserved for the larger scale project. The difference between the approved (2909 trips) use and the proposed (2908 trips) use is the decrease of one trip.

VII. SITE PLAN CRITIQUE:

No traffic related comments at this time.

VIII. ACCESS IMPROVEMENTS REQUIRED FOR THIS PROJECT:

No traffic related comments at this time.

IX. STANDARD CONDITIONS:

A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."

- c: Raul A. Pino, PLS, Department of Regulatory and Economic Resources  
Joan Shen, Ph. D., P.E., PTOE, Chief, Traffic Engineering Division, PWWM  
Jeff Cohen, P.E., Assistant Chief, Traffic Engineering Division, PWWM

# Memorandum



**Date:** August 21, 2014

**To:** Eric Silva, Development Coordinator  
Regulatory and Economic Resources Department

**From:**   
Paul Mauriello, Deputy Director, Waste Operations  
Public Works and Waste Management Department

**Subject:** Flagler Development Co. and FDG Flagler Station, LLC (DIC #14\_092)

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The Public Works and Waste Management Department (PWWM) has no objections to the proposed application.

The application is requesting a modification of Resolution No. Z-114-83 regarding the existing Flagler Station Development of Regional Impact (DRI). The DRI contains a combination of Industrial / Warehouse, Office, Hotel and Services for business, retail and automotive uses. The modification proposes an increase in Industrial / Warehouse uses and decrease in Business Services. The existing Flagler Station DRI meets the County Code definition of commercial establishments. Per the Code, the following is required of commercial establishments located in unincorporated Miami-Dade County:

"Every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service.

**Section 15-2.3a** of the Code requires commercial establishments to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

- |                                  |  |
|----------------------------------|--|
| 1) High grade office paper       | 6) Steel (cans, scrap)                         |
| 2) Mixed paper                   | 7) other metals/scrap production materials     |
| 3) Corrugated cardboard          | 8) Plastics (PETE, HDPE-natural, HDPE-colored) |
| 4) Glass (flint, emerald, amber) | 9) Textiles                                    |
| 5) Aluminum (cans, scrap)        | 10) Wood                                       |

**Section 15-2.3** of the Code states the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable.

If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager of the Fiscal Management and Planning Division, at 305-514-6661.

# Memorandum



**Date:** September 5, 2014

**To:** Jack Osterholt, Director  
Department of Regulatory and Economic Resources (RER)

**From:** Maria A. Valdes, CSM, LEED® Green Associate *Maria Valdes*  
Chief, Comprehensive Planning & Water Supply Certification Section

**Subject:** Flagler DEV. CO. FDG Flagler Street  
DIC Application No. Z2014000092

Below, please find the Miami-Dade Water and Sewer Department's (MDWASD) comments for the subject project.

**Recommendation:** Approval based on conditions noted below.

**Application Name:** Flagler DEV. CO. FDG Flagler Street

**Proposed Development:** The applicant is proposing a change to the DRI development program that would result in a simultaneous increase in certain uses and a decrease in other uses. The applicant is seeking an amendment of the DRI Development Order in order to develop the property in accordance with the development described in the table below.

The estimated total water demand in gallons per day (gpd) for the proposed DRI Program is described below:

Projected Water Demand				
Uses	Unit	Total	Flow Rate (GPD)	Total GPD
Industrial / Warehouse	Sq.ft	5,890,152	2.5 gpd/100 SF	147,254
Office	Sq.ft.	1,108,000	5gpd/100	55,400
Business Services	Sq.ft	155,000	10 gpd/100 SF	15,500
Retail Services	Sq.ft.	43,600	10gpd/100SF	4,360
Automotive Services	Sq.ft	5,000	10 gpd/100 SF	500
Hotel 170,000 S.F. / 250 Rooms	each	250	100gpd/room	25,000
<b>Total</b>				<b>248,014</b>

**Note:** The vacant land within the boundary of the DRI yields a total of 838,068 sq.ft. of office and 370,507 sq.ft. of warehouse.

**Project Location:** The DRI consists of +/-35.8 acres of land lying at the southwest corner of NW 106th Street and NW 107th Avenue in unincorporated Miami-Dade County.

**Water:** The subject project is located within MDWASD's service area. The source of water for the project is the Hialeah Preston Water Treatment Plant. There is an existing 12-inch and 16-inch water mains along the perimeter of the subject project boundary to where the Developer may connect to provide water service to the proposed development. All comments addressing water service are provided in accordance with CDMP policies WS-1A, WS-1B and WS-2A.

A Water Supply Certification (WSC) from Miami-Dade Water and Sewer Department will be required for any new proposed development. Said Certification will be issued at the time connection to the water system is requested. The Certification is required to assure adequate water supply is available to all water users of

the MDWASD as required by Policy CIE-5D and WS-2C in the County's CDMF and in accordance with the permitted withdrawal capacity in the MDWASD's 20-year Water Use Permit.

MDWASD will be the utility providing water services subject to the following conditions:

- Adequate transmission and Plant capacity exist at the time of the applicant's request.
- Adequate water supply is available prior to issuance of a building permit or its functional equivalent.
- Approval of all applicable governmental agencies having jurisdiction over these matters is obtained.

**Sewer:** The subject project is located within MDWASD's service area. There is an existing 8-inch sanitary gravity sewer system along the perimer of the subject project boundary to where the Developer may connect to provide sanitary sewer service to the proposed development.

In addition, the subject application is located within the Doral Basin which has a sanitary sewer special connection charge of \$7.03 per gallon. MDWASD will collect this special connection charge from property owners. The special connection charge is for the expansion of the sewer facilities in the Doral Basin Area.

The sanitary sewer flows from the proposed development will be transmitted to the Pump Stations noted below. The loading on the pump stations was calculated utilizing the future proposed development for the vacant lands within the respective pump station basins. Below is the current status of the Nominal Average Pump Operating Time (NAPOT) for each pump station.

Pump Station: 1212  
Proposed development: 135,581 sq.ft. warehouse and 179,543 sq.ft. office  
Total proposed flow: 12,370 gpd  
Yearly NAPOT: 0.62 Hrs  
Projected NAPOT: 1.73 Hrs  
Projected NAPOT including this project flows: 2.91 Hrs

Pump Station: 1206  
Proposed development: 234,926 sq.ft. warehouse  
Total proposed flow: 5,873 gpd  
Yearly NAPOT: 0.45 Hrs  
Projected NAPOT: 0.76 Hrs  
Projected NAPOT including this project flows: 1.11 Hrs

Pump Station: 1312  
Proposed development: 658,525 sq.ft. office  
Total proposed flow: 32,926 gpd  
Yearly NAPOT: 0.84 Hrs  
Projected NAPOT: 1.03 Hrs  
Projected NAPOT including this project flows: 1.53 Hrs

Pump Station: 1310  
Proposed development: 838,068 sq.ft. office and 370,507 sq.ft. warehouse  
Total proposed flow: 51,166 gpd  
Yearly NAPOT: 7.72 Hrs  
Projected NAPOT: 8.43 Hrs  
Projected NAPOT including this project flows: 8.45 Hrs

The Central District Wastewater Treatment Plant (WWTP) is the facility for treatment and disposal of the wastewater. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. MDWASD will be the utility providing sewer services subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

**Water Conservation:** All future development for the subject area will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County. In addition, the future development will be required to comply with the landscape standards in sections 18-A and 18-B of Miami-Dade County Code.

For more information about our Water Conservation Program please go to  
<http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to  
[http://www.miamidade.gov/conservation/library/WUE\\_standards\\_manual\\_final.pdf](http://www.miamidade.gov/conservation/library/WUE_standards_manual_final.pdf)

Below please find additional links to the Miami-Dade County WASD portal which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

Shoul you have any questions, please call me at (786) 552-8198 or Alfredo B. Sanchez at (786) 552-8237.

# Memorandum



**Date:** August 28, 2014

**To:** Jack Osterholt, Deputy Mayor  
Director, Regulatory and Economic Resources Department

**From:** Maria I. Nardi, Chief *M-I*  
Planning and Research Division  
Parks, Recreation and Open Spaces Department

**Subject:** Z2014000092: FLAGLER DEV CO, FDG FLAGLER ST

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**Application Name:** FLAGLER DEV CO, FDG FLAGLER ST

**Project Location:** The site is located at the Southwest corner of NW 106 ST & NW 107, Miami-Dade County.

**Proposed Development:** The request is for modification of the DRI development program for a non-residential development, to reflect administrative extension of time for build out, and to determine that the proposed changes are not a substantial deviation.

**Impact and demand:** This application does not generate any additional residential population applicable to CDMP Open Space Spatial Standards.

**Recommendation:** PROS has no pertinent comments for this application concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review. Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor

# Memorandum



**Date:** August 26, 2014

**To:** Jack Osterholt, Director  
Regulatory and Economic Resources

**From:** Dave Downey, Fire Chief   
Miami-Dade Fire Rescue Department

**Subject:** DIC 2014000092 – Flagler Development Corporation

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According to the letter of intent dated August 4, 2014, the applicant is seeking to modify a previously approved resolution in order to amend the development program in connection with an approved Development of Regional Impact (the "DRI"). The amendment will allow the applicant to change the DRI development program in order to allow a simultaneous increase and decrease in land uses.

The DRI subject property consists of approximately 35 acres of land lying at the southwest corner of NW 106 Street and NW 107 Avenue in unincorporated Miami-Dade County, Florida.

On June 23, 1983, the Board of County Commissioners passed and adopted Resolution Z-114-83 approving the original Development Order establishing the Flagler Station DRI. Throughout the years there have been a variety of modifications including extensions of the build-out, expiration, and termination dates of the DRI.

The Miami-Dade Fire Rescue Department (MDFR) Planning Bureau has no objection to the modification. However, the Fire Engineering & Water Supply Bureau examined the plans in connection with the application and determined that the plans do not provide the information necessary for an accurate review. Although the application involves an approved DRI, it is required that the applicant proffer detailed plans for review by the Bureau.

The Bureau will review the plans to assure compliance with the MDFR Access Road Requirements and verify compliance with the Florida Fire Prevention Code (FFPC) and National Fire Protection Association (NFPA) standards, as well as verify compliance with all applicable MDFR conditions set forth during the initial approval of the DRI.

For additional information, please contact Mr. Carlos Heredia, Planning Section Supervisor at 786-331-4544.

DATE: 26-SEP-14

BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND  
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

FLAGLER DEV CO., FDG FLAGLER  
STATION, LLC, ET AL

Southwest corner of NW 106 ST &  
NW 112 ave, MIAMI-DADE  
COUNTY, FLORIDA.

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APPLICANT

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ADDRESS

Z2014000092

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HEARING NUMBER

**HISTORY:**

NC: THERE ARE NO CURRENT OPENED OR CLOSED NEIGHBORHOOD REGULATIONS  
CASES

BLDG: THERE ARE NO CURENT OPENED OR CLOSED BUILDING REGULATIONS CASES

FLAGLER DEV CO., FDG FLAGLER STATION, LLC, ET AL

**OUTSTANDING FINES, PENALTIES, COST OR LIENS  
INCURRED PURSUANT TO CHAPTER 8CC:**

**REPORTER NAME:**

# Memorandum



**Date:** September 4, 2014

**To:** Eric Silva, AICP, Assistant Director  
Development Services Division  
Department of Regulatory and Economic Resources

**From:** *J. D. Patterson*  
J. D. Patterson, Director  
Miami-Dade Police Department

**Subject:** Review – Developmental Impact Committee Review - Zoning Application  
Case: No. Z2014000092 – Flagler Development Company, FDG Flagler Station I, LLC, et.al.

## APPLICATION

The Applicant, Flagler Development Company, FDG Flagler Station I, LLC, et.al., is requesting district zoning changes seeking a modification of Condition 21, Miami-Dade County (MDC) Resolution Z-114-83, as last amended by Resolution Z-5-12, to allow a simultaneous increase and decrease in uses for the Development of Regional Impact (DRI) developmental program (see below chart) along with other administrative changes. The subject property is located on the southwest corner of NW 106 Street and NW 107 Avenue, in MDC, Florida.

DRI Land Use	Approved DRI Program	Proposed DRI Program	Proposed Change
Industrial/Warehouse	5,551,220 sq. ft.	5,890,152 sq. ft.	+338,932 sq. ft.
Office	1,108,000 sq. ft.	1,108,000 sq. ft.	No Change
Services	Total: 339,834 sq. ft.	Total: 203,600 sq. ft.	-136,234 sq. ft.
• Business	• 291,234 sq. ft.	• 155,000 sq. ft.	
• Retail	• 43,600 sq. ft.	• 43,600 sq. ft.	
• Automotive	• 5,000 sq. ft.	• 5,000 sq. ft.	
Hotel	170,000 sq. ft. 250 rooms	170,000 sq. ft. 250 rooms	No Change

## CURRENT POLICE SERVICES

The subject property is located in unincorporated MDC and serviced by our Midwest District, located at 9101 NW 25 Street, Doral, Florida. Our current staffing allows for an average emergency response time of eight minutes or less.

## REVIEW

A review of the application and related documents was conducted to predict the impact on the Miami-Dade Police Department's (MDPD) resources and the impact that the location could have on the proposed zoning modification changes. Current data of police staffing and population was examined and compared to expected population growth and projected increases in calls for service. Based on this data, current staffing should accommodate any slight increase in the volume of calls for service. However, should demand for police services increase beyond current levels, additional sworn personnel, support staff, and equipment will be required to maintain current levels of service.

Eric Silva, AICP, Assistant Director  
September 4, 2014  
Page 2

**The MDPD does not object to any proposed zoning modifications to complete this project.** The applicant and developers are encouraged to work with police during any future application, design, or construction changes to determine the best possible solutions or security options.

Should you have any questions or require additional information, Sergeant Keith Hedrick, of the Strategic Planning and Development Section, may be contacted at (305) 471-1990.

JDP/kh  
Attachment



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2014000092 - Flagler Dev Co, FDG Flagler St**  
**Complaint Date Range: Jan 1, 2014 - Dec 31, 2014**



**EMERGENCY**

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
0618	41 SICK OR INJURED PERSON	1	1	0
<b>TOTAL FOR GRID 0618</b>		<b>1</b>	<b>1</b>	<b>0</b>
0619	15 MEET AN OFFICER	0	1	0
<b>TOTAL FOR GRID 0619</b>		<b>0</b>	<b>1</b>	<b>0</b>
0651	17 TRAFFIC ACCIDENT	3	4	3
	18 HIT AND RUN	0	1	0
	41 SICK OR INJURED PERSON	5	10	5
	49 FIRE	0	2	0
<b>TOTAL FOR GRID 0651</b>		<b>8</b>	<b>17</b>	<b>8</b>
0652	17 TRAFFIC ACCIDENT	0	1	0
<b>TOTAL FOR GRID 0652</b>		<b>0</b>	<b>1</b>	<b>0</b>
		Reported: 3	Reported: 6	Reported: 3
		Not Reported: 6	Not Reported: 14	Not Reported: 5
<b>TOTAL EMERGENCY</b>		<b>9</b>	<b>20</b>	<b>8</b>

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**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2014000092 - Flagler Dev Co, FDG Flagler St**  
**Complaint Date Range: Jan 1, 2014 - Dec 31, 2014**



**PRIORITY**

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
0618	49 FIRE	0	0	1
<b>TOTAL FOR GRID 0618</b>		<b>0</b>	<b>0</b>	<b>1</b>
0651	14 CONDUCT INVESTIGATION	0	1	1
	32 ASSAULT	1	1	1
	34 DISTURBANCE	1	1	1
<b>TOTAL FOR GRID 0651</b>		<b>2</b>	<b>3</b>	<b>3</b>
		Reported: 1	Reported: 0	Reported: 2
		Not Reported: 1	Not Reported: 3	Not Reported: 2
<b>TOTAL PRIORITY</b>		<b>2</b>	<b>3</b>	<b>4</b>

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**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2014000092 - Flagler Dev Co, FDG Flagler St**  
**Complaint Date Range: Jan 1, 2014 - Dec 31, 2014**



**ROUTINE**

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
<b>0618</b>	13 SPECIAL INFORMATION/ASSIGNMENT	0	0	27
	14 CONDUCT INVESTIGATION	3	5	1
	15 MEET AN OFFICER	0	0	1
	17 TRAFFIC ACCIDENT	3	5	5
	21 LOST OR STOLEN TAG	0	2	1
	27 LARCENY	0	0	1
	34 DISTURBANCE	2	0	0
	41 SICK OR INJURED PERSON	0	0	1
<b>TOTAL FOR GRID 0618</b>		<b>8</b>	<b>12</b>	<b>37</b>
<b>0619</b>	13 SPECIAL INFORMATION/ASSIGNMENT	0	2	7
	14 CONDUCT INVESTIGATION	0	7	1
	15 MEET AN OFFICER	0	0	2
	17 TRAFFIC ACCIDENT	0	0	2
	32 ASSAULT	1	0	0
	39 PRISONER	1	0	0
	52 NARCOTICS INVESTIGATION	1	1	3
	54 FRAUD	0	1	1
<b>TOTAL FOR GRID 0619</b>		<b>3</b>	<b>11</b>	<b>16</b>
<b>0651</b>	13 SPECIAL INFORMATION/ASSIGNMENT	2	8	7
	14 CONDUCT INVESTIGATION	20	35	55
	15 MEET AN OFFICER	1	0	5
	17 TRAFFIC ACCIDENT	23	37	36
	18 HIT AND RUN	1	4	7
	19 TRAFFIC STOP	1	0	8
	20 TRAFFIC DETAIL	0	6	2
	21 LOST OR STOLEN TAG	0	3	2
	22 AUTO THEFT	6	2	5
	25 BURGLAR ALARM RINGING	165	172	211
	26 BURGLARY	3	6	10
	27 LARCENY	6	11	10
	28 VANDALISM	0	3	1
	32 ASSAULT	1	3	3
	34 DISTURBANCE	4	13	6
	36 MISSING PERSON	0	0	1
	37 SUSPICIOUS VEHICLE	1	1	5
	38 SUSPICIOUS PERSON	0	1	1
	39 PRISONER	0	0	1
41 SICK OR INJURED PERSON	6	10	4	
43 BAKER ACT	1	1	0	



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
**Z2014000092 - Flagler Dev Co, FDG Flagler St**  
**Complaint Date Range: Jan 1, 2014 - Dec 31, 2014**



Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
0651	45 DEAD ON ARRIVAL	1	0	0
	49 FIRE	1	0	1
	54 FRAUD	2	6	7
<b>TOTAL FOR GRID 0651</b>		<b>245</b>	<b>322</b>	<b>388</b>
0652	13 SPECIAL INFORMATION/ASSIGNMENT	0	1	0
	16 D.U.I.	1	0	0
	17 TRAFFIC ACCIDENT	0	1	0
<b>TOTAL FOR GRID 0652</b>		<b>1</b>	<b>2</b>	<b>0</b>
		Reported: 146	Reported: 199	Reported: 228
		Not Reported: 111	Not Reported: 148	Not Reported: 213
<b>TOTAL ROUTINE</b>		<b>257</b>	<b>347</b>	<b>441</b>
<b>GRAND TOTAL</b>		<b>268</b>	<b>370</b>	<b>453</b>



**MIAMI DADE POLICE DEPARTMENT**  
**57B - Summarized CFS Year Comparison By Call Type-Grid-Signal**  
Report Filters



**Complaint Date Range:** Jan 1, 2014 - Dec 31, 2014

**Grid:** 0651, 0618, 0619, 0652

**Signal:** 13 SPECIAL INFORMATION/ASSIGNMENT, 14 CONDUCT INVESTIGATION, 15 MEET AN OFFICER, 16 D.U.I., 17 TRAFFIC ACCIDENT, 18 HIT AND RUN, 19 TRAFFIC STOP, 20 TRAFFIC DETAIL, 21 LOST OR STOLEN TAG, 22 AUTO THEFT, 23 CLEARANCE CHECK, 24 COMPLETE CHECK, 25 BURGLAR ALARM RINGING, 26 BURGLARY, 27 LARCENY, 28 VANDALISM, 29 ROBBERY, 30 SHOOTING, 31 HOMICIDE, 32 ASSAULT, 33 SEX OFFENSE, 34 DISTURBANCE, 35 INTOXICATED PERSON - MYERS ACT, 36 MISSING PERSON, 37 SUSPICIOUS VEHICLE, 38 SUSPICIOUS PERSON, 39 PRISONER, 40 SUBJECT POSSIBLY WANTED, 41 SICK OR INJURED PERSON, 42 AMBULANCE, 43 BAKER ACT, 44 ATTEMPTED SUICIDE, 45 DEAD ON ARRIVAL, 46 MEDICAL DETAIL, 47 BOMB OR EXPLOSIVE ALERT, 48 EXPLOSION, 49 FIRE, 50 ORGANIZED CRIME FIGURE, 51 NARCOTICS VIOLATOR, 52 NARCOTICS INVESTIGATION, 53 ABDUCTION, 54 FRAUD, 55 WEAPONS VIOLATION

**Agency:** MIAMI-DADE

**District:**

**Call Type:** PRIORITY, ROUTINE, EMERGENCY

**Primary Unit:** Primary Unit not contains '0000' 'SB' 'CR' or Primary Unit does not exits

**CDW Package**

RESOLUTION NO. CZAB5-6-14

WHEREAS, FLAGLER DEV CO., FDG FLAGLER STATION, LLC, ET AL applied for the following:

- (1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION to Development of Regional Impact pursuant to Section 380.06(19) of the Florida Statutes with respect to the following amendments and requests:
- (2) MODIFICATION of Condition No. 21 of Resolution Z-114-83, last modified by Resolution Z-5-12, both passed and adopted by the Board of County Commissioners and reading as follows:

FROM: "21.This Development Order shall be null and void, if any of the following requirements have not been met within four (4) years from the date of issuance of the Development Order: "Start of construction of N.W. 106 Street, between N.W. 107 Avenue and N.W. 112 Avenue. "Completion of the financial feasibility analysis and specific financial arrangements with sources and timing of funds, identified, for the interchange of HEFT at N.W. 106 Street; and "Approval of the HEFT interchange construction by FDOT or the Miami-Dade County MPO, as evidenced by its incorporation, as a programmed improvement with funding sources identified, in the State 5-year Plan or the Miami-Dade County Transportation Improvement Program (TIP). If approval of the HEFT interchange cannot be obtained, as specified above, the Development Order will become null and void, unless the Applicant submits, the Council reviews and the County approves, prior to expiration of the 4 year period, an Amended DRI Application for Development Approval focusing on transportation and including such other information as is necessary to ensure a new roadway network to support the project. December 14, 2015 is hereby established as the build out day for this project."

TO: "21.This Development Order shall be null and void, if any of the following requirements have not been met within four (4) years from the date of issuance of the Development Order:

"Start of construction of N.W. 106 Street, between N.W. 107 Avenue and N.W. 112 Avenue."

"Completion of the financial feasibility analysis and specific financial arrangements with sources and timing of funds, identified, for the interchange of HEFT at N.W. 106 Street; and

"Approval of the HEFT interchange construction by FDOT or the Miami-Dade County MPO, as evidenced by its incorporation as a programmed improvement with funding sources identified in the State 5-year Plan or the Miami-Dade County Transportation Improvement Program (TIP). If approval of the HEFT interchange cannot be obtained, as specified above,

the Development Order will become null and void, unless the Applicant submits, the Council reviews, and the County approves, prior to expiration of the 4 year period, an Amended DRI Application for Development Approval focusing on transportation and including such other information as is necessary to ensure a new roadway network to support the project."

- (3) AMENDMENT to Resolution Z-114-83, last modified by Resolution No. Z-5-12, both passed and adopted by the Board of County Commissioners, to include new Condition No. 26, relating to the establishment of a build out date for the Development of Regional Impact, and reading as follows:

"26. April 11, 2019 is hereby established as the build out date for this project."

- (4) MODIFICATION of the DRI Master Development Plan, Figure 5-1, to reflect the changes to the DRI development program and to assign the revised uses to the plan.

FROM:

Industrial / Warehouse	5,551,220 SF
Office	1,108,000 SF
Services Total:	339,834 SF
• Business Services	291,234 SF
• Retail / Services	43,600 SF
• Automotive Services	5,000 SF/16 FP
Hotel	170,000 SF / 250 Rooms

TO:

Industrial / Warehouse	5,890,152 SF
Office	1,108,000 SF
Services Total:	203,600 SF
• Business Services	155,000 SF
• Retail / Services	43,600 SF
• Automotive Services	5,000 SF/16 FP
170,000 SF / 250 Rooms	170,000 SF / 250 Rooms

The purpose of requests #2 through # is to modify the Development Program and update the build-out date of the previously approved D.R.I.

SUBJECT PROPERTY: A portion of Section 6, Township 53 South, Range 40 East, being more particularly described as follows: Commence at the South  $\frac{1}{4}$  corner of said Section 6; thence  $N01^{\circ}44'19''W$ , as basis of bearing for a distance of 460.09 feet; thence  $S89^{\circ}36'21''W$  along a line 460.00 feet North of and parallel to the South line of said Section 6 for a distance of 89.98 feet to the point of beginning of the following described parcel of land; thence continue  $S89^{\circ}36'21''W$  along said parallel line for a distance of 2395.41 feet to a point of curvature; thence 54.15 feet along the arc of a curve to the right, said curve having a radius of 35.00 feet and a central angle of  $88^{\circ}38'33''$  to a point of tangency; thence  $N01^{\circ}45'06''W$  along a line 120.00 feet East of and parallel to the West line of said Section 6 for a distance of 4226.12 feet to a point of curvature; thence 739.64 feet along the arc of a curve to the right, said curve having a radius of 465.00 feet and a central angle of  $91^{\circ}08'10''$  to a point of tangency; thence the following seven (7) courses along the south right-of-way line of NW 105th Street; thence  $N89^{\circ}23'04''E$  for a distance of 626.30 feet to a point of curvature; thence 231.65 feet along the arc of a curve to the right, said curve having a radius of 265.00 feet and a central angle of  $50^{\circ}05'09''$  to a point of tangency; thence  $S40^{\circ}31'47''E$  for a distance of 276.49 feet to a point of curvature; thence 299.41 feet along the arc of a curve to the left, said curve having a radius of 335.00 feet and a central angle of  $51^{\circ}12'32''$  to a point of tangency; thence  $N88^{\circ}15'41''E$  for a distance of 466.53 feet to a point of curvature; thence 60.79 feet along the arc of a curve to the right, said curve having a radius of 265.00 feet and a central angle of  $13^{\circ}08'36''$  to a point of tangency; thence  $S78^{\circ}35'43''E$  for a distance of 138.81 feet to a point of curvature; thence 84.37 feet along the arc of a curve to the right, said curve having a radius of 50.00 feet and a central angle of  $96^{\circ}41'12''$  to a point of intersection with a compound curve; thence the following four (4) courses along the West right-of-way line of NW 112th Avenue; thence 87.90 feet along the arc of a curve to the right, said curve having a radius of 780.00 feet and a central angle of  $06^{\circ}27'24''$  to a point of tangency; thence  $S24^{\circ}32'52''W$  for a distance of 100.00 feet to a point of curvature; thence 394.56 feet along the arc of a curve to the left, said curve having a radius of 860.00 feet and a central angle of  $26^{\circ}17'11''$  to a point of tangency; thence  $S01^{\circ}44'19''E$  for a distance of 1867.77 feet; thence  $S88^{\circ}15'41''W$  for a distance of 430.00 feet; thence  $S01^{\circ}44'19''E$  for a distance of 923.59 feet; thence  $N88^{\circ}15'41''E$  for a distance of 643.88 feet; thence  $S01^{\circ}44'19''E$  along the West right-of-way line of NW 112th Avenue for a distance of 781.69 feet; thence  $S02^{\circ}04'44''W$  for a distance of 60.06 feet to a point of curvature; thence 68.74 feet along the arc of a curve to the right, said curve having a radius of 45.00 feet and a central angle of  $87^{\circ}31'31''$  to the Point of Beginning. TOGETHER WITH: A portion of Section 6, Township 53 South, Range 40 East, being more particularly described as follows: Commence at the Southwest corner of said Section 6; thence  $N89^{\circ}36'21''E$ , as basis of bearing along the South line of said Section 6, for a distance of 50.01 feet to the Point of Beginning of the following described parcel of land; thence  $N01^{\circ}45'06''W$  along a line 50.00 feet East of and parallel to the West line of said Section 6 for a distance of 492.65 feet to a point of cusp, a radial line to said point

bears  $S88^{\circ}14'54''W$  from the center of said curve; thence the following three (3) courses along the south right-of-way line of NW 91st Street; thence 139.69 feet along the arc of a curve to the left, said curve having a radius of 105.00 feet, a central angle of  $76^{\circ}13'33''$  to the Northwest corner of Lot 2 OF Block 8 of BEACON STATION THIRD ADDITION, PB 158-8; thence continue 22.75 feet along the arc of a curve to the left said curve having a radius of 105.00 feet and a central angle of  $12^{\circ}25'00''$  to a point of tangency; thence  $N89^{\circ}36'21''E$  along a line 390.00 feet North of and parallel to the South line of said Section 6 for a distance of 783.24 feet; thence  $S00^{\circ}23'39''E$  for a distance of 390.00 feet to a point of intersection with the South line of said Section 6; thence  $S89^{\circ}36'21''W$  along said South line for a distance of 876.54 feet to the Point of Beginning. TOGETHER WITH: A portion of Section 6, Township 53 South, Range 40 East, being more particularly described as follows: Commence at the South  $\frac{1}{4}$  corner of said Section 6; thence  $S89^{\circ}36'21''W$ , as basis of bearing along the South line of said Section 6 for a distance of 40.01 feet to the Point of Beginning of the following described parcel of land; thence continue  $S89^{\circ}36'21''W$  along said South line for a distance of 648.78 feet; thence  $N00^{\circ}23'39''W$  for a distance of 390.00 feet; thence  $N89^{\circ}36'21''E$  along the South right-of-way line of NW 91st Street for a distance of 591.70 feet to a Point of Curvature; thence 66.63 feet along the arc of a curve to the right, said curve having a radius of 45.00 feet and a central angle of  $84^{\circ}50'30''$  to a point of tangency; thence  $S05^{\circ}33'10''E$  for a distance of 61.20 feet; thence  $S01^{\circ}44'19''E$  along the West right-of-way line of NW 112th Avenue for a distance of 288.17 feet to the Point of Beginning. TOGETHER WITH: A portion of Section 6, Township 53 South, Range 40 East, being more particularly described as follows: Commence at the N  $\frac{1}{4}$  corner of said Section 6; thence  $S01^{\circ}44'19''E$  as basis of bearing along the East line of the West  $\frac{1}{2}$  of said Section 6 for a distance of 169.21 feet; thence  $S88^{\circ}15'41''W$  for a distance of 63.46 feet to the Point of Beginning of the following described parcel of land; thence  $S05^{\circ}33'10''E$  for a distance of 52.17 feet; thence  $S01^{\circ}44'19''E$  for a distance of 108.79 feet to a Point of Curvature; thence 83.13 feet along the arc of a curve to the right, said curve having a radius of 760.00 feet and a central angle of  $06^{\circ}16'03''$  to a point of intersection with a compound curve, thence 84.54 feet along the arc of a curve to the right, said curve having a radius of 50.00 feet and a central angle of  $96^{\circ}52'33''$  to a point of tangency; thence the following six (6) courses along the North right-of-way line of NW 105th Street; thence  $N78^{\circ}35'43''W$  for a distance of 118.67 feet to a Point of Curvature; thence 76.85 feet along the arc of a curve to the left, said curve having a radius of 335.00 feet and a central angle of  $13^{\circ}08'36''$  to a point of tangency; thence  $S88^{\circ}15'41''W$  for a distance of 466.53 feet to a Point of Curvature; thence 236.85 feet along the arc of a curve to the right, said curve having a radius of 265.00 feet and a central angle of  $51^{\circ}12'32''$  to a point of tangency; thence  $N40^{\circ}31'47''W$  for a distance of 276.49 feet to a Point of Curvature; thence 240.51 feet along the arc of a curve to the left, said curve having a radius of 335.00 feet and a central angle of  $41^{\circ}08'07''$  to a point of intersection with a non-tangent line, a radial line to said point bears  $N08^{\circ}23'06''E$ ; thence  $N08^{\circ}23'06''E$  for a distance of 10.25 feet to a point of intersection with a non-tangent curve, a radial line to said point bears  $N08^{\circ}23'06''E$ ; thence 192.66 feet along the arc of a curve to the right, said curve having a radius of 7589.44 feet

and a central angle of 01°27'16" to a point of tangency; thence S80°09'38"E for a distance of 184.81 feet to a point of curvature; thence 597.62 feet along the arc of a curve to the left, said curve having a radius of 3324.04 feet and a central angle of 10°18'04" to a point of tangency; thence N89°32'18"E for a distance of 288.86 feet to a point of curvature; thence 74.10 feet along the arc of a curve to the right, said curve having a radius of 50.00 feet and a central angle of 84°54'44" to the Point of Beginning.

LOCATION: Southwest corner of NW 106 Street & NW 112 Avenue, MIAMI-DADE COUNTY, FLORIDA, and

*WHEREAS*, a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

*WHEREAS*, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

*WHEREAS*, upon due and proper consideration having been given to the matter and to the recommendation of the Developmental Impact Committee, it is the opinion of this Board that the requested amendment to the existing development order of a Development of Regional Impact (DRI) approved through Resolution Z-114-83 (last amended by Miami-Dade County Resolution Z-5-12), noted herein as requested Item #1, does not, when considered individually, or in any combination or cumulatively, pursuant to Section 380.06(19) Florida Statutes, constitute a substantial deviation requiring further development of regional impact review, and

*WHEREAS*, the requested MODIFICATION of Condition No. 21 of Resolution Z-114-83, last modified by Resolution Z-5-12, both passed and adopted by the Board of County Commissioners (Item #2), the AMENDMENT to Resolution Z-114-83, last modified by Resolution No. Z-5-12, both passed and adopted by the Board of County Commissioners, to include new Condition No. 26, relating to the establishment of a build

out date for the Development of Regional Impact (Item #3), and MODIFICATION of the DRI Master Development Plan, Figure 5-1, to reflect the changes to the DRI development program and to assign the revised uses to the plan (Item #4) would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and would be consistent with the Comprehensive Development Master Plan, and

*WHEREAS*, a motion to recommend a finding of no substantial deviation and to recommend Items #1 through #4 for approval was offered by Joseph Fernandez, seconded by Leonardo A. Perez, and upon a poll of the members present, the vote was as follows:

Lissette M. Carza Borges	absent	Juan A. Garcia	absent
Joseph Fernandez	aye	Leonardo A. Perez	aye
Jessica Foritch	aye	Alexander C. Senderoff	aye
		Joanne Carbana	aye

*NOW THEREFORE BE IT RESOLVED* by the Miami-Dade County Community Zoning Appeals Board 5 that the requested amendment to the existing development order of a Development of Regional Impact (DRI) approved through Resolution Z-114-83 (last amended by Miami-Dade County Resolution Z-5-12), noted herein as requested Item #1, does not, when considered individually, or in any combination or cumulatively, pursuant to Section 380.06(19) Florida Statutes, constitute a substantial deviation requiring further development of regional impact review.

*BE IT FURTHER RESOLVED*, that the requested MODIFICATION of Condition No. 21 of Resolution Z-114-83, last modified by Resolution Z-5-12, both passed and adopted by the Board of County Commissioners (Item #2), the AMENDMENT to Resolution Z-114-83, last modified by Resolution No. Z-5-12, both passed and adopted by the Board of County Commissioners, to include new Condition No. 26, relating to the establishment of a

build out date for the Development of Regional Impact (Item #3), and MODIFICATION of the DRI Master Development Plan, Figure 5-1, to reflect the changes to the DRI development program and to assign the revised uses to the plan (Item #4) be and the same are hereby approved, subject to the following conditions:

1. That all other conditions of Resolution Z-114-83, last amended by Resolution Z-5-12 remain in full force and effect, except as herein modified.
2. That the applicant complies with all of the applicable conditions, requirements, recommendations, requests and other provisions of the Public Works and Waste Management Department as contained in its memorandum dated October 8, 2014.

*BE IT FURTHER RESOLVED* that the requested modification of Condition No. 21 of Resolution Z-114-83, last modified by Resolution Z-5-12, both passed and adopted by the Board of County Commissioners (Item #2) shall read as follows:

21. This Development Order shall be null and void, if any of the following requirements have not been met within four (4) years from the date of issuance of the Development Order:

Start of construction of N.W. 106 Street, between N.W. 107 Avenue and N.W. 112 Avenue.

Completion of the financial feasibility analysis and specific financial arrangements with sources and timing of funds, identified, for the interchange of HEFT at N.W. 106 Street; and

Approval of the HEFT interchange construction by FDOT or the Miami-Dade County MPO, as evidenced by its incorporation as a programmed improvement with funding sources identified in the State 5-year Plan or the Miami-Dade County Transportation Improvement Program (TIP). If approval of the HEFT interchange cannot be obtained, as specified above, the Development Order will become null and void, unless the Applicant submits, the Council reviews, and the County approves, prior to expiration of the 4 year period, an Amended DRI Application for Development Approval focusing on transportation and including such other information as is necessary to ensure a new roadway network to support the project.

*BE IT FURTHER RESOLVED* that the requested amendment of Resolution Z-114-83, last modified by Resolution No. Z-5-12, both passed and adopted by the Board of County

Commissioners, to include new Condition No. 26, relating to the establishment of a build out date for the Development of Regional Impact (Item #3), shall read as follows:

26. April 11, 2019 is hereby established as the build out date for this project.

*BE IT FURTHER RESOLVED* that the requested MODIFICATION of the DRI Master Development Plan, Figure 5-1, to reflect the changes to the DRI development program and to assign the revised uses to the plan, shall read as follows:

Industrial / Warehouse	5,890,152 SF
Office ,	1,108,000 SF
Services Total:	203,600 SF
• Business Services	155,000 SF
• Retail / Services	43,600 SF
• Automotive Services	5,000 SF/16 FP
170,000 SF / 250 Rooms	170,000 SF / 250 Rooms

*BE IT FURTHER RESOLVED*, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Regulatory and Economic Resources and to issue all permits in accordance with the terms and conditions of this resolution.

*PASSED AND ADOPTED* this 20<sup>th</sup> day of November, 2014.

Hearing No. 14-11-CZ5-3  
rd

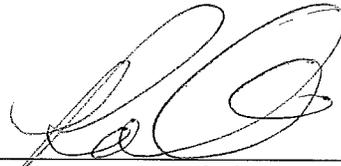
THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY  
COMMISSIONERS ON THE 10<sup>TH</sup> DAY OF DECEMBER, 2014.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

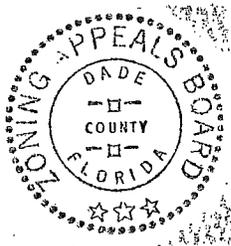
I, Rosa Davis, as Deputy Clerk for the Miami-Dade County Department of Regulatory and Economic Resources as designated by the Director of the Miami-Dade County Department of Department of Regulatory and Economic Resources and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 5, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB5-6-14 adopted by said Community Zoning Appeals Board at its meeting held on the 20<sup>th</sup> day of November, 2014.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 8<sup>th</sup> day of December, 2014.



\_\_\_\_\_  
Rosa Davis, Deputy Clerk (218345)  
Miami-Dade Department of Department of Regulatory  
and Economic Resources

SEAL



DISCLOSURE OF INTEREST\*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: FS Land Parcels, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
Funds managed by affiliates of Fortress Investment Group, LLC, a publicly traded company (NYSE:FIG)	_____
_____	_____
_____	_____
_____	_____

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____



If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: \_\_\_\_\_

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

If any contingency clause or contract terms involve additional parties list all individuals or officers, if a corporation, partnership or trust.



\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: By: FS Land Parcels, LLC  
[Signature]

Sworn to and subscribed before me this 27th day of June, 2014. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

Maria Bello  
(Notary Public)



My commission expires: \_\_\_\_\_

Seal

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

DISCLOSURE OF INTEREST\*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: FS Building 36, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
Funds managed by affiliates of Fortress Investment Group, LLC, a publicly traded company (NYSE:FIG)	_____
_____	_____
_____	_____
_____	_____

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____



If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: \_\_\_\_\_

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

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**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: By FS Building 36, LLC  
[Signature]

Sworn to and subscribed before me this 27th day of June 2014. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

Maria Bello  
(Notary Public)



My commission expires: \_\_\_\_\_

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

**DISCLOSURE OF INTEREST\***

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Section 6 Property Owners Association

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>A not for profit Corporation</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____



If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: \_\_\_\_\_

<u>NAME, ADDRESS AND OFFICE</u> (if applicable)	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.



**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: Keith Tiekull, Section 8 Property Owners Association, Inc.

Sworn to and subscribed before me this 24 day of June, 2014. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

[Signature]  
(Notary Public)



My commission expires: September 6, 2016

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

DISCLOSURE OF INTEREST\*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: FS Building 35, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Funds managed by affiliates of Fortress Investment Group, LLC, a publicly traded company (NYSE:FIG)</u>	
_____	_____
_____	_____
_____	_____
_____	_____



If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: \_\_\_\_\_

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

\_\_\_\_\_

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**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: FS Building 33, LLC  
\_\_\_\_\_

Sworn to and subscribed before me this 20th day of June, 2014. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

Maria Bello  
(Notary Public)



My commission expires: \_\_\_\_\_

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

DISCLOSURE OF INTEREST\*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: FS Building 34, LLC

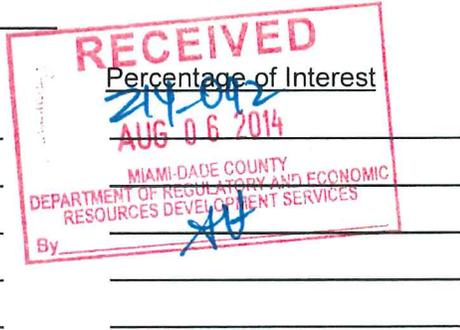
<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<hr/>	<hr/>
Funds managed by affiliates of Fortress Investment Group, LLC, a publicly traded company (NYSE:FIG)	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
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If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME 

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<u>NAME AND ADDRESS</u>
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If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: 

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<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
<hr/>	<hr/>

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: \_\_\_\_\_

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.



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**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: TS BUILDING 34, LLC  
By: [Signature]

Sworn to and subscribed before me this 27th day of June, 2014. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

Maria Bello  
(Notary Public)



My commission expires: \_\_\_\_\_

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

DISCLOSURE OF INTEREST\*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: FDG Flagler Station I, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Funds managed by affiliates of Fortress Investment Group, LLC, a publicly traded company (NYSE:FIG)</u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u></u>	<u></u>

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME:

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
<u></u>	<u></u>



If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: \_\_\_\_\_

<u>NAME, ADDRESS AND OFFICE</u> (if applicable)	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

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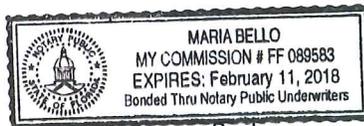
**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: By: KSPORR  
FDG Flagler Station I, LLC

Sworn to and subscribed before me this 27th day of June 2014. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

Maria Bello  
(Notary Public)



My commission expires: \_\_\_\_\_

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: \_\_\_\_\_

<u>NAME, ADDRESS AND OFFICE</u> (if applicable)	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.



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**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: By: *FDC Flagler Station Land, LLC*

Sworn to and subscribed before me this *27th* day of *June*, 2014. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

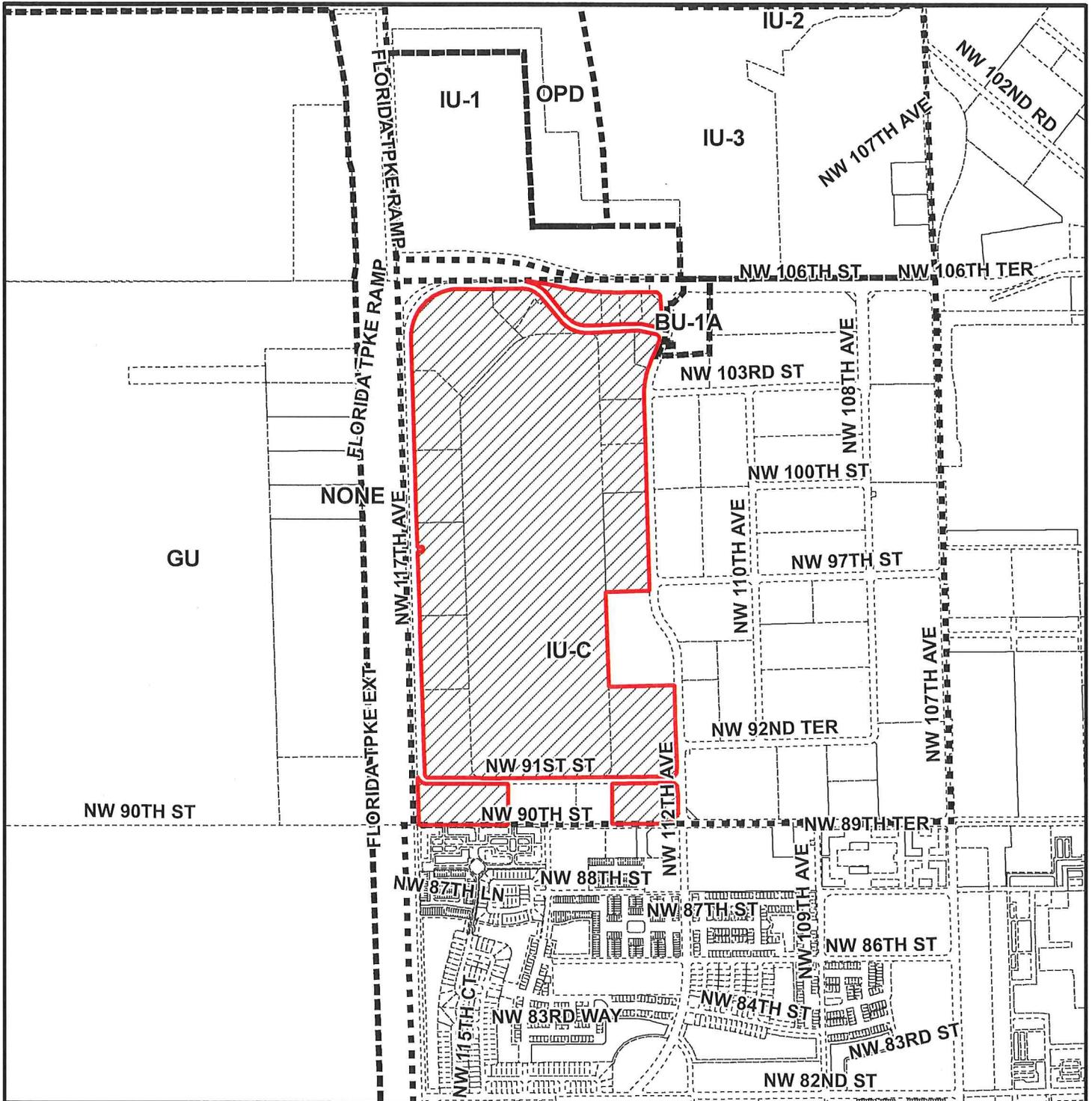
*Maria Bello*  
(Notary Public)



My commission expires: \_\_\_\_\_

Seal

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2014000092**



Section: 06/07 Township: 53 Range: 40  
 Applicant: FLAGLER DEV CO., FDG FLAGLER STATION, LLC, ET AL  
 Zoning Board: C5  
 Commission District: 12  
 Drafter ID: GGARCIA  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, September 16, 2014

REVISION	DATE	BY
		54



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2014**

Process Number

**Z2014000092**

Legend

 Subject Property



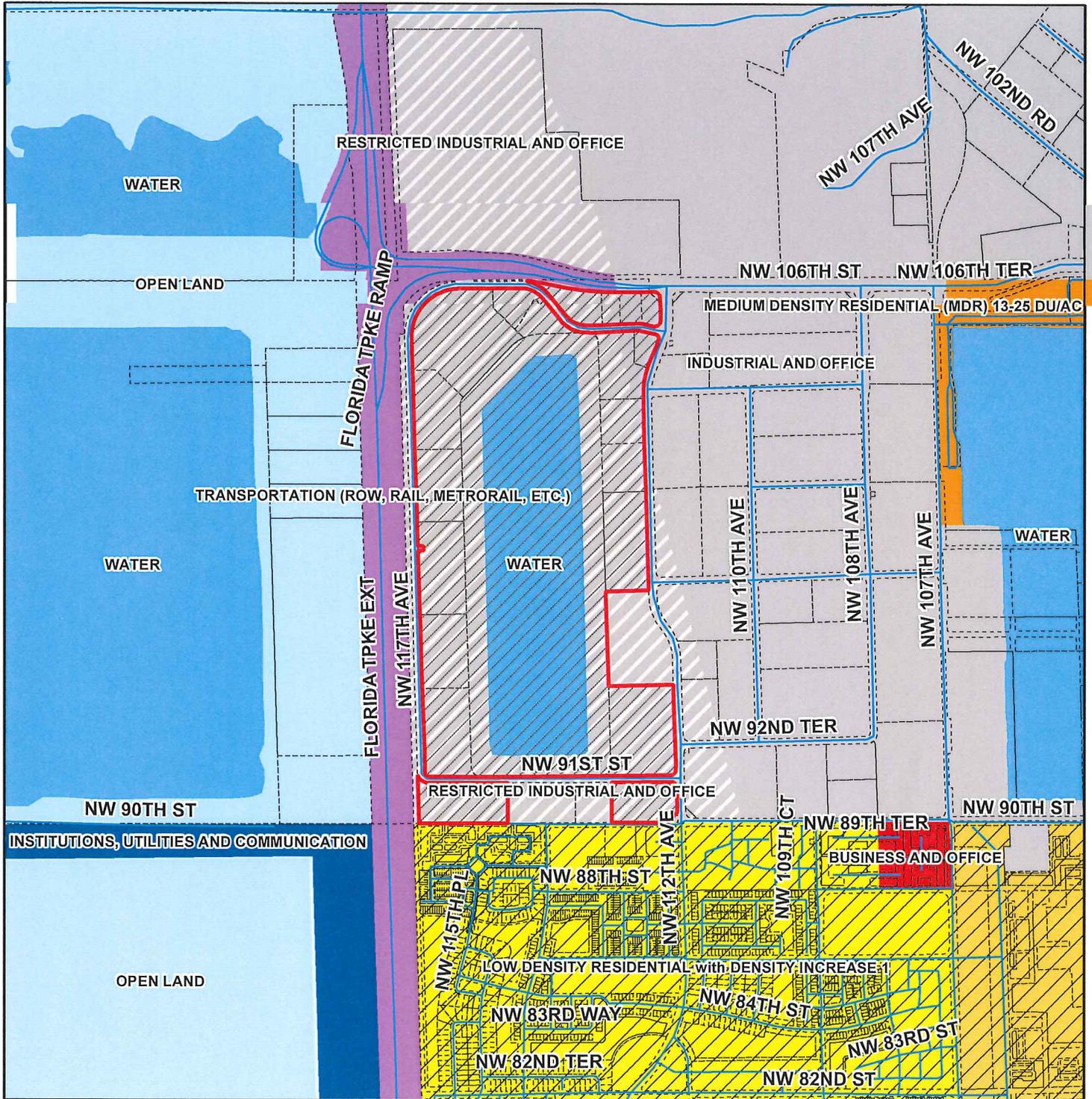
Section: 06/07 Township: 53 Range: 40  
 Applicant: FLAGLER DEV CO., FDG FLAGLER STATION, LLC, ET AL  
 Zoning Board: C5  
 Commission District: 12  
 Drafter ID: GGARCIA  
 Scale: NTS



SKETCH CREATED ON: Tuesday, September 16, 2014

REVISION	DATE	BY
		55





**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number

**Z2014000092**



Section: 06/07 Township: 53 Range: 40  
 Applicant: FLAGLER DEV CO., FDG FLAGLER STATION, LLC, ET AL  
 Zoning Board: C5  
 Commission District: 12  
 Drafter ID: GGARCIA  
 Scale: NTS

**Legend**

 Subject Property Case



SKETCH CREATED ON: Tuesday, September 16, 2014

REVISION	DATE	BY