

# Memorandum



**Date:** April 27, 2016

**To:** Mark R. Woerner, AICP  
Assistant Director for Planning  
Department of Regulatory and Economic Resources

**From:** José A. Ramos, R.A.  
Division Director - Aviation Planning, Land-Use & Grants  
Aviation Department

**Subject:** CDMP Amendment and NOPC to the Beacon Lakes DRI  
MDAD DN-16-04-2064

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As requested by the Department of Regulatory and Economic Resources, the Miami-Dade Aviation Department (MDAD) has reviewed the applicant's request to amend the Comprehensive Development Master Plan (CDMP) in which the application is known as the Beacon Lakes Development of Regional Impact (DRI). The application was filed in association with a Notice of Proposed Change (NOPC) to the Beacon Lakes DRI.

The CDMP Amendment Application seeks the following changes:

- 1) Re-designation of the ±48 acre "Southwest Parcel" located south of NW 14 Street between NW 132 Avenue and NW 137 Avenue from "Business and Office" to "Restricted Industrial and Office".
- 2) Re-designation of the ±63 acre "East Parcel" located south of theoretical NW 22 Street and west of the Homestead Extension of the Florida Turnpike (HEFT) from "Restricted Industrial and Office" to "Business and Office".
- 3) Release of the CDMP Declaration of Restrictions recorded in Official Records Book 27747 of Page 3899 of the public records of Miami-Dade County pertaining to the "Southwest Parcel" and acceptance of the proffered Declaration of Restrictions that would prohibit residential development on the "East Parcel".

The NOPC seeks to add ±46 acres to the existing ±480 acre DRI, to re-allocate uses between parcels currently with the DRI and the parcel being added to the DRI, and to increase the DRI development program to a net 785,761 square feet of industrial/warehouse uses.

MDAD does not object to the proposed request provided that all uses comply with federal, state and local aviation regulations, including the Code of Miami-Dade County, Chapter 33 as it pertains to airport zoning. Please note that in accordance with Code of Federal Regulation (CFR) Title 14 Part 77, proposed temporary and permanent structures at this location reaching or exceeding 200' Above Ground Level (AGL) must be filed with the Federal Aviation Administration (FAA) using FAA form 7460-1. The form is available through the FAA website: <https://oeaaa.faa.gov> where the proponent may "e-file" the information. MDAD will also need to review and approve proposed permanent and temporary structures reaching or exceeding 200' AGL.

JR/rb

C: A. Riaz