

RECEIVED
215-139
JUN 16 2016
MIAMI-DADE COUNTY
DEPARTMENT OF BUSINESS AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES

NOTE #2 - PETITIONERS SHALL ESTABLISH A 135-FOOT WIDE LAND USE BUFFER ALONG THE PROPERTY FRONTAGE OF N.W. 25TH STREET. THE USES WITHIN THE AFORESAID BUFFER SHALL BE RESTRICTED TO ONE OR MORE OF THE FOLLOWING: LANDSCAPING, OFF-STREET PARKING, INGRESS AND EGRESS FOR THE BALANCE OF SUBJECT PROPERTY, RIGHTS-OF-WAY, UTILITY FACILITIES, AND ANY USE OR STRUCTURE THAT MAY BE PERMITTED UNDER THE BU-1, BU-1A, BU-2, AND OPD ZONING CLASSIFICATIONS. THE SUBJECT LAND USE BUFFER SHALL ALSO BE SUBJECT TO THE TERMS OF THE COVENANTS WHICH SHALL LIMIT THE DEVELOPMENT AND USE OF THE PROPERTY TO THOSE USED THAT ARE PERMITTED UNDER TABLE E-1 OF SECTION 24-12.1 OF THE CODE OF MIAMI-DADE COUNTY, AND SHALL PROHIBIT THE USE, GENERATION, HANDLING, DISPOSAL OF, DISCHARGE OR STORAGE OF HAZARDOUS MATERIALS ON THE SUBJECT PROPERTY.

NOTE #4:
A. ALL SITE PLANS TO COMPLY WITH PUBLIC WORKS REQUIREMENTS FOR PEDESTRIAN CONNECTIVITY. DETAILED PLANS TO BE PROVIDED AT TIME OF PERMIT.
B. ALL ROADS, DRIVEWAYS, SIDEWALKS, CUL-DE-SACS TO COMPLY WITH PUBLIC WORKS REQUIREMENTS AND DETAILS. DETAILED PLANS TO BE PROVIDED AT THE TIME OF PERMIT

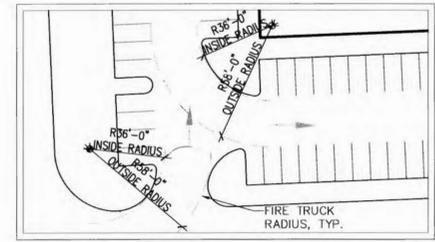
NOTE #5:
OVERALL MASTERPLAN LANDSCAPING TO MEET THE 15% REQUIREMENT AS REQUIRED BY 33-261 OF ZONING CODE WHEN ADJACENT TO RESIDENTIAL AREAS. INDIVIDUAL LOTS NOT ADJACENT TO RESIDENTIAL AREAS TO MEET THE 10% REQUIREMENT AS ESTABLISHED BY THE ZONING CODE.

ZONE	USE	APPROVED DRI PROGRAM	PROPOSED DRI PROGRAM	PROPOSED CHANGE
IU-1	INDUSTRIAL/WAREHOUSE AREA	5,300,000 SF	6,085,761 SF	INCREASE BY 785,761 SF
IU-1	OFFICE AREA	175,000 SF	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.	

BLOCK	GROSS AREAS	ROW	PUMP STATION	MITIGATION	FIRE STATION	LAKE	RETENTION	NET AREAS
A	155.85 ACRES	26.33 ACRES	.06 ACRES					129.46 ACRES
A EXPANSION	45.096 ACRES	7.79 ACRES					2.45 ACRES	34.85 ACRES
B	168.14 ACRES	13.14 ACRES	.06 ACRES	27.74 ACRES	2.00 ACRES	39.20 ACRES		86.00 ACRES
C	128.22 ACRES	8.00 ACRES	.07 ACRES	14.77 ACRES				105.38 ACRES
TOTAL:	497.306 ACRES	40.22 ACRES	.19 ACRES	42.22 ACRES	2.00 ACRES	39.20 ACRES	2.45 ACRES	355.69 ACRES

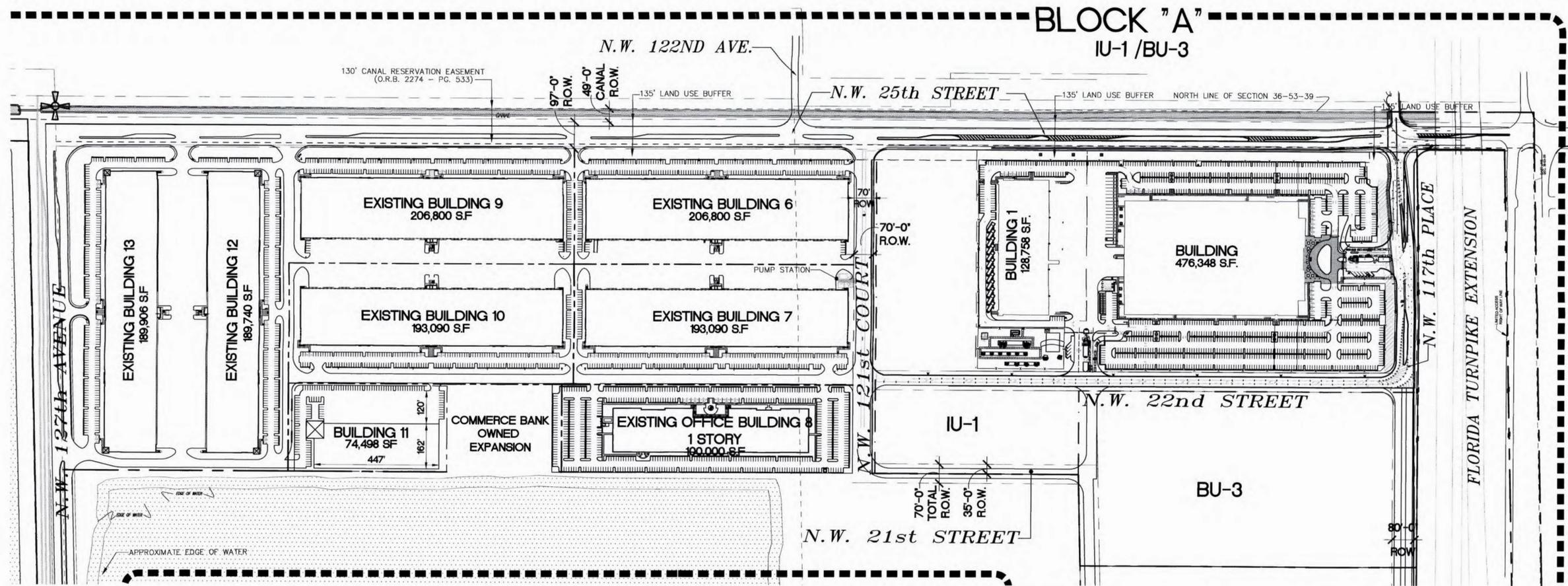
BEACON LAKES SOUTHERN EXPANSION AREA: 45.096 ACRES
 BEACON LAKES AREA BEING ZONED TO BU-3: 63.374 ACRES (THIS INCLUDES PORTION OF ORIGINAL BLOCK A PLUS ALL OF NEW EXPANSION AREA)
 BEACON LAKES REZONING AREA (IU-1 TO BU-3): 18.278 ACRES

NOTE:
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 3. ALL CURB-CUTS AND TURNING RADII TO COMPLY WITH MIAMI-DADE FIRE RESCUE ACCESS ROAD REQUIREMENTS
 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 COMPLY WITH CHAPTER 33 ZONING CODE REQUIREMENTS AT TIME OF BUILDING PERMIT, EXCEPT AS OTHERWISE VARIED IN ACCORDANCE WITH SAID CODE.



ALL CURB-CUTS TO COMPLY WITH THE MIN. TURNING RADIUS OF 36' INSIDE RADIUS AND 58' OUTSIDE RADIUS AS DETERMINED BY THE MIAMI-DADE COUNTY FIRE DEPARTMENT

MASTER PLAN
A1

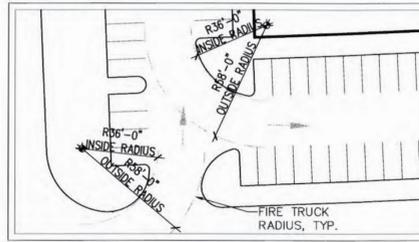


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OVERALL MASTER PLAN BUILDING AREAS

ZONE	USE	APPROVED DRI PROGRAM	PROPOSED DRI PROGRAM	PROPOSED CHANGE
IU-1	INDUSTRIAL/WAREHOUSE AREA	5,300,000 SF	6,085,761 SF	INCREASE BY 785,761 SF
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BEACON LAKES LAND AREAS

BLOCK	GROSS AREAS	ROW	PUMP STATION	MITIGATION	FIRE STATION	LAKE	RETENTION	NET AREAS
A	155.85 ACRES	26.33 ACRES	.06 ACRES					129.46 ACRES
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BLOCK A
A2

BLOCK A SOUTHERN EXPANSION

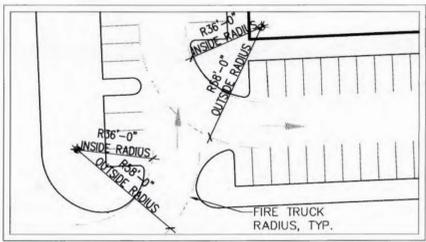
A3

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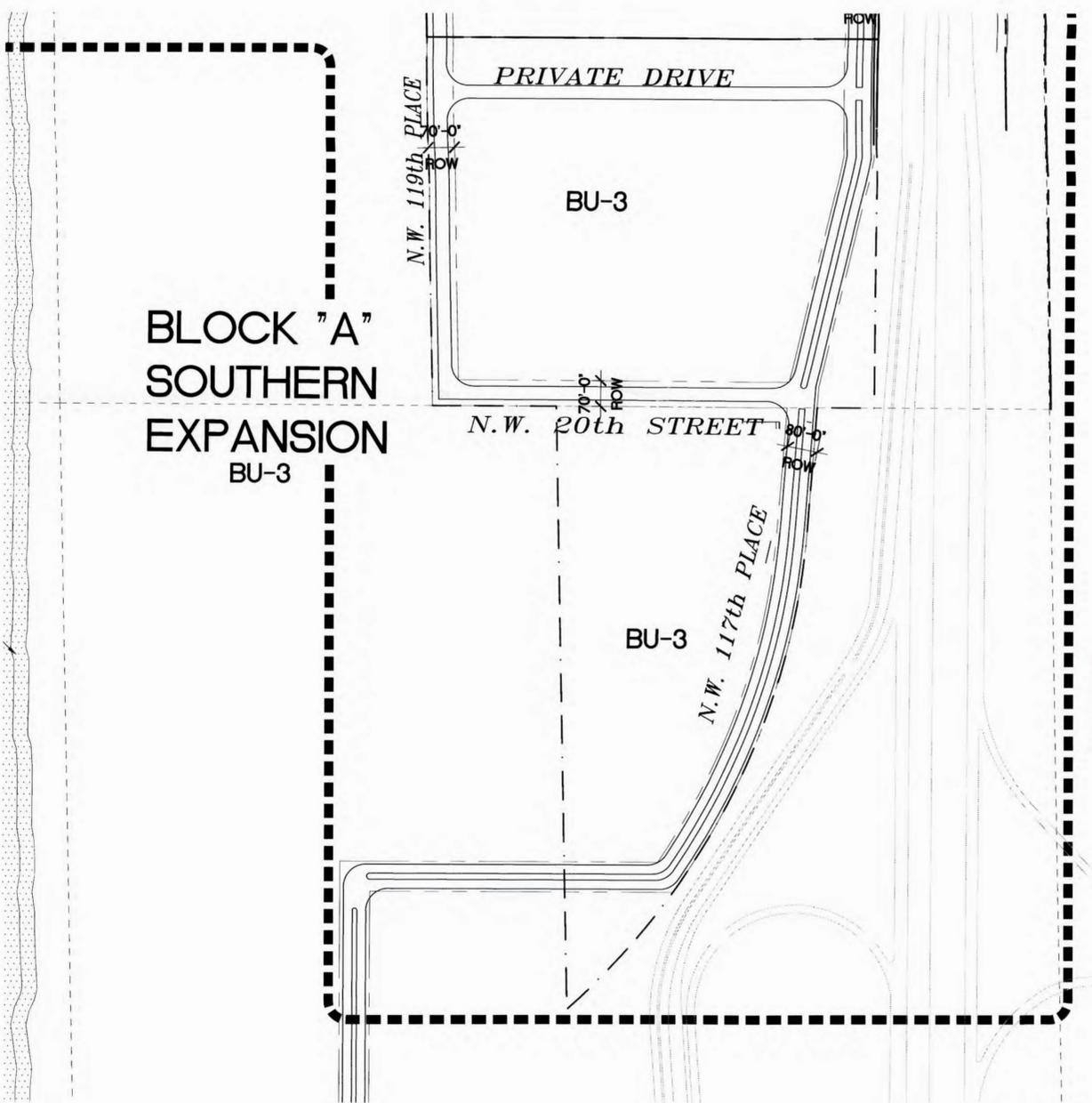


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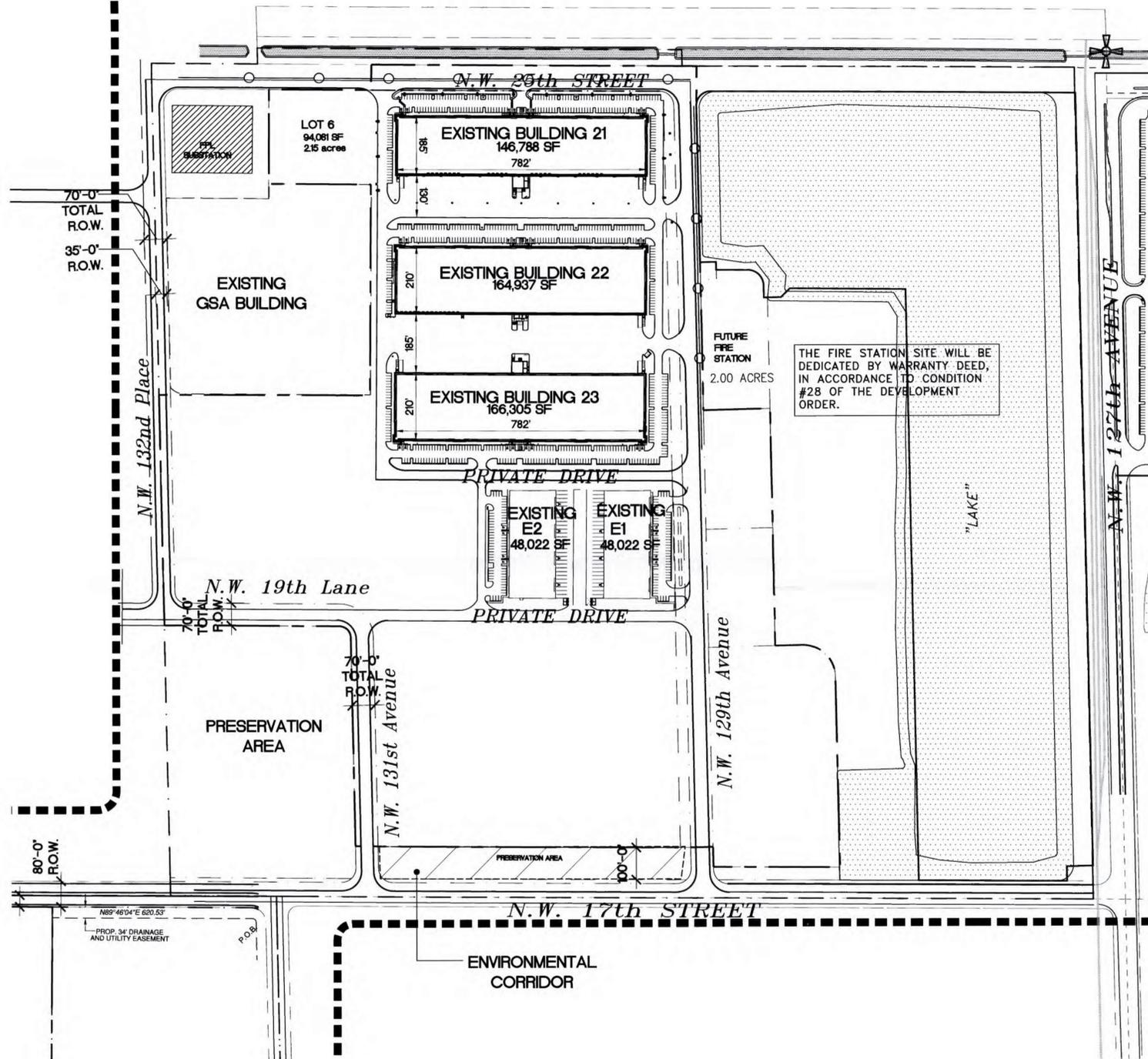
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Tom
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 2016

BLOCK "B"
IU-1

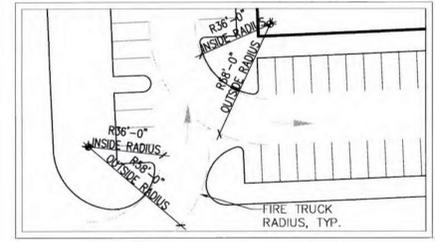


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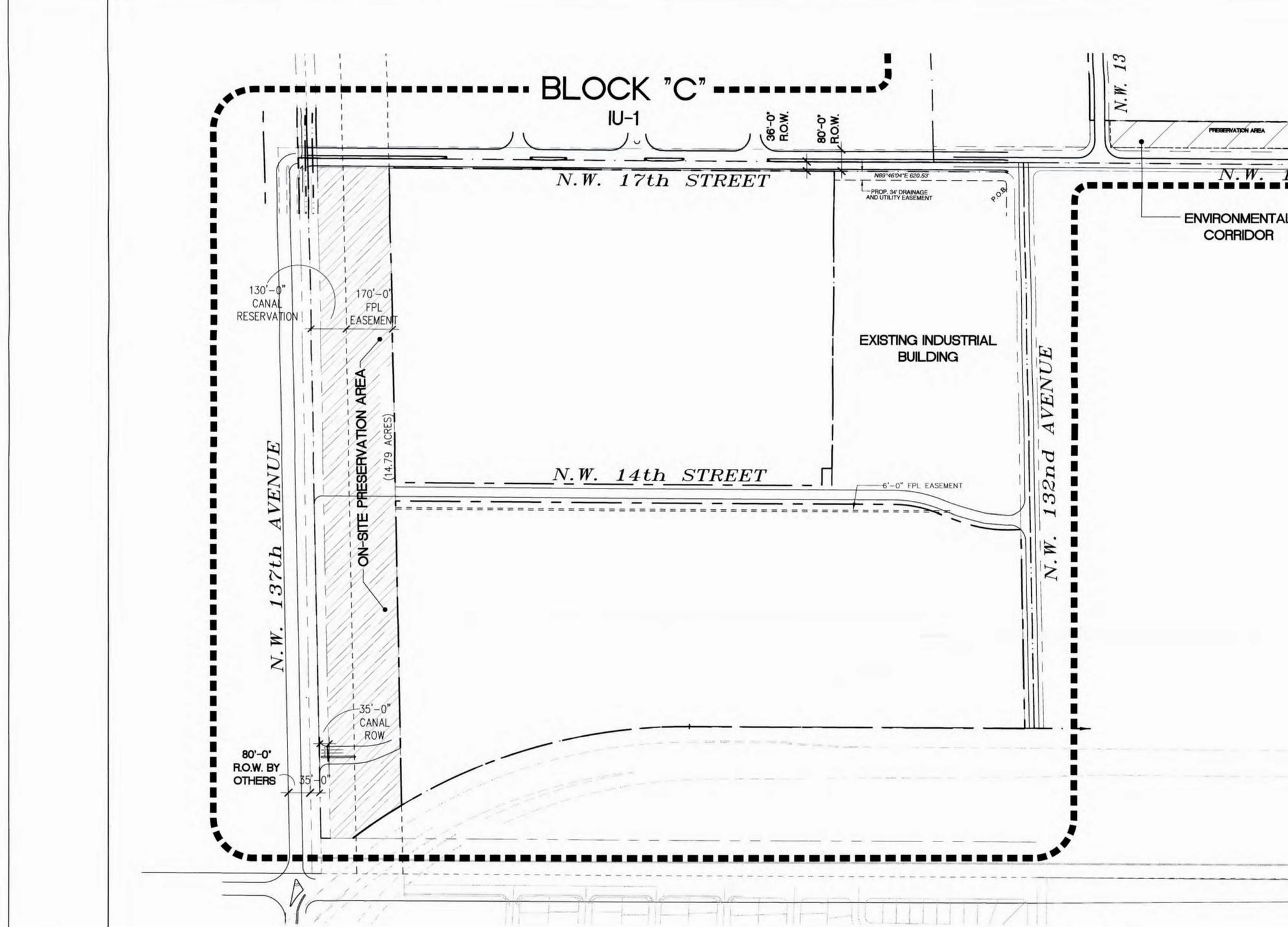
0' 200' 400'

BEACON LAKES BLOCK B
PROLOGIS

RLC Architects
06/14/16

BLOCK B
A4

[Handwritten signature]

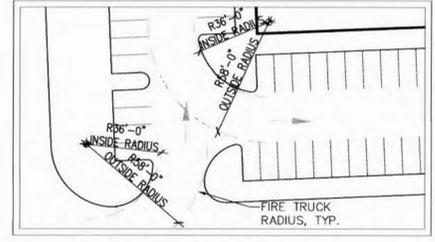


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TYP. FIRE TRUCK RADIUS DETAIL

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