Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Tracy R. Slavens
305-789-7642
Tracy.Slavens@hklaw.com

SENT VIA FEDERAL EXPRESS

TO: Ms. Isabel Cosio Carballo, South Florida Regional Planning Council
Ms. Donna Harris, Department of Economic Opportunity
Mr. Mark Woerner, Miami-Dade County RER - Planning
Mr. Nathan Kogon, Miami-Dade County RER - Zoning
Mr. Ken Jeffries, Florida Department of Transportation – Dist. VI

FROM: Tracy R. Slavens, Esq.

DATE: December 23, 2015

RE: Beacon Lakes Development of Regional Impact Notification of a Proposed Change ("NOPC")

RECEIVED
Z15-139
DEC 23 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

On behalf of AMB Codina Beacon Lakes, LLC (the "Developer"), enclosed is a Notice of Proposed Change ("NOPC") which seeks to modify the Beacon Lakes DRI Development Order. Beacon Lakes is generally located between the Homestead Extension of Florida's Turnpike and NW 137 Avenue and between NW 25 Street and SR 836 in Miami-Dade County, Florida (the "Property").

Beacon Lakes is a ±455 acre mixed-use development that was approved in 2002. The approved development program consists of 5,300,000 square feet of industrial/warehouse, 495,000 of commercial/retail uses, and 175,000 square feet of office. The Developer is seeking the approval of the addition of ±46 acres of new land to the DRI subject property, a modification of the development program, and the incorporation of an equivalency matrix to ensure the long term viability of the project and its development program and the extension of the buildout date to September 1, 2025.[1] The proposed development will consist of 6,085,761 square feet of industrial/warehouse, 495,000 of commercial/retail uses, and 175,000 square feet of office, or a combination of uses pursuant to an Equivalency Matrix. The proposed increase in industrial/warehouse

[1] This extension of the buildout date includes a five year extension to September 1, 2025 plus an additional automatic extension granted 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.

use is proportionate to the square footage analyzed by the Miami-Dade County Comprehensive Development Master Plan for the new lands when they were incorporated into the County's Urban Development Boundary. In connection with this NOPC, the Applicant will be proffering an amended DRI master plan - Map H. The amended DRI master plan - Map H - will reflect the new lands and will relocate all of the commercial/retail use development to the eastern portion of the DRI.

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, no net changes to the approved PM Peak Hour traffic volumes for the project. The proposed DRI development program generates 3,971 gross weekday PM Peak Hour trips and this trip generation volume will not change with the approval of the proposed changes. The Developer has prepared a traffic analysis to establish the trip generation resulting from the proposed change. In accordance with a request made by Miami-Dade County Public Works and Solid Waste Management Department Traffic Division, the analysis has been updated to reflect the ITE 9th Edition trip generation rates. The application of this updated methodology results in an increase of 251 PM Peak Hour trips.

The proposed changes to the development program and other proposed changes that are included in this request are presumed to be substantial deviations which may be overcome by clear and convincing evidence to the contrary. In general, the proposed changes result in a nominal increase in PM Peak Hour trips, which will all be adequately mitigated. The Developer intends to proffer clearing and convincing evidence to overcome the presumption set forth in statute.

Also, please find enclosed the South Florida Regional Planning Council's review fee of $2,500. Thank you for your consideration of this request. Please do not hesitate to contact me or any of the consultants who have prepared background documentation contained in this NOPC if you have any questions.

Cc: Mr. Travis Harvey, P.E.
Ms. Cathy Sweetapple
Joseph G. Goldstein, Esq.

FORM DEO-BCP-PROPCHANGE-1
Rule 73C-40.010, FAC. Effective 11-20-90
(Renumbered 10-01-11)

STATE OF FLORIDA
DEPARTMENT OF ECONOMIC OPPORTUNITY
DIVISION OF COMMUNITY PLANNING & DEVELOPMENT
The Caldwell Building, MSC 160
107 East Madison Street
Tallahassee, Florida 32399

RECEIVED
Z15-139
DEC 23 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT (DRI) SUBSECTION 380.06(19), FLORIDA STATUTES

Subsection 380.06(19), Florida Statutes, requires that submittal of a proposed change to a previously approved DRI be made to the local government, the regional planning agency, and the state land planning agency according to this form.

1. **I, Tracy R. Slavens, Esq., the undersigned authorized representative of AMB Codina Beacon Lakes, LLC, hereby give notice of a proposed change to a previously approved Development of Regional Impact in accordance with Subsection 380.06(19), Florida Statutes. In support thereof, I submit the following information concerning the Beacon Lakes DRI, which information is true and correct to the best of my knowledge. I have submitted today, under separate cover, copies of this completed notification to Miami-Dade County, to the South Florida Regional Planning Council, and to the Bureau of Community Planning, Department of Economic Opportunity.**

12/23/15
Date

Tracy Slavens
Signature

2. **Applicant (name, address, phone).**

AMB Codina Beacon Lakes, LLC
c/o Joseph G. Goldstein, Esq.
Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, FL 33131
(305) 789-7782

3. **Authorized Agent (name, address, phone).**

Tracy R. Slavens, Esq.
Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, FL 33131
(305) 789-7642

4. **Location (City, County, Township/Range/Section) of approved DRI and proposed change.**

Unincorporated Miami-Dade County, Sections 35 and 36, Township 53, Range 39.

5. **Provide a complete description of the proposed change. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in either the development order or the Application for Development Approval.**

Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate. Additional information may be requested by the Department or any reviewing agency to clarify the nature of the change or the resulting impacts.

Beacon Lakes is a ±480 acre mixed-use development that was approved in 2002. The approved development program consists of 5,300,000 square feet of industrial/warehouse, 495,000 of commercial/retail uses, and 175,000 square feet of office. The Developer is seeking the approval of the addition of ±46 acres of new land to the DRI subject property, a modification of the development program, and the incorporation of an equivalency matrix to ensure the long term viability of the project and its development program and the extension of the buildout date to September 1, 2025.[1] The proposed development will consist of 6,085,761 square

[1] This extension of the buildout date includes a five year extension to September 1, 2025 plus an additional automatic extension granted 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.

feet of industrial/warehouse, 495,000 of commercial/retail uses, and 175,000 square feet of office. The proposed increase in industrial/warehouse use is proportionate to the square footage analyzed by the Miami-Dade County Comprehensive Development Master Plan for the new lands when they were incorporated into the County's Urban Development Boundary.

The following table provides a detailed breakdown of the proposed changes:

Table 1
Development Program Analysis

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 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 Parcel. However, the Applicant has recently acquired 46± acres of land along theoretical NW 117 Place. These 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. As such, the Applicant is seeking the approval of this Notification of a Proposed Change to modify the DRI to include the newly acquired lands into the DRI subject property and, simultaneously, companion applications are being filed with Miami-Dade County for a Special Application to amend the Miami-Dade County Comprehensive Development Master Plan and a zoning application to accomplish this modified development plan for the DRI. The increase in industrial/warehouse use in the DRI development program being proposed in equivalent to the square footage analyzed (at FAR 0.40) when the new lands were brought in to the County's Urban Development Boundary. As such, it is anticipated that while the lands within the DRI will increase, the impacts on services will not.

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 NOPC will result in a more compatible distribution of uses within the DRI.

The Applicant is seeking to relocate the commercial uses shown in southwest corner of the DRI in the approved Map H to the newly acquired lands in the east portion of the DRI and 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 Applicant 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 Developer has purchased additional lands along theoretical NW 117 Place. These lands are south of theoretical NW 21 Street, east of proposed NW 117 Place, and north of the proposed Miami-Dade Transit Dolphin Station Park and Ride Facility (the "New Lands"). The New Lands are part of those certain lands that were brought in to the County's Urban Development Boundary during the October 2012 EAR-Based 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 just south of the television production studio facility, which will be a major employment center for both the surrounding area and Miami-Dade County as a whole, and lies directly north of the 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 (at FAR 0.40) and will reallocate this industrial/warehouse entitlement to the other portions of the DRI.

Specifically, the Developer is proposing to make the following changes to the DRI:

1. To make a substantial deviation determination pursuant to Section 380.06(19), F.S., with respect to the additional requests.

2. Modification of subject property Z-11-02

3. Modification of size of property Z-11-02

4. Modification of Recital of Resolution Z-20-08 "General Description of Proposed Development: 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 "A traffic signal warrant study for the intersection of NW 117 Place and NW 25 Street 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."

6. Deletion of Condition #4 of Resolution No. Z-20-08.

7. Modification of Condition #6 of Resolution No. Z-20-08 as follows: "Given the placement of the Miami-Dade County Dolphin Station Park and Ride and Transit Center to be located adjacent to the south of the proposed +/-46 acre retail center, the Applicant will coordinate with Miami-Dade Transit prior to the first site plan approval to incorporate transit amenities, bus bays and shelters for a regularly scheduled Northbound and Southbound transit stop to be located within the +/-46 acre retail center."

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:

   "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 09/10/15) (*See Exhibit D*)

Additionally, the proposed equivalency matrix, attached as Exhibit B, will ensure flexibility in the development of the approved uses under the development program throughout the buildout period.

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, no net changes to the approved PM Peak Hour traffic volumes for the project. The proposed DRI development program generates 3,971 gross weekday PM Peak Hour trips and this trip generation volume will not change with the approval of the proposed changes. The Developer has prepared a traffic analysis to establish the trip generation resulting from the proposed change. In accordance with a request made by Miami-Dade County Public Works and Solid Waste Management Department Traffic Division, the analysis has been updated to reflect the ITE 9th Edition trip generation rates. The application of this updated methodology results in an increase of 251 PM Peak Hour trips. A copy of the traffic analysis, prepared by Cathy Sweetapple & Associates, is attached hereto as Exhibit C.

The Developer has also analyzed the estimated water, sewer, and solid waste generation rates resulting from the proposed change to the development program. The proposed change would result in an increase in water and sewer gallonage and an increase in solid waste generation. However, the Miami-Dade Water and Sewer Department has determined that there is adequate treatment and water supply capacity for the proposed uses and the Miami-Dade Solid Waste Department has

previously advised that the current system has a level of service availability for a minimum of five years for adequate disposal capacity on a systemwide basis. The following charts provide an analysis of the generation rates based on the approved development program and the proposed development program uses:

Table 2A
Current & Projected Water and Sewer Gallonage*

Land Use	Generation Rate (gal per day/unit)	Approved Development Program	Proposed Development Program
Industrial/Warehouse	**1 gpd/100 sq. ft.**	5,300,000 sq. ft.	6,085,761 sq. ft.
		53,000 gpd	**60,858 gpd**
Office	**5 gpd/100 sq. ft.**	175,000 sq. ft.	175,000 sq. ft.
		8,750 gpd	**8,750 gpd**
Retail	**10 gpd/100 sq. ft.**	495,000 sq. ft.	495,000 sq. ft.
		49,500 gpd	**49,500 gpd**
Total		**111,250 gpd**	**119,108 gpd *(+7.06%)***

*Generation Rates pursuant to Section 24-43.1(5), Miami-Dade County Code

Table 2B
Current & Projected Solid Waste Generation*

Land Use	Generation Rate (lbs/unit/day)	Approved Development Program	Proposed Development Program
Industrial/Warehouse	**1.42 lb / 100 sq. ft./day**	5,300,000 sq. ft.	6,085,761 sq. ft.
		75,260 lb/day	**86,418 lb/day**
Office	**0.6 lb/100 sq. ft./day**	175,000 sq. ft.	175,000 sq. ft.
		1,050 lb/day	**1,050 lb/day**
Retail	**3.12 lb/100 sq. ft./day**	495,000 sq. ft.	495,000 sq. ft.
		15,444 lb/day	**15,444 lb/day**
Total		**91,754 lb/day**	**102,912 lb/day *(12.16%)***

*Generation Rates pursuant to 2013 California Department of Resources Recycling and Recovery (CalRecycle).

Overall, the proposed DRI development program results in an increase of 7.06% in water and sewer demand and a 12.16% increase in solid waste infrastructure demands. This is a result of the addition of industrial/warehouse use. However, these impacts were analyzed by Miami-Dade County for concurrency when the New Lands were brought in to the Urban Development Boundary. As noted above, the proposed development program has been reviewed by the Miami-Dade County Water and Sewer Department and the Miami-Dade County Public Works and Waste Management Department and both agencies have determined that adequate capacity exists to accommodate the development.

6. **Complete the attached Substantial Deviation Determination Chart for all land**

use types approved in the development. If no change is proposed or has occurred, indicate no change.

No change is proposed. Please refer to the attached Substantial Deviation Determination Chart.

7. **List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order that have been adopted by the local government, and provide a brief description of the previous changes (i.e., any information not already addressed in the Substantial Deviation Determination Chart). Has there been a change in local government jurisdiction for any portion of the development since the last approval or development order was issued? If so, has the annexing local government adopted a new DRI development order for the project?**

The dates and resolution numbers of the originally approved DRI development order and all subsequent amendments that have been adopted by the Miami-Dade County Board of County Commissioners are provided below along with a brief description of each approval:

Resolution No. Z-11-02, passed and adopted on May 30, 2002: The original Development Order approving the Beacon Lakes Development of Regional Impact.

Resolution No. Z-28-07, passed and adopted on September 6, 2007: Approved a determination that the requested modification to the DRI did not constitute a substantial deviation; Amended Resolution No. Z-11-02 to modify Exhibit #4 of the original DRI Development Order in order to eliminate a westbound to northbound turn lane at the intersection of NW 25 Street and NW 112 Avenue.

Resolution No. Z-20-08, passed and adopted on July 17, 2008: Approved a determination that the requested modification to the DRI did not constitute a substantial deviation; Amended Resolution No. Z-11-02 to provide for a new project developer and modify the DRI development program to permit 5,300,000 sq. ft. of warehouse, 175,000 sq. ft. of office, and 495,000 sq. ft. of retail use, revised exhibits 1-5, and extended the DRI buildout, termination and expiration dates.

Resolution No. Z-10-12, passed and adopted on April 19, 2012: Approved an extension of the buildout, expiration, and all other dates that are a part of the DRI development order, as amended, to a buildout and termination date of December 30, 2015 and an expiration date of December 30, 2020.

Extension pursuant to Laws of Florida 2010-147: The Developer notified the County of the Developer's two-year extension of the DRI dates under the authority and by virtue of Laws of Florida 2010-147 to a buildout date of December 30, 2017, a

termination date of December 30, 2017, and an expiration date of December 30, 2022. Miami-Dade County administratively amended the DRI development order to reflect the extensions in 2013.

Extension pursuant to Executive Order 12-140: In connection with the State of Emergency declared for Tropical Storm Debby, the Developer provided written notification pursuant to Executive Order 12-140 and the provisions of Section 252.363, Florida Statutes, of the extension of the DRI buildout and termination dates to August 28, 2018 and the expiration date to August 28, 2023. Miami-Dade County administratively amended the DRI development order to reflect the extensions in 2013.

Extension pursuant to Executive Order 12-199: In connection with the State of Emergency declared for Tropical Storm Isaac, the Developer provided written notification pursuant to Executive Order 12-140 and the provisions of Section 252.363, Florida Statutes, of the extension of the DRI buildout and termination dates to April 27, 2019 and the expiration date to April 27, 2024. Miami-Dade County administratively amended the DRI development order to reflect the extensions in 2013.

There have been no changes in local government jurisdiction for any portion of the development since the last approval or development order was issued.

8. **Describe any lands purchased or optioned within 1/4 mile of the original DRI site subsequent to the original approval or issuance of the DRI development order. Identify such land, its size, intended use, and adjacent non-project land uses within ½ mile on a project master site plan or other map.**

The Developer has purchased 46± acres of land along theoretical NW 117 Place. The legal description and sketch of these additional lands are attached hereto as Exhibit A.

9. **Indicate if the proposed change is less than 40% (cumulatively with other previous changes) of any of the criteria listed in Paragraph 380.06(19)(b), Florida Statutes.**

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 attached Exhibit C. The application of ITE 9th Edition results in a minimal increase in PM Peak Hour trips.

Do you believe this notification of change proposes a change which meets the criteria of Subparagraph 380.06(19)(e)2., F.S. **YES** _____ **NO** _X_

10. **Does the proposed change result in a change to the buildout date or any phasing date of the project? If so, indicate the proposed new buildout or phasing dates.**

    Yes, the Developer is proposing a change to the buildout date to September 1, 2025.

11. **Will the proposed change require an amendment to the local government comprehensive plan?**

    Yes, the proposed change will require an amendment to the Miami-Dade County Comprehensive Development Master Plan (CDMP). A companion application for a special amendment to the CDMP is being filed with Miami-Dade County to be reviewed concurrently with this NOPC.

Provide the following for incorporation into such an amended development order, pursuant to Subsections 380.06 (15), F.S., and 73-40.025, Florida Administrative Code:

12. **An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions.**

    An updated Master Development Plan indicating the locations of the development program uses is enclosed with this NOPC.

13. **Pursuant to Subsection 380.06(19)(f), F.S., include the precise language that is being proposed to be deleted or added as an amendment to the development order. This language should address and quantify:**

    a. **All proposed specific changes to the nature, phasing, and build-out date of the development; to development order conditions and requirements; to commitments and representations in the Application for Development Approval; to the acreage attributable to each described proposed change of land use, open space, areas for preservation, green belts; to structures or to other improvements including locations, square footage, number of units; and other major characteristics or components of the proposed change;**

       The precise proposed language for the amended development program is as

follows:

1. Modification of subject property Z-11-02

2. Modification of size of property Z-11-02

3. Modification of Recital of Resolution Z-20-08:

   - FROM: "General Description of Proposed Development: 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."

   - TO: "General Description of Proposed Development: 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."

4. Modification of Condition #3.c. of Resolution No. Z-20-08

   - 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. 137 Avenue and the southwest driveway connection to the property, to permit a median opening and westbound left turns from the driveway to southbound NW 137 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."

5. Deletion of Condition #4 of Resolution No. Z-20-08.

6. 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."

7. 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.

   - FROM:

     "58. April 27, 2019 is hereby established as the build out date for this project, which includes the three-year extension for projects under active construction pursuant to Sec. 380.06(19)(c), F.S. (2007), 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 the 3-year extension for projects under active construction pursuant to Sec. 380.06(19)(c), F.S. (2011)."

"60. April 27, 2024, is hereby established as the expiration date for the development order, which includes the 3-year extension for projects under active construction pursuant to Sec. 380.06(19)(c), F.S. (2011)."

- 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."

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

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

b. An updated legal description of the property, if any project acreage is/has been added or deleted to the previously approved plan of development;

The updated legal description for the DRI subject property is attached hereto

as Exhibit A.

c. **A proposed amended development order deadline for commencing physical development of the proposed changes, if applicable;**

Not applicable.

d. **A proposed amended development order termination date that reasonably reflects the time required to complete the development;**

September 1, 2025

e. **A proposed amended development order date until which the local government agrees that the changes to the DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, if applicable; and**

September 1, 2025

f. **Proposed amended development order specifications for the annual report, including the date of submission, contents, and parties to whom the report is submitted as specified in Subsection 73C-40.025 (7), F.A.C.**

No amendments are being proposed to the development order specifications for the annual report.

SUBSTANTIAL DEVIATION DETERMINATION CHART

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE & DATE OF CHANGE
Attraction/Recreation	# Parking Spaces			
	# Spectators			
	# Seats			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	External Vehicle Trips			
	D.O. Conditions			
	ADA Representations			
Airports	Runway (length)			
	Runway (strength)			
	Terminal (gross square feet)			
	# Parking Spaces			
	# Gates			
	Apron Area (gross square feet)			
	Site locational changes			
	Airport Acreage, including drainage, ROW, easements, etc.			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

Airports (cont.)	# External Vehicle Trips			
	D.O. Conditions			
	ADA representations			
Hospitals	# Beds			
	# Parking Spaces			
	Building (gross square feet)			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	External Vehicle Trips			
	D.O. conditions			
	ADA representations			
Industrial	Acreage, including drainage, ROW, easements, etc.			
	# Parking spaces			
	Building (gross square feet)	6,085,761 sq. ft.	6,600,000 sq. ft. per Reso. Z-11-02	Increase from 5,300,000 sq. ft. Approved pursuant to Reso. Z-20-08
	# Employees			
	chemical storage (barrels and pounds)			
	Site locational changes	Use will be permitted on southwest portion.	Use was originally permitted on southwest portion per Reso. Z-11-02.	Approved pursuant to Reso. Z-20-08

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

Industrial (cont.)	# External vehicle trips	1805 Net External Trips 1947 Gross Trips		1563 Net External Trips 1696 Gross Trips
	D.O. Conditions			
	ADA representations			
Mining Operations	Acreage mined (year)			
	Water withdrawal (gal/day)			
	Size of mine (acres), including drainage, ROW, easements, etc.			
	Site locational changes			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			
Office	Acreage, including drainage, ROW, easements, etc.			
	Building (gross square feet)	175,000 sq. ft.	150,000 sq. ft. per Reso. Z-11-02	No Change. Approved pursuant to Reso. Z-20-08
	# Parking Spaces			
	# Employees			
	Site locational changes			
	# External vehicle trips	254 Net External Trips 274 Gross Trips		253 Net External Trips 274 Gross Trips
	D.O. Conditions			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

Office (cont.)	ADA representations			
Petroleum/Chemical Storage	Storage Capacity (barrels and/or pounds)			
	Distance to Navigable Waters (feet)			
	Site locations changes			
	Facility Acreage, including drainage, ROW, easements, etc.			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			
Ports (Marinas)	# Boats, wet storage			
	# Boats, dry storage			
	Dredge and fill (cu. yds.)			
	Petroleum storage (gals.)			
	Site locational changes			
	Port Acreage, including drainage, ROW, easements, etc.			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

Residential	# Dwelling units			
	Type of dwelling units			
	# of lots			
	Acreage, including drainage, ROW, easements, etc.			
	Site locational changes			
	# External vehicle trips			
	D.O. Conditions			
Wholesale, Retail, Service	Acreage, including drainage, ROW, easements, etc.			
	Floor Space (gross square feet)	495,000 sq. ft.	75,000 sq. ft. per Reso. Z-11-02	Resolution No. Z-20-08
	# Parking Spaces			
	# Employees			
	Site locational changes	East parcel new lands.		Previously on southwest parcel
	# External vehicle trips	1447 Net External Trips 1749 Gross Trips		1439 Net External Trips 1749 Gross Trips
	D.O. Conditions			
	ADA representations			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

Hotel/Motel	# Rental Units			
	Floor space (gross square feet)			
	# Parking Places			
	# Employees			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			
R.V. Park	Acreage, including drainage, ROW, easements, etc.			
	# Parking Spaces			
	Buildings (gross square feet)			
	# Employees			
	Site locational changes			
	# External vehicle trips			
	D.O. conditions			
	ADA representations			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

Open Space (All natural and vegetated non-impervious surfaces)	Acreage			
	Site locational changes			
	Type of open space			
	D.O. Conditions			
	ADA representations			
Preservation, Buffer or Special Protection Areas Preservation (cont.)	Acreage			
	Site locational changes			
	Development of site proposed			
	D.O. Conditions			
	ADA representations			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE & DATE OF CHANGE
Attraction/Recreation	# Parking Spaces			
	# Spectators			
	# Seats			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	External Vehicle Trips			
	D.O. Conditions			
	ADA Representations			
Airports	Runway (length)			
	Runway (strength)			
	Terminal (gross square feet)			
	# Parking Spaces			
	# Gates			
	Apron Area (gross square feet)			
	Site locational changes			
	Airport Acreage, including drainage, ROW, easements, etc.			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

Airports (cont.)	# External Vehicle Trips			
	D.O. Conditions			
	ADA representations			
Hospitals	# Beds			
	# Parking Spaces			
	Building (gross square feet)			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	External Vehicle Trips			
	D.O. conditions			
	ADA representations			
Industrial	Acreage, including drainage, ROW, easements, etc.			
	# Parking spaces			
	Building (gross square feet)	6,085,761 sq. ft.	6,600,000 sq. ft. per Reso. Z-11-02	Increase from 5,300,000 sq. ft. Approved pursuant to Reso. Z-20-08
	# Employees			
	chemical storage (barrels and pounds)			
	Site locational changes	Use will be permitted on southwest portion.	Use was originally permitted on southwest portion per Reso. Z-11-02.	Approved pursuant to Reso. Z-20-08

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

Industrial (cont.)	# External vehicle trips	1805 Net External Trips 1947 Gross Trips		1563 Net External Trips 1696 Gross Trips
	D.O. Conditions			
	ADA representations			
Mining Operations	Acreage mined (year)			
	Water withdrawal (gal/day)			
	Size of mine (acres), including drainage, ROW, easements, etc.			
	Site locational changes			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			
Office	Acreage, including drainage, ROW, easements, etc.			
	Building (gross square feet)	175,000 sq. ft.	150,000 sq. ft. per Reso. Z-11-02	No Change. Approved pursuant to Reso. Z-20-08
	# Parking Spaces			
	# Employees			
	Site locational changes			
	# External vehicle trips	254 Net External Trips 274 Gross Trips		253 Net External Trips 274 Gross Trips
	D.O. Conditions			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

Office (cont.)	ADA representations			
Petroleum/Chemical Storage	Storage Capacity (barrels and/or pounds)			
	Distance to Navigable Waters (feet)			
	Site locations changes			
	Facility Acreage, including drainage, ROW, easements, etc.			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			
Ports (Marinas)	# Boats, wet storage			
	# Boats, dry storage			
	Dredge and fill (cu. yds.)			
	Petroleum storage (gals.)			
	Site locational changes			
	Port Acreage, including drainage, ROW, easements, etc.			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

Residential	# Dwelling units			
	Type of dwelling units			
	# of lots			
	Acreage, including drainage, ROW, easements, etc.			
	Site locational changes			
	# External vehicle trips			
	D.O. Conditions			
Wholesale, Retail, Service	Acreage, including drainage, ROW, easements, etc.			
	Floor Space (gross square feet)	495,000 sq. ft.	75,000 sq. ft. per Reso. Z-11-02	Resolution No. Z-20-08
	# Parking Spaces			
	# Employees			
	Site locational changes	East parcel new lands.		Previously on southwest parcel
	# External vehicle trips	1447 Net External Trips 1749 Gross Trips		1439 Net External Trips 1749 Gross Trips
	D.O. Conditions			
	ADA representations			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

Hotel/Motel	# Rental Units			
	Floor space (gross square feet)			
	# Parking Places			
	# Employees			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			
R.V. Park	Acreage, including drainage, ROW, easements, etc.			
	# Parking Spaces			
	Buildings (gross square feet)			
	# Employees			
	Site locational changes			
	# External vehicle trips			
	D.O. conditions			
	ADA representations			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

SUBSTANTIAL DEVIATION DETERMINATION CHART

Open Space (All natural and vegetated non-impervious surfaces)	Acreage			
	Site locational changes			
	Type of open space			
	D.O. Conditions			
	ADA representations			
Preservation, Buffer or Special Protection Areas Preservation (cont.)	Acreage			
	Site locational changes			
	Development of site proposed			
	D.O. Conditions			
	ADA representations			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

A

SPECIFIC PURPOSE SURVEY

LOCATION SKETCH
A PORTION OF SECTIONS 35 AND 36,
TOWNSHIP 53 SOUTH, RANGE 39 EAST,
MIAMI-DADE COUNTY, FLORIDA.
SCALE: 1"=500'

LEGEND:
A/C Air Conditioning
ANC Anchor
ASPH Asphalt
DWY Asphalt Driveway
B.L. Base Line
BM Bench Mark
℄ Centerline
Δ Central Angle of Curve
CONC Concrete Driveway
CHD Chord, Distance, and Bearing
C.L.F. Chain Link Fence
CONC. Concrete
C.M.P. Culvert
C&G Curb & Gutter
CWF Chicken Wire Fence
DC Deep Cut
DH Drill Hole
DKW Deck Wall
EOW Edge of Water
F.F.E. Finish Floor Elevation
FAR Floor Area Ratio
FND Found
GR Guard Rail
GRD Ground
I Iron Fence
IP Iron Pipe
L Length of Curve
(M) Measured
M Monument Line
N&D Nail & Disc
O.R.B. Official Record Book
PC Point of Curvature
PF Plastic Fence
PG Page
PI Point of Intersection
PS Parking Spaces
PT Point of Tangent
P.B. Plat Book
POB Point of Beginning
POC Point of Commence
POT Point of Terminus
PORT. Portable
℄ Property Line
R Radius
(R) Record
R/W Right-of-Way
SN Sill Nail
SWK Sidewalk
SF Square Feet
TOB Top of Bank
TOC Top of Curb
TYP. Typical
U.E. Utility Easement
WF Wood Fence
Tree
Valve Unknown
Water Meter
Water Valve
Wood Power Pole
Underground Sewer Line
Underground Telephone Line
Underground Water Line
Basketball Stand
Back Flow Preventer
Bell South Utility Box
Bell South Manhole
Bus Stop
Catch Basin
Clean Out
Concrete Light Pole
Concrete Power Pole
Concrete Traffic Signal Pole
Drain
Drainage Manhole
Electric Box
Electric Manhole
Electric Meter
Flow Arrow
FPL Box
FP&L Manhole
Fire Hydrant
Gas Meter
Gas Valve
GPS Point
Grease Manhole
Guard Post
Handicap
Hedges
Drainage Inlet
Irrigation Control Valve
Irrigation Valve
Light Meter
Light Pole
Mail Box
Manhole Unknown
Metal Light Pole
Metal Power Pole
Metal Traffic Signal Pole
Monitoring Well
Overhead Cable
P.C.P. (Permanent Control Point)
P.R.M. (Permanent Reference Monument)
Palm
Pedestrian Signal Control Box
Phone Manhole
Plastic Light Pole
Post Indicator Valve
Rail Road Control Utility Box
Stormwater Pump
Sanitary Sewer Manhole
Sewer Valve
Storm Sewer Manhole
Street Sign
T.V. Box
Telephone Box
Traffic Meter
Traffic Pole
Traffic Signal Control Box
Transformer
Underground Cable TV Line
Underground Electrical Line
Underground Gas Line

LEGAL DESCRIPTION:
A PORTION OF SECTION 35, TOWNSHIP 53 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE N01°45'25"W, AS BASIS OF BEARING ALONG THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 35 FOR A DISTANCE OF 130.04 FEET; THENCE N89°41'35"E FOR A DISTANCE OF 35.01 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE N01°45'25"W ALONG A LINE 35.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 35 FOR A DISTANCE OF 2512.55 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 35; THENCE N89°46'04"E ALONG SAID NORTH LINE FOR A DISTANCE OF 2278.90 FEET TO A POINT ON THE WEST LINE OF THE E 1/8 OF THE NORTHWEST ¼ OF SAID SECTION 35, ALSO BEING THE CENTERLINE OF NW 132nd PLACE; THENCE N01°46'58"W ALONG SAID WEST LINE FOR A DISTANCE OF 2549.31 FEET; THENCE N89°50'59"E ALONG A LINE 89.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 35 FOR A DISTANCE OF 328.51 FEET; THENCE N89°49'08"E ALONG A LINE 89.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 35 FOR A DISTANCE OF 2546.59 FEET; THENCE S01°50'23"E ALONG A LINE 57.00 FEET WEST OF AND PARALLEL TO THE WEST LINE OF THE NORTHEAST ¼ OF SAID SECTION 35 FOR A DISTANCE OF 2546.00 FEET; THENCE S89°45'12"W ALONG THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 35 FOR A DISTANCE OF 2546.65 FEET TO THE CENTER OF SAID SECTION 35; THENCE S01°46'33"E ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 35, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF NW 132nd AVENUE FOR A DISTANCE OF 2089.80 FEET; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE NORTH LIMITED ACCESS RIGHT-OF-WAY LINE OF SR 836; THENCE S89°45'57"E FOR A DISTANCE OF 1274.34 FEET TO A POINT OF CURVATURE; THENCE 1335.58 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2042.00 FEET AND A CENTRAL ANGLE OF 37°28'29" TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS N37°42'32"W; THENCE S89°41'35"W ALONG A LINE 130.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 35 FOR A DISTANCE OF 82.19 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 36; THENCE N89°34'22"E ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 36 FOR A DISTANCE OF 2642.45 FEET; THENCE N89°34'40"E ALONG NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 36 FOR A DISTANCE OF 2121.83 FEET; THENCE S01°43'10"E FOR A DISTANCE OF 135.64 FEET; THENCE N89°34'40"E FOR A DISTANCE OF 100.04 FEET; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WEST LIMITED ACCESS RIGHT-OF-WAY LINE OF SR 821; THENCE S01°44'03"E FOR A DISTANCE OF 178.29 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS N88°15'51"E; THENCE 575.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 22769.26 FEET AND A CENTRAL ANGLE OF 01°26'51" TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS N89°42'42"E; THENCE S00°17'18"E FOR A DISTANCE OF 760.41 FEET; THENCE S89°36'44"W ALONG THE SOUTH LINE OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 36 FOR A DISTANCE OF 1204.11 FEET; THENCE N01°45'41"W ALONG THE WEST LINE OF THE NORTH ½ OF THE NORTH ½ OF THE EAST ½ OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 36 FOR A DISTANCE OF 329.71 FEET; THENCE S89°36'44"W ALONG THE SOUTH LINE OF THE NORTH ½ OF THE NORTHEAST ¼ OF SAID SECTION 36 FOR A DISTANCE OF 990.39 FEET; THENCE S89°36'14"W ALONG THE SOUTH LINE OF THE NORTH ½ OF THE NORTHWEST ¼ OF SAID SECTION 36 FOR A DISTANCE OF 2640.79 FEET; THENCE N01°50'23"W ALONG A LINE 43.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST ¼ OF SAID SECTION 36 TO THE POINT OF BEGINNING.

THIS DOCUMENT CONSISTS OF FOUR (4) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

SURVEYOR'S REPORT:

1. No instruments of record reflecting easements, right of way, and or ownership were furnished to this surveyor except as shown.
2. Bearings are based on an assumed value of N01°45'25"W along the West line of the Southwest ¼ of Section 35, Township 53 South, Range 39 East in Miami-Dade County, Florida and on an assumed value of N89°34'22"E along the North line of the Northwest ¼ of Section 36, Township 53 South, Range 39 East in Miami-Dade County.
4. Unless otherwise noted record and measured data are in substantial agreement. All distances and elevations shown are in accord with the United States standard using feet.
5. The Street Right-of-Way abutting this property are physically open unless otherwise noted.
6. Fence ownership, if any, was established by visual means only, but legal ownership has not been determined.
7. Set Iron Pipe or Pin with cap #1012 (18" in length by 0.2 square inches, minimum) at all corners unless otherwise noted.
8. No underground installations or improvements have been located.
9. The symbols (if any) reflected in the legend and on the survey have been enlarged for clarity. The symbols have been plotted at the center of the field location and may not represent the actual size or shape of the feature.
10. The surveyor did not inspect the property for environmental hazards or jurisdictional wetlands.
11. The information depicted on this map represents the results of the survey on the date indicated and can only be considered as indicating the general conditions existing at that time.
12. Due to the frequent changes and interpretations of zoning ordinances it is the owner's responsibility to verify zoning restrictions before construction.
13. The purpose of this survey is to provide a legal description of the overall Beacon Lakes Site.
14. The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
15. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
16. No field work was done as part of this survey and no corner was set.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY: that the SKETCH of the property described hereon was made under my supervision and that the SPECIFIC PURPOSE SURVEY meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon.
LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012

Arturo A. Sosa
Surveyor and Mapper 2629
State of Florida

NO.	DATE	REVISIONS	BY	APP

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305-448-1800 • LB 1012

SPECIFIC PURPOSE SURVEY
AMB CODINA BEACON LAKES LLC
BEACON LAKES
MIAMI-DADE COUNTY, FLORIDA
SECS. 35 AND 36-53-39

PROJ. NO: 2013 15
DESIGNED:
DRAWN: BBL
CHECKED: AS
SCALE: AS NOTED
DATE: 8/24/15
SHEET: 1 OF 4 SHEETS

LEGAL DESCRIPTION:

A PORTION OF SECTION 35, TOWNSHIP 53 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE N01°45'25"W, AS BASIS OF BEARING ALONG THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 35 FOR A DISTANCE OF 130.04 FEET; THENCE N89°41'35"E FOR A DISTANCE OF 35.01 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE N01°45'25"W ALONG A LINE 35.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 35 FOR A DISTANCE OF 2512.55 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 35; THENCE N89°46'04"E ALONG SAID NORTH LINE FOR A DISTANCE OF 2278.90 FEET TO A POINT ON THE WEST LINE OF THE E 1/8 OF THE NORTHWEST ¼ OF SAID SECTION 35, ALSO BEING THE CENTERLINE OF NW 132nd PLACE; THENCE N01°46'58"W ALONG SAID WEST LINE FOR A DISTANCE OF 2549.31 FEET; THENCE N89°50'59"E ALONG A LINE 89.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 35 FOR A DISTANCE OF 328.51 FEET; THENCE N89°49'08"E ALONG A LINE 89.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 35 FOR A DISTANCE OF 2546.59 FEET; THENCE S01°50'23"E ALONG A LINE 57.00 FEET WEST OF AND PARALLEL TO THE WEST LINE OF THE NORTHEAST ¼ OF SAID SECTION 35 FOR A DISTANCE OF 2546.00 FEET; THENCE S89°45'12"W ALONG THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 35 FOR A DISTANCE OF 2546.65 FEET TO THE CENTER OF SAID SECTION 35; THENCE S01°46'33"E ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 35, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF NW 132nd AVENUE FOR A DISTANCE OF 2089.80 FEET; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE NORTH LIMITED ACCESS RIGHT-OF-WAY LINE OF SR 836; THENCE S89°45'57"E FOR A DISTANCE OF 1274.34 FEET TO A POINT OF CURVATURE; THENCE 1335.58 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2042.00 FEET AND A CENTRAL ANGLE OF 37°28'29" TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS N37°42'32"W; THENCE S89°41'35"W ALONG A LINE 130.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 35 FOR A DISTANCE OF 82.19 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 36; THENCE N89°34'22"E ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 36 FOR A DISTANCE OF 2642.45 FEET; THENCE N89°34'40"E ALONG NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 36 FOR A DISTANCE OF 2121.83 FEET; THENCE S01°43'10"E FOR A DISTANCE OF 135.64 FEET; THENCE N89°34'40"E FOR A

LEGAL DESCRIPTION:

DISTANCE OF 100.04 FEET; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WEST LIMITED ACCESS RIGHT-OF-WAY LINE OF SR 821; THENCE S01°44'07"E FOR A DISTANCE OF 178.29 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS N88°15'51"E; THENCE 575.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 22768.26 FEET AND A CENTRAL ANGLE OF 01°26'51" TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS N89°42'42"E; THENCE S00°17'18"E FOR A DISTANCE OF 760.41 FEET; THENCE S89°36'44"W ALONG THE SOUTH LINE OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 36 FOR A DISTANCE OF 1204.11 FEET; THENCE N01°45'41"W ALONG THE WEST LINE OF THE NORTH ½ OF THE NORTH ½ OF THE EAST ½ OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 36 FOR A DISTANCE OF 329.71 FEET; THENCE S89°36'44"W ALONG THE SOUTH LINE OF THE NORTH ½ OF THE NORTHEAST ¼ OF SAID SECTION 36 FOR A DISTANCE OF 990.39 FEET; THENCE S89°36'14"W ALONG THE SOUTH LINE OF THE NORTH ½ OF THE NORTHWEST ¼ OF SAID SECTION 36 FOR A DISTANCE OF 2640.79 FEET; THENCE N01°50'23"W ALONG A LINE 43.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST ¼ OF SAID SECTION 36 TO THE POINT OF BEGINNING.

LEGAL AND SKETCH

SURVEYOR'S NOTES:

1. Bearings are based on an assumed value of S89°38'04"W along the South line of the Northeast ¼ of Section 36, Township 53 South, Range 39 East in Miami-Dade County, Florida.
2. The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
3. This sketch does not represent a land survey.
4. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

LEGEND:

POC	Point of Commencement	L	Length	AC.	Acres
POB	Point of Beginning	Δ	Central Angle	S.F.	Square feet
SEC.	Section	R	Radius	R/W	Right-of-Way

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.05, Florida Administrative Code pursuant to Section 472.027, Florida Statutes; and, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.
Ludovici and Orange Consulting Engineers Inc. L.B. #1012

THIS DOCUMENT CONSISTS OF FOUR (4) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

By: _____
Arturo A. Sosa
Surveyor and Mapper 2629
State of Florida

PROJ. NO: 2015 15	DATE: 9-11-15	DRAWN: BBL	CHECKED: AS	SCALE: AS NOTED

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

BEACON LAKES

\\SERVER\Data\SURVEY\Projects\2015\2015 15 BEACON LAKES\dwg\2015 15 LEGAL AND SKETCH.dwg 8/19/2015 1:09:34 PM EDT

LEGAL AND SKETCH

LEGAL DESCRIPTION:

A PORTION OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF SAID SECTION 36; THENCE S89°38'04"W, AS BASIS OF BEARING ALONG THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 36 FOR A DISTANCE OF 471.61 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S89°38'04"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 151.89 FEET; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE WEST RIGHT-OF-WAY LINE OF HOMESTEAD EXTENSION FLORIDA'S TURNPIKE (SR 821); THENCE S03°50'03"W FOR A DISTANCE OF 330.69 FEET TO A POINT OF CURVATURE; THENCE 1467.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1906.00 FEET AND A CENTRAL ANGLE OF 44°07'29" TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST ½ OF THE SOUTHEAST ¼ OF SAID SECTION 36, ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS S42°02'27"E; THENCE N01°45'04"W ALONG SAID WEST LINE FOR A DISTANCE OF 1614.40 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 36; THENCE S89°38'04"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 330.02 FEET TO A POINT ON THE WEST LINE OF THE EAST ½ OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 36; THENCE N01°45'41"W ALONG SAID WEST LINE FOR A DISTANCE OF 989.49 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 36; THENCE N89°36'44"E ALONG SAID NORTH LINE FOR A DISTANCE OF 1204.16 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF HOMESTEAD EXTENSION FLORIDA'S TURNPIKE (SR 821); THENCE S00°17'18"E ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 989.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,964,404 SQUARE FEET OR 45.096 ACRES MORE OR LESS.

THIS DOCUMENT CONSISTS OF FOUR (4) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

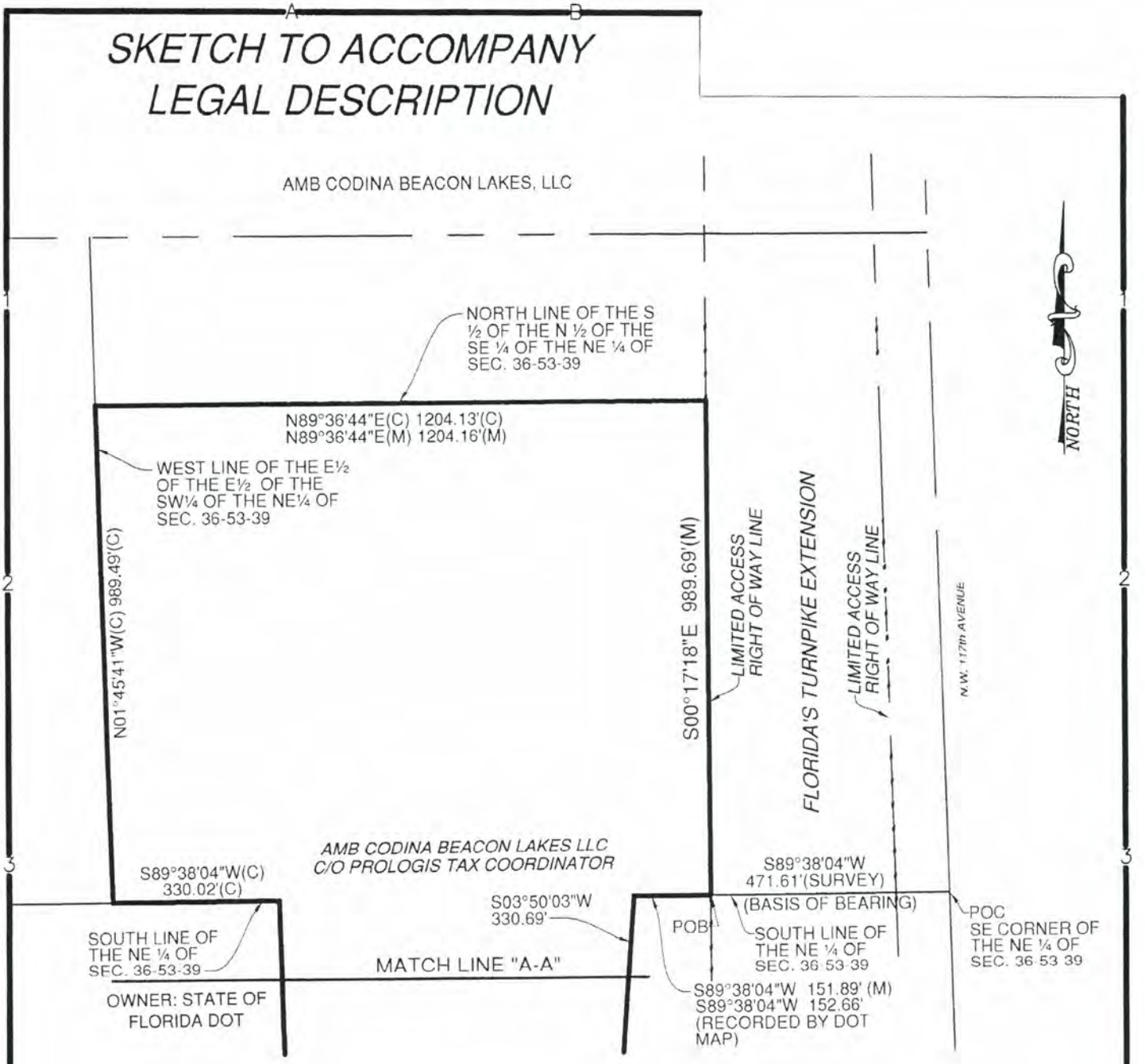
PROJ. NO: 2015 15	DATE: 9-11-15	DRAWN: BBL	CHECKED: AS	SCALE: AS NOTED

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

BEACON LAKES

\\SERVER\Data\SURVEY\Projects\2015\2015 15 BEACON DRI\dwg\2015 15 ALL SITES SOUTH BLOCK A LEGAL AND SKETCH.dwg 9/12/2015 7:50:58 AM EDT

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



THIS DOCUMENT CONSISTS OF FOUR (4) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

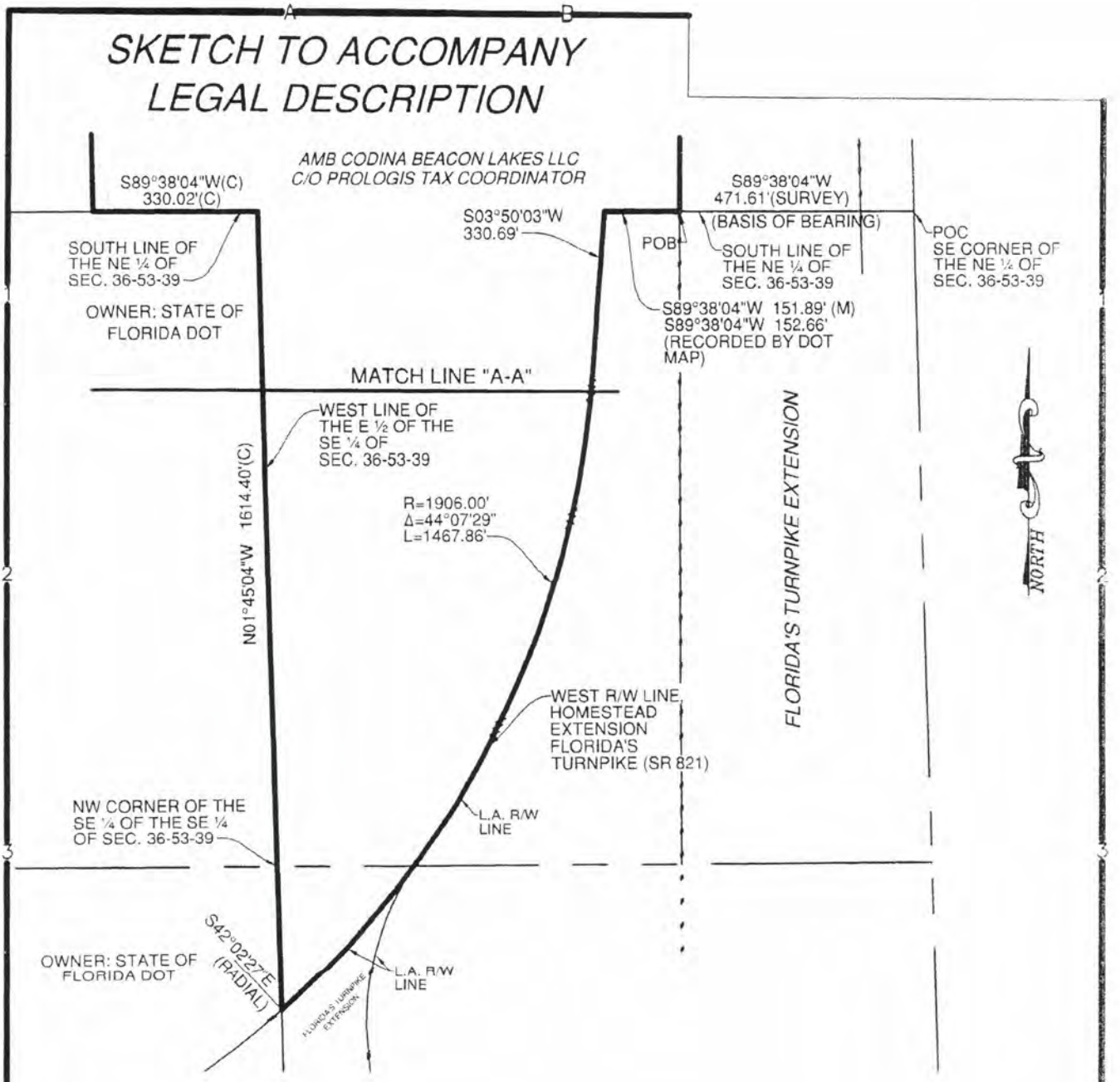
PROJ. NO: 2015 15	DATE: 9–11–15	DRAWN: BBL	CHECKED: AS	SCALE: NTS

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

BEACON LAKES

SHEET 3 OF 4 SHEETS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



THIS DOCUMENT CONSISTS OF FOUR (4) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

PROJ. NO: 2015 15	DATE: 9-11-15	DRAWN: BBL	CHECKED: AS	SCALE: NTS

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

BEACON LAKES

SHEET 4 OF 4 SHEETS

B

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

	Net External PM Peak Hour	TO:	Warehouse	Office	Retail
Land Uses	**Trip Rates - Note 1**	**Units**	**KSF**	**KSF**	**KSF**
FROM:			**0.2970**	**1.4530**	**2.9230**
Warehouse	**0.2970**	**KSF**	1.0000	0.2044	0.1016
Office	**1.4530**	**KSF**	4.8923	1.0000	0.4971
Retail	**2.9230**	**KSF**	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**

C

Table 1A - Beacon Lakes DRI - Approved and Proposed Uses

Approved DRI Land Uses	Approved DRI Program	Proposed DRI Program	Proposed Change
Industrial/Warehouse	5,300,000 sq.ft.	6,085,761 sq.ft.	Increase by 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

12/21/2015

Table 1B - Beacon Lakes DRI - PM Peak Hour Trips for Approved and Proposed Uses

Approved DRI Land Uses	Approved DRI Program	Proposed DRI Program	Proposed Change
Industrial/Warehouse	5,300,000 sq.ft.	6,085,761 sq.ft.	Increase by 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
Gross PM Peak Hour Trips - Note 1	3719.5 Gross PM Trips	3970.9 Gross PM Trips	Increase by 251 Gross PM Trips

Note 1 - See Tables 2A and 2B

12/21/2015

Table 1C - Beacon Lakes DRI - Approved and Proposed Program and Uses Built to Date

Uses Approved	Industrial/Warehouse	Office	Retail
Program Approved	5,300,000	175,000	495,000
Program Built to Date	2,153,778	156,215	0
Program Remaining	3,146,222	18,785	495,000
Additional Uses Proposed	785,761	0	0
Program Remaining with Proposed Change	3,931,983	18,785	495,000
***Proposed Change to DRI Boundary to Relocate Retail from SW Corner of DRI to East Side of DRI			Relocation of Retail

12/21/2015

TABLE 2A - BEACON LAKES DRI - PM PEAK HOUR TRIP GENERATION FOR THE APPROVED DEVELOPMENT PROGRAM

APPROVED USES	APPROVED SF	ITE LUC	ITE 9TH EDITION	PM TRIPS	% IN	TRIPS IN	% OUT	TRIPS OUT	GROSS PM RATE	7.82% INTERNAL	10.77% PASS-BY	EXTERNAL PM TRIPS	EXTERNAL PM RATE
COMMERCIAL / RETAIL	495,000 SQ. FT. GLA	820	Ln (T) = 0.67 Ln (X) + 3.31	1,749	48%	840	52%	909	3.533	137	174	1,439	2.906
OFFICE	175,000 SQ. FT. GFA	710	T = 1.12 (X) + 78.45	274	17%	47	83%	227	1.568	21	0	253	1.446
WAREHOUSE	5,300,000 SQ. FT. GFA	150	T = 0.32 (X)	1,696	25%	424	75%	1,272	0.320	133	0	1,563	0.295
COMMUNICATIONS FACILITIES	Per 1,000 SQ. FT. GFA		Included in the Approved Exhibit 3 to Resolution Z-11-02						0.288				0.288
TOTAL TRIPS			PM TRIPS FOR APPROVED USES	3,719.5	35%	1,311	65%	2,408		291	174	3,255	12/21/2015
										Note 1A	Note 2		

TABLE 2B - BEACON LAKES DRI - PM PEAK HOUR TRIP GENERATION FOR THE PROPOSED DEVELOPMENT PROGRAM

APPROVED USES	PROPOSED SF	ITE LUC	ITE 9TH EDITION	PM TRIPS	% IN	TRIPS IN	% OUT	TRIPS OUT	GROSS PM RATE	7.32% INTERNAL	10.75% PASS-BY	EXTERNAL PM TRIPS	EXTERNAL PM RATE
COMMERCIAL / RETAIL	495,000 SQ. FT. GLA	820	Ln (T) = 0.67 Ln (X) + 3.31	1,749	48%	840	52%	909	3.533	128	174	1,447	2.923
OFFICE	175,000 SQ. FT. GFA	710	T = 1.12 (X) + 78.45	274	17%	47	83%	227	1.568	20	0	254	1.453
WAREHOUSE	6,085,761 SQ. FT. GFA	150	T = 0.32 (X)	1,947	25%	487	75%	1,460	0.320	143	0	1,805	0.297
COMMUNICATIONS FACILITIES	Per 1,000 SQ. FT. GFA		Included in the Approved Exhibit 3 to Resolution Z-11-02						0.288				0.288
TOTAL TRIPS			PM TRIPS FOR PROPOSED USES	3,970.9	35%	1,374	65%	2,597		291	174	3,506	12/21/2015
										Note 1B	Note 2		

WAREHOUSE SF APPROVED	5,300,000 SQ. FT. GFA	PM TRIPS FOR APPROVED USES	3719	
WAREHOUSE SF PROPOSED	6,085,761 SQ. FT. GFA	NET CHANGE IN PM TRIPS	251	INCREASE
NET CHANGE IN SQ. FT.	785,761 SQ. FT. GFA	% CHANGE IN PM TRIPS	6.8%	INCREASE

Cathy Sweetapple & Associates

Note 1A - See Table 2C for the ITE Multi-Use Internalization Matrix and Internalization % which corresponds to the Approved Uses for the Beacon Lakes DRI as calculated using ITE 9th Edition.
Note 1B - See Table 2D for the ITE Multi-Use Internalization Matrix and Internalization % which corresponds to the Proposed Uses for the Beacon Lakes DRI as calculated using ITE 9th Edition.

Note 2 - See Table 2E for the Pass-by Reduction calculations for the retail use which is established at 10.77% (for the approved uses) and 10.75% (for the proposed uses) as permitted by ITE and which is based on not exceeding 10% of the adjacent street PM Peak Hour traffic which equates to ±174 PM Peak Hour Trips as measured using State Count Stations 8244 and 8245 for two locations on NW 12 Street.

Analyst	Sweetapple
Date	December 10, 2015
Project	Beacon Lakes
Time Period	PM Peak Hour

MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY

LAND USE A		Retail	
ITE LU Code		820	
Size		495,000	
	Total	Internal	External
Enter	840	113	727
Exit	909	33	876
Total	1,749	145	1,604
%	100%	8%	92%

Exit to External: 876

727 *Enter from External*

LAND USE B		Office	
ITE LU Code		710	
Size		175,000	
	Total	Internal	External
Enter	47	15	32
Exit	227	45	182
Total	274	60	214
%	100%	22%	78%

Exit to External: 182

32 Enter from External

LAND USE C		Warehouse	
ITE LU Code		150	
Size		5,300,00	
	Total	Internal	External
Enter	424	18	406
Exit	1,272	67	1,205
Total	1,696	85	1,611
%	100%	5%	95%

Enter to External: 406

1,205 Exit from External

2%	18	Demand		
8%	67	Demand	2%	18 Demand
8%	67	Demand		
15	Balanced			
45	Balanced			
18	Balanced			
67	Balanced			
31%	15	0		
20%	45	0		
31%	131	Demand		
20%	254	Demand		
0%	0	Demand	0	Balanced
0%	0	Demand		
0%	0	Demand	0	Balanced
0%	0	Demand		

NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT				
	LAND USE A	LAND USE B	LAND USE C	TOTAL
Enter	727	32	406	1,166
Exit	876	182	1,205	2,263
Total	1,604	214	1,611	3,428
Single Use	**1,749**	**274**	**1,696**	**3,719**
	Retail	Office	Warehouse	

INTERNAL CAPTURE: 7.82%

Note - The Internal Capture Rates have been obtained from Tables 6.1 and 6.2 from the ITE Trip Generation Handbook, 3nd Edition. Industrial/Warehouse uses were not included by ITE, therefore the Rates for Office Use have been Applied to the Industrial/Warehouse Use.

Source: *ITE Trip Generation Handbook, August 2014*, Chapter 6, pages 57 and 58 – Trip Generation for Mixed-Use Development.

Table 2C
ITE Multi-Use Development Trip Generation and Internal Capture Summary for the Proposed DRI Modifications – AM Peak Hour
Beacon Lakes NOPC and CDMP Amendment

Source: Cathy Sweetapple & Associates

Analyst	Sweetapple
Date	December 10, 2015
Project	Beacon Lakes
Time Period	PM Peak Hour

MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY

LAND USE A		Retail	
ITE LU Code		820	
Size		495,000	
	Total	Internal	External
Enter	840	113	727
Exit	909	33	876
Total	1,749	145	1,604
%	100%	8%	92%

Exit to External: 876

727 — *Enter from External*

LAND USE B		Office	
ITE LU Code		710	
Size		175,000	
	Total	Internal	External
Enter	47	15	32
Exit	227	45	182
Total	274	60	214
%	100%	22%	78%

Exit to External: 182

32 — Enter from External

LAND USE C		Warehouse	
ITE LU Code		150	
Size		6,085,761	
	Total	Internal	External
Enter	487	18	469
Exit	1,460	67	1,393
Total	1,947	85	1,862
%	100%	4%	96%

Enter to External: 469

1,393 — Exit from External

2%	18	Demand		
15		Balanced		
31%	15	0		
8%	67	Demand		
45		Balanced		
20%	45	0		
2%	18	Demand		
18		Balanced		
31%	151	Demand		
8%	67	Demand		
67		Balanced		
20%	292	Demand		
0%	0	Demand	0	Balanced
0%	0	Demand		
0%	0	Demand	0	Balanced
0%	0	Demand		

NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT				
	LAND USE A	LAND USE B	LAND USE C	TOTAL
Enter	727	32	469	1,229
Exit	876	182	1,393	2,451
Total	1,604	214	1,862	3,679
Single Use	**1,749**	**274**	**1,947**	**3,970**
	Retail	**Office**	**Warehouse**	

INTERNAL CAPTURE: **7.32%**

Note - The Internal Capture Rates have been obtained from Tables 6.1 and 6.2 from the ITE Trip Generation Handbook, 3nd Edition. Industrial/Warehouse uses were not included by ITE, therefore the Rates for Office Use have been Applied to the Industrial/Warehouse Use.

Source: *ITE Trip Generation Handbook, August 2014*, Chapter 6, pages 57 and 58 – Trip Generation for Mixed-Use Development.

Table 2D
ITE Multi-Use Development Trip Generation and Internal Capture Summary for the Proposed DRI Modifications – AM Peak Hour
Beacon Lakes NOPC and CDMP Amendment

Source: Cathy Sweetapple & Associates

Table 2E - 10% of Adjacent Street Traffic Volumes from FDOT Count Stations 8244 and 8245

Count Station	Count Dates	Count Location	Timeframe	Day 1	Day 2	Day 3	3 Day Ave
FDOT-8244	9/11-13/2012	**NW 12 Street**	Daily	17414	17093	17460	**17322**
		200' W of NW 127 Ave	10% of Daily	1741	1709	1746	**1732**
			AM PK HR	1189	1130	1195	**1171**
			10% of AM Peak	119	113	120	**117**
			PM PK HR	1227	1212	1181	**1207**
			10% of PM Peak	123	121	118	**121**
Count Station	**Count Dates**	**Count Location**	**Timeframe**	**Day 1**	**Day 2**	**Day 3**	**Average**
FDOT-8245	11/06-09/2012	**NW 12 Street**	Daily	27186	28010	28020	**27739**
		200' W of HEFT	10% of Daily	2719	2801	2802	**2774**
			AM PK HR	2392	2675	2615	**2561**
			10% of AM Peak	239	268	262	**256**
			PM PK HR	2173	2368	2250	**2264**
			10% of PM Peak	217	237	225	**226**
Average of Station 8244 and 8245:			**Average of**				
			10% of Daily			**Daily**	**2253**
			10% of AM Peak			**AM PK HR**	**187**
			10% of PM Peak			**PM PK HR**	**174**

Cathy Sweetapple & Associates

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

Land Uses	Net External PM Peak Hour Trip Rates - Note 1	TO: Units	Warehouse KSF	Office KSF	Retail KSF
FROM:			**0.2970**	**1.4530**	**2.9230**
Warehouse	**0.2970**	**KSF**	1.0000	0.2044	0.1016
Office	**1.4530**	**KSF**	4.8923	1.0000	0.4971
Retail	**2.9230**	**KSF**	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**

Exhibit 3B

TABLE 2B - BEACON LAKES DRI - PM PEAK HOUR TRIP GENERATION FOR THE PROPOSED DEVELOPMENT PROGRAM

APPROVED USES	PROPOSED SQ. FT.	ITE LUC	ITE 9TH EDITION	PM TRIPS	% IN	TRIPS IN	% OUT	TRIPS OUT	GROSS PM RATE	7.32% INTERNAL	10.75% PASS-BY	EXTERNAL PM TRIPS	EXTERNAL PM RATE
COMMERCIAL / RETAIL	495,000 SQ. FT. GLA	820	Ln (T) = 0.67 Ln (X) + 3.31	**1,749**	48%	840	52%	909	**3.533**	128	174	**1,447**	**2.923**
OFFICE	175,000 SQ. FT. GFA	710	T = 1.12 (X) + 78.45	**274**	17%	47	83%	227	**1.568**	20	0	**254**	**1.453**
WAREHOUSE	**6,085,761** SQ. FT. GFA	150	T = 0.32 (X)	**1,947**	25%	487	75%	1,460	**0.320**	143	0	**1,805**	**0.297**
COMMUNICATIONS FACILITIES	Per 1,000 SQ. FT. GFA		Included in the Approved Exhibit 3 to Resolution Z-11-02						**0.288**				**0.288**
TOTAL TRIPS			**PM TRIPS FOR PROPOSED USES**	**3,970.9**	**35%**	**1,374**	**65%**	**2,597**		**291**	**174**	**3,506**	**12/21/2015**

Cathy Sweetapple & Associates

D

RLC Architects

DATE : 09-10-15

BEACON LAKES DRI

MASTER DEVELOPMENT PLAN

MAP H

EXHIBIT

1

© COPYRIGHT RLC ARCHITECTS, PA 2010