

# Memorandum



**Date:** July 20, 2016

Agenda Item No. 2(A)(1)

**To:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor

A handwritten signature in black ink, appearing to read "Carlos A. Gimenez". The signature is written in a cursive, flowing style.

**Subject:** Report on AMB Codina Beacon Lakes, LLC, Application to Amend the  
Comprehensive Development Master Plan

## **Recommendation**

It is recommended that the Board of County Commissioners (Board) take action on the AMB Codina Beacon Lakes, LLC, Application to amend the Comprehensive Development Master Plan (CDMP) by resolution (Agenda Item 4A). The resolution provides for transmittal of this referenced CDMP amendment application to the State Land Planning Agency and other state and regional agencies (Reviewing Agencies) pursuant to Section 163.3184 of the Florida Statutes.

## **Background**

The AMB Codina Beacon Lakes, LLC, Application to amend the CDMP was filed in April 2016 for concurrent processing with a separate, but related, Notice of Proposed Change application to modify the existing Beacon Lakes Development of Regional Impact. The CDMP amendment application is being processed outside the County's CDMP amendment cycles (three (3) per year) pursuant to Chapter 380.06 of the Florida Statutes and Section 2-116.1 of the Code of Miami-Dade County.

The CDMP amendment application seeks to change the CDMP Adopted 2020 and 2030 Land Use Plan map designation for a ±48-acre property from "Business and Office" to "Restricted Industrial and Office," and change the designation of a ±63-acre property from "Restricted Industrial and Office" to "Business and Office." The application also requests release of an existing CDMP Declaration of Restrictions that prohibits residential development on the ±48-acre property (said prohibition would be redundant if designation changes to "Restricted Industrial and Office") and includes the proffer of a new Declaration of Restrictions that would prohibit residential development on the ±63-acre property.

At the conclusion of the public hearing for the AMB Codina Beacon Lakes, LLC, Application to amend the CDMP, the Board will take action by resolution (Agenda Item No. 4A) issuing transmittal instructions for the application to the State Land Planning Agency and other state and regional agencies (Reviewing Agencies). The resolution will also incorporate a request for the reviewing agencies to review and return their comments on the transmitted application before the Board takes final action. If the Application is transmitted, the Board will be requested to approve an ordinance (Agenda Item No. 4A1) on first reading that will be used at a later date to take final action on the pending application. A subsequent public hearing, to be scheduled for September/October 2016, will be held for the Board to take final action on the transmitted application.

**Scope**

The CDMP is a broad-based countywide policy-planning document created to guide future growth and development, ensure the adequate provision of public facilities and services for existing and future populations in Miami-Dade County, and maintain or improve the quality of the natural and man-made environment in the County. While the adopted text of the CDMP generally applies countywide, some text amendment applications and individual, site-specific Land Use Plan map amendment applications may have localized impact on one or more Commission Districts. The AMB Codina Beacon Lakes, LLC, Application seeks to amend the CDMP Text and Land Use Plan map pertaining to properties within Commission District 12, represented by Commissioner Jose "Pepe" Diaz.

**Fiscal Impact**

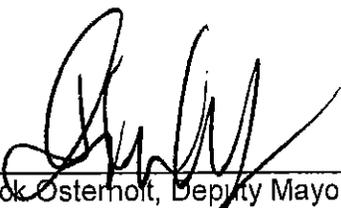
The impact associated with the CDMP Amendment Application is discussed in the "Initial Recommendations AMB Codina Beacon Lakes, LLC, Application to Amend the Comprehensive Development Master Plan." No significant fiscal impact to the County is anticipated, as the impact on services would be covered by additional fees and tax revenues generated by the resulting activities.

**Social Equity Statement**

The initial recommendation of the Director on the Application as contained in the document titled "Initial Recommendations AMB Codina Beacon Lakes, LLC, Application to Amend the Comprehensive Development Master Plan" dated May 26, 2016, which was prepared in accordance with Section 2-116.1 of the Code of Miami-Dade County, includes, among other things, a compatibility analysis and conclusion that satisfies the requirements of Ordinance No. 15-83 regarding social equity, to the extent applicable to the application.

**Track Record/Monitor**

Amendments to the CDMP do not involve contracts so a Track Record/Monitor is not applicable.



Jack Osterhoff, Deputy Mayor

**Summary of Recommendations  
Beacon Lakes DRI, Application to Amend the  
Comprehensive Development Master Plan (CDMP) for Miami-Dade County, Florida  
June 2016**

Application Type	Applicant/ Location/ Acreage/ Requested Amendment	BCC District/ Commissioner	Department Initial Recommendation	Country Club of Miami Community Council	Local Planning Agency Recommendations	BCC Recommendations
Standard	<p>AMB Codina Beacon Lakes LLC /Tracy R. Slavens Esq. &amp; Joseph G. Goldstein, Esq.</p> <p>Southwest Parcel: NE corner of NW 137 Avenue and NW 12 Street within the existing DRI;</p> <p>East Parcel: NW corner of the Homestead Extension of the Florida Turnpike and NW 12 Street, and located partially (18 acres) within the existing DRI.</p> <p>1. Re-designate ±48 gross acres on the Southwest Parcel on the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map: From: "Business and Office" To: "Restricted Industrial and Office";</p> <p>2. Re-designate ±63 gross acres on the East Parcel on the LUP map: From: "Restricted Industrial and Office" To: "Business and Office"; and</p> <p>3. Release the existing CDMP Declaration of Restrictions recorded in Official Records Book 27747 at Page 3899 of the Public Records of Miami-Dade County, Florida.</p> <p>4. Add the new proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners.</p>	12/ Diaz	Transmit and Adopt with the Proffered Declaration of Restrictions	Transmit and Adopt with Acceptance of the Proffered Declaration of Restrictions (June 2, 2016)	Transmit and Adopt with Acceptance of the Proffered Declaration of Restrictions and with the recommendation that the existing CDMP Declaration of Restrictions remain in place on the Southwest Parcel (June 6, 2016)	To be Determined (July 20, 2016)

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