



STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

CHARLIE CRIST
Governor

THOMAS G. PELHAM
Secretary

MEMORANDUM

**TO: Jim Quinn, DEP
Susan Harp, DOS
Wendy Evans, AG
Mary Ann Poole, FWC
Phil Steinmiller, FDOT 6
Carolyn A Dekle, South Florida RPC
P.K. Sharma, South Florida WMD**

Date: March 10, 2008

**Subject: Proposed Comprehensive Plan Amendment Review Objections,
Recommendations and Comments Reports**

Enclosed are the Departments Objection, Recommendations and Comments Reports on the proposed amendments to the comprehensive plan(s) from the following local government(s):

Miami-Dade Co 08D1

These reports are provided for your information and agency files. Following the adoption of the amendments by the local governments and subsequent compliance review to be conducted by this agency, we will forward copies of the Notices of Intent published by each local government plan.

If you have any questions, please contact Mr. Ray Eubanks at Suncom 278-4925 or (850) 488-4925.

RE/lp

Enclosure

2555 SHUMARD OAK BOULEVARD TALLAHASSEE, FLORIDA 32399-2100
Phone: 850.488.8466/Suncom 278.8466 FAX: 850.921.0781/Suncom 291.0781
Internet address: <http://www.dca.state.fl.us>



STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

CHARLIE CRIST
Governor

THOMAS G. PELHAM
Secretary

March 10, 2008

The Honorable Bruno A. Barreiro
Chairman, Miami-Dade County
Board of County Commissioners
111 NW 1 Street, Suite 220
Miami, Florida 33128

Dear Commissioner Barreiro:

The Department of Community Affairs has completed its review of the proposed Comprehensive Plan Amendment for the Miami-Dade County Comprehensive Plan (DCA No. 08D-1), which was received on January 10, 2008. Copies of the proposed amendment have been distributed to appropriate state, regional and local agencies for their review and their comments are enclosed.

The Department has reviewed the comprehensive plan amendment for consistency with Rule 9J-5, Florida Administrative Code, and Chapter 163, Part II, Florida Statutes. The Department does not identify any objections and this letter serves as the Objections, Recommendations and Comments Report.

For your assistance, we have attached procedures for final adoption and transmittal of the comprehensive plan amendment. If you have any questions, please call Denise Papajorgji, Planner, at (850) 922-1827.

Sincerely,

Mike McDaniel, Chief
Office of Comprehensive Planning

MDM/dp

Enclosures: Review Agency Comments
Transmittal Procedures

cc: Mr. Subrata Basu, Interim Director, Department of Planning and Zoning
Ms. Carolyn A. Dekle, Executive Director, South Florida Regional Planning Council

2555 SHUMARD OAK BOULEVARD TALLAHASSEE, FL 32399-2100
Phone: 850-488-8466/SUNCOM 278-8466 Fax: 850-921-0781/SUNCOM 291-0781
Website: www.dca.state.fl.us

COMMUNITY PLANNING
Phone: 850-488-2356/SUNCOM 278-2356
Fax: 850-488-3309/SUNCOM 278-3309

AREAS OF CRITICAL STATE CONCERN FIELD OFFICE
Phone: 305-289-2402
Fax: 305-289-2442

HOUSING AND COMMUNITY DEVELOPMENT
Phone: 850-488-7956/SUNCOM 278-7956
Fax: 850-922-5623/SUNCOM 292-5623

TRANSMITTAL PROCEDURES

This proposed comprehensive plan amendment is associated with a development of regional impact. Therefore, Miami-Dade County may adopt this proposed amendment or determine that the County will not adopt the proposed amendment at the same time as the development order for the development of regional impact is considered for adoption. The process for adoption of local government comprehensive plan amendments is outlined in s. 163.3184, F. S., and Rule 9J-11.011, F.A.C. The County must ensure that all ordinances adopting comprehensive plan amendments are consistent with the provisions of Chapter 163.3189(2)(a), F.S.

Within ten working days of the date of adoption, the County must submit the following to the Department:

Three copies of the adopted comprehensive plan amendments;

A listing of additional changes not previously reviewed;

A listing of findings by the local governing body, if any, which were not included in the ordinance; and

A statement indicating the relationship of the additional changes to the Department's Objections, Recommendations and Comments Report.

The above amendment and documentation are required for the Department to conduct a compliance review, make a compliance determination and issue the appropriate notice of intent.

In order to expedite the regional planning council's review of the amendments, and pursuant to Rule 9J-11.011(5), F.A.C., please provide a copy of the adopted amendment directly to the Executive Director of the South Florida Regional Planning Council.

Please be advised that Section 163.3184(8)(c), F.S., requires the Department to provide a courtesy information statement regarding the Department's Notice of Intent to citizens who furnish their names and addresses at the local government's plan amendment transmittal (proposed) or adoption hearings. In order to provide this courtesy information statement, local governments are required by law to furnish the names and addresses of the citizens requesting this information to the Department. **Please provide these required names and addresses to the Department when you transmit your adopted amendment package for compliance review. In the event there are no citizens requesting this information, please inform us of this as well.** For efficiency, we encourage that the information sheet be provided in electronic format.



11 B1)
3/3/08

Florida Department of Transportation

CHARLIE CRIST
GOVERNOR

District Six
Office of Director of Transportation Development
1000 NW 111 Avenue, Miami, FL 33172
Phone: 305-470-5464 Fax: 305-470-5610

STEPHANIE C. KOPELOUSOS
SECRETARY

February 5, 2008

Mr. Ray Eubanks
Division of Community Planning
Florida Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

SUBJECT: Beacon Lakes DRI Application to Amend the Miami-Dade County Comprehensive Development Master Plan (DCA #08-D1)

Dear Mr. Eubanks:

In accordance with your request, and the provisions of Chapter 163, Part II, Florida Statutes and Chapter 9J-5, Florida Administrative Code, this office has completed a review of the Beacon Lakes DRI Application to Amend the Miami-Dade County Comprehensive Development Master Plan.

The proposed CDMP amendment requests the re-designation on the Adopted 2015 and 2025 Land Use Plan map of approximately 48 acres of land from "Restricted Industrial and Office" to "Business and Office." The intent of the amendment is to allow the development of 420,000 sq. ft. of retail space on the subject property. The site is located near the northeast corner of State Road 836 and NW 137th Avenue.

Access points have not been requested along SR 836 or any other state facility by this application. The proposed land use change is expected to generate 418 new external trips to the surrounding roadway network. The traffic analysis submitted with this application demonstrates that the application will not significantly impact any state facilities found to be operating below the adopted Level-of-Service standards. Therefore, the Department has no objections or recommendations for this amendment at this time.

Mr. Ray Eubanks

February 5, 2008

Page 2

Please contact Phil Steinmiller at 305-470-5825, if you have any questions concerning our response.

Sincerely,

A handwritten signature in black ink, appearing to read "Alice Bravo".

Alice N. Bravo, P.E.
District Director of Transportation Systems
Development

Cc: Aileen Boucle, AICP
Phil Steinmiller



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

February 22, 2008

Ray Eubanks, Administrator
Plan Review and Processing
Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100

Dear Mr. Eubanks:

**Subject: Miami-Dade County, DCA #08-D1
SFWMD Comments on Proposed Comprehensive Plan Amendment
Package**

The South Florida Water Management District (District) has completed its review of the proposed amendment. The amendment seeks to re-designate ± 48 gross acres of the Beacon Lakes Development of Regional Impact (DRI) from "Restricted Industrial and Office" to "Business and Office" to allow construction of 420,000 square feet of commercial/retail development. The developer is proposing to modify the approved DRI development program to reduce the industrial/warehouse square footage from 6,600,000 square feet to 5,300,000 to accommodate the proposed commercial/retail development. These changes will result in a reduction in approved development square footage and potable water demand. Therefore, we forward no recommended comments for inclusion in your review comments to the County

We appreciate the opportunity to collaborate with the County and the Department of Community Affairs on developing sound, sustainable solutions to meet the County's future water needs. For assistance or additional information, please contact Jim Golden at (561) 682-6862 or jgolden@sfwmd.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Chip Merriam", written over a faint circular stamp.

Chip Merriam
Deputy Executive Director
Water Resources

c: George M. Burgess, Miami-Dade County
Carolyn Dekle, SFRPC
Bob Dennis, DCA
Jim Golden



11 BD
alice

FLORIDA DEPARTMENT OF STATE

Kurt S. Browning

Secretary of State

DIVISION OF HISTORICAL RESOURCES

Mr. Ray Eubanks
Department of Community Affairs
Bureau of State Planning
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

February 1, 2008

Re: Historic Preservation Review of the Miami-Dade County (08D1) Comprehensive Plan Amendment

Dear Mr. Eubanks:

According to this agency's responsibilities under Sections 163.3177 and 163.3178, *Florida Statutes*, and Chapter 9J-5, *Florida Administrative Code*, we reviewed the above document to determine if data regarding historic resources have been given sufficient consideration in the request to amend the Miami-Dade County Comprehensive Plan.

We reviewed one proposed amendment to the Future Land Use Map changing the land use designation of 48 acres of the Beacon Lakes DRI, to consider the potential effects of this action on historic resources. The application package indicates that the Miami-Dade County Historic Preservation Officer indicates that this parcel is a high probability area for potentially significant archaeological resources and recommends that a Phase I Archaeological Survey be conducted prior to any ground disturbing activities. This agency concurs with the Miami-Dade County recommendations regarding the potential for archaeological resources. It is the county's responsibility to ensure that the proposed revision will not have an adverse effect on significant archaeological or historic resources.

If you have any questions regarding our comments, please feel free to contact Susan M. Harp of the Division's Compliance Review staff at (850) 245-6333.

Sincerely,

Frederick P. Gaske, Director

xc: Mr. Bob Dennis

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

Director's Office
(850) 245 6300 • FAX: 245 6436

Archaeological Research
(850) 245-6444 • FAX: 245-6452

Historic Preservation
(850) 245 6333 • FAX: 245 6437

Historical Museums
(850) 245 6400 • FAX: 245 6433

South Regional Office
(904) 316 2115 • FAX: 316 2149

North Regional Office
(850) 245 6145 • FAX: 245 6135

Central Regional Office
(813) 772 3843 • FAX: 772 2310



Florida Department of Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

11 BD
2/7/08

February 6, 2008

Mr. D. Ray Eubanks
Plan Review and DRI Processing Team
Florida Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

RE: Miami-Dade 08-D1

Dear Mr. Eubanks:

On behalf of the Department of Environmental Protection, the Office of Intergovernmental Programs has reviewed the proposed comprehensive plan amendments in accordance with the provisions of Chapter 163, *Florida Statutes*. As required by law, the scope of our comments and recommendations is limited to the environmental suitability of the proposed changes in light of the Department's regulatory and proprietary responsibilities. Based on our review of the report, the Department has found no provision that requires comment, recommendation or objection under the laws that form the basis of the Department's jurisdiction and authority. If the report pertains to changes in the future land use map or supporting text, please be advised that at such time as specific lands are proposed for development, the Department will review the proposal to ensure compliance with environmental rules and regulations in effect at the time such action is proposed. In addition, any development of the subject lands will have to comply with local ordinances, other comprehensive plan requirements and restrictions, and applicable rules and regulations of other state and regional agencies.

Thank you for the opportunity to comment on this proposal. If I may be of further assistance, please call me at (850) 245-2169.

Sincerely,

Christopher J. Stahl
Environmental Specialist
Office of Intergovernmental Programs

/cjs



MEMORANDUM

AGENDA ITEM #6c

DATE: FEBRUARY 4, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: MIAMI-DADE COUNTY PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On January 8, 2008 Council staff received proposed amendment #08D1 to the Miami-Dade County Comprehensive Development Master Plan (CDMP) for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

Community Profile

With a 2007 population estimated at 2,462,292, Miami-Dade County is the most populous county in Florida. The County's population has grown by 9.3% since 2000, and is expected to increase by an additional half a million by 2020. The percentage of the population that is of working age or younger is larger in Miami-Dade County than the state average. The County also has higher unemployment rates as well as a higher percent of families with incomes below the poverty level than the state average.

The structure of the County's economy is heavily service and trade oriented, with approximately 57% of total employment in these sectors. The County has established itself as a wholesaling and financial center and major tourist destination. Miami-Dade County ranks ninth in export sales among all metropolitan areas in the country. Almost a quarter of the state's total employment in transportation is located in the County. The Port of Miami is the largest cruise ship port in the world and one of the largest container ports in the southeast. The urbanized portion of the County lies between two national parks, Everglades and Biscayne National Parks. The close relationship of tourism to the preservation of Miami-Dade County's unique native plants and wildlife has been recognized as an economic as well as an environmental issue. In order to manage growth, the County's Comprehensive Development Master Plan (CDMP) establishes an Urban Development Boundary (UDB), which distinguishes the area where urban development may occur from areas where it should not occur.

Additional information regarding the County or the Region may be found on the Council's website at www.sfrpc.com.

Summary of Staff Analysis

Proposed amendment package #08D1 to the Miami-Dade County Comprehensive Development Master Plan (CDMP) contains one amendment to the Future Land Use Map. The general location of the County is shown as Attachment 1. The amendment site is shown in Attachment 2.

The proposed amendment would change the land use designation of a 48 acre site within the Beacon Lakes Development of Regional Impact (DRI) from "Restricted Industrial and Office" to "Business and Office". It has been filed with a concurrent amendment to the DRI development order. The site is located at the northeast corner of S.R. 836 Extension and NW 137 Avenue, in the southwest section of Beacon Lakes DRI. It is currently undeveloped. The applicant proposes to utilize the subject site for commercial and retail uses, including an open air retail center with stores and restaurants that would serve residents living in neighborhoods the south of the site.

Site History

Beacon Lakes DRI was originally approved on May 30, 2002 to provide large capacity warehouse/distribution space with direct access to Miami International Airport, located eight miles to the east and the Port of Miami via the Dolphin Expressway (S.R. 836). The 408.04 acre DRI was approved as an industrial/warehouse project with limited office and retail uses, in response to a lack of available industrial land to support Miami International Airport. The DRI boundary is shown on Attachment 2.

A concurrent CDMP amendment to expand the Urban Development Boundary (UDB) was also reviewed in 2002. Although the South Florida Regional Planning Council objected to the amendment, citing inconsistency with the infrastructure policies of the 1995 SRPP, the Department of Community Affairs did not object. The amendment and the DRI development order became effective in 2002. Beacon Lakes was subsequently designated as a Brownfield Area on May 20, 2003. To date, less than one third of the site has been developed.

Proposed Future Land Use Map Amendment

The amendment is being concurrently reviewed with a Notice of Proposed Change (NOPC) to amend the DRI development order. The NOPC proposes a revised development program with increased retail and office uses and a reduction in warehouse use. However, the primary land use within the DRI would remain industrial/warehouse. No residential or hotel uses are proposed.

DRI Land Use	Approved DRI	Proposed	Net Change
Industrial/Warehouse	6,600,000 sq. ft.	5,300,000 sq. ft.	- 1,300,000 sq. ft.
Office	150,000 sq. ft.	175,000 sq. ft.	+ 25,000 sq. ft.
Retail	75,000 sq. ft.	495,000 sq. ft.	+ 420,000 sq. ft.

The NOPC was filed with the South Florida Regional Planning Council on December 22, 2006. Council staff review (dated February 27, 2007) indicated that the addition of 420,000 sq. ft. of retail space exceeds the substantial deviation determination criteria in 380.06(19), F.S. The applicant intends to rebut this presumption at a public hearing, before the Miami-Dade County Commission, by demonstrating that the simultaneous increase of retail/office and decrease of warehouse space will not create any additional adverse regional impacts. A detailed traffic study submitted with the NOPC shows that the proposed development will increase external PM trips by 12.4 percent (418 trips), which would not significantly impact the surrounding regional road network.

The amendment site is located within the Northwest Wellfield Protection Area. On September 1, 2006, the developer executed a covenant to limit the use of the site to specific land uses that are compatible with wellfield protection (office, warehouse, restaurant and residential uses are permitted).

Potable water is provided by Miami-Dade Water and Sewer Department's (WASD). The proposed retail uses would increase potable water demand by 12,600 gallons per day on the amendment site. However, this would be offset by the reduction in warehouse space elsewhere within the Beacon Lakes DRI which would have a net effect of reducing total potable water demand by 2,494 gallons per day. Council staff analysis finds that the proposed amendment will have minimal impacts on other public facilities.

The "Business and Office" land use category permits residential and hotel development. However, such uses would require amendment to the DRI development order. At this time, the developer has not entered into a restrictive covenant limiting the project to nonresidential development. Therefore, the proposed amendment has the potential to allow future residential use on this site and the potential to generate impacts on the public school system, which would have to be mitigated. Miami-Dade School Board has indicated that the amendment has the potential to generate 127 students and that there is capacity in existing public schools to accommodate this number of students.

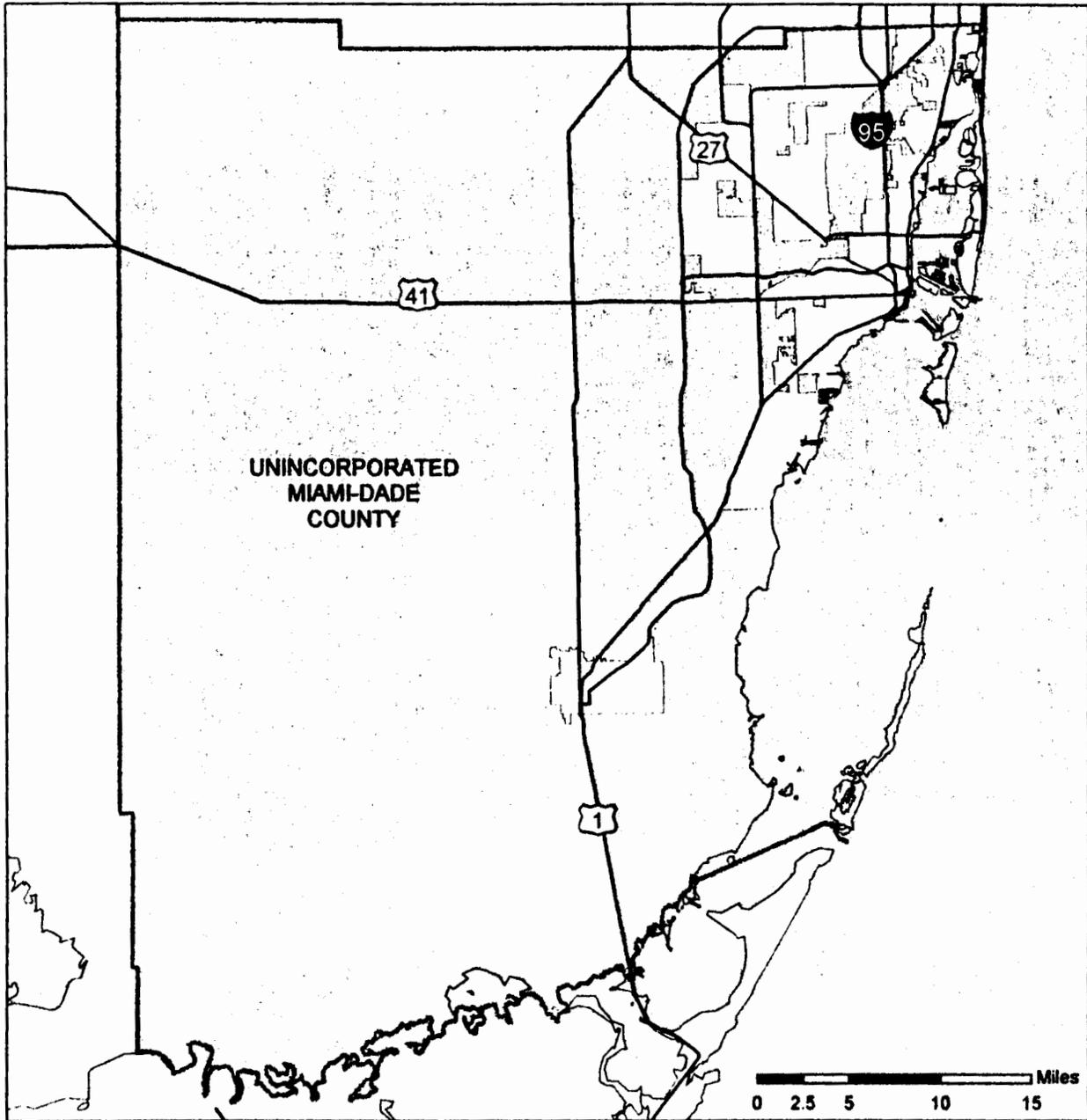
This amendment has gone through a multi-step review process, providing for public input, at the local level. Miami-Dade County staff recommended denial of the amendment. Country Club of Miami Community Council recommended adoption. On December 10, 2007, the Miami-Dade County Planning Advisory Board, acting as the Local Planning Agency, conducted a public hearing on the proposed amendment and voted to transmit with no recommendation. On December 20, 2007, the Miami-Dade County Commission voted 11 to 2 to adopt and transmit this amendment to the Florida Department of Community Affairs for review.

Staff analysis confirms that the proposed text amendment is compatible with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find proposed Miami-Dade County amendment #08D1 generally consistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



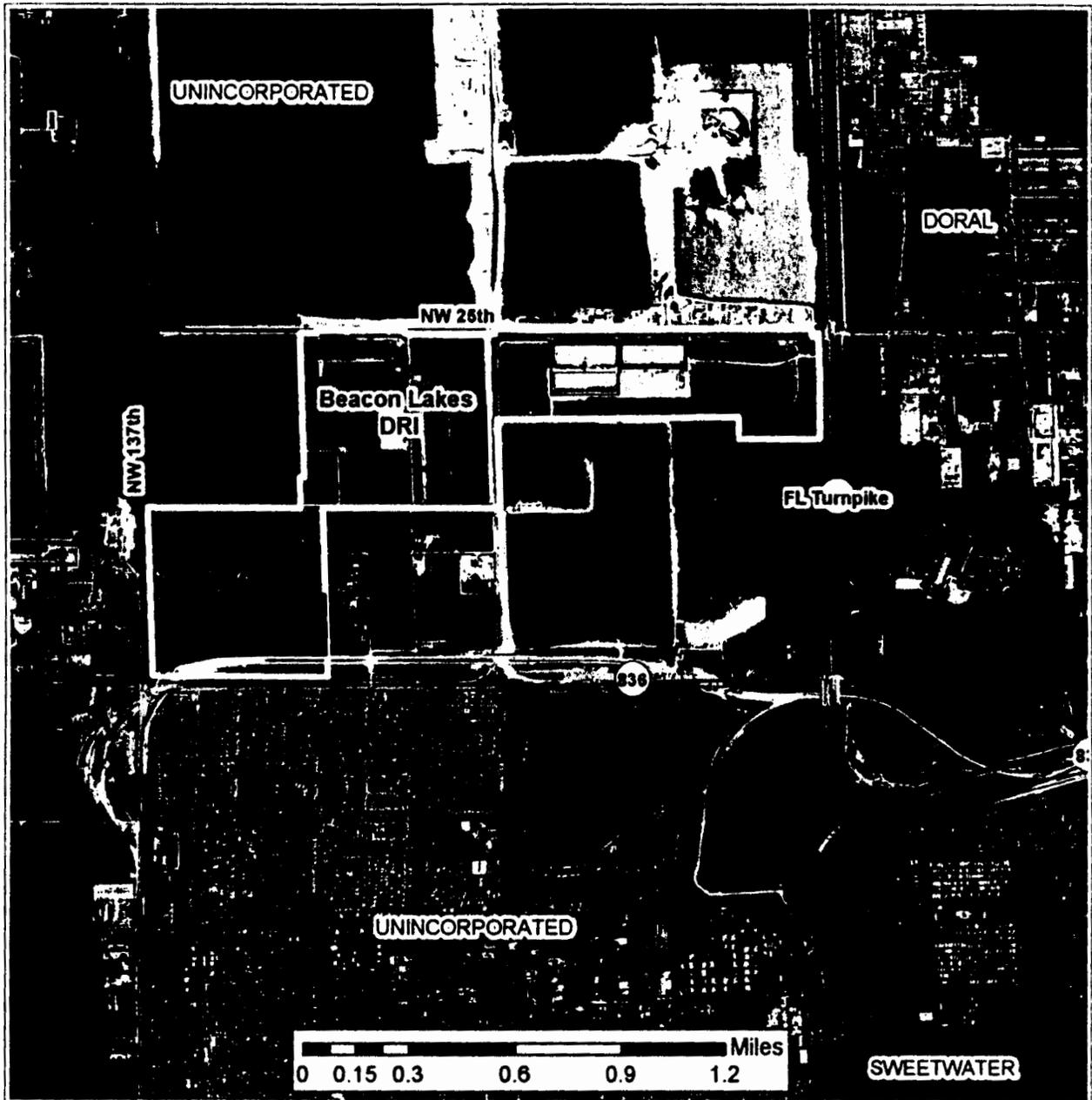
COMPREHENSIVE PLAN AMENDMENTS

General Location Map

Miami-Dade County
Proposed Amendment #08D1

Sources: FDEP, SFWMD, Miami-Dade County, SFRPC.
Note: For planning purposes only. All distances are approximate.

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

Miami-Dade County
Proposed Amendment #08D1

From: Restricted Industrial and Office
To: Business and Office
48 acres

Sources: FDEP, SFWMD, Miami-Dade County, SERIC.

Note: For planning purposes only. All distances are approximate.