

Memorandum



Date: December 20, 2007

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

A handwritten signature in black ink, appearing to read "Burgess", written over the printed name of the County Manager.

Special Item No. A

Subject: Manager's Report; Public Hearing and Report on "Beacon Lakes DRI"
Application to Amend the Comprehensive Development Master Plan

The public hearing to address the requested amendment to the Comprehensive Development Master Plan (CDMP) is **scheduled for Thursday, December 20, 2007 at 9:30 A.M. in the Commission Chamber**. The purpose of the hearing is for the Board of County Commissioners (Board) to address the "Beacon Lakes Development of Regional Impact" (DRI) application requesting an amendment to the 2015 to 2025 CDMP Land Use Plan (LUP) map.

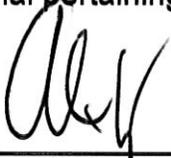
The CDMP amendment application was filed in association with a Notice of Proposed Change (NOPC) to the existing Beacon Lakes DRI, which was filed in December 2006. The application is being processed under a special procedure, which allows changes to an existing DRI to be processed concurrently with comprehensive plan amendments, as established by Chapter 380.06, Florida Statutes (F.S.), and Section 2-116.1 of the Code of Miami-Dade County. Consideration of this application is exempt from the twice-per-year statutory limitation on the adoption of comprehensive plan amendments, pursuant to Chapter 163, F.S.

The amendment is contained in the *Application and Initial Recommendation: Beacon Lakes DRI Application to Amend the Miami-Dade County Comprehensive Development Master Plan* dated November 21, 2007.

The Board is scheduled to take action on a resolution (Special Item No. 1) transmitting to the Florida Department of Community Affairs (DCA) the proposed CDMP LUP map amendment, which the Board would further consider after DCA's review and issuance of its Objections, Comments and Recommendations (ORC) report. Section 2 of the resolution contains a request for DCA to review the transmitted application.

An ordinance is included for first reading at the conclusion of the public hearing (Special Item No. 2). This application, if transmitted to DCA by resolution (Special Item No. 1), will be heard again and finally decided by the Board in May 2008. The Planning Advisory Board (PAB), acting as the Local Planning Agency, will conduct a public hearing to review and issue its final recommendation on the transmitted application in April 2008 prior to the final Board's public hearing.

The additional materials in your agenda kit include the Agenda; a resolution of Community Council 5 containing its recommendation; a resolution of the PAB (dated December 10, 2007) containing its recommendation; a summary of the minutes of the PAB public hearing addressing the application; a summary matrix of the recommendations of the DP&Z, Community Council 5 and the PAB; and any additional material pertaining to the application.



Alex Muñoz
Assistant County Manager

SB:MRW:PC:PM:gr

**Beacon Lakes DRI/CDMP Amendment Application (Standard):
BCC District 12 - Commissioner Diaz**

Applicant/Representative: AMB Codina Beacon Lakes, LLC/Joseph G. Goldstein, Esq.

Location: Northeast corner of SR 836 Extension and NW 137 Avenue, in the southwest section of the Beacon Lakes DRI

Description: Redesignate ±48 acres of the Beacon Lakes Development of Regional Impact (DRI) from "Restricted Industrial and Office" to "Business and Office" in order to build 420,000 sq.ft. of commercial retail uses. Currently, the DRI allows 420,000 sq.ft of warehouse use on the site.

Recommendation:

DP&Z: DENY AND NOT TRANSMIT, based on the following: 1) MSA 3.2 has the highest concentration of commercial acres among MSA's in Miami-Dade County, with a projected depletion year beyond 2025; therefore, the addition of ±48 acres of commercial land is not warranted; 2) large parcels of industrial land near the airport and seaport, such as the application site, are in limited supply, thus the redesignation of such sized land should be avoided; 3) the site has limited accessibility to major roadways, making it less suitable for commercial use than for industrial uses; 4) the existing fat rendering plant located approximately 170 feet from the application site is not compatible with restaurants and other uses allowed under "Business and Office" land use category.

CC5: ADOPT AND TRANSMIT (December 6, 2007)

PAB: TRANSMIT WITH NO RECOMMENDATION (December 10, 2007)

History: The original Beacon Lakes DRI was approved in May 2002 with 6.6 million sq.ft. of warehouse, 150,000 sq.ft. of office, and 75,000 sq.ft. of retail. In December 2006, a Notice of Proposed Change (NOPC) to the DRI was filed, which proposes to simultaneously increase office space to 175,000 sq.ft., retail to 495,000 sq.ft. and reduce warehouse space to 5.3 million sq.ft. The request for the increase in retail uses requires an amendment to the CDMP Land Use Plan (LUP) map to redesignate the property to "Business and Office."

Other: The application site is located in the Northwest Wellfield Protection Area and may have archeological prehistoric remains. Extensive environmental mitigation was done to allow the Beacon Lakes DRI and provisions in the development order conditions of the DRI protect the environmental and historic resources. Notwithstanding the mitigation efforts, the site is still subject to regulations that govern wellfield protection.

**Summary of Recommendations by DP&Z, Community Council, PAB and BCC
Application to Amend the CDMP
Filed for Concurrent Processing with Proposed Changes to
"Beacon Lakes" Development of Regional Impact (DRI)**

BCC District/ Commissioner/	DP&Z Initial Recommendation	Country Club of Miami Community Council 5 November 15, 2007	Local Planning Agency Recommendation December 10, 2007	Board of County Commissioners Recommendation December 20, 2007	Objections, Recommendations and Comments Issues	DP&Z Revised Recommendation	Local Planning Agency Final Recommendation April, 2007	Board of County Commissioners Final Actions May, 2007
12 José "Pepe" Diaz	Deny and Do Not Transmit	Adopt and Transmit	Transmit With No Recommendation					