



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, July 17, 2008
As Advertised

Harvey Ruvlin, Clerk
Board of County Commissioners

Kay Sullivan, Director
Clerk of the Board Division

Scott Rappleye, Commission Reporter, (305) 375-5108



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: *Scott Rappleye, Commission Reporter, (305) 375-5108*

1A MOMENT OF SILENCE

Report: *The County Commission convened in a moment of silence followed by the Pledge of Allegiance.*

1B PLEDGE OF ALLEGIANCE

1C ROLL CALL

Report: *The following staff members were present: Mr. Marc LaFerrier, Director, Department of Planning and Zoning; Assistant County Attorney Joni Armstrong-Coffey and Craig Collier; and Deputy Clerks Diane Collins and Scott Rappleye.*

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

BEACON LAKES DRI CDMP AMENDMENT APPLICATION

SPECIAL ITEM NO. 1

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)

Withdrawn

12/20/2007 Adopted on first reading by the Board of County Commissioners

SUBSTITUTE SPEC. ITEM NO. 1

082204 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
Ordinance 08-93
Mover: Jose "Pepe" Diaz
Seconder: Joe A. Martinez
Vote: 11- 2
No: Heyman, Sorenson

Report: Chairman Barreiro noted the foregoing application to amend the Comprehensive Development Master Plan (CDMP) and Zoning Agenda Item C (08-7-CC-2) Beacon Lakes Development of Regional Impact (DRI) were processed under a special statutory procedure that allowed changes to the existing DRI to be considered concurrently with the CDMP Amendment outside the regular twice per year cycle.

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

Mr. Marc LaFerrier, Director, Department of Planning and Zoning, explained this proposed ordinance requested to change the land use designation from restricted industrial and office to business and office.

Ms. Rosa Davis, Principal Planner, Department of Planning and Zoning, noted the Florida Department of Community Affairs issued no objections to this proposed ordinance. She further noted Community Council 5 and the Planning Advisory Board both recommended this proposed ordinance be adopted. She explained that staff recommended this proposed ordinance be adopted with acceptance of the proffered declarations of restrictions. Ms. Davis pointed out the acreage in this proposed ordinance was changed from 48 to 44.59 net acres, and the declaration of restrictions prohibited residential use on the 45 acre site.

The public hearing was opened and the following person appeared and spoke in support of this proposed ordinance:

Mr. Joseph Goldstein, 701 Brickell Avenue, attorney representing the applicant AMB Codina Beacon Lakes, LLC.

The public hearing was closed after no other persons appeared in response to Chairman Barreiro's call for people wishing to be heard.

It was moved by Commissioner Diaz that this proposed ordinance be adopted. This motion was seconded by Commissioner Martinez.

Commissioner Heyman expressed concern regarding the impact of developing 420,000 square feet of retail space. She noted she could not support the level of impact this application would have on west Miami-Dade County.

Commissioner Moss suggested the County consider using the charrette process to create a shopping district that could compete with Sawgrass Mills in the area of this proposal, Dolphin Mall, International Mall, and the other retail and shopping sites in the area.

Commissioner Diaz noted he would follow Commissioner Moss' recommendation and prepare legislation directing the County Administration to develop a plan to create the suggested shopping district after annexation issues in the same area as the suggested shopping district were resolved.

Commissioner Sorenson questioned the capacity for business and office development in the area of this proposal. She pointed out that this application would provide retail development and jobs in an area of the County that would require mass transportation. She noted a development order condition required the applicant to meet with Miami-Dade Transit Agency (MDT) to determine the most feasible means of serving the application site before any permits were issued, including the potential for applicant or developer

contributions. Commissioner Sorenson questioned what this development order condition did to bind the developer to mass transit development at the site.

Mr. John Spillman, Chief of Planning, MDT, noted MDT would work with the development team and analyze the level of service, the capital, and the operating needs for the planned development.

Mr. Goldstein noted pursuant to condition no. 7 of this application, the developer was required to meet with MDT to devise a transit service plan for this site before the first permit was issued.

Commissioner Sorenson expressed concern that this application did not include language that clearly bound the developer to provide financial support for transit service to the site, and she could not support this application without such an assurance.

Assistant County Attorney Armstrong-Coffey advised the existing language did not commit the applicant to any transit amenity. She further advised the covenant would be more binding if it was amended to include the following language: "the applicant shall provide service plan alternatives for providing transit service to the proposed site, subject to the approval of the director of MDT."

Commissioner Sorenson requested the covenant be amended to include the language offered by Assistant County Attorney Armstrong-Coffey.

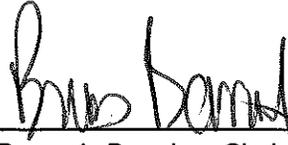
Commissioner Martinez noted MDT Metrobus Route 147 could be reinstated to provide transit service to the subject area.

Commissioner Diaz did not accept the amendment requested by Commissioner Sorenson.

Hearing no other questions or comments, the Commission proceeded to vote.

ADJOURNMENT

FINAL OFFICIAL



Bruno A. Barreiro, Chairman

ATTEST: HARVEY RUVIN, CLERK



By: _____
Kay Sullivan, Deputy Clerk