



Carlos Alvarez, Mayor

Department of Environmental Resources Management

Environmental Quality Control Board
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PUBLIC NOTICE

ENVIRONMENTAL QUALITY CONTROL BOARD

AGENDA

Date: Thursday, March 19, 2009

Time: 2:00 P.M.

Place: Overtown Transit Village Building (OTV)
701 N.W. 1st Court
Miami, Florida
DERM Training Room
2nd Floor

- 1. BEACON VILLAGE LLC -Request for a modification of Board Order No. 01-82 that granted a variance from the requirements of Section 24-43(10) of the Code of Miami-Dade County, Florida. The request is to allow the establishment and operation of a land use not listed in Table E-1 therein. Additionally, the Petitioner is requesting the modification of condition No. 1 of said board order, which required a covenant running with the land in favor of Miami-Dade County, which restricts land uses on the subject property to those listed in the aforesaid Table E-1 in Section 24-43(10) of the Code. The aforesaid requested modifications shall only apply to the following legally described property:

A portion of Lot 4 of Block 3 and a portion of Tract "O" of Beacon Lakes Phase 3 according to the Plat thereof, as recorded in Plat Book 165 at Page 87 of the Public Records of Miami-Dade County, Florida and a portion of Lot 1 of Block 3 of Beacon Lakes Phase 2 according to the Plat thereof, as recorded in Plat Book 165 at Page 80 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the north 1/4 corner of said Section 35, Township 53 South, Range 39 East; thence S01°46'49"E, as basis of bearing along the west line of the northeast 1/4 of said Section 35 for a distance of 469.23 feet to the point of beginning of the following described parcel of land; thence N89°45'18"E along the North line of Lot 4 of Block 3 of said Beacon Lakes Phase 3 for a distance of 24.57 feet; thence N00°14'42"W along the East line of Lot 5 of Block 3 of said Beacon Lakes Phase 3 for a distance of 45.15 feet; thence N89°45'18"E for a distance of 318.47 feet; thence S00°14'42"E for a distance of 654.47 feet; thence S89°45'18"W for a distance of 584.55 feet to a point of intersection with a non-tangent curve, a radial line to said point bears S05°19'35"W; thence 43.52 feet along the arc of a curve to the right, said curve having a radius of 59.50 feet and a central angle of 41°54'19" to a point of intersection with a non-tangent line, a radial line to said



bears S47°13'54"W; thence N01°46'58"W along the West line of Lot 4 of Block 3 of said Beacon Lakes Phase 3 for a distance of 590.53 feet; thence N89°45'18"E along the North line of Lot 4 of Block 3 of said Beacon Lakes Phase 3 for a distance of 295.43 feet to the point of beginning containing 9.14 acres, more or less.

The Petitioner is also requesting a variance from the requirements of Section 24-43(5) of the Code of Miami-Dade County, Florida, which prohibits the use, generation, storage, handling, discharging or disposal of hazardous materials on property located within the wellfield protection area of the Northwest Wellfield. The purpose of the requests is to allow the construction and operation of a warehouse and office building and ancillary analytical chemical testing and investigation laboratory. The subject property is located at approximately east side of N.W. 132nd Place and south of N.W. 23rd Lane, Miami-Dade County, Florida. The aforesaid requested variance shall only apply to the following legally described property:

A portion of Lot 4 of Block 3 and a portion of Tract "O" of Beacon Lakes Phase 3 according to the Plat thereof, as recorded in Plat Book 165 at Page 87 of the Public Records of Miami-Dade County, Florida and a portion of Lot 1 of Block 3 of Beacon Lakes Phase 2 according to the Plat thereof, as recorded in Plat Book 165 at Page 80 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the north ¼ corner of said Section 35, Township 53 South, Range 39 East; thence S01°46'49"E, as basis of bearing along the west line of the northeast ¼ of said Section 35 for a distance of 469.23 feet to the point of beginning of the following described parcel of land; thence N89°45'18"E along the North line of Lot 4 of Block 3 of said Beacon Lakes Phase 3 for a distance of 24.57 feet; thence N00°14'42"W along the East line of Lot 5 of Block 3 of said Beacon Lakes Phase 3 for a distance of 45.15 feet; thence N89°45'18"E for a distance of 318.47 feet; thence S00°14'42"E for a distance of 654.47 feet; thence S89°45'18"W for a distance of 584.55 feet to a point of intersection with a non-tangent curve, a radial line to said point bears S05°19'35"W; thence 43.52 feet along the arc of a curve to the right, said curve having a radius of 59.50 feet and a central angle of 41°54'19" to a point of intersection with a non-tangent line, a radial line to said point bears S47°13'54"W; thence N01°46'58"W along the West line of Lot 4 of Block 3 of said Beacon Lakes Phase 3 for a distance of 590.53 feet; thence N89°45'18"E along the North line of Lot 4 of Block 3 of said Beacon Lakes Phase 3 for a distance of 295.43 feet to the point of beginning containing 9.14 acres, more or less.

OTHER MATTERS:

Other items at the discretion of the Environmental Quality Control Board. For additional information, please call Mirna Leal at (305) 372-6764.