

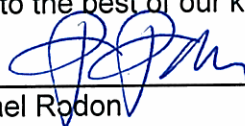
**DEVELOPMENT OF REGIONAL IMPACT  
APPLICATION FOR DEVELOPMENT APPROVAL  
UNDER SECTION 380.06, FLORIDA STATUTES**

**PART I. APPLICATION INFORMATION**

**1. Statement of Intent**

I, **Rafael Rodon**, the undersigned authorized agent of Flagler Development Group (the "Applicant"), hereby propose to undertake a Development of Regional Impact as defined in Section 380.06, Florida Statutes (F.S.), and Chapter 28-24.028, Florida Administrative Code (F.A.C.). In support thereof we submit the following information concerning Beacon Countyline, which information is true and correct to the best of our knowledge.

20NOV07  
\_\_\_\_\_  
(Date)

  
\_\_\_\_\_  
Rafael Rodon

**2. Owner/Developer (name, address, phone). State whether or not the owner or developer is authorized to do business in the State of Florida pursuant to the provisions of Chapter 407, F.S.**

The Owners of the Property and Applicants are:

FDG Beacon Countyline, LLC  
c/o Flagler Development Group  
2855 S. LeJeune Road, 4<sup>th</sup> Floor  
Coral Gables, Florida 33134

FDG BN Expansion, LLC  
c/o Flagler Development Group  
2855 S. LeJeune Road, 4<sup>th</sup> Floor  
Coral Gables, Florida 33134

Attention: Kolleen Cobb, Vice President and General Counsel

Telephone: (305) 520-2300  
Email: kolleen.cobb@flaglerdev.com

The Owners are authorized to do business in the State of Florida.

The Developer is:

Flagler Development Group, Inc.  
2855 S. LeJeune Road, 4<sup>th</sup> Floor  
Coral Gables, Florida 33134

Attention: Rafael Rodon, Executive Vice President, Authorized Agent

Telephone: (305) 520-2300  
Email: Rafael.Rodon@flaglerdev.com

The Developer is authorized to do business in the State of Florida.

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

**Authorized Agent:**

Flagler Development Group, Inc.  
2855 S. LeJeune Road, 4<sup>th</sup> Floor  
Coral Gables, Florida 33134

Attention: Rafael Rodon, Executive Vice President, Authorized Agent

Telephone: (305) 520-2300

Email: Rafael.Rodon@flaglerdev.com

**Alternate Authorized Agent / Legal Counsel:**

Joseph G. Goldstein, Esq.  
Holland & Knight LLP  
701 Brickell Avenue, Suite 3000  
Miami, Florida 33131

Telephone: (305) 789-7782

Email: Joseph.Goldstein@hklaw.com

**Consultants:**

**Planning**

Rob Curtis, AICP  
The Curtis Group  
7520 Red Road, Suite M  
South Miami, Florida 33143  
Telephone: (305) 663-5800  
Email: rob@curtisplanning.com

**Transportation Planning**

Tim Plummer, PE  
David Plummer & Associates  
1750 Ponce de Leon Boulevard  
Coral Gables, Florida 33134  
Telephone: (305)447-0900  
Email: Tim.Plummer@dplummer.com

**Environmental**

Rainer Schael  
RS Environment Consultants, Inc.  
12207 SW 132<sup>nd</sup> Court  
Miami, FL 33186  
Telephone: (305) 383-3404  
Email: Rainer@rs-env.com

**Economic**

Andrew Dolkart  
Miami Economic Associates  
6861 SW 89<sup>th</sup> Terrace  
Miami, FL 33156  
Telephone: (305) 669-0229  
Email: meaink@bellsouth.net

**Archaeology**

Bob Carr  
Archaeological & Historical Conservancy, Inc.  
4800 SW 64<sup>th</sup> Avenue, Suite 107  
Davie, FL 33314  
Telephone: (954) 792-9776  
Email: archlgcl@bellsouth.net

**Civil Engineer**

Michael Lee, PE  
PBS&J  
2001 NW 107<sup>th</sup> Avenue  
Miami, Florida 33172  
Telephone: (305) 520-2510  
Email: mlee@pbsj.com

**Landfill**

Eddie Smith  
ES Consultants, Inc.  
7700 North Kendall Drive, Suite 607  
Miami, Florida 33156  
Telephone: (305) 412-8185  
Email: esmith@esconsultants.net

4. **Attach a notarized authorization from all persons or corporations (or authorized agents of said persons or corporations) having fee simple or lesser estate in the site indicating that each of these parties is aware of, and concurs with, the development of this property as described in this Application for Development Approval. Include the names and addresses of all parties with an interest in the property. In addition, include descriptions of any other properties within one-half mile radius of the DRI site in which any of the parties with an interest in the DRI site hold a fee simple or lesser interest.**

Notarized authorization forms from all private companies and private entities having a fee simple or lesser estate in the Property is attached in **Exhibit 4.1 (R)**. There are no properties within one-half mile radius of the DRI Property in which any of the parties with an interest in the DRI site hold a fee simple or lesser interest.

Please note the residual right of way (ROW for the Golden Glades Parkway, which is currently retained by Miami-Dade County, has been removed from this application.

5. **Attach a legal description of the development site. Include section, township and range.**

A legal description of the Property is included in **Exhibit 5.1 (R)**.

6. **Have you requested a binding letter of interpretation of DRI status or vested rights, clearance letter, agreement or preliminary development agreement from the Department of Community Affairs? If so, what is the current status of this determination?**

No binding letters of interpretation of DRI status or vested rights, clearance letter, agreement or preliminary development agreement from the Department of Community Affairs have been requested.

7. **List all local governments with jurisdiction over the proposed development.**

The City of Hialeah has jurisdiction over the processing of changes to the City of Hialeah Comprehensive Plan and Development of Regional Impact applications.

8. **List all agencies (local, state and federal) from which approval and/or a permit must be obtained prior to initiation of development. Indicate the permit or approval for each agency and its status. Indicate whether the development is registered or whether registration will be required with the Division of Florida Land Sales, Condominiums and Mobile Homes under Chapter 478, Florida Statutes. Indicate whether the development will be registered with the H.U.D., Division of Interstate Land Sales Registration or with other states.**

The Project will obtain any and all necessary permits. Currently, the Applicant anticipates obtaining the following permits, which will be obtained prior to the initiation of the development, as required.

<b>Table 1-8.1 (R) Required Permits &amp; Status</b>		
<b>Agency</b>	<b>Permits/Approval</b>	<b>Status</b>
<b>City of Hialeah</b>		
	ADA/DRI Development Order	Future Action
	Re-Zoning	Future Action
	Comprehensive Plan Amendments	Future Action
	Site Plan Approval	Future Action
	Building Permit(s)	Future Action
	Water & Sewer Agreement	Future Action
	Wastewater Collection System Permit	Future Action
	Hydrant Location & Fire Protection	Future Action
	Roadway Improvement Plans	Future Action
	Traffic Concurrency	Future Action
	Tree Removal Permit	Future Action
<b>Miami-Dade County</b>		
	Complex Source Permit	If Required
	Wetland Jurisdictional Determination	If Required
	Class IV (Freshwater Wetland Dredge & Fill)	If Required

	Water Distribution System Permit	Future Action
	Surface Water Management Permit	Future Action (If not issued by SFWMD)
	Paving, Grading & Drainage Permit	Future Action
	Landfill Closure Permit	Future Action
<b>Department of Environmental Resource Management</b>		
	Landfill Closure Permit	Future Action
	Wetland Impact Permit	Future Action
	Stormwater System Permit	Future Action
<b>State of Florida</b>		
<b>South Florida Regional Planning Council</b>		
	City of Hialeah Future Land Use Amendment to the City of Hialeah Comprehensive Plan	In Process
	DRI Review	In Process
<b>South Florida Water Management District</b>		
	Wetland Jurisdictional Determination	If Required
	Environmental Resource Permit (Storm Water and Water Quality Certification)	Future Action (If not issued by DERM)
	Water Use Permit	If Required
<b>Department of Community Affairs</b>		
	DRI Review	In Process
<b>Department of Environmental Protection</b>		
	Wastewater Collection System Permit	Future Action
	Water Distribution System Permit	Future Action
	Landfill Closure Permit	Future Action
	Air Quality	If Required
<b>Department of Transportation</b>		
	Roadway Improvement Plans	Future Action
	Traffic Concurrency	Future Action
	Signalization	Future Action
<b>Federal Government</b>		
<b>United States Army Corps of Engineers</b>		
	Wetland Jurisdictional Determination	If Required
	Dredge & Fill Permit	If Required
Source: The Curtis Group		

Registration of the development with the Division of Florida Land Sales, Condominiums, and Mobile Homes under Chapter 498, Florida Statutes, is not required. The development will not be registered with H.U.D. Division of Interstate Land Sales registration.

**Exhibit 4.1 (R)**

**Notarized Authorization Forms**

**AUTHORIZATION OF PERSONS OR CORPORATIONS HAVING  
FEE SIMPLE OR LESSER ESTATE IN THE SITE**

**BEACON COUNTYLINE**

FDG Beacon Countyline, LLC, as applicant and owner in fee simple of the property described within Exhibit A, which is included in the Application for Development Approval, and in conjunction with Flagler Development Group, Inc. (as the Developer of the property described within Exhibit A), hereby states that the parties are aware of and concur with the filing of the attached application for approval of the development of the Project Site as described in the Application for Development Approval. FDG Beacon Countyline, LLC, further attests that it does not own any other properties within a one-half mile radius of the Development of Regional Impact site.

**WITNESSES**

**FDG BEACON COUNTYLINE, LLC,**  
a Delaware limited liability company

*Donna Wright*  
Signature

Donna Wright  
Print Name

By: *Kolleen Cobb*  
Kolleen Cobb, Vice President

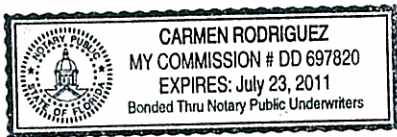
*Ruth M Lugo*  
Signature

Ruth M Lugo  
Print Name

STATE OF FLORIDA                    )  
  )SS  
COUNTY OF MIAMI-DADE        )

The foregoing instrument was acknowledged before me this 20th day of November, 2007, by Kolleen Cobb, Vice President of FDG Beacon Countyline, LLC, a Delaware limited liability company, who is personally known to me or has produced \_\_\_\_\_ as identification.

(SEAL)



*Carmen Rodriguez*  
Notary Public-State of Florida  
Commission Number: July 23, 2011





**Exhibit 5.1 (R)**

**Legal Description**

Portions of "FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1", in Section 17, Township 52 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida, being described as follows:

The West½ of Tracts 18, 19, 20 and 21, less the South 100 feet of Tract 20, and less the North 100 feet of Tract 21, and Tracts 22, 23, 24, 33, 34, 35, 36, 37, 38, and 39, less the South 75 feet of Tract 39, and less that portion of Tract 33 that lies within the North 35 feet of the SW¼ of said Section 17, and less the area bounded by the South line of the North 35 feet of the SW¼ of said Section 17, bounded by the West line of the East 35 feet of the SW¼ of said Section 17, and bounded by a 25 foot radius arc concave to the Southwest, said arc being tangent to both of the last described lines, and less those portions of said Tracts 22, 23, 33, 34, and 37 that lies within the East 35 feet of the SW¼ of said Section 17.

AND

Tracts 25, 26, 27, 28, 29, 30, 31 and 32, less the North 100 feet of Tract 28, less the South 100 feet of Tract 29, and less those portions of Tracts 29, 30, 31, and 32, that lies within the West 40 feet of the NW¼ of said Section 17, and less that portion of Tract 32 that lies within the North 80.00 feet of the NW¼ of said Section 17, and less the area bounded by the South line of the North 80.00 feet of the NW¼ of said Section 17, bounded by the East line of the West 40.00 feet of the NW¼ of said Section 17, and bounded by a 25 foot radius arc concave to the Southeast, said arc being tangent to both of the last described lines.

AND

Tract 42 less the South 75 feet thereof, Tracts 43, 44, 45, 46, 47, and 48, less those portions of Tracts 44, 45, 46 and 46 that lies with in the West 40 feet of the SW¼ of said Section 17.

AND

Tracts 49, 50, 51, 52, 53 and 54 less the East 400 feet thereof, and Tract 55 less the East 400 feet and less the South 75 feet thereof, and Tract 58 less the West 35 feet and less the South 75 feet thereof, and Tracts 59, 60, 61, 62, and 63, and the South½ of Tract 64, and less those portions of Tracts 62 and 63 that lie within the West 35 feet of the SE¼ of said Section 17.

AND

Tracts 40, 41, 56 and 57, the South 75.00 feet of Tracts 39, 42, 55 and 58, "FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1", in Section 17, Township 52 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida, less that portion of the South 75.00 feet of said Tract 55 lying within the East 400.00 feet of the SE¼ of said Section 17.

Tracts 2, 3, 14, and 4, less the South 100.00 feet of Tract 4, of "FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1", in Section 17, Township 52 South, Range 40 East according to the Plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida.

That portion of Tracts 49, 50, 51, 52, 53, 54 and 55 lying within the East 400.00 feet of the SE¼ of Section 17, Township 52 South, Range 40 East, less the East 40 feet of Tract 55, all of

"FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1", according to the Plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida.

AND

Tract 35, less the East 35.00 feet thereof, and the East1/3 of Tract 43, and Tract 47, of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO.1", in Section 17, Township 52 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida.

AND

Tracts 15, 16 and 17, of "FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO.1", Section 17, Township 52 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida.

AND

The East½ of Tracts 18 and 19, in Section 17, Township 52 South, Range 40 East, of "FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1", according to the Plat thereof, as recorded in Plat Book 2, at Page 17 of the Public Records of Miami-Dade County, Florida.

Containing ±495.92 Acres