



MIAMI-DADE COUNTY
FINAL OFFICIAL
Meeting Minutes

Board of County Commissioners
Stephen P. Clark Government Center
111 N.W. 1st Street
Miami, FL 33128

Thursday, December 20, 2007
As Advertised

Harvey Ruvin, Clerk
Board of County Commissioners

Kay Sullivan, Director
Clerk of the Board Division

Alicia Stephenson, Commission Reporter, 305 375-1475.



FINAL OFFICIAL

Members Present: Bruno Barreiro; Jose "Pepe" Diaz; Audrey M. Edmonson; Carlos A. Gimenez; Sally A. Heyman; Barbara J. Jordan; Joe A. Martinez; Dennis C. Moss; Dorrin Rolle; Natacha Seijas; Katy Sorenson; Rebeca Sosa; Javier D. Souto

Members Absent: None.

Members Late: None.

Members Excused: None.

Members Absent County Business: None.

1 MINUTES PREPARED BY:

Report: *Alicia Stephenson, Commission Reporter, 305 375-1475.*

1A MOMENT OF SILENCE

1B PLEDGE OF ALLEGIANCE

1C ROLL CALL

Report: *The following staff members were present: Assistant County Attorney Joni Armstrong-Coffey; Department of Planning and Zoning Interim Director Subrata Basu, Planning Research Section Supervisor Robert Swarzreich, and Metropolitan Planning Long-Range Planning Principal Planner Rosa Davis; and Deputy Clerks Diane Collins and Alicia Stephenson.*

PUBLIC HEARING [SET FOR 9:30 A.M.]

SPECIAL ITEM A

073618

Report

REPORT ON BEACON LAKES DRI APPLICATION TO
AMEND THE CDMP*Presented*

(County Manager)

Report: *Chairman Barreiro noted that the Board was convening for a special meeting regarding the Comprehensive Development Master Plan (CDMP). He noted the purpose of today's (12/20) hearing was for the Board to take action on an application requesting an amendment to the CDMP associated with the Beacon Lakes Development of Regional Impact (DRI). He noted the CDMP application was brought in association with a notice of proposed change to the existing Beacon Lakes DRI. The application, he further noted, was being processed under a special statutory procedure which allowed changes to an existing DRI to be considered concurrently with the CDMP amendments. Chairman Barreiro added that consideration of this application was exempt from the twice per year statutory limitation on the adoption of CDMP amendments. He also noted the Board was scheduled to take action on resolution Special Item No. 1, which instructed the County Manager to transmit, or not transmit the application to the Florida Department of Community Affairs (DCA) for review and issuance of an Objections, Recommendations and Comments (ORC) report. The application, transmitted to the DCA by the resolution, would be heard again by the Planning Advisory Board (PAB) in April, 2008 and finally decided upon by this Board in May, 2008, he noted. Chairman Barreiro also noted that ordinance Special Item No. 2 was on today's agenda for first reading and provided for subsequent final action by the Board if the application was transmitted to the DCA.*

SPECIAL ITEM NO. 1

073619

Resolution

RESOLUTION PERTAINING TO APPLICATION REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN FILED FOR CONCURRENT PROCESSING WITH PROPOSED CHANGES TO "BEACON LAKES" DEVELOPMENT OF REGIONAL IMPACT (DRI); INSTRUCTING THE COUNTY MANAGER WHETHER OR NOT TO TRANSMIT THE APPLICATION TO THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS; REQUESTING FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS TO REVIEW THE APPLICATION; RESERVING THE RIGHT TO TAKE FINAL ACTION AT A LATER DATE; AND DECLARING INTENT TO CONDUCT ONE OR MORE SUBSEQUENT PUBLIC HEARINGS (Department of Planning & Zoning)

Adopted

Resolution R-1405-07

Mover: Jose "Pepe" Diaz

Seconder: Rebeca Sosa

Vote: 11- 2

No: Heyman, Sorenson

Report: Assistant County Attorney Joni Armstrong-Coffey read the foregoing proposed ordinance into the record. She noted this was the second reading for the ordinance, and the ordinance was a public hearing item.

In response to Chairman Barreiro's inquiry as to whether any objectors to the application were present, Ms. Rosa Davis, Principal Planner, Long-Range Planning, Metropolitan Planning, Department of Planning and Zoning (DP&Z) noted there were no objectors. She further noted that a letter had been submitted to the Clerk of the Board (from Karen Esty to the DP&Z Interim Director regarding concerns about this application) and noted members of the public were present today in support of the application.

Ms. Davis made a presentation regarding the application and staff recommendations. She reviewed the history of this application and noted staff's recommendation was to deny and not transmit this application.

Commissioner Diaz noted a buffer of commercial-type businesses had been promised to residents of the surrounding area, and the residents were all in support of this application. He added that he had spoken with staff about his concerns with the width of the road related to this application, and ingress and egress regarding the application site. He noted efforts would be made to open 137th Avenue. Commissioner Diaz also noted the Department of Environmental Resources Management (DERM) was asked to address odor in relation to the fat rendering plant, and that DERM had looked at it and had noted a filter should have been changed. Commissioner Diaz noted he had asked the applicant to work with the applicable vendor to help upgrade the subject site.

Noting all details had been addressed related to this application, Commissioner Diaz noted he saw no reason to deny this application.

Chairman Barreiro opened the public hearing and Mr. Diego Manyoma, 1174 N.W. 124 Avenue, appeared before the Board in support of the foregoing application.

Chairman Barreiro closed the public hearing.

Mr. Joseph Goldstein, attorney representing the applicant, requested that the report entitled Beacon Lakes DRI, Notice of Proposed Change, Comprehensive Development Master Plan (CDMP) Amendment, which was submitted by the applicant, be transmitted to the Florida Department of Community Affairs along with the Beacon Lakes Development of Regional Impact CDMP Amendment Application.

In response to Commissioner Heyman's inquiry regarding whether the application site was currently designated as inside the Urban Development Boundary line (UDB), but had been outside the UDB two years ago, Assistant County Attorney Joni Armstrong-Coffey responded affirmatively.

Commissioner Heyman inquired into issues previously raised regarding the subject site, regarding the issues raised when she was a legislator concerning the need in Miami-Dade County for industrial areas, especially regarding the County's rails and airports, and concerning water. She also noted the point had been made that while the subject site was outside the UDB, it would have a minimal impact.

FINAL OFFICIAL

Meeting Minutes

In response to Commissioner Heyman's inquiries, Ms. Davis made note of the South Florida Regional Planning Council's (SFPRC) determination of substantial deviation regarding the DRI thresholds. Ms. Davis further noted that the impact of services was not substantial. She also noted that a little over 400 trips were being created by the site and because of access issues, staff had some concerns regarding the impact on roadways. Ms. Davis noted that she anticipated receiving a revised concurrency analysis from the applicant before the next hearing.

Mr. Goldstein responded to Commissioner Heyman's question regarding two large outlots related to this application site and regarding whether anything precluded them from becoming hotels. He noted that no hotel or residential uses would be presented to the Board when the applicant came before the Board again.

In response to Commissioner Heyman's questions regarding a reduction in industrial land and whether industrial land was being created elsewhere, Mr. Goldstein made note of industrial land that had been added since the approval of Beacon Lakes DRI application; Mr. Basu commented regarding expansion of the UDB as related to this application's proximity to the airport, making note of the conditional industrial designation regarding this application; and Mr. Robert Swarzreich, DP&Z Planning Research Section Supervisor noted DP&Z concurred with Mr. Goldstein's comments on added industrial land. Mr. Swarzreich also commented on businesses in the area.

In response to Commissioner Sorenson's inquiry regarding the wellfield and enforcement of regulations, Ms. Davis noted that all conditions regarding the wellfield had been complied with and DERM had not noted any issues of concern.

Mr. Goldstein noted the applicant had executed a covenant pursuant to the County Code that limited uses to those that would produce no contamination. Mr. Goldstein added that the list of uses included commercial and industrial warehouse uses, and the covenant would not change.

The Board by motion duly made, seconded, and carried, adopted and transmitted the Beacon Lakes Development of Regional Impact CDMP Amendment Application to the Florida Department of Community Affairs.

SPECIAL ITEM NO. 2

073620 Ordinance

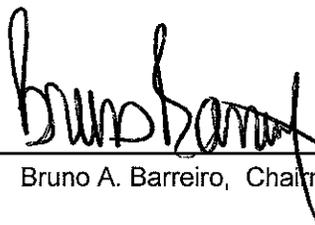
ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN FILED FOR CONCURRENT PROCESSING WITH PROPOSED CHANGES TO "BEACON LAKES" DEVELOPMENT OF REGIONAL IMPACT (DRI); PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE AND EFFECTIVE DATE (Department of Planning & Zoning)

*Adopted on first reading
Public Hearing: no date certain
Mover: Jose "Pepe" Diaz
Seconder: Rebeca Sosa
Vote: 11- 2
No: Heyman, Sorenson*

Report: Assistant County Attorney Joni Armstrong-Coffey read the foregoing proposed ordinance into the record.

Hearing no questions or comments, the Board proceeded to vote on the foregoing proposed ordinance.

The foregoing ordinance was adopted on first reading and scheduled for a public hearing before the Board of County Commissioners in May 2008.

ADJOURNMENT

Bruno A. Barreiro, Chairman

ATTEST: HARVEY RUVIN, CLERK



By: Kay Sullivan, Deputy Clerk