

Holland & Knight

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December 23, 2015

VIA HAND DELIVERY

Mr. Nathan Kogon, AICP
Assistant Director, Department of Regulatory and Economic Resources
111 NW First Street, 11th Floor
Miami, Florida 33131



Re: AMB Codina Beacon Lakes, LLC - Letter of Intent for the Beacon Lakes Development of Regional Impact Notification Of A Proposed Change and Zoning Application

Dear Nathan:

This shall constitute our Letter of Intent on behalf of AMB Codina Beacon Lakes, LLC (the "Developer") in support of a zoning public hearing application being filed in connection with a Notification Of A Proposed Change for the Beacon Lakes Development of Regional Impact (the "DRI") to modify the DRI and its associated zoning approvals. The application subject property consists of +/-482 acres of land generally lying on the south side of NW 25 Street between NW 117 Avenue and NW 137 Avenue in unincorporated Miami-Dade County, Florida (the "Property"). With this application, the Developer is seeking the approval of the following DRI requests:

1. To make a substantial deviation determination pursuant to Section 380.06(19), F.S., with respect to the additional DRI requests.
2. Modification of the subject property described in Resolution No. Z-11-02 to incorporate the legal description of additional lands into the DRI subject property.
3. Modification of the size of property provided in Resolution No. Z-11-02 to expand the subject property from +/-436 acres to +/-482 acres.
4. Modification of Recital of Resolution Z-20-08 "General Description of Proposed Development" to amend the DRI development program and, as such, to read as follows: The Applicant is requesting approval of a multi-use development entitled "Beacon Lakes," consisting of: 6,085,761 square feet of warehouses, 175,000 square feet of office space, and 495,000 square feet of retail space or equivalent combination of said uses pursuant to the Equivalency Matrix attached hereto.

15-119

5. Modification of Condition 3.c. of Resolution No. Z-20-08 to read as follows: “A traffic signal warrant study for the intersection of NW 25 Street and NW 117 Place shall be submitted for review and approval by the Public Works Director within 180 days of the issuance of the first certificate of occupancy for the retail center, and shall be repeated annually until two years after the final certificate of occupancy is issued for 450,000 square feet or more of retail use within the commercial rezoning parcel that is the subject of this application.”
6. Deletion of Condition 4 of Resolution No. Z-20-08, as this condition is no longer applicable to the development of the DRI.
7. Modification of Condition 6 of Resolution No. Z-20-08 to read as follows: “That prior to issuing the first building permit, the Applicant will coordinate with Miami-Dade Transit to develop service plan alternatives for providing transit service to the proposed +/-46 acre retail center located on the east portion of the Beacon Lakes DRI. Options for providing transit service shall include one or more of the following: neighborhood circulators, route extension/realignment, as well as applicant/developer contributions. Other transit amenities, including bus bays and shelters for all bus stops, especially at all possible turnaround location(s), shall be included.”
8. Modification of Conditions 58, 59, and 60 of Resolution No. Z-10-12, as administratively modified from time to time and as reflected in the Notice of Adoption of an Extension to the Development Order for the Beacon Lakes Development of Regional Impact, as recorded in Official Records Book 28753 at Page 2187 of the Public Records of Miami-Dade County, Florida, and as subsequently amended administratively to read as follows:

“58. September 1, 2025 is hereby established as the build out date for this project, which includes administrative extensions approved pursuant to Florida Statutes, and is the date until which the local government of jurisdiction agrees that the Beacon Lakes DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless a local government of jurisdiction can demonstrate that substantial changes made by the developer in the facts or circumstances underlying the approval of the DRI development order have occurred, or that the DRI development order was based on substantially inaccurate information provided by the Applicant, or that the change is clearly essential to public health, safety, or welfare.”

“59. The deadline for commencement of physical development shall be two (2) years from the date of the effective date of the development order. For purposes of this paragraph, physical development means development as defined in Section 380.04, F.S. The termination date for completing the physical development shall be September 1, 2025, which includes administrative extensions approved pursuant to Florida Statutes.”

“60. September 1, 2025, is hereby established as the expiration date for the development order, which includes administrative extensions approved pursuant to Florida Statutes.”



9. Modification of Exhibit 1 of Resolution No. Z-11-02, as last modified by Resolution No. Z-20-08, as follows:

Exhibit 1, Master Development Plan Map H (Revised 9/10/15)

The Developer is seeking the approval of the following zoning requests:

1. District Boundary Change for Parcel 1 from BU-2 to IU-1.
2. District Boundary Change for Parcel 2 from GU and IU-2 to BU-3.
3. Deletion of Condition #2 of Resolution No. CZAB5-10-04, as modified from time to time.
4. Modification of Paragraph #1 of a Declaration of Restrictions, recorded in Official Records Book 20487, Pages 4478-4496, as last modified by (i) a Modification of Declaration of Restrictions Recorded at Official Records Book 20487, Pages 4478 to 4496, as Further Modified by a Covenant Proviso Contained in Resolution No. CZAB5-10-4, recorded in Official Records Book 26750 at Page 1709, and (ii) a Modification of Declaration of Restrictions Recorded at Official Records Book 20487, Pages 4478 to 4496, as Further Modified by a Covenant Proviso Contained in Resolution No. CZAB5-10-4, recorded in Official Records Book 26758 at Page 3003, to read as follows:

“1. The Property shall be developed in substantial accordance with the plans entitled “Beacon Lakes/Master Plan,” as prepared by Retzsch Lanao Caycedo Architects, dated stamped received December 23, 2015, and consisting of four (4) sheets, as said plan may be modified from time to time in a manner consistent with Miami-Dade County Code requirements.”

5. Release of Declaration of Restrictions recorded in Official Records Book 20487 at Page 4314 of the Public Records of Miami-Dade County Florida.

The DRI was originally approved in 2002 and its lands have been developed over time. In 2008, the Board of County Commissioners approved a Notice of Propose Change to modify the DRI development program to reduce the industrial square footage from 6,600,000 square feet to 5,300,000 square feet and to increase the commercial use from 75,000 square feet to 495,000 square feet and the office use from 150,000 square feet to 175,000 square feet. Since that modification, the industrial and office components of the DRI have developed but the commercial component has not. The commercial component was originally planned for the southwest corner of the DRI. However, the Developer has recently acquired 46± acres of land along theoretical NW 117 Place (the “New Lands”). The New Lands, along with a portion of land south of NW 22 Street, have been identified as a more appropriate location for the commercial component (the “East Parcel”). As such, the Applicant is seeking the approval of this application to modify the DRI to include the New Lands (at FAR of 0.40) into the DRI subject property and incorporate their additional square footage into the DRI Development Program. Simultaneously, companion applications are being filed for a Special Application to amend the Miami-Dade County Comprehensive Development Master Plan with Miami-Dade

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County and a Notification of Proposed Change (NOPC) with the South Florida Regional Planning Council to accomplish this amendment to the DRI.

The reconfiguration of the DRI will result in a better accommodation of the demand for industrial and commercial lands within this portion of the County. It will also not eliminate the industrial/warehouse use that Miami-Dade County has counted as inventory under its Comprehensive Development Master Plan. The relocation of the uses will redirect patrons of the uses and result in improved traffic flow in the area. The approval of this application will result in a more compatible distribution of uses within the DRI.

DRI Requests:

The Applicant is seeking to relocate the commercial uses shown in southwest corner of the DRI in the approved Map H to the New Lands in the East Parcel and to develop the southwest parcel with industrial use. The southwest portion of the DRI was originally designated for industrial uses and was redesignated for commercial/retail uses as part of the 2008 amendment to the DRI. As noted above, the retail development was never built. This is, in part, a result of the economic downturn that was experienced in the years following that approval. Today and looking forward, the southwest parcel has a character that makes it more appropriate location for industrial uses based on its location, the character of the surrounding area, and access. This parcel is adjacent to the warehouse development built within the DRI and in the Pan American Business Park. The southwest portion of the DRI has virtually direct access to the SR 836 Extension ramp. The Developer has recently obtained information indicating that the Florida Department of Transportation and Miami-Dade Expressway Authority are planning to construct new access ramps connecting the HEFT with the SR 836 Extension. This improvement, when combined with the proximity to the SR 836 Extension ramp, will make truck access to the DRI significantly more efficient, direct, and safe. This type of direct highway access is ideal for industrial use.

The New Lands are part of those certain lands that were brought in to the County's Urban Development Boundary during the Miami-Dade County October 2012 EAR-Based CDMP Amendment Cycle. The New Lands, when combined with the property already owned by the Applicant south of NW 22 Street to form the East Parcel, are more appropriate for retail development. As such, the Developer intends to shift the retail development to the East Parcel. The East Parcel is ideally located for commercial uses. Within Beacon Lakes, it would be directly south of the Telemundo television production studio facility, which will be a major employment center for both the surrounding area and Miami-Dade County as a whole. The East Parcel also lies directly north of the new Miami-Dade Transit Dolphin Station Park and Ride Facility. These two abutting uses create an increased demand for commercial use in this portion of the DRI and their proximity will encourage a synergy between the uses. The Applicant is seeking to preserve the industrial/warehouse entitlement on this land (785,761 square feet based on an FAR of 0.40 pursuant to the CDMP Land Use Element) and will reallocate this industrial/warehouse entitlement to the other portions of the DRI.

The following chart provides a comparison of the approved DRI development program and the proposed DRI development program:



DRI Land Uses	Approved DRI Program	Proposed DRI Program	Proposed Change
Industrial/Warehouse	5,300,000 sq. ft.	6,085,761 sq. ft.	+785,761 sq. ft.
Office	175,000 sq. ft.	175,000 sq. ft.	No Change
Retail	495,000 sq. ft.	495,000 sq. ft.	No Change
Net PM Peak Hour Trips	3719 Gross PM Trips	3971 Gross PM Trips	251 Trips
Buildout Date	April 27, 2019	September 1, 2025	5 years plus extension pursuant to Section 252.363, F.S.*

*The DRI qualifies for an automatic extension in accordance with Section 252.363, F.S., in connection with the State of Emergency declared by Governor Scott pursuant to Executive Order 15-173, which had a sixty (60) day duration. The total extension of time granted pursuant to Section 252.363, F.S. and Executive Order 15-173 is 60 days plus 6 months.

The proposed DRI Development Program will incorporate an equivalency matrix as an exhibit to allow for flexibility in the development of the uses. The Developer is also seeking a modification of the DRI Master Development Plan, Map H, to reflect the changes to the DRI development program and to assign the revised uses to the plan.

The proposed change involves the addition of new land to the DRI and the addition of 785,761 SF of Warehouse use and a reconfiguration of the DRI Master Plan. The total revised net new development for the site resulting from the addition of the 785,761 SF of Warehouse use will result in a 251 PM Peak Hour trip increase to the Beacon Lakes DRI. An analysis of the proposed change in vehicular trips resulting from this request is provided in in connection with the NOPC. The application of ITE 9th Edition results in a minimal increase in PM Peak Hour trips.

The following is a complete list of requests being made by the NOPC:

1. To make a substantial deviation determination pursuant to Section 380.06(19), F.S., with respect to the additional DRI requests.
2. Modification of the subject property described in Resolution No. Z-11-02 as provided in Exhibit A attached hereto.
3. Modification of the size of property provided in Resolution No. Z-11-02 from +/-436 acres to +/-482 acres.
4. Modification of Recital of Resolution Z-20-08 "General Description of Proposed Development" as follows:

FROM: The Applicant is requesting approval of a multi-use development entitled "Beacon Lakes," consisting of: 5,300,000 square feet of warehouses, 175,000 square feet of office space, and 495,000 square feet of retail space or equivalent combination of said uses.

TO: The Applicant is requesting approval of a multi-use development entitled "Beacon Lakes," consisting of: 6,085,761 square feet of warehouses, 175,000 square



feet of office space, and 495,000 square feet of retail space or equivalent combination of said uses.

5. Modification of Condition 3.c. of Resolution No. Z-20-08 as follows:

FROM: “A traffic signal warrant study for the intersection of N.W. 14th Street and N.W. 137th Avenue shall be submitted for review and approval by the Public Works Director within 180 days of the issuance of the first certificate of occupancy for the retail center, and shall be repeated annually until two years after the final certificate of occupancy is issued for 450,000 square feet or more of retail use within the commercial rezoning parcel that is the subject of this application. The Applicant shall proceed with the signal design, permitting and installation in the event that a signal is warranted. A traffic signal is required at the intersection of N.W. 137th Avenue and the southwest driveway connection to the property, to permit a median opening and westbound left turns from the driveway to southbound N.W. 137th Avenue. The traffic signal must be installed and operating prior to opening the driveway to traffic.”



TO: “A traffic signal warrant study for the intersection of NW 25 Street and NW 117 Place shall be submitted for review and approval by the Public Works Director within 180 days of the issuance of the first certificate of occupancy for the retail center, and shall be repeated annually until two years after the final certificate of occupancy is issued for 450,000 square feet or more of retail use within the commercial rezoning parcel that is the subject of this application.”

The purpose of request 4 is to relocate the traffic signal for the retail component to the appropriate location within the DRI to ensure safe access and proper circulation of employee, patron, and delivery traffic.

6. Deletion of Condition 4 of Resolution No. Z-20-08 as this condition is no longer applicable to the DRI.

This condition was intended to control the odor issues that could have potentially arisen from the retail component being located in the southwest portion of the DRI adjacent to the tallow plant. However, the East Parcel has significant separation from this existing use and will not be impacted by its odors.

7. Modification of Condition 6 of Resolution No. Z-20-08 as follows:

FROM: “That prior to issuing the first building permit, the Applicant will coordinate with Miami-Dade Transit to develop service plan alternatives for providing transit service to the proposed +/-46 acre retail center located at the southwest corner of the Beacon Lakes DRI. Options for providing transit service shall include one or more of the following: neighborhood circulators, route extension/realignment, as well as applicant/developer contributions. Other transit amenities, including bus bays and shelters for all bus stops, especially at all possible turnaround location(s), shall be included.”

TO: “That prior to issuing the first building permit, the Applicant will coordinate with Miami-Dade Transit to develop service plan alternatives for providing transit service to the proposed +/-46 acre retail center located on the east portion of the Beacon Lakes DRI. Options for providing transit service shall include one or more of the following: neighborhood circulators, route extension/realignment, as well as applicant/developer contributions. Other transit amenities, including bus bays and shelters for all bus stops, especially at all possible turnaround location(s), shall be included.”

The purpose of this modification is to ensure adequate transit service to the now relocated retail component.

8. Modification of Conditions 58, 59, and 60 of Resolution No. Z-10-12, as administratively modified from time to time and as reflected in the Notice of Adoption of an Extension to the Development Order for the Beacon Lakes Development of Regional Impact, as recorded in Official Records Book 28753 at Page 2187 of the Public Records of Miami-Dade County, Florida, as subsequently amended administratively:

FROM:

“58. April 27, 2019 is hereby established as the build out date for this project, which includes administrative extensions approved pursuant to Florida Statutes, and is the date until which the local government of jurisdiction agrees that the Beacon Lakes DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless a local government of jurisdiction can demonstrate that substantial changes made by the developer in the facts or circumstances underlying the approval of the DRI development order have occurred, or that the DRI development order was based on substantially inaccurate information provided by the Applicant, or that the change is clearly essential to public health, safety, or welfare.”

“59. The deadline for commencement of physical development shall be two (2) years from the date of the effective date of the development order. For purposes of this paragraph, physical development means development as defined in Section 380.04, F.S. The termination date for completing the physical development shall be April 27, 2019, which includes administrative extensions approved pursuant to Florida Statutes.”

“60. April 27, 2024, is hereby established as the expiration date for the development order, which includes administrative extensions approved pursuant to Florida Statutes.”

TO:

“58. September 1, 2025 is hereby established as the build out date for this project, which includes administrative extensions approved pursuant to Florida Statutes, and is the date until which the local government of jurisdiction agrees that the Beacon Lakes DRI shall not be subject to down-zoning, unit density reduction, or intensity



reduction, unless a local government of jurisdiction can demonstrate that substantial changes made by the developer in the facts or circumstances underlying the approval of the DRI development order have occurred, or that the DRI development order was based on substantially inaccurate information provided by the Applicant, or that the change is clearly essential to public health, safety, or welfare.”

“59. The deadline for commencement of physical development shall be two (2) years from the date of the effective date of the development order. For purposes of this paragraph, physical development means development as defined in Section 380.04, F.S. The termination date for completing the physical development shall be September 1, 2025, which includes administrative extensions approved pursuant to Florida Statutes.”

“60. September 1, 2025, is hereby established as the expiration date for the development order, which includes administrative extensions approved pursuant to Florida Statutes.”

The purpose of these modifications are to extend the DRI buildout, termination, and expiration dates to September 1, 2025, which includes prior administrative extensions and provides one unified date for the DRI completion.



9. Modification of Exhibit 1 of Resolution No. Z-11-02, as last modified by Resolution No. Z-20-08, as follows:

Exhibit 1, Master Development Plan Map H (Revised 9/10/15)

This request will provide updated DRI Exhibits that will reflect the changes proposed herein.

The proposed changes may be presumed to be a substantial deviation under Section 380.06(19)(b). However, this presumption may be overcome by clear and convincing evidence. The Developer has provided this evidence in its NOPC and will supplement the applications with additional supporting evidence during the review process.

Zoning Requests:

The DRI is programmed for large-scale industrial/warehouse, commercial, and office uses. The project is located adjacent to two major highways, arterial roadways, and directly west of the Miami International Airport, and a new Miami-Dade Transit Dolphin Station park and ride facility. The Developer is seeking the approval of a number of zoning requests that will add the new lands to the DRI subject property, update the zoning designations within the DRI, modify the project site plan, and modify those certain covenants running with the land. The relocation of the retail component to the East Parcel will complement the Telemundo television production facility and the Dolphin Station create an environment of compatible uses within the DRI. In connection with the DRI requests, a number of companion zoning requests are needed to amend the prior approvals within the DRI. The zoning requests are as follows:

1. District Boundary Change for Parcel 1 from BU-2 to IU-1. The legal description for Parcel 1, which is located in the southwest corner of the DRI, is attached hereto as Composite Exhibit A.
2. District Boundary Change for Parcel 2 from GU and IU-2 to BU-3. The legal description for Parcel 2, which is also identified as the East Parcel, is attached hereto as Composite Exhibit A.
3. Deletion of Condition #2 of Resolution No. CZAB5-10-04, as modified from time to time.

The approval of this request will allow for the efficient plan review of future development within the IU-1 portion of the project and in accordance with the Code requirements set forth in Section 33-261.1.

4. Modification of Paragraph #1 of a Declaration of Restrictions, recorded in Official Records Book 20487, Pages 4478-4496, as last modified by (i) a Modification of Declaration of Restrictions Recorded at Official Records Book 20487, Pages 4478 to 4496, as Further Modified by a Covenant Proviso Contained in Resolution No. CZAB5-10-4, recorded in Official Records Book 26750 at Page 1709, and (ii) a Modification of Declaration of Restrictions Recorded at Official Records Book 20487, Pages 4478 to 4496, as Further Modified by a Covenant Proviso Contained in Resolution No. CZAB5-10-4, recorded in Official Records Book 26758 at Page 3003, as follows, respectively:

FROM:

“The property shall be developed in substantial accordance with the plans entitled “Beacon Lakes,” as prepared by Creech Engineers, Inc., Retzsch Lanao Caycedo Architects, and Conceptual Design Group, Inc., dated stamped received February 25, 2008 and consisting of twenty (20) sheets, as said plan may be modified from time to time in a manner consistent with Miami-Dade County Code requirements.”

AND

“The Property shall be developed in substantial accordance with the plans entitled “Beacon Lakes/Master Plan,” as prepared by Retzsch Lanao Caycedo Architects, dated stamped received November 9, 2007, and consisting of three (3) sheets, and nine (9) sheets as prepared by URG & Associates, Inc., dated, signed and sealed January 6, 2004, as said plan may be modified from time to time in a manner consistent with Miami-Dade County Code requirements.”

TO: “The Property shall be developed in substantial accordance with the plans entitled “Beacon Lakes/Master Plan,” as prepared by Retzsch Lanao Caycedo Architects, dated stamped received December 23, 2015, and consisting of four (4) sheets, as said plan may be modified from time to time in a manner consistent with Miami-Dade County Code requirements.”



This request will update the site plan governing the development of the DRI to reflect the proposed conceptual layout of the project.

5. Release of Declaration of Restrictions recorded in Official Records Book 20487 at Page 4314 of the Public Records of Miami-Dade County Florida.

This Declaration of Restrictions was previously intended to limit the uses within the DRI to ensure compliance with the then regulations of Chapter 24 and the Wellfield Protection Ordinance. Since the recording of this instrument, the regulations applicable to the DRI have been modified and its restrictions are no longer appropriate for the Property.

The proposed district boundary changes and associated requests are consistent with the principles of mixed-use development and will be compatible with the existing uses in the surrounding area. Additional information relating to the consistency of these requests with the CDMP is provided in the companion amendment application, a copy of which is enclosed for your reference.

Based on the above, we respectfully request your favorable review and recommendation of approval of these requests. Please note, the NOPC for the DRI has been filed with the South Florida Regional Planning Council and the Department of Economic Opportunity for concurrent review with this zoning application. A copy of the NOPC is enclosed herewith for your review.

As always, should you have any questions or require additional information, please feel free to call me directly at 305-789-7642. Thank you in advance for your considerate attention to the Application.

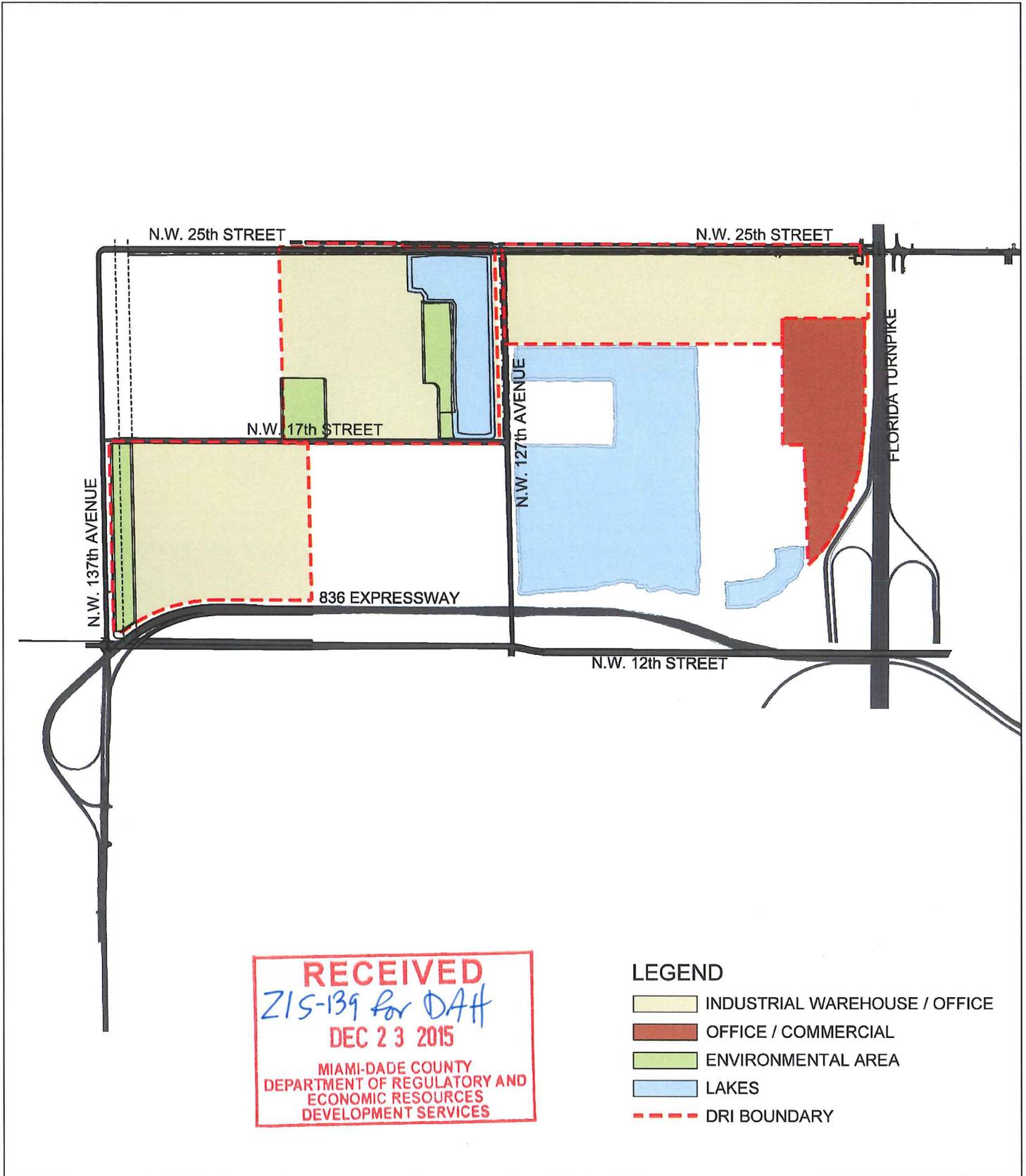
Respectfully submitted,

HOLLAND & KNIGHT, LLP


Tracy R. Slavens, Esq.

Enclosures





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LEGEND

- INDUSTRIAL WAREHOUSE / OFFICE
- OFFICE / COMMERCIAL
- ENVIRONMENTAL AREA
- LAKES
- DRI BOUNDARY

RLC Architects
 DATE : 09-10-15



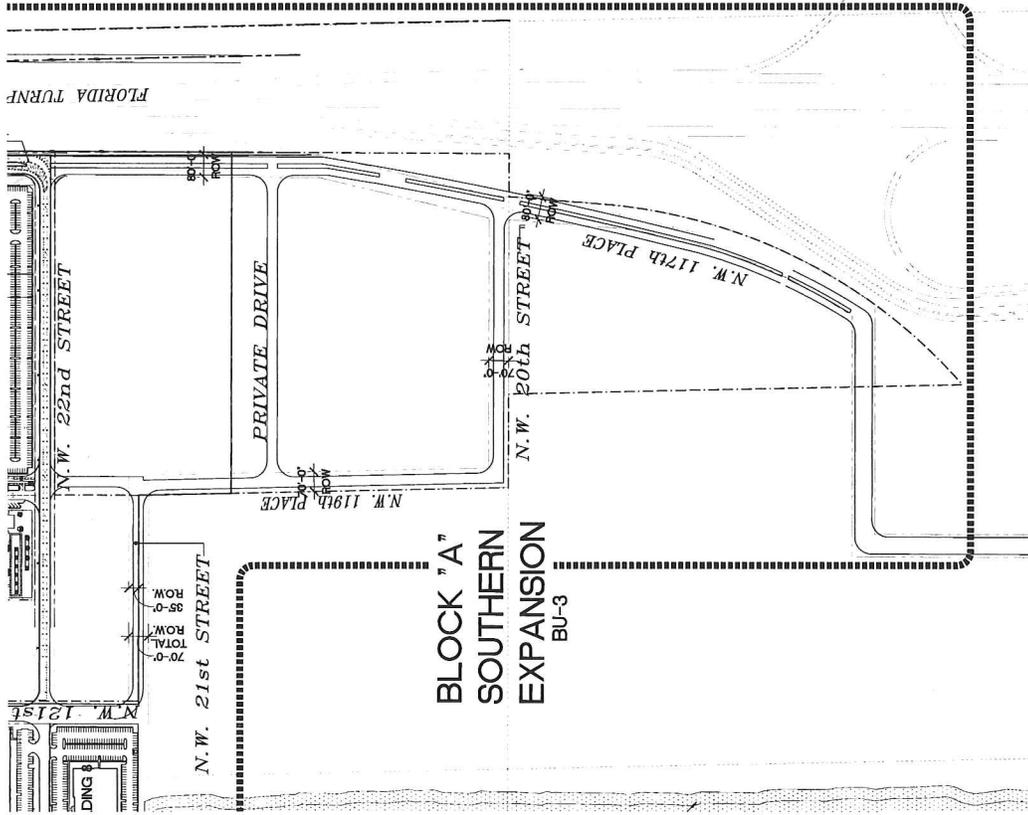
BEACON LAKES DRI
MASTER DEVELOPMENT PLAN
 MAP H

EXHIBIT
1
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Exhibit 3A - Beacon Lakes DRI - Land Use Exchange Rates

	Net External PM Peak Hour Trip Rates - Note 1	TO: Units	Warehouse KSF	Office KSF	Retail KSF
FROM:					
Warehouse	0.2970	KSF	0.2970	1.4530	2.9230
Office	1.4530	KSF	1.0000	0.2044	0.1016
Retail	2.9230	KSF	4.8923	1.0000	0.4971
			9.8418	2.0117	1.0000
Note 1 - Trip Rates					
The calculation of the net external PM peak hour trip rates are provided in Table A-2 for the Proposed Development Program for the Beacon Lakes DRI.					
Note 2 - Exchange Example 1					
Retail to Office The exchange rate between Retail and Office is 1 KSF of Retail for every 0.20117 KSF of Office, where 1000 SF of Retail is equivalent to 201.17 SF of Office and 100,000 SF of Retail is equivalent to 20,117 SF of Retail.					
Note 3 - Exchange Example 2					
Retail to Warehouse The exchange rate between Retail and Warehouse is 1 KSF of Warehouse for every 9.8418 KSF of Retail, where 1000 SF of Warehouse is equivalent to 984.18 SF of Retail and 100,000 SF of Warehouse is equivalent to 98,418 SF of Retail.					
Note 4 - Exchange Example 3					
Warehouse to Office The exchange rate between Warehouse and Office is 1 KSF of Warehouse for every 0.2044 KSF of Office, where 1000 SF of Warehouse is equivalent to 204.4 SF of Office and 100,000 SF of Warehouse is equivalent to 20,440 SF of Office.					
Note 4 - Exchange Example 4					
Warehouse to Retail The exchange rate between Warehouse and Retail is 1 KSF of Warehouse for every 0.1016 KSF of Retail, where 1000 SF of Warehouse is equivalent to 101.6 SF of Retail and 100,000 SF of Warehouse is equivalent to 10,160 SF of Retail.					
Cathy Sweetapple & Associates					
					12/21/2015





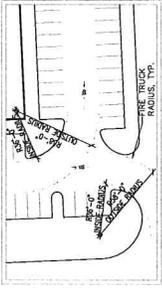
**BLOCK "A"
SOUTHERN
EXPANSION
BU-3**

NOTE: SETBACKS SHALL ESTABLISH A 30'-0" MIN. LAND USE BUFFER ALONG THE PROPERTY LINE OR MORE OF THE FOLLOWING: LANDSCAPING, OFF-STREET PARKING, ACCESS AND EGRESS FOR THE BALANCE OF THE LOT. THE SETBACKS SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. THE BALANCE OF THE LOT SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. THE BALANCE OF THE LOT SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

NOTE #1: ALL CURB-CUTS TO COMPLY WITH THE MIN. TURNING RADIUS OF 35'-0" SHALL BE PROVIDED AT THE TIME OF PERMIT. THE TURNING RADIUS SHALL BE DETERMINED BY THE MIAMI-DADE COUNTY FIRE DEPARTMENT.

NOTE #2: ALL ROADS, DRIVEWAYS, SIDEWALKS, CURB-CUTS, TO COMPLY WITH PUBLIC WORKS REQUIREMENTS AND DETAILS. DETAILED PLANS TO BE PROVIDED AT THE TIME OF PERMIT.

NOTE #3: MASTERPLAN UNDESIGNATED TO MEET THE 15% REQUIREMENT AS REQUIRED BY 33-33-201 OF ZONING CODE WHEN ADJACENT TO RESIDENTIAL AREAS. INDIVIDUAL LOTS NOT ADJACENT TO RESIDENTIAL AREAS TO MEET THE 15% REQUIREMENT AS ESTABLISHED BY THE ZONING CODE.



TYP. FIRE TRUCK RADIUS DETAIL
ALL CURB-CUTS TO COMPLY WITH THE MIN. TURNING RADIUS OF 35'-0" SHALL BE PROVIDED AT THE TIME OF PERMIT. THE TURNING RADIUS SHALL BE DETERMINED BY THE MIAMI-DADE COUNTY FIRE DEPARTMENT.

OVERALL MASTER PLAN BUILDING AREAS			
ZONE	USE	APPROVED OR PROGRAM	PROPOSED CHANGE
BU-1	INDUSTRIAL/WAREHOUSE AREA	5,300,000 SF	6,085,761 SF INCREASE BY 785,761 SF
BU-1	OFFICE AREA	175,000 SF	NO CHANGE
BU-3	RETAIL AREA	495,000 SF	495,000 SF NO CHANGE
TOTAL BUILDING AREA		5,970,000 SF	6,755,761 SF

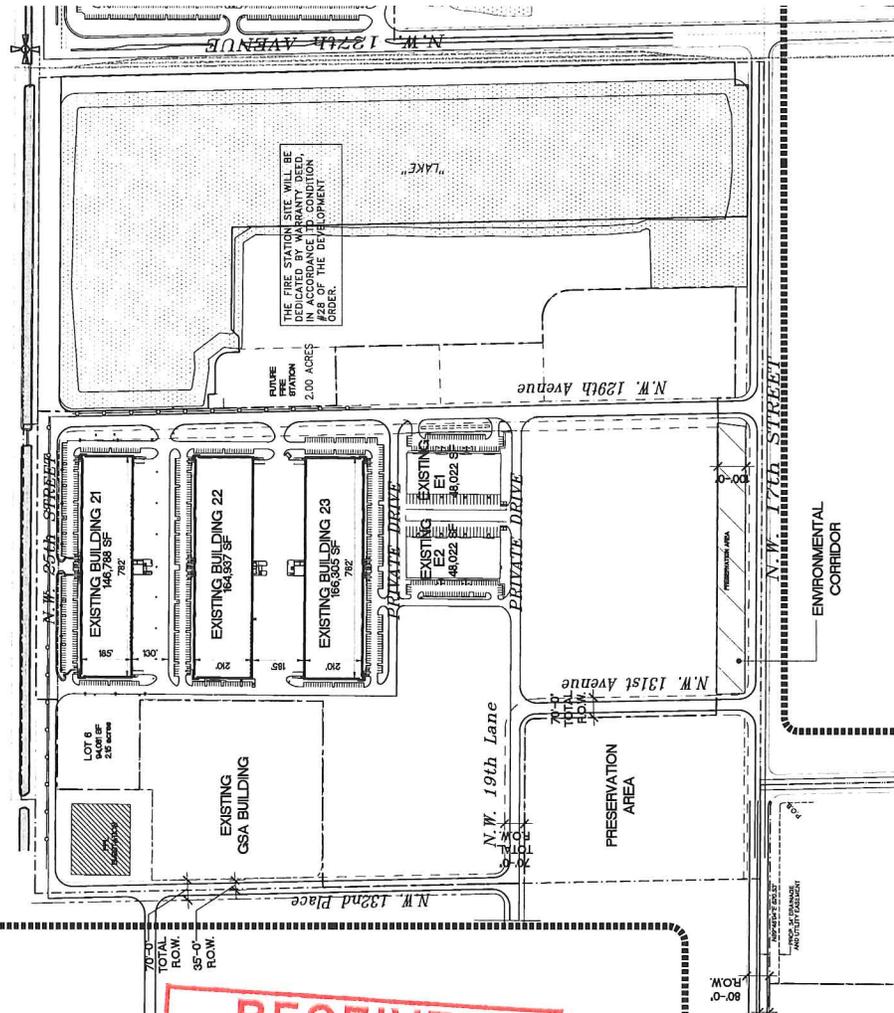
- NOTE: SET PLANS TO COMPLY WITH PUBLIC WORKS REQUIREMENTS FOR PEDESTRIAN CONNECTIVITY. DETAILED PLANS TO BE PROVIDED AT TIME OF PERMIT.
- ALL ROADS, DRIVEWAYS, SIDEWALKS, CURB-CUTS TO COMPLY WITH PUBLIC WORKS REQUIREMENTS AND DETAILS. DETAILED PLANS TO BE PROVIDED AT THE TIME OF PERMIT.
 - ALL CURB-CUTS AND TURNING RADIUS TO COMPLY WITH MIAMI-DADE FIRE RESCUE ACCESS ROAD REQUIREMENTS.
 - ALL ROADS TO HAVE A MINIMUM 15' FEET FOR TRAFFIC.
 - SITE PLANS FOR INDIVIDUAL BUILDING SITES WILL COMPLY WITH CHAPTER 33 ZONING CODE REQUIREMENTS AT THE TIME OF PERMIT. ALL OTHERS WILL BE DELETED / AS OTHERWISE VARIED IN ACCORDANCE WITH S&W CODE.

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A3

BLOCK A SOUTHERN EXPANSION

BLOCK "B"
IU-1

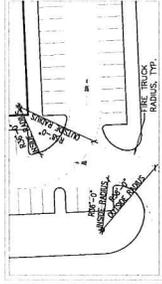


NOTE: ALL THINGS STREET, ESTABLISH A 30-FOOT WIDE SIDEWALK WITH A 5-FOOT WIDE BUFFER SPACE BETWEEN THE SIDEWALK AND THE BALANCE OF THE ROADWAY. THE SIDEWALK SHALL BE CONCRETE OR ASPHALT. THE BUFFER SPACE SHALL BE GRASS OR OTHER PERMITTED UNDER THE BU-1, BU-2, BU-3, BU-4, BU-5, BU-6, BU-7, BU-8, BU-9, BU-10, BU-11, BU-12, AND BU-13 ZONING CLASSIFICATIONS. THE SUBJECT LAND USE AND USE OF THE PROPERTY TO BE PERMITTED UNDER TABLE 1 OF SECTION 23-21(1) SHALL BE LIMITED TO THE USES LISTED IN THE TABLE. THE DISCHARGE OR STORAGE OF HAZARDOUS MATERIALS ON THE SUBJECT PROPERTY.

NOTE: FIRE PLANS TO COMPLY WITH THE FIRE DEPARTMENT'S REQUIREMENTS FOR PEDESTRIAN CONNECTIVITY.

B. ALL ROADS, DRIVEWAYS, SIDEWALKS, CURB-CUTS TO COMPLY WITH PUBLIC WORKS REQUIREMENTS AND DETAILS. DETAILED PLANS TO BE PROVIDED AT THE TIME OF PERMIT.

OVERALL MASTERPLAN LANDSCAPING TO MEET THE 15% REQUIREMENT AS REQUIRED BY 23-20(4) ZONING CODE WHEN ADJACENT TO RESIDENTIAL AREAS, INDIVIDUAL LOTS NOT ADJACENT TO RESIDENTIAL AREAS TO MEET THE 10% REQUIREMENT AS ESTABLISHED BY THE ZONING CODE.



ALL CURB-CUTS TO COMPLY WITH THE MIN. TURNING RADIUS OF 50' INSIDE RADIUS AND 54' OUTSIDE RADIUS AS DETERMINED BY THE MIAMI-DADE COUNTY FIRE DEPARTMENT.

NOTE: USE PLANS TO COMPLY WITH PUBLIC WORKS REQUIREMENTS FOR PEDESTRIAN CONNECTIVITY. DETAILED PLANS TO BE PROVIDED AT THE TIME OF PERMIT.

2. ALL ROADS, DRIVEWAYS, SIDEWALKS, CURB-CUTS TO COMPLY WITH PUBLIC WORKS REQUIREMENTS AND DETAILS. DETAILED PLANS TO BE PROVIDED AT THE TIME OF PERMIT.

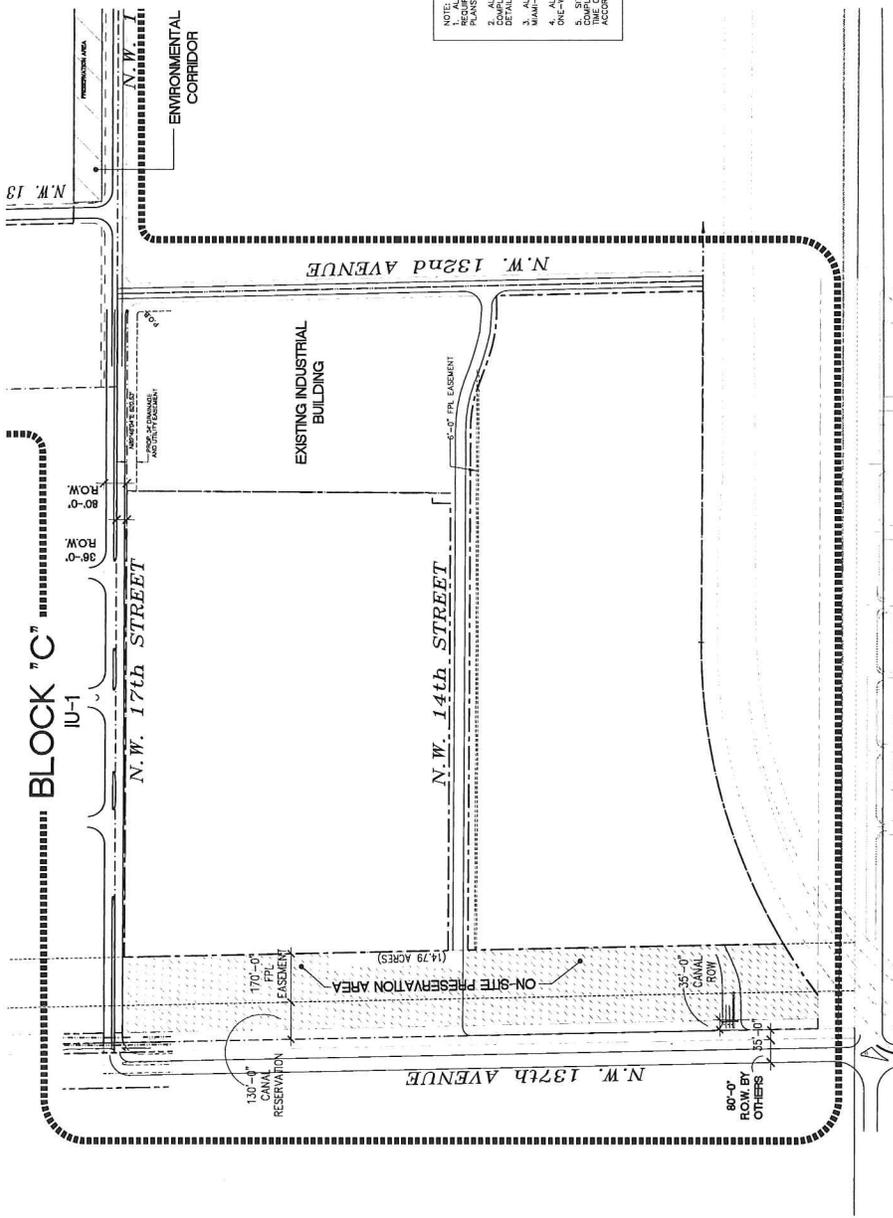
3. ALL CURB-CUTS AND TURNING RADI TO COMPLY WITH MIAMI-DADE FIRE RESCUE ACCESS ROAD REQUIREMENTS AND DETAILS. DETAILED PLANS TO BE PROVIDED AT THE TIME OF PERMIT.

4. ALL TRAFFIC AND 50 FEET FOR TWO-WAY TRAFFIC.

5. SITE PLANS FOR INDIVIDUAL BUILDING SITES WILL COMPLY WITH CHAPTER 31 ZONING CODE REQUIREMENTS AT THE TIME OF PERMIT. AS OTHERWISE WAIVED IN ACCORDANCE WITH SAID CODE.

OVERALL MASTER PLAN BUILDING AREAS		
ZONE	APPROVED OR PROGRAM	PROPOSED CHANGE
BU-1	INDUSTRIAL/WAREHOUSE AREA 5,300,000 SF	INCREASE BY 765,781 SF
BU-1	OFFICE AREA 175,000 SF	NO CHANGE
BU-3	RETAIL AREA 495,000 SF	NO CHANGE
	TOTAL BUILDING AREA	6,760,781 SF

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NOTE #5: RESTORATION SHALL ESTABLISH A 125-FOOT WIDE BUFFER ALONG THE PROPERTY FRONTAGE OF N.W. 25TH STREET. THE BUFFER SHALL BE RESTRICTED TO ONE OF SUBJECT PROPERTY, RIGHTS-OF-WAY, UTILITY FACILITIES, AND ANY USE OR STRUCTURE THAT MAY BE PERMITTED UNDER TABLE E-1, SECTION 25-12 OF THE ZONING CODE. THE BUFFER SHALL BE SUBJECT TO THE TERMS OF THE COMPLAINT WHICH SHALL LIMIT THE DEVELOPMENT AND USE OF THE PROPERTY TO THOSE THAT ARE PERMITTED UNDER TABLE E-1, SECTION 25-12 OF THE ZONING CODE. RESTORATION SHALL INCLUDE, BUT NOT BE LIMITED TO, REMOVAL OF HAZARDOUS MATERIALS, DISCHARGE OR STORAGE OF HAZARDOUS MATERIALS ON THE SUBJECT PROPERTY.

NOTE #6: THE PLANS TO COMPLY WITH PUBLIC WORKS REQUIREMENTS FOR PEDESTRIAN CONNECTIVITY. DETAILED PLANS TO BE PROVIDED AT TIME OF PERMIT.

B. ALL ROADS, DRIVEWAYS, SIDEWALKS, CURB-CUTS TO COMPLY WITH PUBLIC WORKS REQUIREMENTS AND DETAILED PLANS TO BE PROVIDED AT TIME OF PERMIT

OVERALL MASTERPLAN LANDSCAPING TO MEET THE LOS REQUIREMENT AS REQUIRED BY 33-261 OF ZONING CODE. DETAILED PLANS TO BE PROVIDED AT TIME OF PERMIT. THE REQUIREMENT IS SUBJECT TO RESIDENTIAL AREAS TO MEET THE LOS REQUIREMENT AS ESTABLISHED BY THE ZONING CODE.

NOTE: ALL SITE PLANS TO COMPLY WITH PUBLIC WORKS REQUIREMENTS FOR PEDESTRIAN CONNECTIVITY. DETAILED PLANS TO BE PROVIDED AT TIME OF PERMIT.

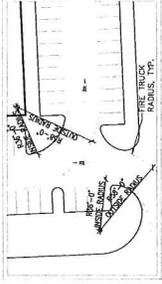
1. ALL ROADS, DRIVEWAYS, SIDEWALKS, CURB-CUTS TO COMPLY WITH PUBLIC WORKS REQUIREMENTS AND DETAILED PLANS TO BE PROVIDED AT TIME OF PERMIT

2. OVERALL MASTERPLAN LANDSCAPING TO MEET THE LOS REQUIREMENT AS REQUIRED BY 33-261 OF ZONING CODE. DETAILED PLANS TO BE PROVIDED AT TIME OF PERMIT

3. ALL DRIVEWAYS SHALL BE PROVIDED WITH A MINIMUM 15 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC

4. ALL ROADS TO HAVE A MINIMUM 15 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC

5. SITE PLANS FOR INDIVIDUAL BUILDING SITES WILL BE PROVIDED AT TIME OF PERMIT. THE REQUIREMENT IS SUBJECT TO RESIDENTIAL AREAS TO MEET THE LOS REQUIREMENT AS ESTABLISHED BY THE ZONING CODE.



OVERALL MASTER PLAN BUILDING AREAS

ZONE	USE	APPROVED OR PROGRAM	PROPOSED CHANGE
U-1	INDUSTRIAL/WAREHOUSE AREA	5,300,000 SF	INCREASE BY 785,761 SF
U-1	OFFICE AREA	175,000 SF	NO CHANGE
BU-3	RETAIL AREA	495,000 SF	NO CHANGE
	TOTAL BUILDING AREA	5,970,000 SF	4,789,761 SF

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