

# **INITIAL RECOMMENDATION**

## **AMB CODINA BEACON LAKES, LLC APPLICATION TO AMEND THE MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN**

**FOR MIAMI-DADE COUNTY, FLORIDA**



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INITIAL  
RECOMMENDATIONS

BEACON LAKES DRI APPLICATION TO AMEND THE  
COMPREHENSIVE DEVELOPMENT MASTER PLAN

May 26, 2016

Miami-Dade County  
Department of Regulatory and Economic Resources  
Stephen P. Clark Center  
111 NW 1 Street, 12<sup>th</sup> Floor  
Miami, Florida 33128-1972  
(305) 375-2835

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## **INTRODUCTION**

This report contains an application requesting amendments to the Miami-Dade County Comprehensive Development Master Plan (CDMP), the Department of Regulatory and Economic Resources' (Department) initial recommendation addressing the application, and the data and analysis that forms the basis for the Department's initial recommendation. The CDMP amendment application was filed for concurrent processing with a separate, but related, Notice of Proposed Change (NOPC) to the Beacon Lakes (DRI) in accordance with Chapter 380.06, Florida Statutes (F.S.), Chapter 163, F.S., and Section 2-116.1 of the Miami-Dade County Code (the Code). An excerpt from the DRI NOPC detailing the proposed DRI changes is included in this report. The complete DRI NOPC can be obtained from the Department, upon request.

The CDMP amendment application outlines the requested amendment to the CDMP Adopted 2020 and 2030 Land Use Plan map. The Department's initial recommendation to the Miami-Dade County Board of County Commissioners (Board) on action to be taken on the Application and the reasons for the recommendation are included. The necessary data and analysis upon which the Department's initial recommendation is based are contained herein, including an assessment of the consistency of the proposed amendment with the CDMP. The fiscal impacts of the proposed amendment on public facilities and services as well as supporting data, maps and reports associated with the Application are included in the Appendices. The Department may issue a final recommendation after comments are received from the State and regional review agencies, in accordance with the Code and Chapters 163 and 380.06 F.S., and before the final public hearings outlined in the Table 1, Schedule of Activities.

### **CDMP Amendment Application Review and Amendment Process**

Following is a summary of the application review and CDMP amendment process in accordance with the CDMP procedural requirements contained in Section 2-116.1 of the Code and in State law.

The regular filing periods for applications requesting amendments to the CDMP, including the Land Use Plan map, extend generally from the first through the last day of May and November for the respective May and November CDMP Amendment Cycles. Miami-Dade County's adopted procedures allow for the filing of requests to amend all provisions of the CDMP during these filing periods, except that applications to amend the 2020 Urban Development Boundary (UDB) depicted on the CDMP Land Use Plan map or to change the land use designation of land outside the UDB may only be filed during the April CDMP Amendment Cycle of every odd numbered year.

The CDMP amendment process involves two phases. The first phase occurs between the time applications are filed and the time the Board conducts its first hearing and takes action to transmit standard applications to the State Land Planning Agency and other State and regional review agencies (reviewing agencies) for review and comment, and/or adopt eligible small-scale Land Use Plan map amendments on an expedited schedule. During the first phase, affected and neighboring property owners are notified of the nearby Land Use Plan map amendment requests.

Section 2-116.1 authorizes Community Councils to conduct public hearings and issue recommendations on applications that directly affect their areas. These Community Council

hearings are usually held before the first public hearing of the Planning Advisory Board (PAB), acting as the County's "Local Planning Agency," and the Board.

The second phase of the amendment process begins after transmittal of the applications to the reviewing agencies. The CDMP amendment procedures in Section 2-116.1 of the County Code provide that the SLPA will be requested by the County to review and comment on all transmitted amendment proposals. The SLPA and/or the other reviewing agencies are expected to return comments addressing all transmitted amendment proposals approximately 60 days after the transmittal date pursuant to Chapter 163.3184(4), Florida Statutes. During the review period by the reviewing agencies, the Department will also review comments received at the transmittal hearings and any additional submitted material and may issue a "Final Recommendations" report reflecting any new information prior to the final public hearings. Final action by the Board will be to adopt, adopt with change, or not adopt any of the transmitted applications.

Outside this regular CDMP amendment process, requests to amend the CDMP can be made by the Board under a special amendment process, or by a party having an application undergoing the Development of Regional Impact (DRI) process requesting a concurrent amendment to the CDMP.

### **Concurrent DRI/CDMP Application Review Process**

The County's procedure for processing CDMP amendment applications concurrently with requests for approval or modification of an adopted Development of Regional Impact (DRI) is established in the Section 2-116.1 of the Miami-Dade County Code, as noted above, generally consistent with the requirements contained in Chapter 380.06 and Chapter 163, Part 2, F.S. The concurrent process calls substantially for the same activities as for standard amendment applications, except that this procedure: 1) relies largely on the DRI Notice of Proposed Change (NOPC) to provide the background data and analysis necessary to evaluate the proposal to amend the CDMP; 2) modifies the DRI adoption schedule to conform to the Chapter 163, F.S. schedule for adopting comprehensive plan amendments; 3) allows for CDMP amendments to be filed and transmitted outside of the May and November CDMP Amendment Cycles; and 4) provides for adoption of a DRI or DRI NOPC and its associated Development Order (D.O.) conditions to occur at the same public hearing as the comprehensive plan amendment. The schedule of activities for considering the adoption of the subject Beacon Lakes DRI Application to amend the CDMP (the Application) is presented in Table 1, Schedule of Activities, below.

### **Proposed CDMP Amendment and DRI Changes**

The Applicant, AMB Codina Beacon Lakes, LLC, seeks to change the Comprehensive Development Master Plan (CDMP) Adopted 2020 and 2030 Land Use Plan (LUP) map designation of two parcels: a ±48-acre parcel located entirely within and a ±63-acre parcel located partly within the existing Beacon Lakes Development of Regional Impact (DRI). The subject amendment consists of redesignating the southwest parcel (±48 acres) from "Business and Office" to "Restricted Industrial and "Office" and the east parcel (±18 acres within the DRI and ±45 acres of newly acquired lands) from "Restricted Industrial and Office" to "Business and Office."

Generally, the Applicant (AMB Codina Beacon Lakes, LLC) is requesting the DRI NOPC and CDMP amendment in order to modify the development program set out in the existing DRI to enable the increase of the industrial uses from the existing approved 5,300,000 sq. ft. of

development to an additional 785,761 sq. ft. of industrial uses for a total of 6,085,761 sq. ft. The NOPC Application requests the reallocation of retail and industrial uses within the Beacon Lakes DRI and the newly acquired area along the east parcel that is also proposed to become a part of the Beacon Lakes DRI boundary.

**TABLE 1  
SCHEDULE OF ACTIVITIES  
AMB CODINA BEACON LAKES, LLC, CDMP AMENDMENT APPLICATION**

Application Filing	January 13, 2016
Application Complete	April 6, 2016
Initial Recommendation Report released by Department	May 26, 2016
Country Club of Miami Community Council (CC 5) Hearing	June 2, 2016
Planning Advisory Board (PAB), acting as Local Planning Agency (LPA), Public Hearing to formulate Recommendations Regarding Transmittal and Subsequent Final Action	June 6, 2016 County Commission Chamber 111 NW 1 Street Miami, Florida 33128
Miami-Dade Board of County Commissioners Hearing and Action on Transmittal of Proposed Amendments to the State Land Planning Agency and other State and Regional Review Agencies (Reviewing Agencies)	July 20, 2016* County Commission Chamber 111 NW 1 Street Miami, Florida 33128
Transmittal to the Reviewing Agencies	To be Determined
Receipt of comments from the Reviewing Agencies	To be Determined
Public Hearing and Final Action: Miami-Dade Board of County Commissioners	Specific date(s) to be determined (No later than 60 days after receipt of State and Regional Agency comments)

Note: \*Dates are tentative and subject to change based on extension of deadlines by the Applicant, pursuant to Chapter 380, F.S., and Section 2-116.1 of the Code of Miami-Dade County.

### **Additional Information**

Anyone having questions regarding any aspect of the CDMP review and amendment process should visit or call the Metropolitan Planning Section of the Miami-Dade County Department of Regulatory and Economic Resources at 111 NW 1<sup>st</sup> Street, 12<sup>th</sup> Floor, Miami, Florida 33128-1972; telephone 305/375-2835.

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

<b>Application Type</b>	<b>Applicant/ Location/ Acreage/ Requested Amendment</b>	<b>BCC District/ Commissioner</b>	<b>Department Initial Recommendation</b>	<b>Country Club of Miami Community Council</b>	<b>Local Planning Agency Recommendations</b>	<b>BCC Recommendations</b>
Standard	<p>AMB Codina Beacon Lakes LLC /Tracy R. Slavens Esq. &amp; Joseph G. Goldstein, Esq.</p> <p><u>Southwest Parcel</u>: NE corner of NW 137 Avenue and NW 12 Street within the existing DRI;</p> <p><u>East Parcel</u>: 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 an existing CDMP Declaration of Restrictions recorded in Official Records Book 27747 at Page 3899 of the Public Records of Miami-Dade County, Florida. 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 Acceptance of the Proffered Declaration of Restrictions	To be Determined (June 2, 2016)	To be Determined (June 6, 2016)	To be Determined (July 20, 2016)

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<b>AMB CODINA BEACON LAKES, LLC DRI</b> <b>APPLICATION TO AMEND THE CDMP</b> <b>Commission District 12                      Community Council 5</b>	
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## APPLICATION SUMMARY

Applicant/Representative:	AMB Codina Beacon Lakes, LLC, c/o Tracy R. Slavens, Esq. and Joseph G. Goldstein, Esq., Holland & Knight LLP.
Location:	Southwest Parcel: South of Northwest 17 Street between 132 Avenue and Northwest 137 Avenue East Parcel: South of Northwest 22 Street, west of theoretical Northwest 117 Place.
Total Acreage:	±111 Gross Acres (±48 Acres for Southwest Parcel; ±63 Acres for East Parcel).
Current Land Use Plan Map Designation:	Southwest Parcel: "Business and Office" East Parcel: "Restricted Industrial and Office"
Requested Land Use Plan Map Designation:	1. "Restricted Industrial and Office" for Southwest Parcel 2. "Business and Office" for East Parcel 3. Add the proffered Declaration of Restrictions
Amendment Type:	Standard Concurrent DRI/CDMP Amendment
Existing Zoning District/Site Condition:	BU-2, GU, IU-1

## RECOMMENDATIONS

Staff:	<b>TRANSMIT AND ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS</b> (May 26, 2016)
Country Club of Miami Community Council (7):	<b>TO BE DETERMINED</b> (June 2, 2016)
Planning Advisory Board (PAB) Acting as the Local Planning Agency:	<b>TO BE DETERMINED</b> (June 6, 2016)
Final Action of Board of County Commissioners:	<b>TO BE DETERMINED</b> (July 20, 2016)



Staff Recommends to **TRANSMIT AND ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS** the proposed Comprehensive Development Master Plan (CDMP) Adopted 2020 and 2030 Land Use Plan (LUP) map amendment. The recommendation is based on the staff analysis summarized in the Principal Reasons for recommendation below:

**Principal Reasons for Recommendation:**

1. The application seeks to facilitate the reallocation of commercial and industrial uses on properties within the existing Beacon Lakes Development of Regional Impact (DRI) and on property abutting the DRI toward better coordination of transportation and land use planning, consistent with the CDMP Traffic Circulation Subelement Policy TC-4B. The Policy requires the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map to guide proper coordination between transportation and future land development patterns. The reallocation of commercial and industrial uses would allow commercial uses currently approved within the DRI to be developed adjacent to the Dolphin Station transit center planned to be built at the northwest corner of the HEFT and SR-836 (Dolphin Expressway). The proposed commercial development is a more appropriate use adjacent to the transit center than the currently allowed industrial/warehouse development. The planned Dolphin Station transit center is identified in the County's 2015 Transit Development Plan and construction of the transit center is planned for completion in year 2017 (see Transit Service on page 44).

To facilitate the reallocation of uses the application seeks to redesignate on the LUP map a ±48-acre parcel located within the DRI from "Business and Office" to "Restricted Industrial and Office" and to redesignate a ±63-acre property from "Restricted Industrial and Office" to "Business and Office". The ±48-acre parcel is located at the northeast corner of NW 137 Avenue and NW 12 Street, on the north side of SR-836, and within the southwestern portion of the DRI, and is identified as the Southwest Parcel. The ±63-acre property is identified as the East Parcel comprising ±45 acres abutting the southeastern boundary of the DRI and an adjoining ±18 acres located within the southeastern portion of the DRI. This CDMP amendment application is being processed concurrently with a separate, but related, Notice of Proposed Changes (NOPC) application to modify the DRI pursuant to Chapter 380.06, Florida Statutes. (See Background section on page 17 for more details on the Beacon Lakes DRI.)

2. Approval of the application would be generally consistent with the criteria for evaluating Land Use Plan map amendment applications pursuant to Policy LU-8E of the CDMP Land Use Element. Policy LU-8E requires LUP map amendment applications to be evaluated according to factors such as (i) the ability of the proposed amendment to satisfy a deficiency in the LUP map to accommodate projected population or economic growth of the County, (ii) impacts to County facilities and services, (iii) compatibility with abutting and nearby land uses, (iv) impacts to environmental and historical resources, and (v) the extent to which the proposed land use would promote transit ridership and pedestrianism pursuant to Objective LU-7 and associated policies. Each factor is discussed below.
  - i. *Need to Accommodate Economic or Population Growth:* The proposed application, if approved, would not have a significant impact on the capacity for industrial or commercial land in Minor Statistical Area (MSA) 3.2 where the application area, the Southwest and East Parcels, is located (see "Supply and Demand Analysis" on page

20). The Southwest and East parcels addressed are currently vacant and designated “Business and Office” and “Industrial and Office”, respectively. The separate, but related, Notice of Proposed Change (NOPC) to the Beacon Lakes DRI proposes to maintain the maximum development currently approved for the DRI and allowed on the ±45-acre portion of the East Parcel that is currently not within the DRI. The overall maximum development within the area would not be changed through approval of this application and the associated DRI NOPC. Therefore, the application would neither satisfy nor create a deficiency in the supply of land necessary to accommodate projected population or economic growth.

- ii. *Public Facilities and Services:* The impacts that would be generated from the proposed development under the requested redesignation of both the Southwest Parcel and the East Parcel would not cause a violation in the level of service (LOS) standards for public services and facilities. Therefore, approval of the application would be consistent with the CDMP Capital Improvements Element Objective CIE-3 that requires CDMP land use decisions not cause a violation in adopted level of standards for public facilities and services.
- iii. *Compatibility:* The maximum development that could occur on subject East and Southwest Parcels under the requested “Business and Office” and “Restricted Industrial and Office” land use designations, if the application is approved, would be compatible with the existing and planned land uses on the adjacent properties. The Southwest and East parcels are both within an area designated on the LUP map for primarily industrial development that is bounded on the east by the Homestead Extension of the Florida Turnpike (HEFT/SR-821), on the south by SR-836 (Dolphin Expressway) extension, and the UDB on the north and west.

The Southwest Parcel is abutted to the east, north, and west by “Restricted Industrial and Office” designated properties. The lands to the north and east include vacant parcels and industrially developed parcels. To the west is a Florida Power and Light (FPL) easement (±290 feet wide) and lands further west are outside the UDB, designated “Open Land” and developed with a cement plant. South of the Southwest Parcel, beyond SR-836 and NW 12 Street, are single family residences within the Superior Homes Estates residential subdivision designated “Low Density Residential” (2.5 to 6 dwelling units per acre).

The East Parcel, which is approximately 1.25 miles east of the Southwest Parcel, is abutted by predominantly vacant “Restricted Industrial and Office” designated land to the west and north, and lands to the northwest are developed with warehouses. To the east beyond the HEFT is the Dolphin Mall and industrial uses within the City of Sweetwater and depicted on the LUP map as “Business and Office”, “Industrial and Office”, and “Restricted Industrial and Office”. While the application seeks to redesignate the East Parcel to “Business and Office”, which allows residential development, the Applicant has proffered a covenant prohibiting residential development on the Parcel providing greater assurance of compatible with the adjacent properties.

- iv. *Environmental and Historic Resources:* The subject application, if approved, would not impact any historic but could impact environmental resources. The subject

application is located within the Northwest Wellfield Protection Area for which the Board of County Commissioners approved a wellfield protection ordinance that provides stringent wellfield protection measures that restrict activities within the wellfield protection area. However, as a condition of the 2002 approval of the Beacon Lakes DRI a hydrologic divide was constructed to prevent groundwater flow from the DRI properties to the wellfield. The hydrologic divide was completed in 2003 and groundwater monitoring has demonstrated that hydrologic divide is functioning as intended. (See Environmental Analysis on page 22)

The ±45-acre portion of the East Parcel that is proposed for addition to the DRI contains wetland and tree resources. A Class IV permit will be required prior to any work in a wetland and the tree resources on the property are to be preserved pursuant to Section 24.49 of the Miami Dade County Code.

Additionally, the application area and adjacent properties provide a combination of land and open water that is similar to other sites in Miami-Dade County where foraging and roosting by the Florida bonneted bat has been documented. Consultation with USFWS and any other necessary federal or state agencies is recommended before conducting any work or activities within the subject site.

- v. *Transit Ridership and Pedestrianism:* The application, if approved, would not support pedestrianism but could support transit ridership. The Applicant's proposed reallocation of uses, discussed in Principal Reason No. 1 above, seeks to facilitate the East Parcel being developed with commercial/retail uses. Additionally, the County's Department of Transportation and Public Works proposes a transit station (Dolphin Station) at the northwest corner of HEFT and SR 836, adjacent the East Parcel. As part of the conditions, the applicant shall construct a roadway connection between theoretical NW 117 Place and NW 122 Avenue. The existing transit service in the area is provided through Metrobus Routes 7, 36, 71, 137 (West Dade Connection), 238 (East-West Connection), and 238 (Weekend Express) that serve the Dolphin Mall and areas east of the mall, over ½ mile east of the East Parcel. Construction of the planned Dolphin Station transit center will facilitate the planned SR-836 Express Bus service to the area and will the Metrobus Routes currently serving the Dolphin Mall are planned for realignment to also serve the transit center. The proposed commercial/retail development on the East Parcel (495,000 square feet) is likely to generate significantly more transit ridership than if the parcel were to be developed with warehouses or other industrial uses under its current "Restricted Industrial and Office" LUP map designation.

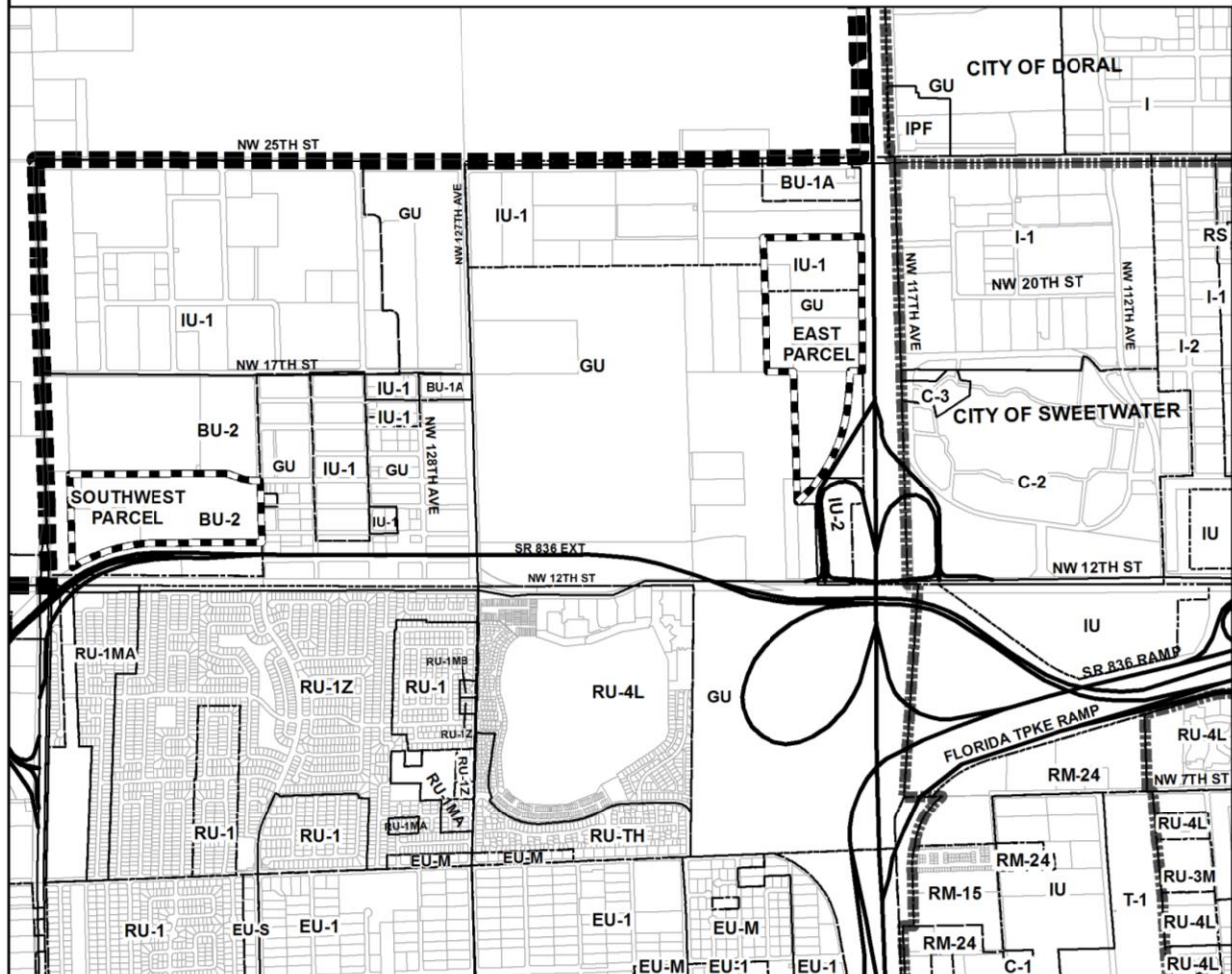


# BEACON LAKES DRI/CDMP APPLICATION AERIAL PHOTO





# BEACON LAKES DRI/CDMP APPLICATION ZONING MAP



APPLICATION AREA  
MUNICIPAL BOUNDARY  
2020 URBAN DEVELOPMENT BOUNDARY

## ZONING DISTRICTS

BU-1A	Business Districts, limited
BU-2	Business Districts, special
EU-1	Estates, Single-Family, 1 acre or more in area
EU-M	Estates modified, single-family
EU-S	Estate use, suburban Single-family
GU	Interim District
IU-1	Industrial Districts, light manufacturing
IU-2	Industrial Districts, heavy manufacturing
RU-1	Single-family Residential
RU-1Z	Single-family Residential, Zero Lot Line
RU-1(M)(A)	Modified Single-Family Residential
RU-4L	Limited Apartment House District

## CITY OF DORAL ZONING DISTRICTS

I	Institutional
IPF	Institutional, Public Facilities and Parks

## CITY OF SWEETWATER ZONING DISTRICTS

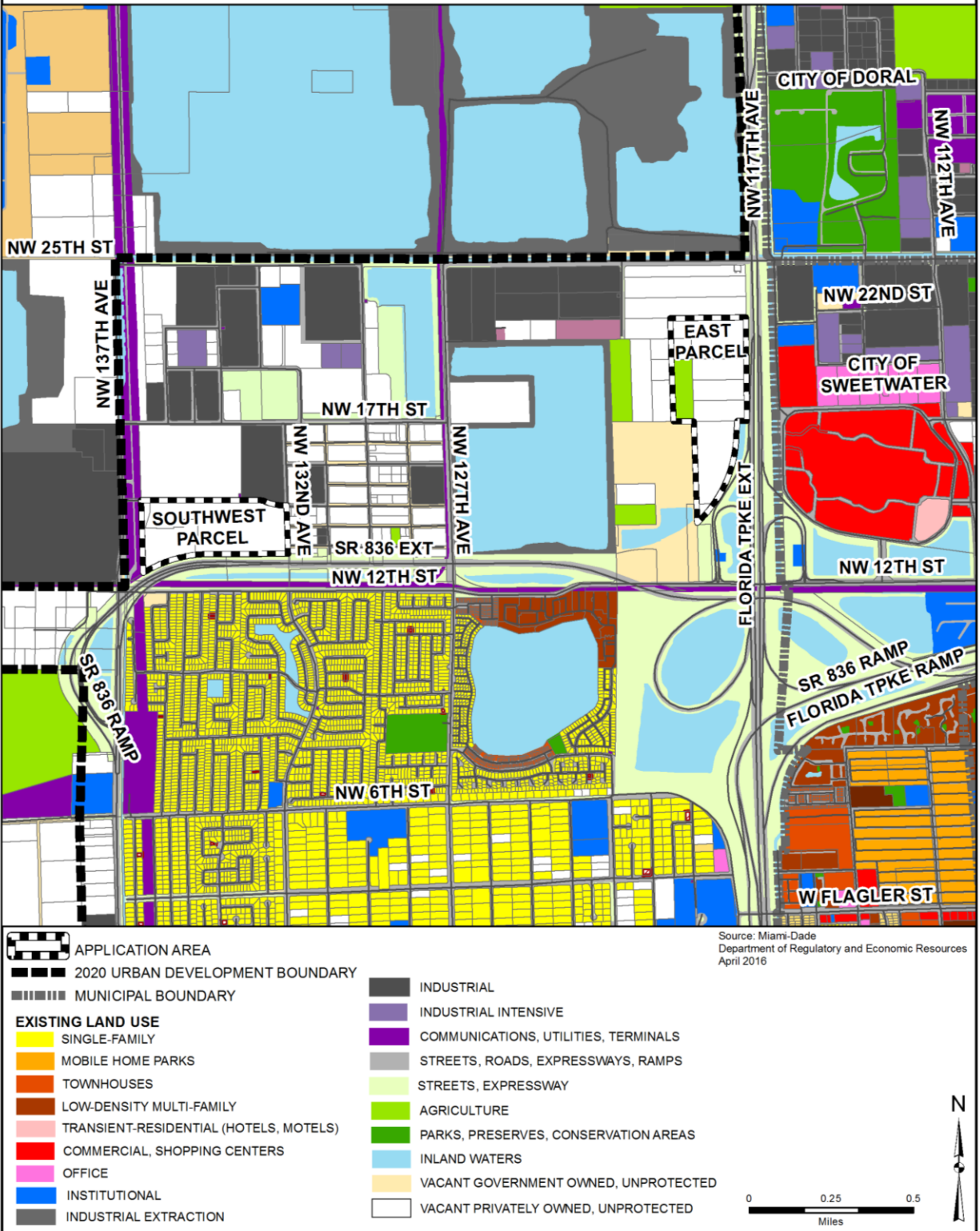
C1	Limited Commercial
C2	Special Commercial
C3	Liberal Commercial
IU	Interim Use
I1	Industrial Light Manufacturing
I2	Industrial Heavy Manufacturing
RM-15	Multifamily
RM-24	Multifamily
T1	Trailer Park

Source: Miami-Dade County  
Department of Regulatory and Economic Resources  
April 2016

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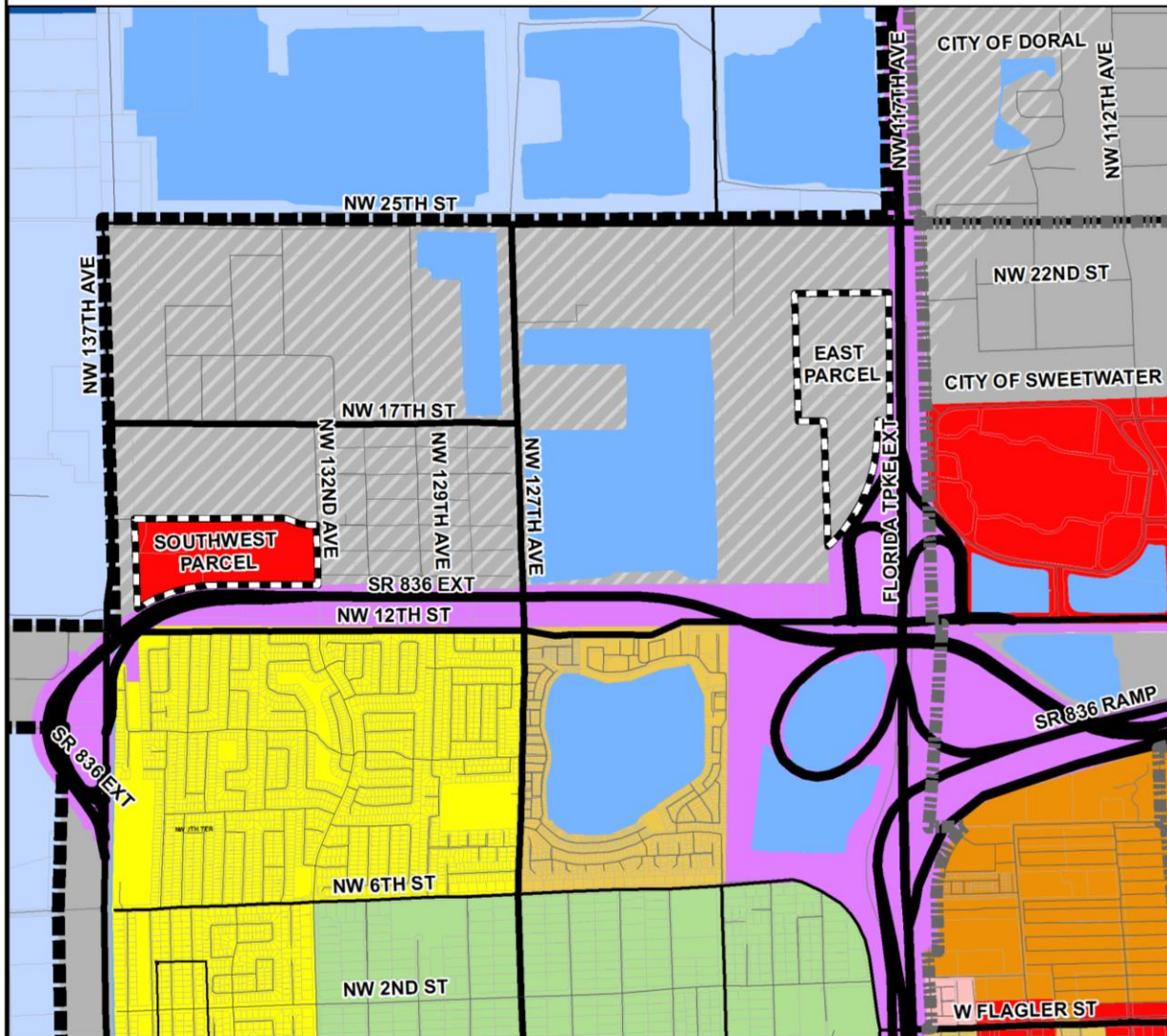
# BEACON LAKES DRI/CDMP APPLICATION EXISTING LAND USE





# BEACON LAKES DRI/CDMP APPLICATION

## CDMP LAND USE



- APPLICATION AREA**
- 2020 URBAN DEVELOPMENT BOUNDARY
  - MUNICIPAL BOUNDARY
- CDMP LAND USE**
- ESTATE DENSITY (1-2.5 DU/AC)
  - LOW DENSITY (2.5-6 DU/AC)
  - LOW-MEDIUM DENSITY (6-13 DU/AC)
  - MEDIUM DENSITY
  - INDUSTRIAL AND OFFICE
  - RESTRICTED INDUSTRIAL AND OFFICE
  - BUSINESS AND OFFICE

- OFFICE/RESIDENTIAL
- OPEN LAND
- WATER
- TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)
- HIGHWAYS
- MAJOR ROADWAYS (3 OR MORE LANES)
- MINOR ROADWAYS (2 LANES)

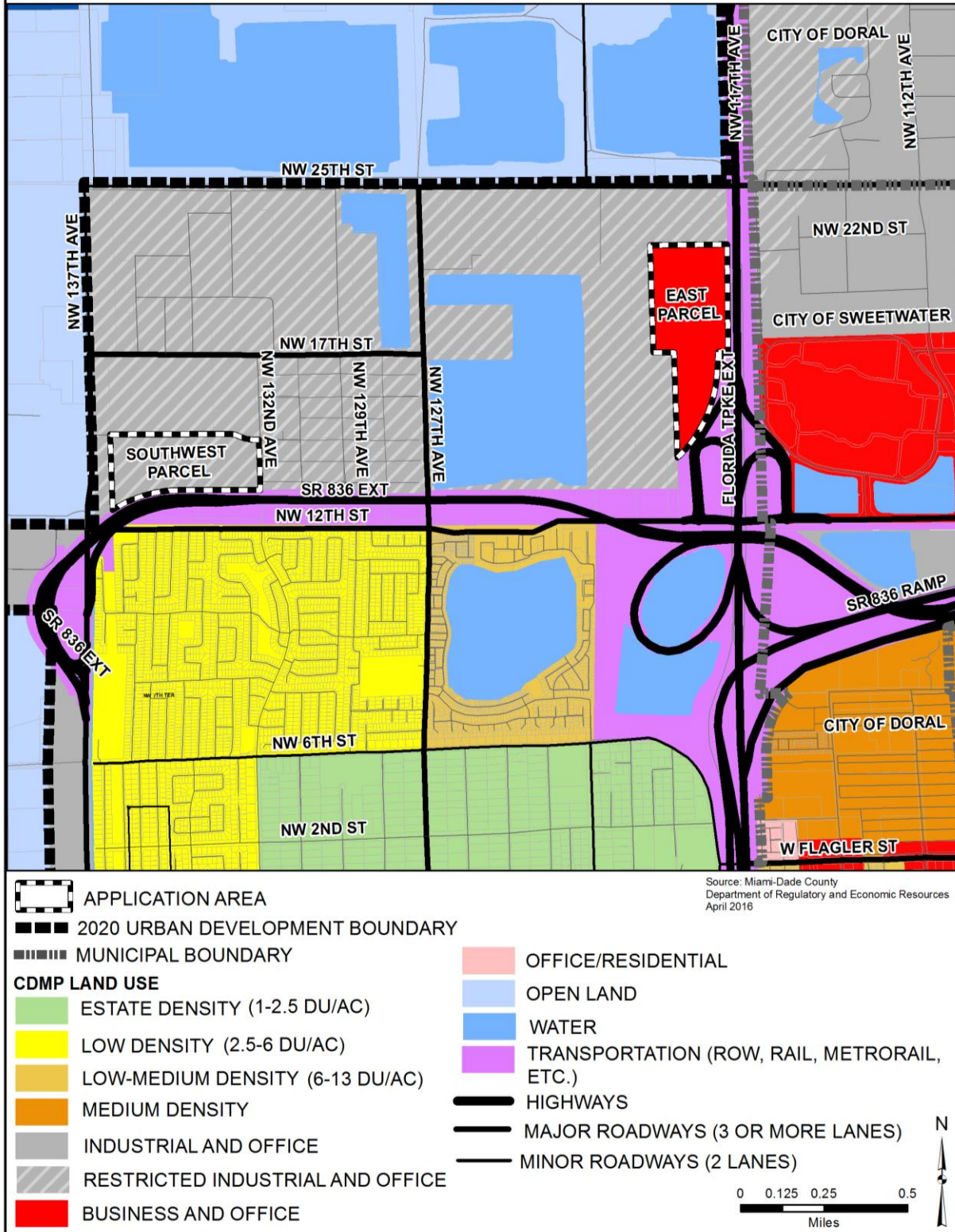
Source: Miami-Dade County  
Department of Regulatory and Economic Resources  
April 2016

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# BEACON LAKES DRI/CDMP APPLICATION

## PROPOSED CDMP LAND USE





## STAFF ANALYSIS

### Background

The Applicant, AMB Codina Beacon Lakes, LLC, seeks to change the Comprehensive Development Master Plan (CDMP) Adopted 2020 and 2030 Land Use Plan (LUP) map designation of two parcels, a ±48-acre parcel located entirely within and a ±63-acre parcel located partly within the existing Beacon Lakes Development of Regional Impact (DRI). The DRI is located between NW 25 Street and SR-836 (Dolphin Expressway) and between the Homestead Extension of the Florida Turnpike (HEFT) and NW 137 Avenue.

The Beacon Lakes DRI was approved by the Board of County Commissioners (Board) in May 2002 through Resolution Z-11-02 which, among others, approved the development of 6,600,000 square feet of warehouse, 150,000 square feet of office, and 75,000 square feet of retail within the ±480-acre DRI. Pursuant to Chapter 380 of the Florida Statutes, approval of the DRI was contingent upon adoption by the Board of a CDMP amendment application that was filed in May 2001 for concurrent processing with the separate but related Beacon Lakes DRI. The CDMP application was adopted by the Board in May 2002, which expanded the Urban Development Boundary (UDB) to include the ±480-acre DRI/CDMP application area inside the UDB and redesignate the acreage from “Open Land” to “Restricted Industrial and Office” on the LUP map.

The DRI development program was later modified in July 2008 through Board Resolution Z-20-08 that increased the retail component of the DRI from 75,000 square feet to 495,000 square feet, decreased the warehouse component to 5,300,000 square feet, and increased the office component to 175,000 square feet. These changes to DRI development program were effectuated through a Notice of Proposed Change (NOPC) to the Beacon Lakes DRI and, pursuant to Chapter 380 of the Florida Statutes, were facilitated through a separate, but related, CDMP amendment application filed in October 2007 to redesignate the above mentioned ±48 acre parcel from “Restricted Industrial and Office” to “Business and Office”. The CDMP amendment application was adopted by the Board in July 2008 with acceptance of a proffered Declaration of Restrictions (covenant) that prohibits residential development on the ±48 acre parcel.

Since the 2008 changes to the DRI development program, the Applicant has acquired ±45 acres abutting the southeastern boundary of the DRI, along the west side of the HEFT, and is now seeking to add this acreage to the DRI and add to the DRI development program the 785,761 square feet of warehouse development that is currently allowed on the ±45 acres under its current “Restricted Industrial and Office” LUP map designation. The Applicant also seeks to reallocate the approved uses within the DRI and the allowable development of the ±45 acres in order to permit the ±45 acres and an additional adjoining ±18 acres within the DRI (total ±63 acres) to be developed with retail uses and to permit the above mentioned ±48-acre parcel designated for retail development to be developed instead with industrial and/or office uses. The Applicant has filed a NOPC to the DRI to effectuate these changes, pursuant to Chapter 380.06 of the Florida Statutes (See Appendix B: Beacon Lakes DRI Notice of Proposed Change). These changes require redesignation of the Parcels on the LUP map as filed in the CDMP amendment application among other covenant related changes further discussed below. The ±48 acre parcel is located within the southwest portion of the DRI and thereby identified as the Southwest Parcel in both the NOPC and the CDMP amendment application while the ±63 acres is to the east of the DRI and is identified as the East Parcel. Pursuant to Chapter 380.06, Florida Statutes and Section 2-116.1(5) of the Miami-Dade County Code, the CDMP amendment application is being processed concurrently with the Beacon Lakes DRI NOPC.

Additionally, the ±45 acres proposed for inclusion within the DRI was part of the ±521-acre Parcel 296 addressed in Part C of Application No. 1 filed in the October 2012 Cycle CDMP Evaluation and Appraisal based applications to amend the CDMP. The application was approved by the Board in October 2013, which brought Parcel 296 inside the 2020 Urban Development Boundary, redesignated the Parcel 296 acreage from “Open Land” to “Restricted Industrial and Office”, and restricted the warehouse/ industrial development of the parcel to a maximum Floor Area Ratio (FAR) of 0.40. This FAR limitation seeks to ensure that the maximum development allowed on the ±521 acres would generate traffic impacts to the roadways that would cause the roadways to operate in violation of its adopted level of service standard.

## **Application Site**

### Location

The application addresses two parcels identified as the Southwest Parcel, located on the north side of the SR-836 extension (Dolphin Expressway) at the northeast corner of NW 137 Avenue and NW 12 Street, and the East Parcel, located on the west side of the HEFT between theoretical NW 14 and NW 22 Streets. Both parcels are located approximately 1.25 miles apart and are within an area planned for primarily industrial development. (See Aerial Photo on page 12.)

### Existing Land Use

The Southwest Parcel and the northern ±18-acre portion of the East Parcel are currently vacant but have undergone clearing and other site preparation work while the remaining ±45 acres of the East Parcel is undeveloped. (See Aerial Photo on page 12 and Existing Land Use map on page 14).

### Land Use Plan Map Designation/Request

The Southwest Parcel is currently designated “Business and Office” on the LUP map and the application seeks redesignation of the parcel to “Restricted Industrial and Office”. The “Business and Office” category allows the full range of sales and service activities that includes retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, entertainment and cultural facilities, and residences. Light industrial uses are also permitted in the Business and Office category within an approved Employment Center. Also allowed are telecommunication facilities such as cell towers and satellite telecommunication facilities.

Under the current CDMP designation the southwest parcel may be developed with up to 470,000 square feet of retail as approved through the DRI development program. Under the requested “Restricted Industrial and Office” designation the property could be developed with a maximum of 1,045,440 square feet of industrial uses.

The East Parcel is currently designated “Restricted Industrial and Office” on the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map and the application seeks redesignation of the parcel to “Business and Office”. The “Restricted Industrial and Office” primarily affects ‘wellfield protection areas’ designated in the Miami-Dade County Code (Chapter 24, Code of Miami-Dade County). Development in “Restricted Industrial and Office” areas should generally be limited to office uses, but certain business, warehousing and manufacturing uses may be permitted,

provided that the use employs best management practices, and the use does not involve the on-site use, handling, storage, manufacture or disposal of hazardous materials or waste as defined in Chapter 24 of the County Code. Provisions of the “Industrial and Office” category which allow and limit residential and business uses, TNDs and hotels also apply to the “Restricted Industrial and Office” category. Quarrying and environmentally compatible ancillary uses may also be approved in these areas. Furthermore, the intensity of development allowed on the southern ±45 acres East Parcel is limited by floor area ratio (FAR) of 0.40.

The maximum development that could be developed on the East Parcel under its current “Restricted Industrial and Office” designation is 1,177,688 square feet of warehouse/industrial development. Under the requested “Business and Office” designation the East Parcel could be developed with a maximum of 1,097,712 square feet of retail uses. However, the related Notice of Proposed Change to the Beacon Lakes DRI that is being processed separately but concurrently with the CDMP application proposes if approved would limit development on the parcel to 495,000 square feet of retail.

#### Proffered CDMP Declaration of Restrictions (Covenant)

The Southwest Parcel is currently prohibited by covenant from being residentially developed and the Applicant requests release of this covenant. The Applicant has proffered a separate covenant with the application that would prohibit residential development on the East Parcel should the redesignation to “Business and Office” be approved. The proffered covenant is included as Appendix C herein.

#### Zoning

The Southwest Parcel is currently zoned BU-2 (Special Business District). The East Parcel is zoned IU-1 (Light Manufacturing District) on the ±18 acres that is within the DRI and GU (Interim District) on the ±45 acres that is located adjacent to the DRI (see Zoning Map on page 13). The BU-2 zoning district permits all uses from BU-1 and the following uses: automobile parking lots and garages, commuter colleges and universities and hospitals. The GU zoning district (Interim District) permits for all properties that are inside the Urban Development Boundary, as shown on the Land Use Plan Map of the Comprehensive Development Master Plan, to be determined depending on the character of the neighborhood. The IU-1 (Industry Light) zoning allows for the following permitted uses: residential uses as a watchman’s or caretaker’s quarters, adult entertainment, adult day care center, aircraft hangars and repair shops, aircraft assembling, animal hospitals within soundproof, armories, auditoriums and auto painting and body work, and automobile self-service gas-stations.

#### Zoning History

Miami-Dade County zoning districts and zoning code regulations were established in 1938. The Southwest Parcel and the northern ±18 acres of the East were zoned to IU-1 in May 2002 through Board of County Commissioners adopted Resolution Z-11-02 that also approved the Beacon Lakes DRI. In 2008, the Board of County Commissioners approved Resolution Z-20-08 Resolution Z-21-08 rezoned the Southwest Parcel and modified the DRI development program to reduce the industrial square footage from 6,600,000 square feet to 5,300,000 square feet and increase the commercial use from 75,000 square feet to 495,000 square feet, and increase the office use from 150,000 to 175,000 square feet.

## **Adjacent Land Use and Zoning**

### Existing Land Uses

The Southwest Parcel is adjacent to lands to the north and east include vacant parcels and industrially developed parcels. To the west is a Florida Power and Light (FPL) easement ( $\pm 290$  feet wide) and lands further west developed with the Rinker cement plant. South of the Southwest Parcel, beyond SR-836 and NW 12 Street, are single family residences within the Superior Homes Estates residential subdivision designated "Low Density Residential" (2.5 to 6 dwelling units per acre).

The East Parcel, which is approximately 1.25 miles east of the Southwest Parcel, is abutted by predominantly vacant land to the west and north, and lands to the northwest are developed with warehouses. To the east beyond the HEFT are the Dolphin Mall and industrial uses, and to the south is the SR-836 and HEFT interchange.

### Land Use Plan Map Designations

The lands abutting and adjacent to the Southwest Parcel on the east, north, and the FPL easement immediately to the west are designated Restricted Industrial and Office on the LUP map. Beyond the FPL easement are lands located outside the Urban Development Boundary that are designated "Open Lands" on the LUP map. To the south is the single family neighborhood designated "Low Density Residential" (2.5 to 6 dwelling units per gross acre).

The lands abutting the East Parcel on the north and east are designated on the LUP map as "Restricted Industrial and Office". Lands to the south designated "Transportation" and "Restricted Industrial and Office", and lands to the east beyond the HEFT are within the City of Sweetwater and are depicted on the LUP map as "Business and Office", "Restricted Industrial and Office", and "Industrial and Office".

### Zoning

The properties adjacent to the Southwest Parcel are zoned BU-2 to the north and IU-1 further north, GU and IU-1 to the east, RU-1MA and RU-1Z on the residential properties to the south, and GU on the Rinker cement plant property to the west. The properties adjacent to the East Parcel are zoned IU-1 and BU-1A to the north and northwest, GU to the west and south, and C-2, C-3 and I-1 on properties within the city of Sweetwater east of the HEFT.

## **Supply and Demand Analysis**

The Analysis Area for the application site (MSAs 3.1, 3.2, and 6.1) contained 6,805.00 acres of in-use industrial uses in 2016 and an additional 2,730.80 acres of vacant land zoned or designated for industrial uses. The annual average absorption rate for the 2015-2030 period is 115.81 acres per year. At the projected rate of absorption, reflecting the past rate of industrial uses, the study area will deplete its supply of commercially zoned land beyond the year 2030 (see "Projected Absorption of Land for Industrial Uses" table below). If the proposed application is approved it will decrease the supply of Industrial land by approximately 15 acres. This will have a negligible impact on the projected depletion year.

Projected Absorption of Land for Industrial Uses  
Indicated Year of Depletion and Related Data Analysis Area

Analysis Area MSA	Vacant Industrial Land 2016 (Acres)	Industrial Acres in Use 2016	Annual Absorption Rate 2015-2030 (Acres)	Projected Year of Depletion
3.1	1,362.90	1,038.20	16.87	2030+
3.2	1,367.90	5,754.60	98.52	2030+
6.1	0.0	12.20	0.42	2016
<b>Total</b>	<b>2,730.80</b>	<b>6,805.00</b>	<b>115.81</b>	<b>2030+</b>

Source: Miami-Dade County, Regulatory and Economic Resources Department  
Planning Division, Planning Research & Economic Analysis Section, May 2016

### Commercial Land

The Analysis Area for the application site (MSAs 3.1, 3.2, and 6.1) contained 2,945.70 acres of in-use commercial uses in 2016 and an additional 482.6 acres of vacant land zoned or designated for commercial uses. The annual average absorption rate for the 2015-2030 period is 32.70 acres per year. At the projected rate of absorption, reflecting the past rate of commercial uses, the study area will deplete its supply of commercially zoned land beyond the year 2030 (see "Projected Absorption of Land for Commercial Uses" table below). If the subject application is approved, the supply of Commercial land will increase by approximately 15 acres. This change will have a negligible impact on the projected depletion year.

Projected Absorption of Land for Commercial Uses  
Indicated Year of Depletion and Related Data

Analysis Area	Vacant Commercial Land 2016 (Acres)	Commercial Acres in Use 2016	Annual Absorption Rate 2015-2030 (Acres)	Projected Year of Depletion	Total Commercial Acres per Thousand Persons	
					2020	2030
3.1	211.1	934.1	12.48	2030+	4.8	4.6
3.2	246.8	1,490.80	520.80	2030+	10.3	8.8
6.1	24.7	520.80	6.76	2019	2.8	2.7
<b>Total</b>	<b>482.6</b>	<b>2,945.70</b>	<b>32.70</b>	<b>2030+</b>	<b>5.7</b>	<b>5.3</b>

Source: Miami-Dade County, Department Regulatory and Economic Resources, Planning Division, Planning Research & Economic Analysis Section, July 2016

## Environmental Analysis

The following information pertains to the environmental conditions of the application site. All YES entries are further described below.

### **Environmental Conditions – Southwest Parcel:**

#### **Flood Protection**

Federal Flood Zone	AH
Stormwater Management Permit	South Florida Water Management District
County Flood Criteria, National	7.75 feet
Geodetic Vertical Datum (NGVD)	

#### **Biological Conditions**

Wetlands Permit Required	No
Native Wetland Communities	No
Specimen Trees	Undetermined
Endangered Species Habitat	Undetermined
Natural Forest Community	No

#### **Other Considerations**

Within Wellfield Protection Area	Yes - Northwest Wellfield
Contaminated Site	No

### **Environmental Conditions – East Parcel:**

#### **Flood Protection**

Federal Flood Zone	AH
Stormwater Management Permit	South Florida Water Management District
County Flood Criteria, National	7.5 feet
Geodetic Vertical Datum (NGVD)	

#### **Biological Conditions**

Wetlands Permit Required	Yes
Native Wetland Communities	Yes
Specimen Trees	Undetermined
Endangered Species Habitat	Undetermined
Natural Forest Community	No

#### **Other Considerations**

Within Wellfield Protection Area	Yes – Northwest Wellfield
Contaminated Site	Yes

#### **Wellfield Protection**

The site is located within the Northwest Wellfield protection area. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict activities within the wellfield protection area.

The Southwest parcel is located within a general area subject to Environmental Quality Control Board Order No. 01-82, recorded in Official Records Book 20130 at Page 4521 of the Public Records of Miami-Dade County, Florida, as amended by Board No. 13-40, recorded in Official Records Book 28871 at Page 1915 of the Public Records of Miami-Dade County, Florida, and subsequently modified as approved by the Environmental Quality Control Board in December 2015. Board Order No. 01-82 required the developers of the DRI to: 1) improve and maintain a two-mile length of the NW 25 Street Canal, 2) construct a hydrologic divide between the approved land uses and the Northwest Wellfield, 3) install and sample water quality monitoring wells to ensure that the NW 25 Street Canal functions properly as a hydrologic divide. The intent of the improvements to the NW 25 Street Canal was to redirect the flow of groundwater from the DRI site away from the Northwest Wellfield, and the purpose of the hydrologic divide was to keep the groundwater north of the canal separate from the groundwater south of the canal. Both the canal improvements and the hydrologic divide were completed in 2003 according to the specifications. Monitoring of the hydrologic divide has demonstrated that it is functioning as intended. The subject properties could be considered for removal from the Northwest Wellfield Protection Area if it is conclusively demonstrated that the ¼ foot drawdown area for the Northwest Wellfield has been successfully retracted to exclude the properties.

Section 24.43(5) of the Code prohibits the approval of any building permits, certificates of use and occupancy, municipal occupational licenses, platting actions or zoning actions for any non-residential land use which generates, uses, handles, disposes of, discharges or stores hazardous materials on property located within the Northwest wellfield protection area. The Code further requires that approvals may only be issued if the property owner has submitted to DERM a properly executed covenant running with the land in favor of Miami-Dade County as required therein. The covenant also provides that hazardous materials or wastes shall not be used, disposed of, handled, discharged, generated or stored in the wellfield protection area. The aforementioned covenant was previously recorded for the Southwest parcel and the portion of the East parcel that is currently located within the DRI boundary. A covenant will be required for that portion of the East parcel that is proposed for inclusion in the DRI.

#### Pollution Remediation

The East parcel has records of current contamination issues under Valido/Busot/De la Vega (DERM file SW-1172). The site is a solid waste contaminated site. Any construction, development, drainage, and dewatering at the subject site will also require DERM review and approval as it relates to environmental contamination issues.

Any soil re-use resulting from material excavated from the subject property or material imported as fill for the subject property shall be subject to the Soil Re-Use Guidance for Miami-Dade County.

#### Drainage and Flood Protection

The parcels are located within the North Trail Basin where 28.6 percent of the total site area shall be set aside as lake, or 33.3 percent of the total site area shall be set aside as dry retention/detention area to satisfy the minimum requirement for flood protection and water management. DERM issued approval, Cut and Fill No. 382, for the Southwest parcel and portion of the East parcel, however, any modification of the site plan under the approved Cut and Fill, may require a re-submittal and re-approval by DERM Water Control Section.

A DERM Class II permit may be required if the proposed drainage system contains an outfall or overflow system in, on, or upon any water body of Miami-Dade County. A DERM Class II Permit 20080051 was issued for the southwest parcel and Class II Permit 20150062 for the portion of the east parcel that is currently located within the DRI, however, any modification of the site

plans under the approved Class II permits may require a new DERM Water Control Section approval.

A DERM Class III permit is required for any planned work within a canal right-of-way for the Southwest Parcel. A DERM Class VI permit may be required for any installation of drainage systems in commercial or contaminated sites.

The proposed parcels are determined to be in Zone AH in the FEMA Flood Insurance Rate Maps (FIRM). Any new development planned for the future will have to comply with the requirements of Chapter 11C of the Code for flood protection.

The site shall be filled to a minimum elevation between 7.4 feet and 7.9 feet NGVD or County Flood Criteria. For construction of habitable structures within the subject application, the Lowest Floor Elevation requirement shall be the highest elevation in N.G.V.D of the following references:

- i) Average crown of road fronting the property, plus 8 inches for residential, or plus 4 inches for commercial.
- ii) County Flood Criteria is between 7.4 feet and 7.9 N.G.V.D, plus 8 inches for residential, or plus 4 inches for commercial.
- iii) Elevation of the back of the sidewalk (if any) fronting the property, plus 8 inches for residential, or plus 4 inches for commercial.
- iv) The Base Flood Elevation of this area is found to be 8.0 feet NGVD (taken from the Flood Insurance Rate Maps (FIRM) for Miami Dade County).
- v) The stage generated by the retention on-site of the 100-year rainfall event according to stage-storage calculations.

A Surface Water Management Permit by the South Florida Water Management District is required for this application. Other permits by the Environmental Resource Regulation Division may be required or combined with the above permit.

#### Natural Resources

Wetlands and tree resources as defined in Section 24-5 of the Code exist on the sites. The properties are located in the Transitional Northeast Everglades and East Turnpike Wetland Basins. A DERM Class IV Permit has been issued for the portions of the subject application that are currently located within the DRI boundary as described below:

- Folios 30-3936-000-0012 and 30-3936-000-0022: Filling of the areas referenced in the application completed under Class IV Permit 2001-021.
- Folios 30-3935-013-0010 and 30-3935-013-0020: Filling of the areas referenced in the application completed under Class IV Permit 2013-004.

The portion of the East parcel that is proposed for addition to the DRI boundary contains wetland and tree resources. A Class IV permit will be required prior to any work in a wetland. Tree resources within wetlands are regulated through the Class IV process; trees outside of wetlands will require a tree permit.

The subject sites contain prohibited species as listed in Section 24-49.9(1) of the Code including but not limited to Bishopwood (*Bischofia javanica*), Australian pine (*Casuarina spp*), and Brazilian pepper (*Schinus terebinthifolius*). Pursuant to Section 24-49.9 of the Code, which applies countywide including within municipalities, all prohibited plant species shall be removed prior to development. In addition, these areas shall be maintained to prevent the growth and accumulation of prohibited species.



### Endangered Species

The property is located within the United States Fish and Wildlife Service (USFWS) consultation area for the federally endangered Florida bonneted bat and the core foraging area for the federally threatened wood stork. The area addressed provides a combination of land and open water that is similar to other sites in Miami-Dade County where foraging and roosting by the Florida bonneted bat has been documented. Consultation with USFWS and any other necessary federal or state agencies is recommended before conducting any work or activities within the subject site. The federal government may require certain actions or protections on the property, and this may result in the need to modify the plans for the property.

Wetlands in and adjacent to the areas proposed for re-designation are located within the Core Foraging Area for rookeries located along Tamiami Trail and the eastern portion of Water Conservation Area 3B. These rookeries are occupied by woodstorks, a federally listed threatened species, as well as other wading bird species listed by the State of Florida as Threatened. There may be other listed plant or animal species occurring in and/or utilizing these wetlands as well. The Miami-Dade County CDMP affords a high standard of protection to wetlands that provide habitat for threatened or endangered species. If wetlands impacts are proposed, detailed information on Threatened or Endangered species occurrence and/or utilization may be required to determine consistency with CDMP Policy CON-7A, which states, in part, that "...Habitats critical to endangered or threatened species shall not be destroyed." In addition, Policy CON-9B states that "...nesting, roosting and feeding habitats used by federal or State designated endangered or threatened species, shall be protected and buffered from surrounding development or activities and further degradation or destruction of such habitat shall not be authorized".

Mitigation banks are usually an option when developing mitigation proposals for projects involving wetland impacts that are otherwise acceptable under the evaluation factors in Section 24-48.3 of the Code and allowable under all applicable laws, but that nevertheless result in adverse environmental impacts to wetlands. It should be noted that there are no mitigation banks within Miami-Dade County that are located within the Core Foraging Areas (CFAs) for the wood stork rookeries that could be affected by the proposed application.

### Air Quality Management

The Southwest parcel is in close proximity to the CEMEX cement plant and SQL Quarry which is a Title V major source of air emissions, as well as Tallowmasters, a meat rendering plant which may be a potential source of noxious odors and a potential nuisance source.

### **Water and Sewer**

#### Water Supply

Both the East and Southwest parcels are located within the Miami-Dade Water and Sewer Department (MDWASD) franchised water service area. The source for this water supply is Hialeah-Preston Water Treatment Plant, which is owned/operated by MDWASD. This plant is presently producing water that meets Federal, State, and County drinking water standards. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2A(1) of the CDMP.

### Water Treatment Plant Capacity

The County's adopted LOS standard for potable water treatment facilities requires that the regional water treatment system, consisting of MDWASD Hialeah Reverse Osmosis, Hialeah, Preston, and Alexander Orr District Treatment Plants, shall operate with a rated maximum daily capacity no less than two percent above the maximum daily flow for the preceding year and an average two percent above the average daily flow for the preceding five years. The water must also meet all applicable federal, state, and county primary drinking water standards.

The Miami-Dade Water and Sewer Department regional water treatment system capacity is the sum of the treatment capacity of the regional water treatment plants. The regional water treatment system can treat up to 449.74 million gallons per day (MGD) based on the rated treatment capacity. Pursuant to CDMP Objective WS-2, the regional water treatment system shall operate no less than two percent above the rated plant capacity. Therefore, the regional system shall not treat more than 440.75 MGD. The total available water treatment plant capacity, based on CDMP Objective WS-2, is 73.34 MGD. This is calculated using the available plant capacity (440.75 MGD), subtracting the maximum day flow (343.2 MGD) and subtracting the water that is reserved through development orders (24.21 MGD).

### Estimated Water Demand/Sewer Flow

*East Parcel:* As noted in the "Estimated Water Demand/Sewer Flow for Proposed Development by Land Use Scenario" table below, the maximum water demand for the East parcel for Industrial development (Scenario 1) under the current CDMP Land Use designation, is estimated at 29,442 gallons per day (gpd). The maximum water demand/sewer flow for the proposed CDMP Land Use designation (Scenario 1) with acceptance of the proffered Declaration of Restrictions dated April 7, 2016, is estimated at 109,771 gpd. If development of the site is further limited as proposed in the concurrent Notice of Proposed Change (Scenario 2), the maximum water demand/sewer flow is estimated at 49,500 gpd. This represents an increase of up to 20,058 gpd over the demand under the current CDMP land use designations for the East parcel. A Water Supply Certification Letter will be required at the time of development, at which time the proposed project will be evaluated for water supply availability and a water supply reservation will be made.

Estimated Water Demand/Sewer Flow  
For Proposed Development by Land Use Scenario

Scenario	Use (Maximum Allowed)	Quantity (Units or Square Feet)	Water Demand Multiplier (Section 24-43.1 Miami-Dade Code)	Projected Water Demand (gpd)
Current CDMP Potential (East Parcel)				
1	Industrial (Dry)	1,177,688 sq. ft.	2.5 gpd/100 sq. ft.	29,442 gpd
Requested CDMP Designation (East Parcel)				
1	Retail	1,097,712 sq. ft.	10gpd/100 sq.ft.	109,771 gpd
2	Retail	495,000 sq. ft.	10gpd/100 sq.ft.	49,500 gpd

Source: Miami-Dade Water and Sewer Department; Department of Regulatory and Economic Resources, Planning Division; May 2016

*Southwest Parcel:* As noted in the “Estimated Water Demand/Sewer Flow for Proposed Development by Land Use Scenario” table below, the maximum water demand/sewer flow for the Southwest parcel for business development (Scenario 1) under the current CDMP Land Use designations with the limitations in the approved DRI development program, is estimated at 47,000 gallons per day (gpd). The maximum water demand/sewer flow for the proposed CDMP Land Use designation (Scenario 1), is estimated at 26,136 gpd. This represents a decrease of up to 20,864 gpd over the demand under the current CDMP land use designations for the Southwest parcel. A Water Supply Certification Letter will be required at the time of development, at which time the proposed project will be evaluated for water supply availability and a water supply reservation will be made.

Estimated Water Demand/Sewer Flow  
For Proposed Development by Land Use Scenario

Scenario	Use (Maximum Allowed)	Quantity (Units or Square Feet)	Water Demand Multiplier (Section 24-43.1 Miami-Dade Code)	Projected Water Demand (gpd)
Current CDMP Potential (Southwest Parcel)				
1	Retail	470,000 sq. ft.	10gpd/100 sq.ft.	47,000 gpd
Requested CDMP Designation (Southwest Parcel)				
1	Industrial (Dry)	1,045,440 sq. ft.	2.5 gpd/100 sq. ft.	26,136 gpd

Source: Miami-Dade Water and Sewer Department; Department of Regulatory and Economic Resources, Planning Division; May 2016

#### Water System Connectivity:

*East Parcel:* The proposed land use would be required to connect to public water pursuant to Chapter 24 of the Code. This area will require 12-inch water main extensions to provide water service to the various parcels. Final points of connection and capacity approval to connect to the water system will be provided at the time the developer requests connection to the water infrastructure.

At this time, there are planned projects abutting the northern boundary of the East Parcel of this application with WASD Agreement Nos. 22553 and 22778. A Water Supply Certification (WSC) will be required for future developments. Said certification will be issued at the time the applicant requests connection to the water system.

*Southwest Parcel:* The proposed land use would be required to connect to public water pursuant to Chapter 24 of the Code. There are 12-inch water mains within this area to which the Developer may connect to extend new 12-inch water mains as required to serve the future developments. Final points of connection and capacity approval to connect to the water system will be provided at the time the developer requests connection to the water infrastructure.

At this time, there are no planned projects (active agreements) in close proximity to the Southwest Parcel. A Water Supply Certification (WSC) will be required for future developments. Said certification will be issued at the time the applicant requests connection to the water system.

#### Sewer Treatment Plant Capacity

*East Parcel:* The subject application is within the MDWASD service area. The wastewater flows for this application will be transmitted to the Central District Wastewater Treatment Plan

(CDWWTP) for treatment and disposal. Currently, there is average wastewater treatment capacity for this application consistent with Policy WS-2A(2) of the CDMF.

The proposed land use would be required to connect to the public sewer system pursuant to Chapter 24 of the Code. The subject parcel will require a public pump station. The nearest point of connection is an existing 12-inch sanitary sewer force main on NW 25 Street from which the developer may connect and extend a new sewer force main in a public right-of-way or easement as necessary to provide sewer service. Any proposed sewer extension inside the developer's property shall be eight (8)-inch minimum. Please note that a 45 feet by 65 feet tract site for a public pump station must be dedicated by the developer along with furnishing an installing an emergency generator with building at the pump station site for the aforementioned proposed WASD public pump station.

Final points of connection and capacity approval to connect to the sewer system will be provided on a one-to-one basis as the proposed developments request connection to the sewer system. Pursuant to Ordinance No. 13-73, the subject application is located within the Doral Basin which has a sanitary sewer special connection charge of \$7.03 per gallon. WASD will collect this special connection charge from property owners. The special connection charge is for the expansion of the sewer facilities in the Doral Basin area.

The sewer flow that will be generated by development in the East Parcel will be directed to pump stations 30-1221, 30-0187 and the Central District Wastewater Treatment Plant. The abovementioned pump stations and the Central District Wastewater Treatment Plant are owned and operated by MDWASD and are currently working within the mandated criteria set forth in the Consent Decree Case: NO. 1:12-cv-24400-FAM, effective Dec 6, 2013.

The following Nominal Average Pump Operating Time (NAPOT) information for the pump station is based on the potential development, most critical flow, and current conditions of the sanitary pump station. At the time of final development orders, sewer capacity certification will be required.

Pump Station Downstream	Pump Station Owner	Pump Station Number	Moratorium Code	Projected NAPOT	Proposed Hrs ( $\Delta t$ )	Proposed Projected Hrs
Receiving PS	30	1221	OK	1.60	4.38	5.98
↓	30	0187	OK	5.14	0.08	5.22
↓↓	30	CD	--	--	--	--

*Southwest Parcel:* The subject application is within the MDWASD service area. The wastewater flows for this application will be transmitted to the Central District Wastewater Treatment Plan (CDWWTP) for treatment and disposal. Currently, there is average wastewater treatment capacity for this application consistent with Policy WS-2A(2) of the CDMF.

The proposed land use would be required to connect to the public sewer system pursuant to Chapter 24 of the Code. For the new development within this area, there is an 8-inch sanitary sewer gravity system along NW 14 Street to which the developer may connect to provide sewer service.

Final points of connection and capacity approval to connect to the sewer system will be provided on a one-to-one basis as the proposed developments request connection to the sewer system. Pursuant to Ordinance No. 13-73, the subject application is located within the Doral Basin which has a sanitary sewer special connection charge of \$7.03 per gallon. WASD will collect this special connection charge from property owners. The special connection charge is for the expansion of the sewer facilities in the Doral Basin area.

The sewer flow that will be generated by development in the Southwest Parcel will be directed to pump stations 30-1229, 30-001 and the Central District Wastewater Treatment Plant. The abovementioned pump stations and the Central District Wastewater Treatment Plant are owned and operated by MDWASD and are currently working within the mandated criteria set forth in the Consent Decree Case: NO. 1:12-cv-24400-FAM, effective Dec 6, 2013.

The following Nominal Average Pump Operating Time (NAPOT) information for the pump station is based on the potential development, most critical flow, and current conditions of the sanitary pump station. At the time of final development orders, sewer capacity certification will be required.

Pump Station Downstream	Pump Station Owner	Pump Station Number	Moratorium Code	Projected NAPOT	Proposed Hrs (Δt)	Proposed Projected Hrs
Receiving PS	30	1229	OK	0.02	4.94	4.96
↓	30	0001	OK	8.19	0.02	8.21
↓↓	30	CD	--	--	--	--

## Solid Waste

The Miami-Dade County Department of Solid Waste Management (DSWM) oversees the collection and disposal of solid waste generated in the County through direct operations, contractual arrangements, and regulation. In addition, the DSWM directs the countywide effort to comply with State regulations concerning recycling, household chemical waste management and the closure and maintenance of solid waste sites no longer in use.

The adopted level of service (LOS) standard for the County Solid Waste Management System is as follows: to maintain sufficient waste disposal capacity to accommodate waste flows committed to the System through long term contracts or interlocal agreements with municipalities and private haulers, and anticipated uncommitted waste flows for a period of five years. As of FY 2015-16, the DSWM is in compliance with this standard; in other words, there is adequate disposal capacity to meet projected growth in demand, inclusive of the subject application, which is not anticipated to have a negative impact on disposal service.

### Application Impacts

The application requests the redesignation of a ±48-acre parcel located within the existing Beacon Lakes DRI from “Business and Office” to “Restricted Industrial and Office”; the redesignation of a ±63-acre parcel from “Restricted Industrial and Office” to “Business and Office”; and the release of an existing CDMP Declaration of Restrictions prohibiting residential

development on the above-referenced ±48-acre parcel, and acceptance of a CDMP Declaration of Restrictions prohibiting residential development on the above-referenced ±63-acre parcel.

Per Chapter 15 of Miami-Dade County Code (the Code), the SWMD does not actively compete for non-residential waste collection service such as commercial, business, office, and industrial services at this time. Waste collection services for this application will most likely be provided by a private waste hauler. The requested amendment will have no fiscal impact or any associated costs; therefore SWMD has no objection to the proposed changes.

## **Parks**

The Miami-Dade County Parks, Recreation and Open Space Department has three Park Benefit Districts (PBDs). The subject application site is located inside Park Benefit District 1 (PBD-1), which generally encompasses the area of the County north of SW 8 Street.

### Level of Service Standard

CDMP Policy ROS-2A establishes the adopted minimum LOS standard for the provision of recreation open space in the Miami-Dade County. This CDMP policy requires the County to provide a minimum of 2.75 acres of local recreation open space per 1,000 permanent residents in the unincorporated areas of the County and a County-provided, or an annexed or incorporated, local recreation open space of five acres or larger within a three-mile distance from residential development. The acreage/population measure of the LOS standard is calculated for each Park Benefit District. A Park Benefit District is considered below LOS standard if the projected deficiency of local recreation open space is greater than five acres. Currently, PBD-1 has a surplus capacity of 156.45 acres of parkland, when measured by the County's concurrency LOS standard of 2.75 acres of local recreation open space per 1,000 permanent residents.

### Application Impacts

The application is not anticipated to generate impacts to parks or to local recreation open space. The application proposes to redesignate the Southwest Parcel from "Business and Office" to "Restricted Industrial and Office" and to redesignate the East Parcel from "Restricted Industrial and Office" to "Business and Office". While residential development is an allowed use on "Business and Office" designated properties, residential development is currently prohibited by covenant on the Southwest Parcel and the Applicant has proffered a new covenant that would prohibit residential development on the East Parcel. Therefore, there would be no impact to local recreation open space.

Furthermore, the approved development program for the associated Beacon Lakes DRI does not include residential development and would need to be amended through a Notice of Proposed Change to the DRI to allow residential development within the DRI properties. The concurrent Notice of Proposed Change to the Beacon Lakes DRI does not include residential uses.

## **Fire and Rescue Service**

The application area may be served by the Miami-Dade County Fire Rescue Stations identified in the table below. A suspected fire within application area would be designated as a building dispatch assignment. A building dispatch assignment requires three (3) suppressions or engines, telesquirts or tankers, one (1) aerial, one (1) rescue and an

accompanying command vehicle. This assignment requires 20 firefighters and officers. The application site will be served by the following Miami-Dade County Fire Rescue Stations:

Station	Address	Equipment	Staff
58	12700 SW 6 Street	Rescue, Engine	7
61	15155 SW 10 Street	Rescue, Brush Fire Truck	5
37	4200 SW 142 Avenue	Rescue, Engine	7
29	351 SW 107 Avenue	Rescue, Aerial, Battalion	8
9	7777 SW 117 Avenue	Rescue, Engine	7
48	8825 NW 18 Terrace	Rescue, Engine	7

Based on data retrieved during calendar year 2015, the average travel time to the vicinity of the application site was 7:45 minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to the vicinity of the proposed development complies with the performance objective of national industry and will improve substantially as a result of the construction of the Beacon Lakes Fire Rescue Station. However, because of traffic congestion, increased response times may result on NW 137 Avenue and NW 12 Street.

#### Level of Service Standard for Fire Flow and Application Impacts

CDMP Policy WS-2A establishes the County's minimum Level of Service standard for potable water. This CDMP policy requires the County to deliver water at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi, unless otherwise approved by the Miami-Dade Fire Rescue Department (MDFR). A minimum fire flow of 1,500 gallons per minute (gpm) is required for the "Office/Residential" CDMP designation. Presently, there are no fire flow deficiencies in the vicinity of the application site.

Based on maximum development that would be allowed under the East Parcel's current CDMP land use designation of "Restricted Industrial and Office," the use is estimated to generate a total of 51 annual alarms. Under the proposed CDMP land use designation of "Business and Office," this use would allow a potential development that is anticipated to generate 326 annual alarms. However, the DRI NOPC proposes to limit commercial development on the East Parcel and thereby the limited development is anticipated to generate 140 annual alarms. For the Southwest Parcel, based on maximum development that would be allowed under the Parcel's CDMP land use designation of "Business and Office," this use is estimated to generate a total of 140 annual alarms. Under the proposed CDMP land use designation of "Restricted Industrial and Office" this use is estimated to generate a total of 46 annual alarms.

Based on the development program proposed in the DRI NOPC the proposed additional 785,761 square feet of industrial space within the DRI is expected to generate 35 additional fire and rescue calls annually.

#### Planned Service Expansions

In an effort to meet future service demand, MDFR seeks to construct a new fire station to mitigate the additional number of alarms. The Applicant has a commitment to providing a two-acre parcel of land within the Beacon Lakes DRI to MDFR at no cost, as a condition of the DRI development order approved through Resolution Z-11-02. The Applicant is yet to fulfill this commitment and the MDFR intends to utilize the parcel of land to construct a new fire station in the vicinity of NW 127 Avenue and NW 17 Street.

## **Public Schools**

The applicant has proffered a covenant that would prohibit residential development on the application site, should the application be approved with acceptance of the covenant. Therefore, Miami-Dade County Public Schools would not be impacted by the application as proposed.

## **Aviation**

The Planning Division of the Miami-Dade County Aviation Department (MDAD) reviewed the subject application for both land use and airspace restrictions due to its proximity to Miami International Airport. MDAD does not object to the proposed request provided that all uses comply with federal, state and local aviation regulations, including Chapter 33 of the Code, as it pertains to airport zoning.

## **Roadways Analysis**

The Beacon Lakes Development of Regional Impact is an approved multi-use DRI consisting of 5,300,000 sq. ft. of warehouse, 175,000 sq. ft. of office and 495,000 sq. ft. of retail uses on approximately 460± acres. The DRI area is generally bounded on the north by NW 25 Street, on the east by the Homestead Extension of the Florida Turnpike (HEFT), on the south by NW 12 Street, and on the west by NW 137 Avenue. The original DRI area was designated "Restricted Industrial and Office" on the Adopted 2020 and 2030 Land Use Plan (LUP) map and approved for 6,600,000 sq. ft. of warehouse, 150,000 sq. ft. of office and 75,000 sq. ft. of retail uses. Amended in 2008, the DRI changed the land use designation of approximately 48± acres (SW Parcel) from "Restricted Industrial and Office" to "Business and Office" and approved for 495,000 sq. ft. of retail. The current application proposes to change the DRI as follows:

- 1) Change the designation of the SW Parcel (48-acre parcel) from "Business and Office" back to "Restricted Industrial and Office" on the Adopted 2020 and 2030 LUP map;
- 2) Add approximately 45± acres (East Parcel) of adjacent land located south of theoretical NW 22 Street and west of the HEFT to the DRI area;
- 3) Change the designation of the East Parcel (48± acres) plus an additional 18 acres of land inside the DRI area for a total of ±63 acres, from "Restricted Industrial and Office" to "Business and Office" on the LUP map; and
- 4) Release of an existing Declaration of Restrictions recorded in Official Records Book 27747, Page 3899 of the Public Records of Miami-Dade County, Florida and accept a proposed new Declaration of Restrictions prohibiting residential uses on the East parcel.

## **Existing Conditions**

Access to the DRI area is provided on the north by NW 25 Street, on the east by the Homestead Extension of the Florida Turnpike (HEFT) via interchanges at NW 41 Street and NW 12 Street, on the south by NW 12 Street, and on the west by NW 137 Avenue. NW 127 Avenue also provides access to the site at NW 25 Street on the north and at NW 12 Street from the south. NW 25 Street from the HEFT to NW 127 Avenue, NW 12 Street from the HEFT to NW 137 Avenue, NW 127 Avenue from NW 12 Street to NW 25 Street, and NW 137 Avenue from NW 12 Street to NW 17 Street are all four-lane divided facilities. The HEFT is an eight-lane expressway and the SR 836 Extension from the HEFT to NW 137 Avenue is a four-lane expressway.



The 'Southwest Parcel' is located south of NW 14 Street and north of NW 12 Street and between NW 137 Avenue and NW 132 Avenue. Primary access to this parcel is provided on the west by NW 137 Avenue, a four-lane divided roadway between NW 12 Street and NW 17 Street; on the north by NW 14 Street, a two-lane divided roadway from NW 137 Avenue to NW 132 Avenue; and on the east by NW 132 Avenue, a two-lane undivided roadway from NW 17 Street south to approximately NW 12 Street. NW 137 Avenue provides direct connection to NW 12 Street and to SR 836 Expressway Extension and further south to SW 8 Street. SR 836/Dolphin Expressway is a major east-west expressway which provides connectivity to NW 107 Avenue, NW 87 Avenue and SR 826/Palmetto Expressway, a major north-south expressway that provides connectivity to other areas in the County.

The 'East Parcel' is located generally south of theoretical NW 22 Street and west of the HEFT. Currently there is no direct vehicular access to this parcel.

#### Future Conditions

The applicant in its *NOPC and CDMP Amendment Transportation Analysis Beacon Lakes DRI* report dated April 7, 2016, states that the applicant is proposing to build a new four-lane divided roadway (NW 117 Place from NW 25 Street south to theoretical NW 14 Street and NW 14 Street from NW 117 Place to NW 122 Avenue) along the east side of the East Parcel to provide direct access to this parcel.

The roadway segment of NW 122 Avenue between NW 25 Street and NW 41 Street, a new two-lane roadway facility, was part of the original Beacon Lakes DRI conditions. The subject project is listed as a private sector improvement in the *2017 TIP* and as a Priority II (2021-2025) project in the *2040 LRTP*.

Two other transportation projects located within close proximity to the East Parcel are: 1) the Dolphin Park and Ride/Transit Terminal Facility (Dolphin Station); and 2) the Dolphin Truck Travel Center (TTC). The Dolphin Station project was advanced to a Priority I project in the County's *2040 Long Range Transportation Plan* (LRTP) by MPO Resolution 20-14 adopted on October 23, 2014, with funding for 2015-2020; and is listed in the County's 2017 *Transportation Improvement Program (TIP)* with funding for design/build and construction for 2016/17, 2017/18, and 2018/19. The Dolphin TTC is listed in the *2040 LRTP* as a Freight Set-Aside Project with Priority III funding (2026-2030) and also as an illustrative project with Priority IV funding (2031-2040). The Florida's Turnpike Enterprise is currently preparing a Project Development and Environment (PD&E) study for the planned Dolphin Truck Travel Center (TTC) to be built on a 35-acre FDOT parcel located south of the East Parcel. The TTC, a planned overnight truck parking facility, is expected to be open and in operation in 2019. As part of this project, a segment of NW 122 Avenue will be constructed to connect NW 25 Street to the TTC and south to NW 12 Street. Both the Dolphin Station and the Dolphin TTC, as well as the Beacon Lakes application site are depicted in the Map series section.

It should be pointed out that the roadway segment of NW 25 Street between NW 127 Avenue and NW 129 Avenue is still missing. However, the County's adopted *2017 TIP* lists the subject roadway segment, NW 25 Street (south side) between NW 127 Avenue and NW 132 Place, as a private sector improvement for Beacon Lakes Phase 2, as 2 of 4 lanes divided.

#### Transportation Analysis

The County's *Instructions for Preparing Applications Requesting Amendments to the Miami-Dade County Comprehensive Development Master Plan 2016-2017 Amendment Cycle* report (*Instructions Report*) requires that applicants of any Standard CDMP amendment application

shall submit a traffic impact analysis (TIA) report in support of the application. The TIA report shall be prepared by a professional engineer registered in the State of Florida and conducted using a professional methodology accepted by the Department. The TIA must include among other things the following: a study area (area of influence); existing roadway conditions; future roadway conditions, a short-term and a long-term traffic level of service analyses; background traffic; list of roadway capacity improvements listed in the most recently adopted *Transportation Improvement Program (TIP)* and in Priorities I through IV of the adopted *2040 Long Range Transportation Plan (LRTP)* Cost Feasible Plan; trip generation using the *ITE Trip Generation manual*; trip distribution using the *Miami-Dade 2040 Long Range Transportation Plan Directional Distribution Report*. The short-term and long-term traffic level of service analyses must be performed using the most current State and County traffic counts. Future long-term conditions analysis shall be performed for the project's buildout year, CDMP long term planning horizon (Year 2030), or the County's LRTP planning horizon (Year 2040). The TIA must identify the need for new facilities or expansion of existing facilities, if necessary to mitigate the impacts, a mitigation analysis, and maps/exhibits.

#### Applicant's Traffic Study

The applicant submitted a Transportation Analysis (TA) report prepared by Cathy Sweetapple & Associates entitled *NOPC and CDMP Amendment Transportation Analysis, Beacon Lakes DRI*, dated April 7, 2016 and received by the Department on April 11, 2016. A copy of the Executive Summary for the Transportation Analysis (TA) is included in Appendix D. The complete Transportation Analysis report is available online at the Department's website at: <http://www.miamidade.gov/planning/cdmp-special-amendments.asp>. The TA addresses the impacts that the Beacon Lakes application will have on the roadways adjacent to and in the vicinity of the application site, and includes a Short Term (2021) and a Long Term (2040) traffic conditions analyses. The Short Term analysis was conducted using the methodology established by Miami-Dade County for currency analysis. The Long Term analysis (Future conditions) was performed with and without the Amendment Application development program's impacts.

**Study Area:** The study area includes the major arterial and collector roadways extending on the north to SR 27/Okeechobee Road, on the east to SR 826/Palmetto Expressway, on the south to SR 976/SW 40 Street/Bird Road, and on the west to SR 997/Krome Avenue.

**Conclusions:** The transportation analysis concludes that all first directly accessed traffic count stations on the roadways adjacent to the amendment application area have been found to operate at acceptable levels of service during the PM peak hour period for the year 2021 (Short Term Concurrency Analysis), and the Long Term (Year 2040) analysis determined that adequate roadway capacity will be available to manage the future growth in background traffic, the traffic from approved developments, and the traffic impacts of the unbuilt portion of the currently approved DRI development program and the additional 785,761 sq. ft. of warehouse use that would be added to the Beacon Lakes DRI.

#### County Staff Comments

County Staff of the Department of Regulatory and Economic Resources, Planning Division and Plat Division, and the Transportation and Public Works Department, Traffic Engineering Division reviewed the subject TA report and have the following comments and issues:

1. Consider the impacts of both the planned Dolphin Truck Travel Center and programmed Miami-Dade Transit multi-modal facility, Dolphin Station. Also, consider

the planned enhancements by MDX to the SR 836 Expressway Extension to provide a full directional interchange at the HEFT.

2. Incorporate heavy vehicle percentages in the projections along the existing and proposed roadways within the DRI to account for the high amount of heavy vehicles expected to traverse the area.
3. Consider the development of NW 122 Avenue south of the DRI site to NW 12 Street.
4. Substantiate the use of the weighted average rate versus the fitted curve equation for each land use trip generation.
5. Clarify the trip generation calculations shown on Table A and B on page iv of the Introduction and Executive Summary.
6. Explain the usefulness of exchange rates shown on Tables 2A and 2B on page 7 and Tables 2A and 2B on page 6 of Attachment 6 for calculating future land use trips.
7. Revise the trip internalization calculations since unconstrained internal person trips capture rates trip origins are not available for the retail and industrial uses. The ITE Trip Generation Handbook, 3rd Edition, recommends that “if the mixed-use development site contains a land use for which unconstrained internal capture rates are not provided in Tables 6.1 and 6.2, the analyst should either (1) assume no internal capture for trips to and from that land use or (2) establish an internal capture rate through the conduct of intercept surveys at a proxy mixed-use development site with the same land use codes.” Substituting the industrial/warehouse rate for office is not acceptable.
8. It is unclear where the County recommended procedure emanated from for the warehouse trip estimates as indicated in Attachment 6.
9. The Short Term Traffic Analysis should be performed for the year 2019 and include any background traffic and traffic for other committed development in the area (i.e. MDT Multi-modal facility, Dolphin Truck Travel Center, etc.). Also, include a new column to show the existing LOS without the project impacts for each traffic count station analyzed in Table 4B, The Traffic Concurrency Capacity Analysis.
10. The PM Peak Hour Trip Generation for the “unbuilt” and “relocated” land uses is determined using an external trip rate calculation. Use the ITE’s Trip Generation 9<sup>th</sup> edition Manual to provide the trip generation associated with the current and proposed DRI development programs. Internal trip capture for mixed-use development should be determined using the guidelines of the ITE Trip Generation User’s Guide and Handbook, 9th edition.
11. The approved 2008 Beacon Lakes DRI development Program approved was estimated to generate approximately 3,782 PM Peak Hour Trips; however, Table C on page iv of the Introduction and Executive Summary shows the trips for the approved DRI development program re-calculated to 3,255 PM Peak Hour Trips. The “unbuilt” and “relocated” uses shown in Table F on page v, indicates that this scenario will generate a total of 3,042 PM Peak Hour Trips. Please also provide the trips for the “Built” portion of the approved development program and revise this information accordingly.

12. Update Table 3A, Programmed Transportation Improvements from TIP 2016, using the recently adopted *2017 TIP*; and revise Table 3B to list only roadway capacity improvements listed in the *2040 LRTP* Cost Feasible Plan.
13. Revise Table 3A and Table 3B to include only roadway capacity improvements; do not include the planned SR 836 Southwest Extension project because this project is not part of the *2040 LRTP* Cost Feasible Plan and is not consistent with the CDMP.
14. The TA report mentions MDT's future transit plans for Dolphin Station, but apart from Figure 2A depicting existing MDT bus routes, there is no mention of the lack of existing transit service to the Beacon Lakes DRI. The application itself states that MDT transit service to the Southwest Parcel is limited (page 5). Revise this information accordingly.

County staff met with the applicant's representatives and transportation consultant and will continue to work with them to address the transportation issues raised above prior to the Board of County Commissioners' transmittal hearing on July 21, 2016.

### **County's Concurrency Analysis**

*0.40 FAR Limitation:* Application No. 1 Part C (Parcel 296) of the "Staff Applications October 2012 Cycle EAR-Based Applications to Amend the Comprehensive Development Master Plan" sought to amend the Adopted Land Use Plan maps to re-designate approximately 521 gross acres of land, including two lakes, from "Open Land" to "Restricted Industrial and Office" and inclusion within the Urban Development Boundary. The 521 gross-acre application was bordered on the north by NW 25 Street, on the east by SR 821/Homestead Extension of Florida's Turnpike (HEFT), on the south by NW 12 Street, and on the west by NW 132 Avenue. The long-term traffic impact analysis performed to evaluate the adequacy of the future roadway infrastructure to handle the application's traffic impacts and to meet the adopted roadway LOS standards through the year 2035 showed that some roadway segments within the study area (impact area) were projected to operate at LOS E and F in violation of the adopted LOS standards applicable to those roadway segments. One way of mitigating the application's traffic impacts is to recommend the widening of the failing roadway segments to provide for additional capacity and to meet their adopted LOS standards; however, the County is not the owner or the developer of the application area. Another way to address the issue was to limit development in the area to a specific threshold in order to reduce the impact on the roadways found to exceed the 5.0% maximum service volumes and in violation of their adopted LOS standards. Consistent with the foregoing, the application area is subject to intensity restriction as expressed by FAR. Therefore, it was determined that the maximum allowed intensity in the application area--bounded on the north by NW 25 Street, on the east by the HEFT, on the south by NW 12 Street, and on the west by NW 132 Avenue--under the requested "Restricted Industrial and Office" land use designation should be limited to a FAR of 0.40.

The 45± gross-acre parcel (East Parcel) which is requested to be added to the existing Beacon Lakes DRI and to be re-designated to "Business and Office" on the LUP map is located within the area subject to 0.40 FAR intensity restriction. A maximum of 785,761 sq. ft. of warehousing could be developed on the 45± gross-acre parcel. This development would generate approximately 223 PM peak hour trips of adjacent street traffic. A retail development of approximately 55,000 sq. ft. would generate approximately 401 PM peak hour trips of adjacent street traffic. However, proper application of pass-by trips requires that the following check for a reasonableness or "common sense" check, involving a comparison of the number of pass-by

trips assuring that they do not exceed 10 percent of the adjacent street traffic volume during the peak hour.

ITE pass-by reduction for PM peak hour trips to be generated by the 55,000 sq. ft. of retail use equals 46 percent of the total external trips (401) or 184 trips. The adjacent street two-way PM peak-hour traffic volume on NW 25 Street from NW 117 Avenue to NW 127 Avenue is 1,774 PM trips; the 10% of the adjacent street PM peak hour traffic volume is 174 trips. Because the calculated pass-by trips (184) exceed 10% of the adjacent street traffic (174), the number of external trips (401) is reduced by 174 (pass-by trips) for a net external trip of 227 PM peak hour trips, and the directional split re-applied.

*Trip Generation:* Three development scenarios were analyzed for traffic impacts under both the current and requested CDMP land use designations. Under the existing CDMP land use designations, Scenarios 1 and 2 assumes the application area site developed with the currently approved DRI development program (5,300,000 sq. ft. industrial uses, 495,000 sq. ft. retail uses, and 175,000 sq. ft. office uses). Scenario 3 considers only the unbuilt portion of the currently approved DRI development program (2,669,874 sq. ft. industrial use, 476,348 sq. ft. of office and TV studios for Telemundo), 495,000 sq. ft. retail uses, and 18,785 sq. ft. office uses).

Under the requested CDMP land use changes (re-designation to “Restricted Industrial and Office” and to “Business and Office”), Scenario 1 analyzes the impact of the application assuming the application area developed with the proposed DRI development program (6,085,761 sq. ft. of warehouse use, 495,000 sq. ft. retail space, and 175,000 sq. ft. office uses). Scenario 2 analyzes the impact of the application assuming the application area developed with the proposed development program (6,085,761 sq. ft. of warehouse use, 495,000 sq. ft. of retail use, and 175,000 sq. ft. of office space) plus the additional 55,000 sq. ft. of retail use that could be developed on the 45± gross-acres as explained in the FAR Limitation subsection above. And Scenario 3 analyses the impact of the unbuilt portion of the currently approved DRI development program plus the proposed additional 785,761 sq. ft. of warehouse use.

If the Application were approved as requested and the application area developed as analyzed, Scenario 1 would generate 3,681 PM peak hour trips, or 251 more PM peak hour trips than the currently approved development program; Scenario 2 would generate 3,796 PM peak hour trips, or 366 more PM peak hour trips than the currently approved development program; and Scenario 3 would generate 3,262 PM peak hour trips, or 251 more PM peak hour trips than the unbuilt portion of the currently approved development program of the existing DRI. A summary of the estimated peak hour trip generation for each of the development scenarios analyzed is provided in the “Estimated Peak Hour Trip Generation By Current and Requested CDMP Land Use Designations” table below.

Estimated Peak Hour Trip Generation  
By Current and Requested CDMP Land Use Designations

Beacon Lakes Application	Current CDMP Designation and Assumed Use/ Estimated No. Of Trips	Requested CDMP Designation and Assumed Use/ Estimated No. Of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use Designation
Scenario 1	<p>“Restricted Industrial and Office” and “Business and Office” 5,300,000 sq. ft. industrial uses; 495,000 sq. ft. retail uses; 175,000 sq. ft. office uses<sup>1</sup> /</p> <p style="text-align: center;">3,430</p>	<p>“Business and Office” and “Restricted Industrial and Office” 6,085,761 sq. ft. warehouse; 495,000 sq. ft. retail uses; 175,000 sq. ft. office uses<sup>3</sup> /</p> <p style="text-align: center;">3,681<sup>3</sup></p>	+ 251
Scenario 2	<p>“Restricted Industrial and Office” and “Business and Office” 5,300,000 sq. ft. industrial uses; 495,000 sq. ft. retail uses; 175,000 office uses<sup>1</sup> /</p> <p style="text-align: center;">3,430</p>	<p>“Business and Office” and “Restricted Industrial and Office” 6,085,761 sq. ft. warehouse; 550,000 sq. ft. retail uses; 175,000 sq. ft. office uses<sup>4</sup> /</p> <p style="text-align: center;">3,796</p>	+ 366
Scenario 3	<p>“Restricted Industrial and Office” and “Business and Office” 2,669,874 sq. ft. industrial uses; 476,348 sq. ft. (Telemundo); 495,000 sq. ft. retail uses; 18,785 sq. ft. office uses<sup>2</sup> /</p> <p style="text-align: center;">3,011</p>	<p>“Business and Office” and “Restricted Industrial and Office” 3,455,635 sq. ft. warehouse; 476,348 sq. ft. (Telemundo); 495,000 sq. ft. retail uses; 18,785 sq. ft. office uses<sup>5</sup> /</p> <p style="text-align: center;">3,262</p>	+ 251

Source: Institute of Transportation Engineers, Trip Generation, 9<sup>th</sup> Edition, 2012, compiled by Miami-Dade County Department of Regulatory and Economic Resources, May 2016.

Notes: <sup>1</sup> Scenarios 1 and 2 under the current CDMP designation assumes the application area developed with the approved DRI development program (5,300,000 sq. ft. industrial uses, 495,000 sq. ft. retail uses, and 175,000 sq. ft. office space).

<sup>2</sup> Scenario 3 under the current CDMP designation use consider only the unbuilt portion of the approved DRI development program (2,669,874 sq. ft. industrial use; 476,348 sq. ft. (Telemundo TV Office and studios), 495,000 sq. ft. retail uses; and 18,785 sq. ft. office space).

<sup>3</sup> Scenario 1 under the requested CDMP Amendment Application assumes the application area developed with the proposed development program (6,085,761 sq. ft. warehouse; 495,000 sq. ft. retail uses; and 175,000 sq. ft. office space).

<sup>4</sup> Scenario 2 under the requested CDMP Amendment Application assumes the application area developed with the proposed development program plus the additional 55,000 sq. ft. of retail space allowed by the 0.40 FAR intensity limitation (6,085,761 sq. ft. warehouse, 550,000 sq. ft. retail uses; and 175,000 sq. ft. office space).

<sup>5</sup> Scenario 3 under the requested CDMP Amendment Application considers only the unbuilt portion of the currently approved DRI development program plus the additional 785,761 sq. ft. of warehouse use proposed by the applicant.

### Traffic Concurrency Evaluation

An evaluation of peak-period traffic concurrency conditions as of May 2016, which considers reserved trips from approved development not yet constructed, programmed roadway capacity improvements funded for construction in the first three years of the County’s adopted *2017 Transportation Improvement Program* (TIP), and the PM peak hour trips estimated to be generated by the application under the requested CDMP Amendment Application, determined that all roadways—adjacent to and in the vicinity of the application site—that were analyzed have available capacity to handle the additional traffic impacts that would be generated by the application, if approved, and are projected to operate at acceptable levels of service. See “Traffic Impact Analysis on Roadways Adjacent and in the Vicinity of the Amendment Area” table below.

Traffic Impact Analysis on Roadways Adjacent and in the Vicinity of the Amendment Area  
Roadway Lanes, Existing and Concurrency PM Peak Period Operating Level of Service (LOS)

Sta. Num.	Roadway	Location/Link	Num. Lanes	Adopted LOS Std. <sup>1</sup>	Peak Hour Cap <sup>2</sup>	Peak Hour Vol.	Existing LOS	Approved D.O's Trips	Total Trips With D.O's Trips	Conc. LOS w/o Amend.	Amendment Peak Hour Trips	Total Trips With Amend.	Concurrency LOS with Amend.
<b>Scenario 1 Full DRI - (6,085,761 sq. ft. warehouse; 495,000 sq. ft. retail uses; and 175,000 sq. ft. office space)</b>													
8718	NW 137 Ave.	NW 17 St. to NW 12 St.	4 DV	D	2,920	722	C	0	722	C	75	797	C
2509	NW/SW 137 Ave.	NW 6 St. to SW 8 St.	6 DV	D	5,250	4,140	C	0	4,140	C	413	4,553	C
8209	NW/SW 127 Ave	NW 12 St. to SW 8 St.	4 DV	D	2,920	1,620	D	0	1,620	D	629	2,249	D
2269*	HEFT	NW 74 St. to NW 41 St.	8/10 LA	D	16,840	10,796	C/C	0	10,796	C	615	11,411	C
2526*	HEFT	NW 41 St. to SR 836	8/10 LA	D	16,840	10,145	B/B	0	10,145	B	230	10,375	C
8692	NW 25 St.	NW 127 Ave. to NW 117 Ave.	4 DV	D	3,580	1,774	C	0	1,774	C	1,331	3,105	C
9408**	NW 25 St.	NW 117 Ave. to NW 107 Ave.	4 DV	D	2,580	1,445	C	363	1,808	C	716	2,524	C
2238/ 2239	SR 836	SW 137 Ave. to HEFT	6 LA	D	10,060	1,998	B	0	1,998	B	230	2,228	B
2242	SR 836	HEFT to NW 107 Ave.	6 LA	D	10,060	5,477	B	0	5,477	B	387	5,864	B
8244	NW 12 Street	NW 137 Ave. to NW 127 Ave.	4 DV	D	3,580	1,305	C	0	1,305	C	399	1,704	C
8245	NW 12 Street	NW 127 Ave. to NW 117 Ave.	4 DV	D	3,580	1,999	C	0	1,999	C	386	2,385	C

Source: Compiled by the Miami-Dade County Department of Regulatory and Economic Resources, Miami-Dade County Transportation and Public Works, and Florida Department of Transportation, May 2016.

Notes: DV= Divided Roadway; UD=Undivided Roadway; LA=limited access facility

\*\* 2015 counts, all other counts are year 2014

\*For concurrency: HEFT is scheduled for widening between: SR 836/Dolphin Expressway to NW 106 Street from 6 to 10 lanes including express lanes and is listed in the 2017 *Transportation Improvement Program (TIP)* with funding for project design/build for years 2016-2017 and 2018-2019.

<sup>1</sup> County adopted roadway level of service standard applicable to the roadway segment: LOS C (80% Capacity); LOS D (90% capacity).

<sup>2</sup> Peak hour period (PHP) volumes are calculated in accordance with CDMP Policy TC-1B using the average of the two highest consecutive hours of traffic volume.

Traffic Impact Analysis on Roadways Adjacent and in the Vicinity of the Amendment Area  
Roadway Lanes, Existing and Concurrency PM Peak Period Operating Level of Service (LOS)

Sta. Num.	Roadway	Location/Link	Num. Lanes	Adopted LOS Std. <sup>1</sup>	Peak Hour Cap <sup>2</sup>	Peak Hour Vol.	Existing LOS	Approved D.O's Trips	Total Trips With D.O's Trips	Conc. LOS w/o Amend.	Amendment Peak Hour Trips	Total Trips With Amend.	Concurrency LOS with Amend.
<b>Scenario 2 - 4.0 FAR intensity limitation (6,085,761 sq. ft. warehouse, 550,000 sq. ft. retail uses; and 175,000 sq. ft. office space).</b>													
8718	NW 137 Ave.	NW 17 St. to NW 12 St.	4 DV	D	2,920	722	C	0	722	C	77	799	C
2509	NW/SW 137 Ave.	NW 6 St. to SW 8 St.	6 DV	D	5,250	4,140	C	0	4,140	C	425	4,565	C
8209	NW/SW 127 Ave	NW 12 St. to SW 8 St.	4 DV	D	2,920	1,620	D	0	1,620	D	648	2,268	D
2269*	HEFT	NW 74 St. to NW 41 St.	8/10 LA	D	16,840	10,796	C/C	0	10,796	C	634	11,430	C
2526*	HEFT	NW 41 St. to SR 836	8/10 LA	D	16,840	10,145	B/B	0	10,145	B	238	10,383	C
8692	NW 25 St.	NW 127 Ave. to NW 117 Ave.	4 DV	D	3,580	1,774	C	0	1,774	C	1,373	3,147	C
9408**	NW 25 St.	NW 117 Ave. to NW 107 Ave.	4 DV	D	2,580	1,445	C	363	1,808	C	739	2,547	C
2238/ 2239	SR 836	SW 137 Ave. to HEFT	6 LA	D	10,060	1,998	B	0	1,998	B	237	2,235	B
2242	SR 836	HEFT to NW 107 Ave.	6 LA	D	10,060	5,477	B	0	5,477	B	399	5,876	B
8244	NW 12 Street	NW 137 Ave. to NW 127 Ave.	4 DV	D	3,580	1,305	C	0	1,305	C	411	1,716	C
8245	NW 12 Street	NW 127 Ave. to NW 117 Ave.	4 DV	D	3,580	1,999	C	0	1,999	C	399	2,398	C

Source: Compiled by the Miami-Dade County Department of Regulatory and Economic Resources, Miami-Dade County Transportation and Public Works, and Florida Department of Transportation, May 2016.

Notes: DV= Divided Roadway; UD=Undivided Roadway; LA=limited access facility

\*\* 2015 counts, all other counts are year 2014.

\*For concurrency: HEFT is scheduled for widening between: SR 836/Dolphin Expressway to NW 106 Street from 6 to 10 lanes including express lanes and is listed in the 2017 *Transportation Improvement Program (TIP)* with funding for project design/build for years 2016-2017 and 2018-2019.

<sup>1</sup> County adopted roadway level of service standard applicable to the roadway segment: LOS C (80% Capacity); D (90% capacity).

<sup>2</sup> Peak hour period (PHP) volumes are calculated in accordance with CDMP Policy TC-1B using the average of the two highest consecutive hours of traffic volume.



Traffic Impact Analysis on Roadways Adjacent and in the Vicinity of the Amendment Area  
Roadway Lanes, Existing and Concurrency PM Peak Period Operating Level of Service (LOS)

Sta. Num.	Roadway	Location/Link	Num. Lanes	Adopted LOS Std. <sup>1</sup>	Peak Hour Cap <sup>2</sup>	Peak Hour Vol.	Existing LOS	Approved D.O's Trips	Total Trips With D.O's Trips	Conc. LOS w/o Amend.	Amendment Peak Hour Trips	Total Trips With Amend.	Concurrency LOS with Amend.
<b>Scenario 3 - Unbuilt portion of the currently approved DRI development program plus the additional 785,761 sq. ft. of warehouse use proposed by the applicant.<sup>3</sup></b>													
8718	NW 137 Ave.	NW 17 St. to NW 12 St.	4 DV	D	2,920	722	C	0	722	C	66	788	C
2509	NW/SW 137 Ave.	NW 6 St. to SW 8 St.	6 DV	D	5,250	4,140	C	0	4,140	C	365	4,505	C
8209	NW/SW 127 Ave	NW 12 St. to SW 8 St.	4 DV	D	2,920	1,620	D	0	1,620	D	557	2,177	D
2269*	HEFT	NW 74 St. to NW 41 St.	8/10 LA	D	16,840	16,840	C/C	0	10,796	C	545	11,341	C
2526*	HEFT	NW 41 St. to SR 836	8/10 LA	D	16,840	16,840	B/B	0	10,145	B	204	10,349	C
8692	NW 25 St.	NW 127 Ave. to NW 117 Ave.	4 DV	D	3,580	1,774	C	0	1,774	C	1,180	2,954	C
9408**	NW 25 St.	NW 117 Ave. to NW 107 Ave.	4 DV	D	2,580	1,445	C	363	1,808	C	635	2,443	C
2238/ 2239	SR 836	SW 137 Ave. to HEFT	6 LA	D	10,060	1,998	B	0	1,998	B	204	2,202	B
2242	SR 836	HEFT to NW 107 Ave.	6 LA	D	10,060	5,477	B	0	5,477	B	343	5,820	B
8244	NW 12 Street	NW 137 Ave. to NW 127 Ave.	4 DV	D	3,580	1,305	C	0	1,305	C	354	1,659	C
8245	NW 12 Street	NW 127 Ave. to NW 117 Ave.	4 DV	D	3,580	1,999	C	0	1,999	C	342	2,341	C

Source: Compiled by the Miami-Dade County Department of Regulatory and Economic Resources, Miami-Dade County Transportation and Public Works, and Florida Department of Transportation, May 2016.

Notes: DV= Divided Roadway; UD=Undivided Roadway; LA=limited access facility

\*\* 2015 counts, all other counts are year 2014

\*For concurrency: HEFT is scheduled for widening between: SR 836/Dolphin Expressway to NW 106 Street from 6 to 10 lanes including express lanes and is listed in the 2017 *Transportation Improvement Program (TIP)* with funding for project design/build for years 2016-2017 and 2018-2019.

<sup>1</sup> County adopted roadway level of service standard applicable to the roadway segment: LOS C (80% Capacity); D (90% capacity).

<sup>2</sup> Peak hour period (PHP) volumes are calculated in accordance with CDMP Policy TC-1B using the average of the two highest consecutive hours of traffic volume.

<sup>3</sup> Scenario 3 consists of 3,455,635 sq. ft. warehouse, 476,348 sq. ft. (Telemundo TV station), 495,000 sq. ft. retail uses, and 18,785 sq. ft. office uses.

### Future Programmed and Planned Roadway Improvements

The MPO's adopted *2017 Transportation Improvement Program* lists the following roadway capacity improvement projects funded for construction in fiscal years 2015/2016 through-2019/2020 within the Study Area (see table below).

Programmed Road Capacity Improvements  
Fiscal Years 2015/2016 – 2019/2020

Roadway	From	To	Type of Improvement	Fiscal Year
Krome Ave./SR 997	SW 8 St.	MP 2.754	Add lanes and reconstruct	Under CST
Krome Ave./SR 997	MP 2.754	MP 5.122	Add lanes and reconstruct	Under CST
Krome Ave./SR 997	MP 5.122	MP 8.151	Add lanes and reconstruct	Under CST
Krome Ave./SR 997	MP 8.151	MP 10.935	Add lanes and reconstruct	Under CST
Krome Ave./SR 997	MP 10.935	MP 14.032/S. of Okeechobee Rd.	Add lanes and reconstruct	Under CST
Krome Ave./SR 997	SW 8 Street	SW 88 Street	Add lanes and reconstruct	Under CST
HEFT	SR 836	NW 106 St.	From 6 to 10 lanes including express lanes	2016/2017 & 2018/2019
HEFT	NW 106 St.	I-75	From 6 to 10 lanes including express lanes	2017/2018
SW 107 Ave.	SW 3 St.	W. Flagler St.	Add lanes	2016/2017
SW 107 Ave.	SW 3 St.	SW 1100 block	Add lanes	2016/2017
NW 97 Ave.	NW 70 St.	NW 58 St.	New 4 lane roadway	2016-2017
NW 97 Ave.	NW 58 St.	NW 52 St.	Widen to 4 lanes	2016-2017
NW 87 Ave.	NW 74 St.	NW 103 St.	New 2 lane road construction	2016/2017
SR 826 and I-75	Flagler Street to NW 154 St.	I-75 from SR 826 to NW 170 St.	Add special use lane	Under CST
SR 826/SR 836 Interchange	NW 25 Street NW 87 Ave.	SW 8 St. SW 57 Ave.	Interchange modification and add lanes	Under CST
SR 826 NW 74 St.	NW 57 Ave. HEFT	NW 117 Ave. SR 826	Mainline widening New 6 lanes	Under CST 2016/2017

Source: 2017 *Transportation Improvement Program*, Miami-Dade County Metropolitan Planning Organization, May 19, 2016.

The MPO's adopted *2040 Miami-Dade Long Range Transportation Plan (LRTP)*, Cost Feasible Plan, lists the following roadway capacity improvement projects funded for construction within the Study Area in the next 24 years (see table below).

Planned Roadway Capacity Improvements  
Fiscal Years 2016/2017 through 2039/2040

Roadway	From	To	Type of Improvement	Priority
Krome Avenue/SR 997	MP 2.754	MP 5.122	Add 2 lanes and reconstruct	UC
Krome Avenue/SR 997	MP 5.122	MP 8.151	Add 2 lanes and reconstruct	UC
Krome Avenue/SR 997	MP 8.151	MP 10.935	Add 2 lanes and reconstruct	UC
Krome Avenue/SR 997	MP 10.953	MP 14.184 US 27/Okeechobee	Add 2 lanes and reconstruct	UC
Krome Avenue/SR 997	SW 8 St.	SW 88 St.	Add 2 lanes and reconstruct	UC
SW 157 Ave.	SW 8 St.	SW 24 St.	Add 2 lanes and reconstruct	IV
SW 137 Ave.	SW 8 St.	SW 24 St.	Add 2 lanes and reconstruct	IV
NW 122 Ave.	NW 41 St.	NW 12 St.	New 3 lane road construction	II
HEFT	NW 106 St.	I-75	Add lanes and reconstruct	I
HEFT*	SR 836	NW 106 St.	Add lanes and reconstruct	I
HEFT	SW 40 St.	SR 836	Add lanes and reconstruct	I
NW 117 Ave.	NW 41 St.	NW 25 St.	New 2 lane road	II
NW 107 Ave.	NW 41 St.	NW 25 St.	Add 2 lanes and reconstruct	II
SW 107 Ave.	W. Flagler St.	SW 3 St.	Add lanes	I
SW 107 Ave	SW 1100 block	SW 3 St.	Add lanes	I
NW 97 Ave.	NW 58 St.	NW 70 St.	Add 2 lanes and reconstruct	I
NW 97 Ave.	NW 70 St.	NW 74 St.	New 4 lane road construction	I
NW 87 Ave.	NW 74 St.	NW 103 St.	New 2 lane road construction	I
SR 836/Dolphin Expressway	SR 821/HEFT	SR 826/Palmetto Expy.	Two new managed lanes within the ROW of SR 836	III
SR 826/Palmetto and I-75	Flagler	NW 154 St.	Managed lanes	UC
SR 826/Palmetto	NW 170 St.	SR 826/Palmetto		
NW 74 St.	SR 836/Dolphin	NW 103 St.	Add 4 special use lanes	UC
NW 25 Street	HEFT	SR 826/Palmetto	Add 2 lanes and reconstruct	I
NW 12 Street	NW 89 Court	HEFT	Capacity improvements	II
	NW 107 Ave.	SR 826/Palmetto Expy.	Widening	II
SW 24 Street	SW 117 Ave.	SW 107 Ave.	Add 2 lanes and reconstruct	II
SW 24 Street	SW 107 Ave.	SW 87 Ave.	Add 2 lanes and reconstruct	II
SW 42 St.	SW 162 Ave.	SW 157 Ave.	Add 2 lanes and reconstruct	IV
SW 40 St.	SW 167 Ave.	SW 157 Ave.	New 2 lane construction	IV
US 27/Okeechobee	SR 826/Palmetto	Krome Ave./SR 997	Operational/capacity improvements with grade separated intersections	IV

Source: Miami-Dade 2040 Long Range Transportation Plan, Metropolitan Planning Organization for the Miami Urbanized Area, October 23, 2014.

Notes: UC means under construction; Priority I – Project improvements to be funded by 2020; Priority II – Project improvements to be funded between 2021 and 2025; Priority III – Project improvements to be funded between 2026 and 2030; and Priority IV – Projects to be funded between 2031 and 2040.

\*Project limit was modified with its northern terminus changing from NW 74 Street to NW 106 Street by the MPO Governing Board with MPO Resolution No. 07-15 adopted on May 21, 2015.

### Application Impact

Three development scenarios were analyzed for traffic impacts under both the current and requested CDMP land use designations. Under the existing CDMP land use designations, Scenarios 1 and 2 assumes the application area site developed with the currently approved DRI

development program (5,300,000 sq. ft. industrial uses, 495,000 sq. ft. retail uses, and 175,000 sq. ft. office uses). Scenario 3 considers only the unbuilt portion of the currently approved DRI development program (2,669,874 sq. ft. industrial use, 476,348 sq. ft. of office and TV studios for Telemundo), 495,000 sq. ft. retail uses, and 18,785 sq. ft. office uses).

Under the requested CDMP land use changes (re-designation to “Restricted Industrial and Office” and to “Business and Office”), Scenario 1 analyzes the impact of the application assuming the application area developed with the proposed DRI development program (6,085,761 sq. ft. of warehouse use, 495,000 sq. ft. retail space, and 175,000 sq. ft. office uses). Scenario 2 analyzes the impact of the application assuming the application area developed with the proposed development program (6,085,761 sq. ft. of warehouse use, 495,000 sq. ft. of retail use, and 175,000 sq. ft. of office space) plus the additional 55,000 sq. ft. of retail use that County staff determined that could be developed on the 45± gross-acres as explained in the FAR Limitation subsection above. And Scenario 3 analyses the impact of the unbuilt portion of the currently approved DRI development program plus the proposed additional 785,761 sq. ft. of warehouse use.

If the Application were approved as requested and the application area developed as analyzed, Scenario 1 would generate 3,681 PM peak hour trips, or 251 more PM peak hour trips than the currently approved development program; Scenario 2 would generate 3,796 PM peak hour trips, or 366 more PM peak hour trips than the currently approved development program; and Scenario 3 would generate 3,262 PM peak hour trips, or 251 more PM peak hour trips than the unbuilt portion of the currently approved development program of the existing DRI. See the “Estimated Peak Hour Trip Generation By Current and Requested CDMP Land Use Designations” table above. Also, the concurrency analysis shows that adequate roadway capacity is available to handle the additional traffic volume that will be generated by this application.

### **Transit Service**

No direct County transit service is currently provided to the application area by the Department of Transportation and Public Works (DTPW). Currently, transit service is provided to the Dolphin Mall located over one mile east of the application area. It should be noted that the Homestead Extension of Florida’s Turnpike (HEFT) which runs adjacent to the eastern portion of the DRI, presents a physical barrier that hampers accessibility from the west to existing transit services at Dolphin Mall. The Metrobus services to the Dolphin Mall are provided by Routes 7, 36, 71, 137 (West Dade Connection), 238 (East-West Connection), and 338 (Weekend Express). The distance (in miles) from the “Southwest” and “East Parcels” to the current Metrobus stop at Dolphin Mall and to the planned Dolphin Station and the existing frequencies are shown in the “Metrobus Route Service” table below. The City of Sweetwater also provides a trolley service to the Dolphin Mall with an average headway of 1.5 hours.

Existing Metrobus Route Service Summary

Routes	Service Headways (in minutes)					Proximity to Bus Stop (miles) – from “Southwest Parcel”	Proximity to Bus Stop (miles) – from “East Parcel”	Proximity to the planned Dolphin Station (miles) – from “Southwest Parcel”	Proximity to the planned Dolphin Station (miles) – from “East Parcel”	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8 pm)	Saturday	Sunday					
7	30	40	30	40	40	3	1.1	1.8	0.3	L
36	60	60	24	n/a	n/a	3	1.1	1.8	0.3	L
71	30	60	45	60	60	3	1.1	1.8	0.3	L
137 (West Dade Connection)	30	45	60	40	45	3	1.1	1.8	0.3	L
238 (East West)	40	60	n/a	n/a	n/a	3	1.1	1.8	0.3	L
338 (Weekend Express)	n/a	n/a	n/a	60	60	3	1.1	1.8	0.3	E

Source: 2015 *Transit Development Plan*, Miami-Dade Transit (December 2015 Line Up), April 2016.

Notes: L means Metrobus Local route service; F means Metrobus feeder service to Metrorail; E means Express or Limited-Stop Metrobus service.

### Future Conditions

DTPW's 2015 *Transit Development Plan* proposes a new transit center (Dolphin Station) on lands located immediately to the south and east of the DRI, located at the northwest corner of the intersection of the HEFT and SR 836 Extension, which are currently owned by the Florida Department of Transportation (FDOT). DTPW has partnered with the Miami-Dade Expressway Authority (MDX), to develop plans for a proposed park-and-ride/transit terminal facility to support the new SR 836 Express Bus Project and will serve as a terminus for several local bus routes currently serving Dolphin Mall and nearby cities of Sweetwater and Doral. The Dolphin Station project is listed in the County's 2017 *TIP* with funding for design/build and construction for FY 2016/17-2018/19. The table below lists existing and future Metrobus routes that will serve the planned Dolphin Station.

### Dolphin Station

Route	Bus Service Type	Notes
7*	Local	Existing local bus service
36*	Local	Existing local bus service
71*	Local	Existing local bus service
137*	Local	MAX to be converted to Enhanced Bus Service
238*	Local	Existing local bus service
338 Weekend Express*	Express	Existing local bus service
SR 836 Express – Line C**	Express	Tamiami Station (SW 8 Street and SW 147 Avenue) to Downtown Intermodal Center via SR 836 and Dolphin Station
HEFT South**	Express	Express from SW 244 Street (Florida City), intermediate stops at SW 152 Street, Kendall Drive and FIU
HEFT North**	Express	Express from Broward County, stops at FIU, Okeechobee Road, and NW 186 Street
Flagler BRT**	Express, Limited Stop, Local	Bus Rapid Transit Service from FIU to downtown Miami
NW 7th St. EBS**	Enhanced Bus	Enhanced Bus Service to Downtown Miami

Source: 2015 *Transit Development Plan*, Miami-Dade Transit (December 2015 Line Up), April 2016.

#### Notes

\* Existing MDT bus route

\*\*Future MDT bus route

The relocation of the approved 495,000 sq. ft. shopping center to the eastern portion of the DRI presents a unique opportunity to provide direct roadway access via theoretical NW 122nd Avenue to DTPW's Dolphin Station. In addition, the Dolphin Truck and Travel Center (Dolphin TTC) is also being studied by FDOT and would be located immediately to the north of the Dolphin Station. A roadway connection between the subject site and theoretical NW 122nd Avenue could serve a dual purpose in providing access for motorists to the Dolphin Station as well as providing access for trucks in need of accessing the Dolphin TTC. DTPW has been coordinating closely with the applicant to ensure the Beacon Lakes DRI is well connected to the Dolphin Station.

#### Applicant's Proposed Roadway Improvements

As noted in the applicant's Transportation Analysis (TA), construction of NW 122nd Avenue as a new 2-lane roadway is listed as a Priority II project in the Metropolitan Planning Organizations' 2040 LRTP. Figures 1A, 1B and 1E of the applicant's TA report illustrate construction of a proposed north-south frontage roadway (NW 117th Place) along the eastern portion of the site to theoretical NW 14 Street as well as construction of a portion of NW 14th Street to connect to theoretical NW 122nd Avenue. Property immediately to the west of the "East Parcel" is owned by FDOT. As such, DTPW encourages the applicant to work closely with FDOT in order to execute a Memorandum of Understanding for construction of the proposed roadway connection along NW 117th Place and NW 14th Street connecting to theoretical NW 122 Avenue.

DTPW has no objections to the application so long as the following condition and Figure 1B of the applicant's Transportation Analysis is incorporated into the new Declaration of Restrictions. The applicant must construct a roadway connection between theoretical NW 117th Place and theoretical NW 122nd Avenue (as illustrated in Figure 1B of the applicant's TA report), subject to approval by the FDOT to ensure that the proposed commercial and industrial development is well connected to the proposed Dolphin Station.

#### Application Impacts in the Traffic Analysis Zone

A preliminary analysis was performed in the Traffic Analysis Zones (TAZ) where the application was requested. In TAZ 844 where the application is sought, if granted, the expected incremental transit impacts generated by the proposed modifications to the existing DRI are minimal and can be handled by the existing transit service in the area.

## **Consistency Review with CDMP Goals, Objectives, Policies, Concepts and Guidelines**

The proposed application will further the following goals, objectives, policies, concepts and guidelines of the CDMP:

- LU-1. The location and configuration of Miami-Dade County's urban growth through the year 2030 shall emphasize concentration and intensification of development around centers of activity, development of well-designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.
- LU-1A. High intensity, well-designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multimodal accessibility.
- LU-1B. Major centers of activity, industrial complexes, regional shopping centers, large-scale office centers, and other concentrations of significant employment shall be the structuring elements of the metropolitan area and shall be sited on the basis of metropolitan-scale considerations at locations with good countywide, multi-modal accessibility.
- LU-1C. Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.
- LU-1G. Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to relate to adjacent development, and large uses should be planned and designed to serve as an anchor for adjoining smaller businesses or the adjacent business district. Granting of commercial or other non-residential zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.
- LU-1O: Miami-Dade shall seek to prevent discontinuous, scattered development at the urban fringe particularly in the Agricultural Areas, through its CDMP amendment process, regulatory and capital improvements programs, and intergovernmental coordination activities.
- LU-4A. When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.
- LU-5B. All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and



accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Regulatory and Economic Resources shall be the principal administrative interpreter of the CDMP.

- LU-7A. Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to promote mobility, produce short trips, minimize transfers, attract transit ridership and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping, and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers.
- LU-7D. Redevelopment of property within one-half mile of existing or planned mass transit stations and bus routes shall not cause an increase in walking distances from nearby areas to the transit services and shall, wherever practical, be done by establishing blocks of walkable scale that form an interconnected network of streets, maximizing connectivity with existing streets and promoting a comfortable and attractive environment for pedestrians of all ages and abilities.
- LU-8B. Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.
- LU-8E. Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated for consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, is approved would:
- i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;
  - ii) Enhance or impede provision of services at or above adopted LOS Standards;
  - iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and
  - iv) Enhance or degrade environmental or historical resources, features or systems of County significance; and
  - v) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.

- LU-9T. The County shall consider provisions to allow horizontal mixed-use developments, defined as the horizontal integration of parcels with different primary uses within the same site or block, in appropriate future land use categories in the Urban Development Boundary.
- LU-10. Energy efficient development shall be accomplished through metropolitan land use patterns, site planning, landscaping, building, design, and development of multi-modal transportation systems (Energy Efficiency / Conservation).
- LU-10A. Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, moderate to high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation. To facilitate and promote such development Miami-Dade County shall orient its public facilities and infrastructure planning efforts to minimize and reduce deficiencies and establish the service capacities needed to support such development.

## **LIST OF APPENDICES**

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# **APPENDIX A**

## **Amendment Application**

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**SPECIAL APPLICATION FOR AN AMENDMENT  
TO THE MIAMI-DADE COUNTY  
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

2016 APR -7 A 10:00  
PLANNING SECT

1. APPLICANT

AMB Codina Beacon Lakes, LLC, a Delaware limited liability company  
8355 NW 12 Street  
Doral, Florida 33126

2. APPLICANTS' REPRESENTATIVE

Tracy R. Slavens, Esq.  
Holland & Knight LLP  
701 Brickell Avenue, Suite 3300  
Miami, Florida 33131  
(305) 789-7642  
(305) 789-7799 (fax)  
tracy.slavens@hklaw.com

Joseph G. Goldstein, Esq.  
Holland & Knight LLP  
701 Brickell Avenue, Suite 3300  
Miami, Florida 33131  
(305) 789-7782  
(305) 789-7799 (fax)  
joseph.goldstein@hklaw.com

By: Tracy Slavens 4/7/16  
Tracy R. Slavens, Esq. Date

By: for Joseph G. Goldstein 4/7/16  
for Joseph G. Goldstein, Esq. Date

**NOTE:** This application is being submitted to the Miami-Dade County Department of Regulatory and Economic Resources (RER) as a Special Application to amend the Comprehensive Development Master Plan simultaneously with the filing of the Notice of Proposed Change with the Florida Department of Economic Opportunity, South Florida Regional Planning Council, and RER for the Beacon Lakes Development of Regional Impact.

3. DESCRIPTION OF REQUESTED CHANGE

A. Following changes to the Land Use Element are being requested.

- i. The re-designation of approximately 48± gross acres of land within the subject property from "Business and Office" to "Restricted Industrial and Office" for processing concurrently with an application to amend a Development of Regional Impact (DRI) development order pursuant to Sec. 2-116.1(5)(a), Code of Miami-Dade County, Florida.

- ii. The re-designation approximately 63± gross acres of land within the subject property from "Restricted Industrial and Office" to "Business and Office" for processing concurrently with an application to amend a Development of Regional Impact (DRI) development order pursuant to Sec. 2-116.1(5)(a), Code of Miami-Dade County, Florida.
- iii. The release of the Declaration of Restrictions recorded in Official Records Book 27747 at Page 3899 of the Public Records of Miami-Dade County, Florida (the "Declaration of Restrictions") and acceptance of a new declaration of restrictions.

B. Description of the Subject Area.

The Beacon Lakes Development of Regional Impact (the "DRI") was originally approved with a subject property of approximately 480± gross acres of land located in Sections 35 and 36, Township 53, Range 39, of unincorporated Miami-Dade County, Florida. More specifically, the DRI is located south of NW 25 Street between NW 117 Avenue and NW 132 Avenue and south of NW 17 Street between NW 132 Avenue and NW 137 Avenue. The Applicant has acquired 45± net acres of land, which it plans to add to the DRI as part of the concurrent notice of a proposed change and companion zoning application processes. A legal description of the subject property is provided in Exhibit A-1.

The subject property of request A.i. consists of approximately 48± gross acres of land located south of NW 17 Street between NW 132 Avenue and NW 137 Avenue and is more specifically described in the legal description provided in Exhibit A-2 (the "Southwest Parcel").

The subject property of request A.ii. consists of approximately 63± gross acres of land located south of NW 22 Street, west of theoretical NW 117 Place and is more specifically described in the legal description provided in Exhibit A-3 (the "East Parcel").

A legal description for the proposed additional lands to and boundary expansion of the Beacon Lakes DRI is provided for your reference as Exhibit A-4 (the "Expansion Area").

C. Acreage.

Subject application area: 111± gross acres

Acreage owned by Applicants: 69.15± gross acres

D. Requested Change.

- i. It is requested that the Southwest Parcel be re-designated on the Land Use Plan map from "Business and Office" to "Restricted Industrial and Office."



- ii. It is requested that the East Parcel be re-designated on the Land Use Plan map from "Restricted Industrial and Office" to "Business and Office."
- iii. It is requested the Declaration of Restrictions is released and a new declaration of restrictions is accepted for the East Parcel.

#### 4. REASONS FOR AMENDMENT

The Beacon Lakes DRI is a mixed-use industrial, commercial, and office development located in Sections 35 and 36, Township 53, Range 39, in unincorporated Miami-Dade County. The Beacon Lakes DRI is located in the North Central Tier of the County intersecting with, near, or abutting (a) five section line roads: NW 117<sup>th</sup> Avenue, NW 127<sup>th</sup> Avenue, NW 137<sup>th</sup> Avenue, NW 12<sup>th</sup> Street, and NW 25<sup>th</sup> Street; and (b) two expressways: State Road 836 and the Homestead Extension of the Florida Turnpike (HEFT). The Property is located within Minor Statistical Area ("MSA") 3.2. There are residents living in that portion of MSA 3.2 bounded by the Turnpike and S.W. 137<sup>th</sup> to the east and west, respectively, and by N.W. 12<sup>th</sup> Street and S.W. 8<sup>th</sup> Street to the north and south, respectively. East of the Beacon Lakes DRI is the Beacon Tradeport DRI, which includes the Dolphin Mall, Ikea, and the Lightspeed Industrial Park. The predominant use of the land located to the south of SR 836 is residential. The Rinker cement plant lies to the west of the Beacon Lakes DRI boundary.

The DRI was originally approved in 2002 and has developed over time. In 2008, the Board of County Commissioners approved a Notice of Propose Change to modify the DRI development program to reduce the warehouse square footage from 6,600,000 square feet to 5,300,000 square feet and to increase the commercial use from 75,000 square feet to 495,000 square feet and to increase the office use from 150,000 square feet to 175,000 square feet. Since that modification, the industrial and office components of the DRI have developed but the commercial component has not. At the present time, the funded roadway improvements in the immediate study area – inclusive of the ramp to ramp connections between the HEFT and the SR 836 Extension – make the Southwest Parcel more desirable for industrial and warehouse use.

The commercial component was originally planned for the Southwest Parcel. However, the Applicant has recently acquired 45± acres of land along theoretical NW 117 Place. These new lands, along with a portion of land south of NW 22 Street, have been identified as a more appropriate location for the commercial component. As such, the Applicant is seeking the approval of a Notice of a Proposed Change to modify the DRI to include the newly acquired lands into the DRI subject property and, simultaneously, a Special Application to amend the CDMP and a zoning application to accomplish this modified development plan for the DRI.

The proposed amendments further Land Use Element Policy 9B, which encourages that amendments i) satisfy a deficiency in the Plan map to accommodate projected

population or economic growth of the County; ii) enhance or impede provision of services at or above adopted LOS Standards; iii) be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and iv) enhance or degrade environmental or historical resources, features or systems of County significance. The amendments will serve to better accommodate the demand for industrial and commercial lands within this portion of the County. The relocation of the uses will redirect patrons of the uses and result in improved traffic flow in the area. The approval of this application will result in a more compatible distribution of uses within the DRI. The amendments will not have an impact on environmental or historical resources, features or systems of County significance.

#### Re-designation of the Southwest Parcel

The Applicant is seeking the redesignation of the Southwest Parcel from "Business and Office" to "Restricted Industrial and Office." The Southwest Parcel was originally designated "Restricted Industrial and Office" and was redesignated "Business and Office" as part of the 2008 amendment to the DRI. At that time, a site plan was also approved that contemplated a 470,000 square foot retail development. As noted above, the retail development was never built. This is, in part, a result of the economic downturn that was experienced in the years following that approval. Today and looking forward, the Southwest Parcel has a character that makes it a more appropriate location for industrial uses under the "Restricted Industrial and Office" category based on its location, the character of the surrounding area, and access.

The location of the Southwest Parcel is better suited for "Restricted Industrial and Office" uses based on the pattern of development in the surrounding area. The Southwest Parcel is adjacent to the warehouse development built within the DRI and in the Pan American Business Park. Since 2008, a significant amount of industrial and warehouse uses have been developed west of NW 129 Avenue. These uses include a Hyundai Mobis auto parts facility, an Amazon.com distribution facility, and Goya Foods of Miami. In 2008, the County expressed concerns regarding the proximity of the Southwest Parcel to the fat rendering plant located 180 feet to the east. Staff perceived the noxious odors released by the existing plant "to be a potential 'nuisance' to the type of residential and restaurant uses allowed under the proposed 'Business and Office' designation." The Applicant sought to satisfy this concern by proffering the Declaration of Restrictions to address the issue of incompatibility, which prohibits residential use on the Southwest Parcel. The risk of nuisance is significantly reduced if the Southwest Parcel is developed with industrial uses.

The access to the Southwest Parcel, both today and based on planned improvements, makes it an ideal location for "Restricted Industrial and Office" uses. The Southwest Parcel has virtually direct access to the SR 836 Extension ramp. The Applicant has recently obtained information indicating that the Florida Department of Transportation, the Miami-Dade Expressway Authority, and Florida's Turnpike have funded the construction of new access ramps connecting the HEFT with the SR 836 Extension. This improvement when combined with the proximity to the SR 836 Extension ramp, will make truck access to the DRI, particularly to the Southwest Parcel, significantly

more efficient and direct. This direct highway access is ideal for industrial use. In addition, Miami-Dade Transit service to the Southwest Parcel is limited. An extension of nearby routes to adequately service a retail development at this location would have been expensive and inefficient. In 2008 dollars, it was determined that any extension of service from the Dolphin Mall to the application site would have an estimated annual operating cost in excess of \$900,000 and may not have been financially feasible without significant financial commitments. This lack of access to the Southwest Parcel was not ideal for retail development.

Based on the foregoing factors, the redesignation of the Southwest Parcel from "Business and Office" to "Restricted Industrial and Office" is appropriate and should be approved.

#### Re-designation of the East Parcel

Since the inception of the DRI, the Applicant has been actively developing Beacon Lakes. Recently, the Applicant has purchased additional lands along theoretical NW 117 Place. These lands are south of the future television production studio facility planned at the southwest corner of NW 25 Street and NW 117 Avenue and north of the proposed Miami-Dade Transit Dolphin Station Park and Ride Facility. These lands are designated "Restricted Industrial and Office" on the Land Use Plan Map and were brought in to the UDB during the October 2012 Cycle EAR-Based Amendment Application No. 1, Part C, Parcel 296 to amend the CDMP. The lands, when combined with the property already owned by the Applicant south of NW 22 Street to form the East Parcel, are more appropriate for retail development. As such, the Applicant is requesting the redesignation of the East Parcel from "Restricted Industrial and Office" to "Business and Office." The Applicant is seeking to preserve the industrial/warehouse entitlement on this land (at FAR 0.40) and will reallocate this industrial/warehouse entitlement to the other portions of the DRI.

The Applicant intends to shift the proposed retail development from the Southwest Parcel to the East Parcel. The East Parcel is ideally located for commercial uses under the "Business and Office" category. Within Beacon Lakes, it would be just south of the television production studio facility, which will be a major employment center for both the surrounding area and the County. The East Parcel lies directly north of the Miami-Dade Transit Dolphin Station Park and Ride Facility. These two abutting uses create an increased demand for commercial use in this portion of the DRI and their proximity will encourage a synergy between the uses.

The redesignation of the East Parcel from "Restricted Industrial and Office" to "Business and Office" is compatible with the pattern of development along the NW 117 Avenue Corridor. NW 117 Avenue is the western access point for both Dolphin Mall and Ikea. The relocation of commercial use from the Southwest Parcel to the East Parcel will complement the nearby retail uses. In addition, the proposed redesignation of the East Parcel also serves to relocate the retail development away from the fat rendering plant, which was a compatibility concern in 2008.

Based on these factors, the redesignation of the East Parcel from "Restricted Industrial and Office" to "Business and Office" is appropriate and should be approved.

#### Modification of the Declaration of Restrictions

In 2008, the Applicant proffered the Declaration of Restrictions in connection with the approval of the redesignation of the Southwest Parcel. The Declaration of Restrictions prohibits residential use within the Southwest Parcel. The proposed redesignation of the Southwest Parcel to "Restricted Industrial and Office" would negate the need for the Declaration of Restrictions. That said, the Applicant intends to agree to the same restriction for the East Parcel in the event that the request for its redesignation to "Business and Office" is approved. As such, the Applicant is requesting a release of the Declaration of Restrictions and acceptance by Miami-Dade County of a new declaration of restrictions with similar terms for the East Parcel. The Applicant requests approval of this request.

Accordingly, approval of the requested Amendment would further the implementation of the following CDMP policies:

OBJECTIVE LU-1: The location and configuration of Miami-Dade County's urban growth through the year 2030 shall emphasize concentration and intensification of development around centers of activity, development of well-designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.

LAND USE POLICY 1A: High intensity, well-designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multimodal accessibility.

LAND USE POLICY 1B: Major centers of activity, industrial complexes, regional shopping centers, large-scale office centers, and other concentrations of significant employment shall be the structuring elements of the metropolitan area and shall be sited on the basis of metropolitan-scale considerations at locations with good countywide, multi-modal accessibility.

LAND USE POLICY 1C: Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

LAND USE POLICY 1G: Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to relate to adjacent development, and large uses should be planned and designed to serve as an anchor for adjoining smaller businesses or the adjacent business district. Granting of commercial or other non-residential zoning by the County is not

necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.

LAND USE POLICY 10: Miami-Dade County shall seek to prevent discontinuous, scattered development at the urban fringe particularly in the Agricultural Areas, through its CDMP amendment process, regulatory and capital improvements programs, and intergovernmental coordination activities.

LAND USE POLICY 4A: When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

LAND USE POLICY 5B: All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Regulatory and Economic Resources shall be the principal administrative interpreter of the CDMP.

LAND USE POLICY 7A: Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to promote mobility, produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers.

LAND USE POLICY 7D: Redevelopment of property within one-half mile of existing or planned mass transit stations and bus routes shall not cause an increase in walking distances from nearby areas to the transit services and shall, wherever practical, be done by establishing blocks of walkable scale that form an interconnected network of streets, maximizing connectivity with existing streets and promoting a comfortable and attractive environment for pedestrians of all ages and abilities.

LAND USE POLICY 8B: Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the



spatial distribution of the residential population, among other salient social, economic and physical considerations.

LAND USE POLICY 8E: Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated for consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:

- i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;
- ii) Enhance or impede provision of services at or above adopted LOS Standards;
- iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and
- iv) Enhance or degrade environmental or historical resources, features or systems of County significance; and
- v) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.

LAND USE POLICY 9T: The County shall consider provisions to allow horizontal mixed-use developments, defined as the horizontal integration of parcels with different primary uses within the same site or block, in appropriate future land use categories in the Urban Development Boundary.

LAND USE OBJECTIVE 10: Energy efficient development shall be accomplished through metropolitan land use patterns, site planning, landscaping, building design, and development of multi-modal transportation systems (Energy Efficiency/Conservation).

LAND USE POLICY 10A: Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, moderate to high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation. To facilitate and promote such development Miami-Dade County shall orient its public facilities and infrastructure planning efforts to minimize and reduce deficiencies and establish the service capacities needed to support such development.

5. ADDITIONAL MATERIAL SUBMITTED

Additional information will be supplied at a later date under separate cover.

6. COMPLETED FORMS

Attachments: Legal Descriptions of Property and Parcels – Composite Exhibit A  
Disclosure of Interest Form – Exhibit B  
Location Map for Application – Exhibit C  
Aerial Photograph – Exhibit D  
Section Sheet – Exhibit E  
Notice of Proposed Change To A Previously Approved DRI – Exhibit F

## EXHIBIT A-1

### LEGAL DESCRIPTION - BEACON LAKES CDMP APPLICATION SUBJECT PROPERTY

Commence at the Northeast corner of said Section 36; thence S89°34'40"W along the North line of said Section 36, as basis of bearing, for 520.12 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence S01°43'10"E, a distance of 135.64 feet; thence N89°34'55"E, a distance of 100.04 feet; thence S01°44'07"E, a distance of 178.29 feet to a point of curvature; thence 575.21 feet along the arc of a curve to the right, said curve having a radius of 22,768.26 feet, and a central angle of 01°26'51" to a point of tangency; thence S00°17'16"E for a distance of 100.65 feet; thence continue S00°17'16"E for a distance of 659.74 feet; thence S00°17'18"E for a distance of 989.69 feet to a point on the South line of the Southeast ¼ of said section 36; thence S89°38'04"W along said south line for a distance of 152.20 feet; thence S03°49'34"W for a distance of 330.52 feet to a point of curvature; thence 1467.86 feet along the arc of a curve to the right, said curve having a radius of 1906.00 feet and a central angle of 44°07'30" to a point of intersection with a non-tangent line, a radial line to said point bears S42°02'27"E; thence N01°45'04"W for a distance of 1614.28 feet; thence S89°38'04"W along the South line of the Southeast ¼ of said section 36 for a distance of 330.02 feet; thence N01°45'41"W for a distance of 1319.23 feet; thence S89°36'44"W along the South line of the North ½ of the Northeast ¼ of said Section 36 for a distance of 990.39 feet; thence S89°36'14"W along the South line of the North ½ of the Northwest ¼ of said Section 36 for a distance of 2640.80 feet; thence N01°50'23"W along the West line of said Section 36 for a distance of 1317.45 feet; thence N89°34'22"E along the North line of the Northwest ¼ of said Section 36 for a distance of 2642.45 feet; thence N89°34'40"E along the North line of the Northeast ¼ of said Section 36 for a distance of 2, 121.83 feet to the POINT OF BEGINNING.

Commence at the Northeast corner of Section 35, Township 53 South, Range 39 East in Miami-Dade County, Florida; thence S01°50'23"E along the East line of said Section 35, as basis of bearing, for 89.04 feet; thence S89°49'08"W along a line 89.00 feet South of and parallel to the North line of the Northeast ¼ of said Section 35 for 100.04 feet to the POINT OF BEGINNING of the following described parcel of land; thence S01°50'23"E along a line 100.00 feet West of and parallel to the East line of said Section 35 for 2546.00 feet; thence S89°45'12"W along the South line of the Northeast 1/4 of said Section 35 for 2546.65 feet to the Center of said Section 35; thence S01°46'33"E along the East line of the Southwest ¼ of said Section 35, as basis of bearing, for 2090.28 feet to a point on the future SR 836 limited access R/W line; thence S89°46'43"W for a distance of 1274.10 feet to a point of curvature; thence 1335.77 feet along the arc of a curve to the left, said curve having a radius of 2042.00 feet, and a central angle of 37°28'47" to a point of intersection with a non-tangent line, a radial line to that point bears N37°42'04"W; thence S89°42'09"W for a distance of



82.20 feet to a point 35 feet east of the West line of said Section 35; thence N01°45'25"W parallel to the West line of said Section 35 for a distance of 2511.55 feet; thence N89°46'04"E along the North line of the Southwest ¼ of said Section 35 for a distance of 2278.90 feet; thence N01°46'58"W along the West line of the East 1/8 of the Northwest 1/4 of said Section 35 for 2549.31 feet; thence N89°50'59"E along a line 89.00 feet South of and parallel to the North line of the Northwest ¼ of said Section 35 for 330.66 feet; thence N89°49'08"E along a line 89.00 feet South of and parallel to the North line of the Northeast ¼ said Section 35 for 1221.52 feet to the POINT OF BEGINNING.





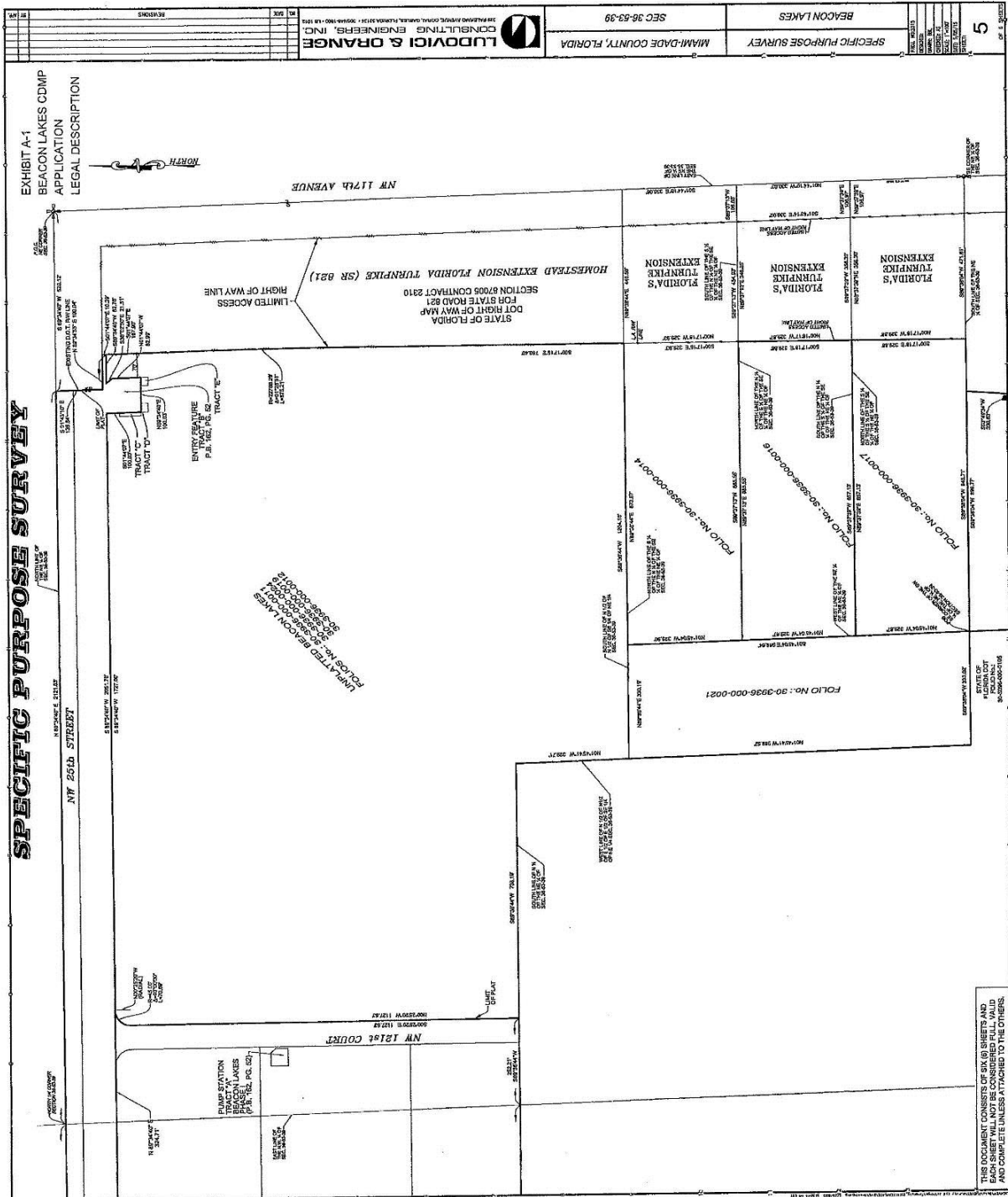


Exhibit A-2  
Southwest Parcel Legal Description

**NAME OF PROJECT  
LEGAL DESCRIPTION**

**LEGEND AND ABBREVIATIONS:**

CL	Centerline	P.B.	Plat Book
Δ	Central Angle of Curve	R	Radius
L	Length of Curve	R/W	Right-of-Way
O.R.B.	Official Record Book	SEC.	Section
POB	Point of Beginning	SQ. FT.	Square Feet
POC	Point of Commencement	TYP.	Typical
POT	Point of Termination	U.E.	Utility Easement
PG.	Page		

**SURVEYOR'S REPORT:**

- The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- This sketch does not represent a land survey.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- This document consists of Two (2) sheets and each sheet will not be considered full, valid and complete unless attached to the others.
- Bearings are based on an assumed value of N01°45'25"W along the West line of the Southwest 1/4 of Section 35, Township 53 South, Range 39 East as shown in Plat Book 168, Page 16 of the Public Records of Miami-Dade County, Florida.

**LEGAL DESCRIPTION:**

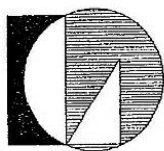
LOTS 1 AND 2 OF BLOCK 1 OF BEACON LAKES SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 168 AT PAGE 16 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. CONTAINING 1,986,045 SQUARE FEET OR 45.60 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.050 Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.  
LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012



Arturo A. Sosa  
Professional Surveyor and Mapper No. 2629  
State of Florida



**LUDOVICI & ORANGE**  
CONSULTING ENGINEERS, INC.

CERTIFICATE OF AUTHORIZATION NO. LB 1012  
329 Palermo Avenue, Coral Gables, Florida 33134  
Phone: 305-448-1600 | info@ludovici-orange.com

DRAWN: BBL

CHECKED: AS

SCALE: AS NOTED

DATE: 1-08-16

PROJ. #: 2015 15

SHEET:

1

OF 2 SHEETS

**BEACON LAKES**  
**SKETCH TO ACCOMPANY**  
**LEGAL DESCRIPTION**

NORTH

N.W. 17th STREET

NORTH LINE OF SW 1/4 OF SEC. 35-53-39

N89°46'04"E 35.01'

SEC. 35-53-39

EAST LINE OF SW 1/4 OF SEC. 35-53-39

NOT A PART "BEACON LAKES NORTH" PLAT BOOK 100, PAGE 37

N.W. 132nd AVE

N89°46'43"E 1842.29'

SW 1/4

NOT A PART "BEACON LAKES NORTHWEST" T-23687

N89°46'43"E 1842.29'

N.W. 14th STREET

SOUTH LINE OF THE NORTH 1/2 OF THE SW 1/4 OF SEC. 35-53-39

"BEACON LAKES SOUTH" PLAT BOOK 108, PAGE 16

BLOCK 1 LOT 1

BLOCK 2 LOT 2

SR 836 LIMITED ACCESS R/W LINE

SR 836 LIMITED ACCESS R/W LINE

NOT A PART NOT SUBDIVIDED MDX MIAMI-DADE COUNTY EXPRESSWAY AUTHORITY (O.R.S. 22372, PG. 741)

EAST LINE OF SW 1/4 OF SEC. 35-53-39

SOUTH 1/4 CORNER SEC. 35-53-39

N.W. 12th STREET

SOUTH LINE OF SW 1/4 OF SEC. 35-53-39

N89°42'09"E 2645.23'

N.W. 137th AVE

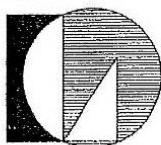
BASE OF BEARING WEST LINE OF SW 1/4 OF SEC. 35-53-39

N01°42'25"W 1317.91'

TACT"E"

POB

POC SW CORNER SEC. 35-53-39



**LUDOVICI & ORANGE**  
CONSULTING ENGINEERS, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB 1012  
329 Palermo Avenue, Coral Gables, Florida 33134  
Phone: 305-448-1600 | [info@ludovici-orange.com](mailto:info@ludovici-orange.com)

DRAWN: BBL
CHECKED: AS
SCALE: AS NOTED
DATE: 1-08-16
PROJ. #: 2015 15

SHEET:  
2  
OF 2 SHEETS

EXHIBIT A-3  
East Parcel Legal Description

**BEACON LAKES  
LEGAL DESCRIPTION**

**LEGEND AND ABBREVIATIONS:**

§	Section line	P.B.	Plat Book
R	Radius	R/W	Right-of-Way
△	Central Angle of Curve	SEC.	Section
L	Length of Curve	SQ. FT.	Square Feet
O.R.B.	Official Record Book		
POB	Point of Beginning		
POC	Point of Commencement		
PG.	Page		

**SURVEYOR'S REPORT:**

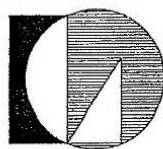
- The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- This sketch does not represent a land survey.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- This document consists of Four (4) sheets and each sheet will not be considered full, valid and complete unless attached to the others.
- Bearings are based on an assumed value of S89°34'40"W along the South line of the Northeast ¼ of Section 36, Township 53 South, Range 39 East in Miami-Dade County, Florida.

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.050 Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.  
LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012



Arturo A. Sosa  
Professional Surveyor and Mapper No. 2629  
State of Florida



**LUDOVICI & ORANGE  
CONSULTING ENGINEERS, INC.**

CERTIFICATE OF AUTHORIZATION NO. LB 1012  
329 Palermo Avenue, Coral Gables, Florida 33134  
Phone: 305-448-1600 | info@ludovici-orange.com

DRAWN: BBL  
CHECKED: AS  
SCALE: NTS  
DATE: 1/08/16  
PROJ. #: 2015 15

SHEET:  
**1**  
OF 4 SHEETS

EXHIBIT A-3  
East Parcel Legal Description

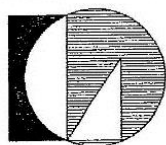
**BEACON LAKES  
LEGAL DESCRIPTION**

LEGAL DESCRIPTION:

A PORTION OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE S01°44'10"E, AS BASIS OF BEARING ALONG THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 36 FOR A DISTANCE OF 981.62 FEET; THENCE S89°34'40"W FOR A DISTANCE OF 429.70 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE S00°17'16"E ALONG THE WEST RIGHT-OF-WAY LINE OF THE HOMESTEAD EXTENSION FLORIDA TURNPIKE (SR 821) FOR A DISTANCE OF 668.04 FEET; THENCE S00°17'18"E FOR A DISTANCE OF 989.69 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 36; THENCE S89°38'04"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 152.20 FEET AS SURVEYED (152.66 FEET RECORDED BY DOT MAP); THENCE S03°49'34"W FOR A DISTANCE OF 330.52 FEET TO A POINT OF CURVATURE; THENCE 1467.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1906.00 FEET AND A CENTRAL ANGLE OF 44°07'30" TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST ½ OF THE SOUTHEAST ¼ OF SAID SECTION 36, ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS S42°02'27"E; THENCE N01°45'04"W ALONG SAID WEST LINE FOR A DISTANCE OF 1614.28 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 36; THENCE S89°38'04"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 330.02 FEET TO A POINT ON THE WEST LINE OF THE EAST ½ OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 36; THENCE N01°45'41"W ALONG SAID WEST LINE FOR A DISTANCE OF 1656.90 FEET; THENCE N89°34'40"E FOR A DISTANCE OF 1221.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,774,302 SQUARE FEET OR 63.689 ACRES, MORE OR LESS.



**LUDOVICI & ORANGE**  
CONSULTING ENGINEERS, INC.

CERTIFICATE OF AUTHORIZATION NO. LB 1012  
329 Palermo Avenue, Coral Gables, Florida 33134  
Phone: 305-448-1600 | info@ludovici-orange.com

DRAWN: BBL

CHECKED: AS

SCALE: NTS

DATE: 1/08/16

PROJ. #: 2015 15

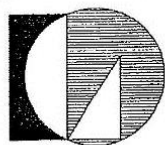
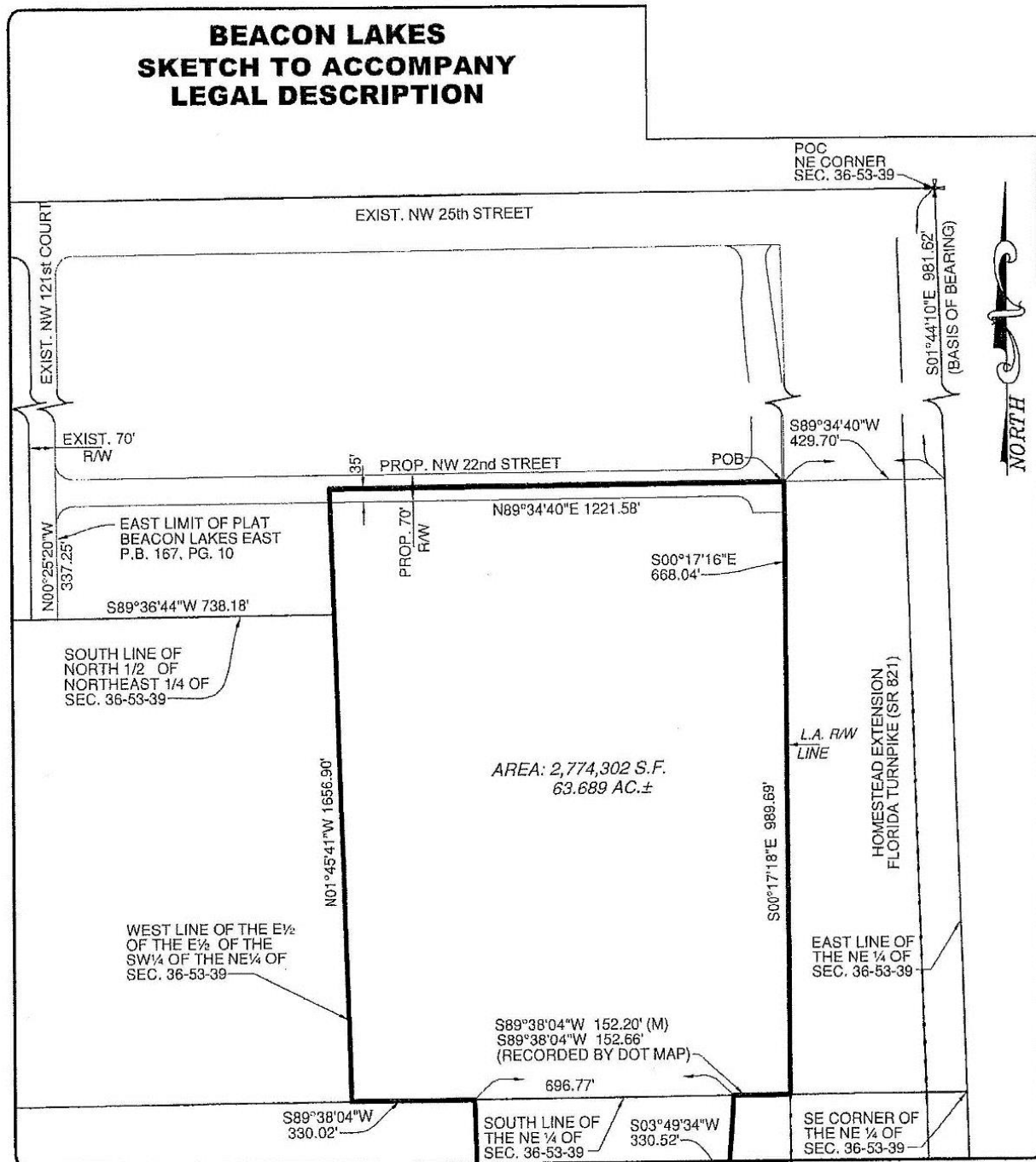
SHEET:

**2**

OF 4 SHEETS



EXHIBIT A-3  
East Parcel Legal Description



**LUDOVICI & ORANGE**  
CONSULTING ENGINEERS, INC.

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329 Palermo Avenue, Coral Gables, Florida 33134  
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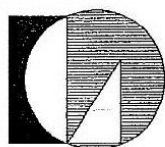
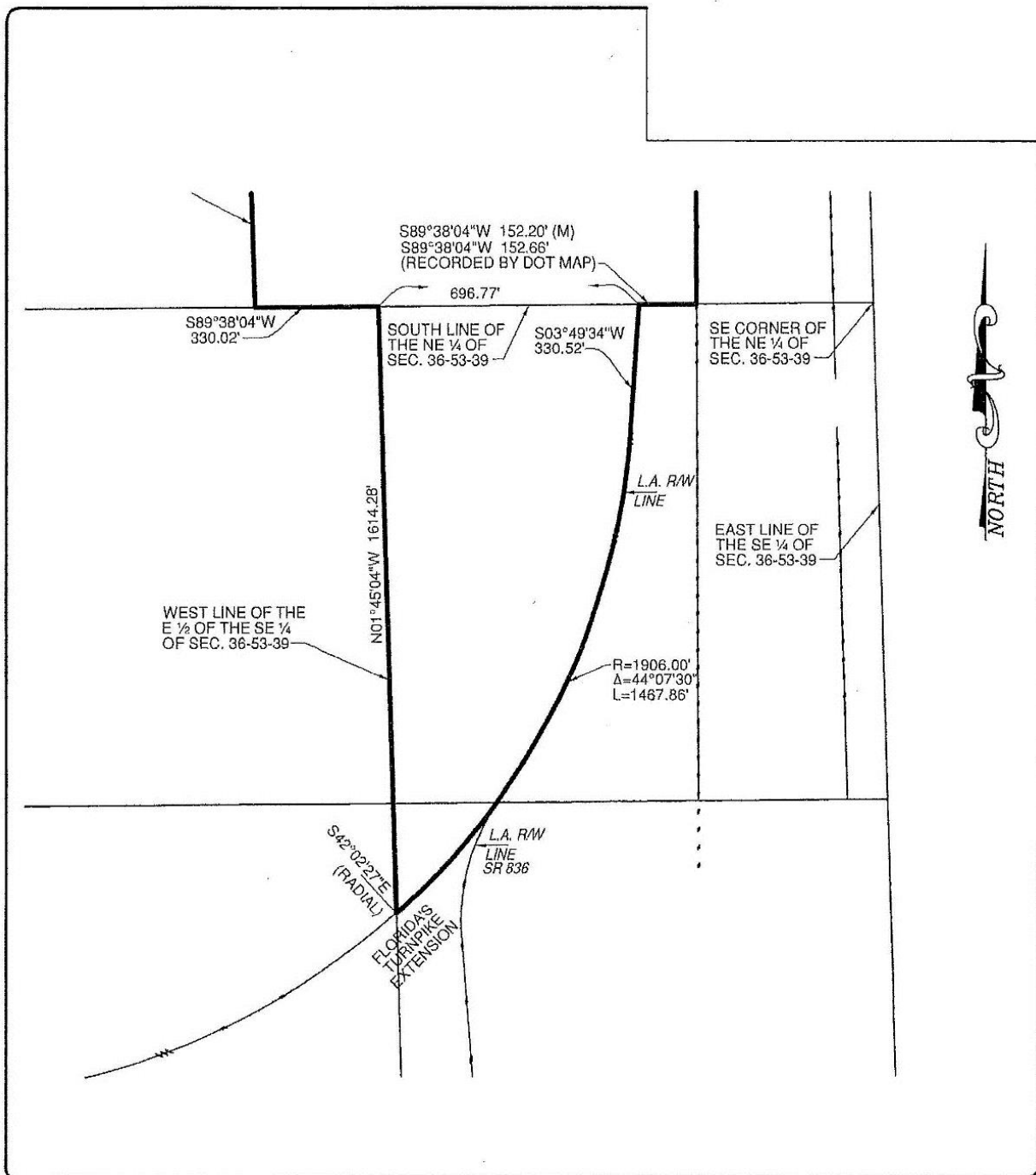
DRAWN: BBL  
CHECKED: AS  
SCALE: NTS  
DATE: 1/08/16  
PROJ. #: 2015 15

SHEET:

**3**

OF 4 SHEETS

EXHIBIT A-3  
East Parcel Legal Description



**LUDOVICI & ORANGE**  
CONSULTING ENGINEERS, INC.

CERTIFICATE OF AUTHORIZATION NO. LB 1012  
329 Palermo Avenue, Coral Gables, Florida 33134  
Phone: 305-448-1600 | info@ludovici-orange.com

DRAWN: BBL
CHECKED: AS
SCALE: NTS
DATE: 1/08/16
PROJ. #: 2015 15

SHEET:
<b>4</b>
OF 4 SHEETS

EXHIBIT A-4

Legal Description for Expansion Area

**LEGAL AND SKETCH****SURVEYOR'S NOTES:**

1. Bearings are based on an assumed value of S89°38'04"W along the South line of the Northeast ¼ of Section 36, Township 53 South, Range 39 East in Miami-Dade County, Florida.
2. The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
3. This sketch does not represent a land survey.
4. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

**LEGEND:**

POC	Point of Commencement	L	Length	AC.	Acres
POB	Point of Beginning	Δ	Central Angle	S.F.	Square feet
SEC.	Section	R	Radius	R/W	Right-of-Way

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.05, Florida Administrative Code pursuant to Section 472.027, Florida Statutes; and, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.

Ludovici and Orange Consulting Engineers Inc. L.B. #1012

THIS DOCUMENT CONSISTS OF FOUR (4) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

By: \_\_\_\_\_  
 Arturo A. Sosa  
 Surveyor and Mapper 2629  
 State of Florida

PROJ. NO: 2015 15    DATE: 9-11-15    DRAWN: BBL    CHECKED: AS    SCALE: AS NOTED



**LUDOVICI & ORANGE**  
 CONSULTING ENGINEERS, INC.

329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

**BEACON  
 LAKES**

SHEET 1 OF 4 SHEETS

\\SERVER\Data\SURVEY\Projects\2015\2015 15 BEACON DRI.dwg\2015 15 ALL SITES SOUTH BLOCK A LEGAL AND SKETCH.dwg 12/22/2015 12:39:00 PM EST

## EXHIBIT A-4

### Legal description of Beacon Lakes DRI expansion area:

A PORTION OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 36; THENCE  $S89^{\circ}38'04''W$ , AS BASIS OF BEARING ALONG THE SOUTH LINE OF THE NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 36 FOR A DISTANCE OF 471.61 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE  $S89^{\circ}38'04''W$  ALONG SAID SOUTH LINE FOR A DISTANCE OF 152.20 FEET; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE WEST RIGHT-OF-WAY LINE OF HOMESTEAD EXTENSION FLORIDA'S TURNPIKE (SR 821); THENCE  $S03^{\circ}49'34''W$  FOR A DISTANCE OF 330.52 FEET TO A POINT OF CURVATURE; THENCE 1467.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1906.00 FEET AND A CENTRAL ANGLE OF  $44^{\circ}07'30''$  TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SAID SECTION 36, ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS  $S42^{\circ}02'27''E$ ; THENCE  $N01^{\circ}45'04''W$  ALONG SAID WEST LINE FOR A DISTANCE OF 1614.28 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 36; THENCE  $S89^{\circ}38'04''W$  ALONG SAID SOUTH LINE FOR A DISTANCE OF 330.02 FEET TO A POINT ON THE WEST LINE OF THE EAST  $\frac{1}{2}$  OF THE EAST  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 36; THENCE  $N01^{\circ}45'41''W$  ALONG SAID WEST LINE FOR A DISTANCE OF 989.49 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH  $\frac{1}{2}$  OF THE NORTH  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 36; THENCE  $N89^{\circ}36'44''E$  ALONG SAID NORTH LINE FOR A DISTANCE OF 1204.24 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF HOMESTEAD EXTENSION FLORIDA'S TURNPIKE (SR 821); THENCE  $S00^{\circ}17'18''E$  ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 989.69 FEET TO THE POINT OF BEGINNING.  
CONTAINING 1,964,128 SQUARE FEET OR 45.09 ACRES MORE OR LESS.

## LEGAL AND SKETCH

EXHIBIT A-4

Legal Description for Expansion Area

### LEGAL DESCRIPTION:

A PORTION OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 36; THENCE S89°38'04"W, AS BASIS OF BEARING ALONG THE SOUTH LINE OF THE NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 36 FOR A DISTANCE OF 471.61 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S89°38'04"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 152.20 FEET; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE WEST RIGHT-OF-WAY LINE OF HOMESTEAD EXTENSION FLORIDA'S TURNPIKE (SR 821); THENCE S03°49'34"W FOR A DISTANCE OF 330.52 FEET TO A POINT OF CURVATURE; THENCE 1467.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1906.00 FEET AND A CENTRAL ANGLE OF 44°07'30" TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SAID SECTION 36, ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS S42°02'27"E; THENCE N01°45'04"W ALONG SAID WEST LINE FOR A DISTANCE OF 1614.28 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 36; THENCE S89°38'04"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 330.02 FEET TO A POINT ON THE WEST LINE OF THE EAST  $\frac{1}{2}$  OF THE EAST  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 36; THENCE N01°45'41"W ALONG SAID WEST LINE FOR A DISTANCE OF 989.49 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH  $\frac{1}{2}$  OF THE NORTH  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 36; THENCE N89°36'44"E ALONG SAID NORTH LINE FOR A DISTANCE OF 1204.24 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF HOMESTEAD EXTENSION FLORIDA'S TURNPIKE (SR 821); THENCE S00°17'18"E ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 989.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,964,128 SQUARE FEET OR 45.09 ACRES MORE OR LESS.

THIS DOCUMENT CONSISTS OF FOUR (4) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

PROJ. NO: 2015 15 | DATE: 9-11-15 | DRAWN: BBL | CHECKED: AS | SCALE: AS NOTED



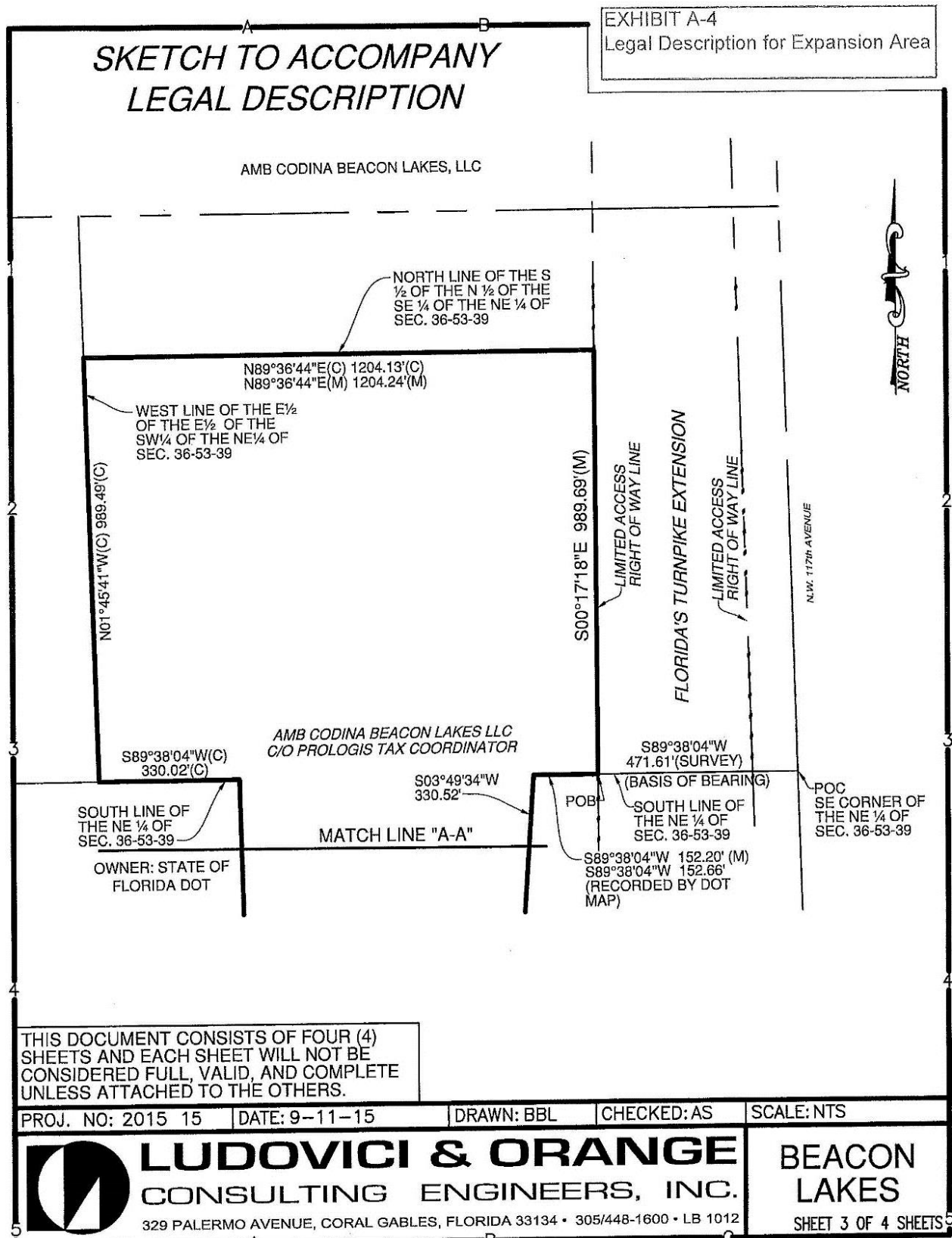
**LUDOVICI & ORANGE**  
CONSULTING ENGINEERS, INC.

329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

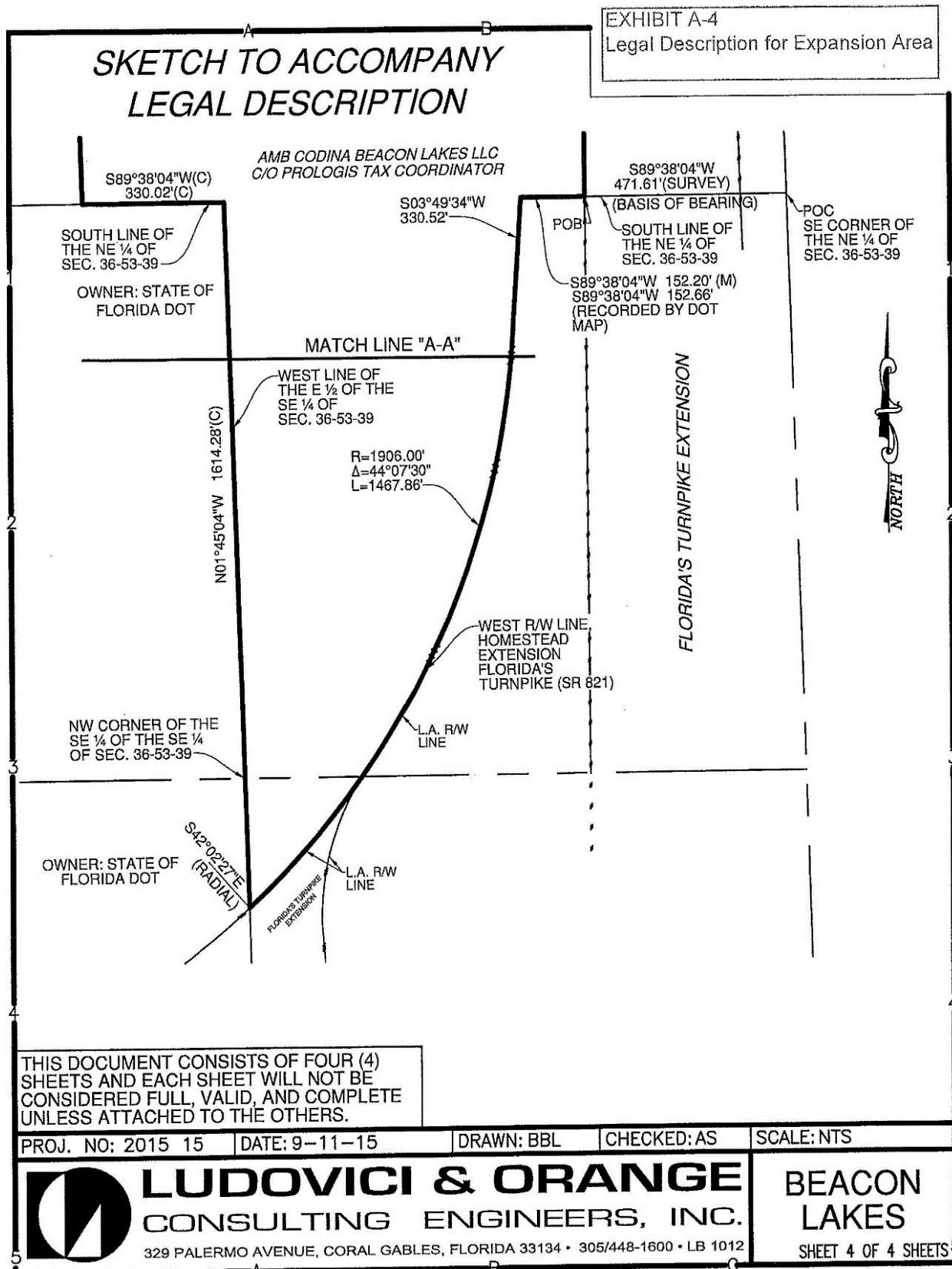
**BEACON  
LAKES**

SHEET 2 OF 4 SHEETS

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**EXHIBIT "B"**  
**DISCLOSURE OF INTEREST**

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

**1. APPLICANT(S) NAME AND ADDRESS:**

APPLICANT: AMB Codina Beacon Lakes, LLC

Pier One, Bay One,

San Francisco, CA 94111

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

**2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.**

<u>APPLICANT</u>	<u>OWNER OF RECORD</u>	<u>FOLIO NUMBER</u>	<u>SIZE IN ACRES</u>
------------------	------------------------	---------------------	--------------------------

SEE ATTACHED EXHIBIT B-1

**3. For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in 2., above.**

<u>APPLICANT</u>	<u>OWNER</u>	<u>LESSEE</u>	<u>CONTRACTOR FOR PURCHASE</u>	<u>OTHER (Attach Explanation)</u>
<u>X</u>	<u>X</u>			

**4. DISCLOSURE OF APPLICANT'S INTEREST: Complete all appropriate sections and indicate N/A for each section that is not applicable.**

- a. If the applicant is an individual (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF INTEREST



- b. If the applicant is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

**CORPORATION NAME:** AMB Codina Beacon Lakes, LLC

NAME, ADDRESS, AND OFFICE ( if applicable)

PERCENTAGE OF STOCK

AMB Codina Beacon Lakes, LLC is ultimately owned by Prologis, Inc., a publicly traded company (NYSE: PLD)

- c. If the applicant is a TRUSTEE, list the trustee's name, the name and address of the beneficiaries of the trust, and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), partnership(s), or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

**TRUSTEES NAME:** \_\_\_\_\_

BENEFICIARY'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

- d. If the applicant is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners and the percentage of interest held by each partner. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

**PARTNERSHIP NAME:** \_\_\_\_\_

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF INTEREST

- e. If the applicant is party to a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation,

Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME AND ADDRESS

PERCENTAGE OF INTEREST

Date of Contract \_\_\_\_\_

If any contingency clause or contract terms involve additional parties, list all individuals or officers if a corporation, partnership, or trust.

**5. DISCLOSURE OF OWNER'S INTEREST: Complete only if an entity other than the applicant is the owner of record as shown on 2.a., above.**

- a. If the owner is an individual (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

- b. If the owner is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s) partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

**CORPORATION NAME** \_\_\_\_\_

NAME, ADDRESS, AND OFFICE ( if applicable)

PERCENTAGE OF STOCK

- c. If the owner is a TRUSTEE, and list the trustee's name, the name and address of the beneficiaries of the trust and the percentage of interest

held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEE'S NAME: \_\_\_\_\_

BENEFICIARY'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

- d. If the owner is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners, and the percentage of interest held by each. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP NAME: \_\_\_\_\_

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF OWNERSHIP

- e. If the owner is party to a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME, ADDRESS AND OFFICE (if applicable)

PERCENTAGE OF INTEREST

Date of Contract \_\_\_\_\_

**If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust**

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and behalf.

AMB CODINA BEACON LAKES, LLC

BY: [Signature]

PRINT NAME: Travis Harvey

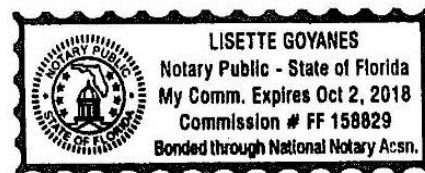
TITLE: Vice President

Sworn to and subscribed before me

this 21 day of December, 2015

My Commission Expires:

[Signature]  
Notary Public, State of Florida at Large (SEAL)



Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more FMGM than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

## EXHIBIT B-1

**PROPERTY DESCRIPTION:** Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

FOLIO	NET ACRES	OWNER	APPLICANT
30-3935-013-0010	12.7	Beacon Lakes Retail I, LLC	
30-3935-013-0020	32.9	Beacon Lakes Retail II, LLC	
Portion of 30-3936-000-0012	15.97	AMB Codina Beacon Lakes, LLC	X
30-3936-000-0021	7.5	AMB Codina Beacon Lakes, LLC	X
30-3936-000-0014	6.6	AMB Codina Beacon Lakes, LLC	X
30-3936-000-0016	6.52	AMB Codina Beacon Lakes, LLC	X
30-3936-000-0017	6.46	AMB Codina Beacon Lakes, LLC	X
30-3936-000-0120	17.04	AMB Codina Beacon Lakes, LLC	X
30-3936-000-0022	2.50	AMB Codina Beacon Lakes, LLC	X
30-3936-000-0180	1.0	AMB Codina Beacon Lakes, LLC	X
TOTAL	108.19		

## EXHIBIT "C"

### **LOCATION MAP FOR SPECIAL APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN**

#### **APPLICANT/REPRESENTATIVE**

AMB Codina Beacon Lakes, LLC / Tracy R. Slavens, Esq. & Joseph G. Goldstein, Esq.

#### **DESCRIPTION OF SUBJECT AREA**

The subject property consists of a total of 111± gross acres of land located in Sections 35 and 36, Township 53 South, Range 39 East, in unincorporated Miami-Dade County, Florida. More specifically, i) the Southwest Parcel consists of 48± gross acres of land located south of NW 14 Street between NW 132 Avenue and NW 137 Avenue in the southwest corner of the Beacon Lakes DRI and ii) the East Parcel consists of 63± gross acres of land located south of NW 22 Street and east of NW 117 Place, in the east portion of the Beacon Lakes DRI.

#### **i) LOCATION MAP FOR SOUTHWEST PARCEL**



Area owned by Applicant



Area owned by Others



ii) LOCATION MAP FOR EAST PARCEL



Area owned by Applicant



Area owned by Others

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# **APPENDIX B**

## **Beacon Lakes DRI: Notice of Proposed Change**

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STATE OF FLORIDA  
DEPARTMENT OF ECONOMIC OPPORTUNITY  
DIVISION OF COMMUNITY PLANNING & DEVELOPMENT  
The Caldwell Building, MSC 160  
107 East Madison Street  
Tallahassee, Florida 32399

**NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED  
DEVELOPMENT OF REGIONAL IMPACT (DRI)  
SUBSECTION 380.06(19), FLORIDA STATUTES**

Subsection 380.06(19), Florida Statutes, requires that submittal of a proposed change to a previously approved DRI be made to the local government, the regional planning agency, and the state land planning agency according to this form.

1. I, Tracy R. Slavens, Esq., the undersigned authorized representative of AMB Codina Beacon Lakes, LLC, hereby give notice of a proposed change to a previously approved Development of Regional Impact in accordance with Subsection 380.06(19), Florida Statutes. In support thereof, I submit the following information concerning the Beacon Lakes DRI, which information is true and correct to the best of my knowledge. I have submitted today, under separate cover, copies of this completed notification to Miami-Dade County, to the South Florida Regional Planning Council, and to the Bureau of Community Planning, Department of Economic Opportunity.

12/23/15  
Date

Tracy Slavens  
Signature

**2. Applicant (name, address, phone).**

AMB Codina Beacon Lakes, LLC  
c/o Joseph G. Goldstein, Esq.  
Holland & Knight LLP  
701 Brickell Avenue, Suite 3300  
Miami, FL 33131  
(305) 789-7782

**3. Authorized Agent (name, address, phone).**

Tracy R. Slavens, Esq.  
Holland & Knight LLP  
701 Brickell Avenue, Suite 3300  
Miami, FL 33131  
(305) 789-7642

**4. Location (City, County, Township/Range/Section) of approved DRI and proposed change.**

Unincorporated Miami-Dade County, Sections 35 and 36, Township 53, Range 39.

**5. Provide a complete description of the proposed change. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in either the development order or the Application for Development Approval.**

**Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate. Additional information may be requested by the Department or any reviewing agency to clarify the nature of the change or the resulting impacts.**

Beacon Lakes is a ±480 acre mixed-use development that was approved in 2002. The approved development program consists of 5,300,000 square feet of industrial/warehouse, 495,000 of commercial/retail uses, and 175,000 square feet of office. The Developer is seeking the approval of the addition of ±46 acres of new land to the DRI subject property, a modification of the development program, and the incorporation of an equivalency matrix to ensure the long term viability of the project and its development program and the extension of the buildout date to September 1, 2025.<sup>1</sup> The proposed development will consist of 6,085,761 square

---

<sup>1</sup> This extension of the buildout date includes a five year extension to September 1, 2025 plus an additional automatic extension granted in accordance with Section 252.363, F.S., in connection with the State of Emergency declared by Governor Scott pursuant to Executive Order 15-173, which had a sixty (60) day duration. The total extension of time granted pursuant to Section 252.363, F.S. and Executive Order 15-173 is 60 days plus 6 months.

feet of industrial/warehouse, 495,000 of commercial/retail uses, and 175,000 square feet of office. The proposed increase in industrial/warehouse use is proportionate to the square footage analyzed by the Miami-Dade County Comprehensive Development Master Plan for the new lands when they were incorporated into the County's Urban Development Boundary.

The following table provides a detailed breakdown of the proposed changes:

**Table 1**  
**Development Program Analysis**

<b>DRI Land Uses</b>	<b>Approved DRI Program</b>	<b>Proposed DRI Program</b>	<b>Proposed Change</b>
<b>Industrial/Warehouse</b>	5,300,000 sq. ft.	6,085,761 sq. ft.	<b>+785,761 sq. ft.</b>
<b>Office</b>	175,000 sq. ft.	175,000 sq. ft.	<b>No Change</b>
<b>Retail</b>	495,000 sq. ft.	495,000 sq. ft.	<b>No Change</b>
<b>Net PM Peak Hour Trips</b>	<b>3719 Gross PM Trips</b>	<b>3971 Gross PM Trips</b>	<b>251 Trips</b>
<b>Buildout Date</b>	<b>April 27, 2019</b>	<b>September 1, 2025</b>	<b>5 years plus extension pursuant to Section 252.363, F.S.*</b>

\* The DRI qualifies for an automatic extension in accordance with Section 252.363, F.S., in connection with the State of Emergency declared by Governor Scott pursuant to Executive Order 15-173, which had a sixty (60) day duration. The total extension of time granted pursuant to Section 252.363, F.S. and Executive Order 15-173 is 60 days plus 6 months.

The DRI was originally approved in 2002 and its lands have been developed over time. In 2008, the Board of County Commissioners approved a Notice of Propose Change to modify the DRI development program to reduce the industrial square footage from 6,600,000 square feet to 5,300,000 square feet and to increase the commercial use from 75,000 square feet to 495,000 square feet and the office use from 150,000 square feet to 175,000 square feet. Since that modification, the industrial and office components of the DRI have developed but the commercial component has not. The commercial component was originally planned for the Southwest Parcel. However, the Applicant has recently acquired 46± acres of land along theoretical NW 117 Place. These new lands, along with a portion of land south of NW 22 Street, have been identified as a more appropriate location for the commercial component. As such, the Applicant is seeking the approval of this Notification of a Proposed Change to modify the DRI to include the newly acquired lands into the DRI subject property and, simultaneously, companion applications are being filed with Miami-Dade County for a Special Application to amend the Miami-Dade County Comprehensive Development Master Plan and a zoning application to accomplish this modified development plan for the DRI. The increase in industrial/warehouse use in the DRI development program being proposed is equivalent to the square footage analyzed (at FAR 0.40) when the new lands were brought in to the County's Urban Development Boundary. As such, it is anticipated that while the lands within the DRI will increase, the impacts on services will not.

The reconfiguration of the DRI will result in a better accommodation of the demand for industrial and commercial lands within this portion of the County. It will also not eliminate the industrial/warehouse use that Miami-Dade County has counted as inventory under its Comprehensive Development Master Plan. The relocation of the uses will redirect patrons of the uses and result in improved traffic flow in the area. The approval of this NOPC will result in a more compatible distribution of uses within the DRI.

The Applicant is seeking to relocate the commercial uses shown in southwest corner of the DRI in the approved Map H to the newly acquired lands in the east portion of the DRI and develop the southwest parcel with industrial use. The southwest portion of the DRI was originally designated for industrial uses and was redesignated for commercial/retail uses as part of the 2008 amendment to the DRI. As noted above, the retail development was never built. This is, in part, a result of the economic downturn that was experienced in the years following that approval. Today and looking forward, the southwest parcel has a character that makes it more appropriate location for industrial uses based on its location, the character of the surrounding area, and access. This parcel is adjacent to the warehouse development built within the DRI and in the Pan American Business Park. The southwest portion of the DRI has virtually direct access to the SR 836 Extension ramp. The Applicant has recently obtained information indicating that the Florida Department of Transportation and Miami-Dade Expressway Authority are planning to construct new access ramps connecting the HEFT with the SR 836 Extension. This improvement when combined with the proximity to the SR 836 Extension ramp, will make truck access to the DRI significantly more efficient, direct, and safe. This type of direct highway access is ideal for industrial use.

The Developer has purchased additional lands along theoretical NW 117 Place. These lands are south of theoretical NW 21 Street, east of proposed NW 117 Place, and north of the proposed Miami-Dade Transit Dolphin Station Park and Ride Facility (the "New Lands"). The New Lands are part of those certain lands that were brought in to the County's Urban Development Boundary during the October 2012 EAR-Based Amendment Cycle. The New Lands, when combined with the property already owned by the Applicant south of NW 22 Street to form the East Parcel, are more appropriate for retail development. As such, the Developer intends to shift the retail development to the East Parcel. The East Parcel is ideally located for commercial uses. Within Beacon Lakes, it would be just south of the television production studio facility, which will be a major employment center for both the surrounding area and Miami-Dade County as a whole, and lies directly north of the Miami-Dade Transit Dolphin Station Park and Ride Facility. These two abutting uses create an increased demand for commercial use in this portion of the DRI and their proximity will encourage a synergy between the uses. The Applicant is seeking to preserve the industrial/warehouse entitlement on this land (at FAR 0.40) and will reallocate this industrial/warehouse entitlement to the other portions of the DRI.



Specifically, the Developer is proposing to make the following changes to the DRI:

1. To make a substantial deviation determination pursuant to Section 380.06(19), F.S., with respect to the additional requests.
2. Modification of subject property Z-11-02
3. Modification of size of property Z-11-02
4. Modification of Recital of Resolution Z-20-08 "General Description of Proposed Development: The Applicant is requesting approval of a multi-use development entitled "Beacon Lakes," consisting of: 6,085,761 square feet of warehouses, 175,000 square feet of office space, and 495,000 square feet of retail space or equivalent combination of said uses."
5. Modification of Condition #3.c. of Resolution No. Z-20-08 "A traffic signal warrant study for the intersection of NW 117 Place and NW 25 Street shall be submitted for review and approval by the Public Works Director within 180 days of the issuance of the first certificate of occupancy for the retail center, and shall be repeated annually until two years after the final certificate of occupancy is issued for 450,000 square feet or more of retail use within the commercial rezoning parcel that is the subject of this application. The Applicant shall proceed with the signal design, permitting and installation in the event that a signal is warranted."
6. Deletion of Condition #4 of Resolution No. Z-20-08.
7. Modification of Condition #6 of Resolution No. Z-20-08 as follows: "Given the placement of the Miami-Dade County Dolphin Station Park and Ride and Transit Center to be located adjacent to the south of the proposed +/-46 acre retail center, the Applicant will coordinate with Miami-Dade Transit prior to the first site plan approval to incorporate transit amenities, bus bays and shelters for a regularly scheduled Northbound and Southbound transit stop to be located within the +/-46 acre retail center."
8. Modification of Conditions #58, #59, and #60 of Resolution No. Z-10-12, as administratively modified from time to time and as reflected in the Notice of Adoption of an Extension to the Development Order for the Beacon Lakes Development of Regional Impact, as recorded in Official Records Book 28753 at Page 2187 of the Public Records of Miami-Dade County, Florida:  
  
"58. September 1, 2025 is hereby established as the build out date for this project, which includes administrative extensions approved pursuant to Florida Statutes, and is the date until which the local government of jurisdiction agrees that the Beacon Lakes DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless a local government of jurisdiction can

demonstrate that substantial changes made by the developer in the facts or circumstances underlying the approval of the DRI development order have occurred, or that the DRI development order was based on substantially inaccurate information provided by the Applicant, or that the change is clearly essential to public health, safety, or welfare.”

“59. The deadline for commencement of physical development shall be two (2) years from the date of the effective date of the development order. For purposes of this paragraph, physical development means development as defined in Section 380.04, F.S. The termination date for completing the physical development shall be September 1, 2025, which includes administrative extensions approved pursuant to Florida Statutes.”

“60. September 1, 2025, is hereby established as the expiration date for the development order, which includes administrative extensions approved pursuant to Florida Statutes.”

9. Modification of Exhibit 1 of Resolution No. Z-11-02, as last modified by Resolution No. Z-20-08, as follows:

Exhibit 1, Master Development Plan Map H (Revised 09/10/15) (*See Exhibit D*)

Additionally, the proposed equivalency matrix, attached as Exhibit B, will ensure flexibility in the development of the approved uses under the development program throughout the buildout period.

The total revised net new development for the site resulting from the addition of the 785,761 SF of Warehouse use will result in a 251 PM Peak Hour trip increase to the Beacon Lakes DRI, no net changes to the approved PM Peak Hour traffic volumes for the project. The proposed DRI development program generates 3,971 gross weekday PM Peak Hour trips and this trip generation volume will not change with the approval of the proposed changes. The Developer has prepared a traffic analysis to establish the trip generation resulting from the proposed change. In accordance with a request made by Miami-Dade County Public Works and Solid Waste Management Department Traffic Division, the analysis has been updated to reflect the ITE 9<sup>th</sup> Edition trip generation rates. The application of this updated methodology results in an increase of 251 PM Peak Hour trips. A copy of the traffic analysis, prepared by Cathy Sweetapple & Associates, is attached hereto as Exhibit C.

The Developer has also analyzed the estimated water, sewer, and solid waste generation rates resulting from the proposed change to the development program. The proposed change would result in an increase in water and sewer gallonage and an increase in solid waste generation. However, the Miami-Dade Water and Sewer Department has determined that there is adequate treatment and water supply capacity for the proposed uses and the Miami-Dade Solid Waste Department has



previously advised that the current system has a level of service availability for a minimum of five years for adequate disposal capacity on a systemwide basis. The following charts provide an analysis of the generation rates based on the approved development program and the proposed development program uses:

**Table 2A**  
**Current & Projected Water and Sewer Gallonage\***

Land Use	Generation Rate (gal per day/unit)	Approved Development Program	Proposed Development Program
Industrial/Warehouse	1 gpd/100 sq. ft.	5,300,000 sq. ft.	6,085,761 sq. ft.
		<b>53,000 gpd</b>	<b>60,858 gpd</b>
Office	5 gpd/100 sq. ft.	175,000 sq. ft.	175,000 sq. ft.
		<b>8,750 gpd</b>	<b>8,750 gpd</b>
Retail	10 gpd/100 sq. ft.	495,000 sq. ft.	495,000 sq. ft.
		<b>49,500 gpd</b>	<b>49,500 gpd</b>
<b>Total</b>		<b>111,250 gpd</b>	<b>119,108 gpd (+7.06%)</b>

\*Generation Rates pursuant to Section 24-43.1(5), Miami-Dade County Code

**Table 2B**  
**Current & Projected Solid Waste Generation\***

Land Use	Generation Rate (lbs/unit/day)	Approved Development Program	Proposed Development Program
Industrial/Warehouse	1.42 lb / 100 sq. ft./day	5,300,000 sq. ft.	6,085,761 sq. ft.
		<b>75,260 lb/day</b>	<b>86,418 lb/day</b>
Office	0.6 lb/100 sq. ft./day	175,000 sq. ft.	175,000 sq. ft.
		<b>1,050 lb/day</b>	<b>1,050 lb/day</b>
Retail	3.12 lb/100 sq. ft./day	495,000 sq. ft.	495,000 sq. ft.
		<b>15,444 lb/day</b>	<b>15,444 lb/day</b>
<b>Total</b>		<b>91,754 lb/day</b>	<b>102,912 lb/day (12.16%)</b>

\*Generation Rates pursuant to 2013 California Department of Resources Recycling and Recovery (CalRecycle).

Overall, the proposed DRI development program results in an increase of 7.06% in water and sewer demand and a 12.16% increase in solid waste infrastructure demands. This is a result of the addition of industrial/warehouse use. However, these impacts were analyzed by Miami-Dade County for concurrency when the New Lands were brought in to the Urban Development Boundary. As noted above, the proposed development program has been reviewed by the Miami-Dade County Water and Sewer Department and the Miami-Dade County Public Works and Waste Management Department and both agencies have determined that adequate capacity exists to accommodate the development.

**6. Complete the attached Substantial Deviation Determination Chart for all land**

**use types approved in the development. If no change is proposed or has occurred, indicate no change.**

No change is proposed. Please refer to the attached Substantial Deviation Determination Chart.

**List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order that have been adopted by the local government, and provide a brief description of the previous changes (i.e., any information not already addressed in the Substantial Deviation Determination Chart). Has there been a change in local government jurisdiction for any portion of the development since the last approval or development order was issued? If so, has the annexing local government adopted a new DRI development order for the project?**

The dates and resolution numbers of the originally approved DRI development order and all subsequent amendments that have been adopted by the Miami-Dade County Board of County Commissioners are provided below along with a brief description of each approval:

Resolution No. Z-11-02, passed and adopted on May 30, 2002: The original Development Order approving the Beacon Lakes Development of Regional Impact.

Resolution No. Z-28-07, passed and adopted on September 6, 2007: Approved a determination that the requested modification to the DRI did not constitute a substantial deviation; Amended Resolution No. Z-11-02 to modify Exhibit #4 of the original DRI Development Order in order to eliminate a westbound to northbound turn lane at the intersection of NW 25 Street and NW 112 Avenue.

Resolution No. Z-20-08, passed and adopted on July 17, 2008: Approved a determination that the requested modification to the DRI did not constitute a substantial deviation; Amended Resolution No. Z-11-02 to provide for a new project developer and modify the DRI development program to permit 5,300,000 sq. ft. of warehouse, 175,000 sq. ft. of office, and 495,000 sq. ft. of retail use, revised exhibits 1-5, and extended the DRI buildout, termination and expiration dates.

Resolution No. Z-10-12, passed and adopted on April 19, 2012: Approved an extension of the buildout, expiration, and all other dates that are a part of the DRI development order, as amended, to a buildout and termination date of December 30, 2015 and an expiration date of December 30, 2020.

Extension pursuant to Laws of Florida 2010-147: The Developer notified the County of the Developer's two-year extension of the DRI dates under the authority and by virtue of Laws of Florida 2010-147 to a buildout date of December 30, 2017, a

termination date of December 30, 2017, and an expiration date of December 30, 2022. Miami-Dade County administratively amended the DRI development order to reflect the extensions in 2013.

Extension pursuant to Executive Order 12-140: In connection with the State of Emergency declared for Tropical Storm Debby, the Developer provided written notification pursuant to Executive Order 12-140 and the provisions of Section 252.363, Florida Statutes, of the extension of the DRI buildout and termination dates to August 28, 2018 and the expiration date to August 28, 2023. Miami-Dade County administratively amended the DRI development order to reflect the extensions in 2013.

Extension pursuant to Executive Order 12-199: In connection with the State of Emergency declared for Tropical Storm Isaac, the Developer provided written notification pursuant to Executive Order 12-140 and the provisions of Section 252.363, Florida Statutes, of the extension of the DRI buildout and termination dates to April 27, 2019 and the expiration date to April 27, 2024. Miami-Dade County administratively amended the DRI development order to reflect the extensions in 2013.

There have been no changes in local government jurisdiction for any portion of the development since the last approval or development order was issued.

8. **Describe any lands purchased or optioned within 1/4 mile of the original DRI site subsequent to the original approval or issuance of the DRI development order. Identify such land, its size, intended use, and adjacent non-project land uses within 1/2 mile on a project master site plan or other map.**

The Developer has purchased 46± acres of land along theoretical NW 117 Place. The legal description and sketch of these additional lands are attached hereto as Exhibit A.

9. **Indicate if the proposed change is less than 40% (cumulatively with other previous changes) of any of the criteria listed in Paragraph 380.06(19)(b), Florida Statutes.**

The proposed change involves the addition of new land to the DRI and the addition of 785,761 SF of Warehouse use and a reconfiguration of the DRI Master Plan. The total revised net new development for the site resulting from the addition of the 785,761 SF of Warehouse use will result in a 251 PM Peak Hour trip increase to the Beacon Lakes DRI. An analysis of the proposed change in vehicular trips resulting from this request is provided in attached Exhibit C. The application of ITE 9<sup>th</sup> Edition results in a minimal increase in PM Peak Hour trips.

**Do you believe this notification of change proposes a change which meets the criteria of Subparagraph 380.06(19)(e)2., F.S.**

**YES \_\_\_\_\_ NO X**

10. **Does the proposed change result in a change to the buildout date or any phasing date of the project? If so, indicate the proposed new buildout or phasing dates.**

Yes, the Developer is proposing a change to the buildout date to September 1, 2025.

11. **Will the proposed change require an amendment to the local government comprehensive plan?**

Yes, the proposed change will require an amendment to the Miami-Dade County Comprehensive Development Master Plan (CDMP). A companion application for a special amendment to the CDMP is being filed with Miami-Dade County to be reviewed concurrently with this NOPC.

**Provide the following for incorporation into such an amended development order, pursuant to Subsections 380.06 (15), F.S., and 73-40.025, Florida Administrative Code:**

12. **An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions.**

An updated Master Development Plan indicating the locations of the development program uses is enclosed with this NOPC.

13. **Pursuant to Subsection 380.06(19)(f), F.S., include the precise language that is being proposed to be deleted or added as an amendment to the development order. This language should address and quantify:**

- a. **All proposed specific changes to the nature, phasing, and build-out date of the development; to development order conditions and requirements; to commitments and representations in the Application for Development Approval; to the acreage attributable to each described proposed change of land use, open space, areas for preservation, green belts; to structures or to other improvements including locations, square footage, number of units; and other major characteristics or components of the proposed change;**

The precise proposed language for the amended development program is as



follows:

1. Modification of subject property Z-11-02
2. Modification of size of property Z-11-02
3. Modification of Recital of Resolution Z-20-08:
  - FROM: "General Description of Proposed Development: The Applicant is requesting approval of a multi-use development entitled "Beacon Lakes," consisting of: 5,300,000 square feet of warehouses, 175,000 square feet of office space, and 495,000 square feet of retail space."
  - TO: "General Description of Proposed Development: The Applicant is requesting approval of a multi-use development entitled "Beacon Lakes," consisting of: 6,085,761 square feet of warehouses, 175,000 square feet of office space, and 495,000 square feet of retail space or equivalent combination of said uses."
4. Modification of Condition #3.c. of Resolution No. Z-20-08
  - FROM: "A traffic signal warrant study for the intersection of N.W. 14<sup>th</sup> Street and N.W. 137<sup>th</sup> Avenue shall be submitted for review and approval by the Public Works Director within 180 days of the issuance of the first certificate of occupancy for the retail center, and shall be repeated annually until two years after the final certificate of occupancy is issued for 450,000 square feet or more of retail use within the commercial rezoning parcel that is the subject of this application. The Applicant shall proceed with the signal design, permitting and installation in the event that a signal is warranted. A traffic signal is required at the intersection of N.W. 137 Avenue and the southwest driveway connection to the property, to permit a median opening and westbound left turns from the driveway to southbound NW 137 Avenue. The traffic signal must be installed and operating prior to opening the driveway to traffic."
  - TO: ""A traffic signal warrant study for the intersection of NW 25 Street and NW 117 Place shall be submitted for review and approval by the Public Works Director within 180 days of the issuance of the first certificate of occupancy for the retail center, and shall be repeated annually until two years after the final certificate of occupancy is issued for 450,000 square feet or more of retail use within the commercial rezoning parcel that is the subject of this application."
5. Deletion of Condition #4 of Resolution No. Z-20-08.

6. Modification of Condition #6 of Resolution No. Z-20-08 as follows:

- FROM: "That prior to issuing the first building permit, the Applicant will coordinate with Miami-Dade Transit to develop service plan alternatives for providing transit service to the proposed +/-46 acre retail center located at the southwest corner of the Beacon Lakes DRI. Options for providing transit service shall include one or more of the following: neighborhood circulators, route extension/realignment, as well as applicant/developer contributions. Other transit amenities, including bus bays and shelters for all bus stops, especially at all possible turnaround location(s), shall be included."
- TO: "That prior to issuing the first building permit, the Applicant will coordinate with Miami-Dade Transit to develop service plan alternatives for providing transit service to the proposed +/-46 acre retail center located on the east portion of the Beacon Lakes DRI. Options for providing transit service shall include one or more of the following: neighborhood circulators, route extension/realignment, as well as applicant/developer contributions. Other transit amenities, including bus bays and shelters for all bus stops, especially at all possible turnaround location(s), shall be included."

7. Modification of Conditions #58, #59, and #60 of Resolution No. Z-10-12, as administratively modified from time to time and as reflected in the Notice of Adoption of an Extension to the Development Order for the Beacon Lakes Development of Regional Impact, as recorded in Official Records Book 28753 at Page 2187 of the Public Records of Miami-Dade County, Florida.

○ FROM:

"58. April 27, 2019 is hereby established as the build out date for this project, which includes the three-year extension for projects under active construction pursuant to Sec. 380.06(19)(c), F.S. (2007), and is the date until which the local government of jurisdiction agrees that the Beacon Lakes DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless a local government of jurisdiction can demonstrate that substantial changes made by the developer in the facts or circumstances underlying the approval of the DRI development order have occurred, or that the DRI development order was based on substantially inaccurate information provided by the Applicant, or that the change is clearly essential to public health, safety, or welfare."

"59. The deadline for commencement of physical development shall be two (2) years from the date of the effective date of the development order. For purposes of this paragraph, physical

development means development as defined in Section 380.04, F.S. The termination date for completing the physical development shall be April 27, 2019, which includes the 3-year extension for projects under active construction pursuant to Sec. 380.06(19)(c), F.S. (2011)."

"60. April 27, 2024, is hereby established as the expiration date for the development order, which includes the 3-year extension for projects under active construction pursuant to Sec. 380.06(19)(c), F.S. (2011)."

- o TO:

"58. September 1, 2025 is hereby established as the build out date for this project, which includes administrative extensions approved pursuant to Florida Statutes, and is the date until which the local government of jurisdiction agrees that the Beacon Lakes DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless a local government of jurisdiction can demonstrate that substantial changes made by the developer in the facts or circumstances underlying the approval of the DRI development order have occurred, or that the DRI development order was based on substantially inaccurate information provided by the Applicant, or that the change is clearly essential to public health, safety, or welfare."

"59. The deadline for commencement of physical development shall be two (2) years from the date of the effective date of the development order. For purposes of this paragraph, physical development means development as defined in Section 380.04, F.S. The termination date for completing the physical development shall be September 1, 2025, which includes administrative extensions approved pursuant to Florida Statutes."

"60. September 1, 2025, is hereby established as the expiration date for the development order, which includes administrative extensions approved pursuant to Florida Statutes."

10. Modification of Exhibit 1 of Resolution No. Z-11-02, as last modified by Resolution No. Z-20-08, as follows:

- o TO: Exhibit 1, Master Development Plan Map H (Revised 9/10/15)

b. **An updated legal description of the property, if any project acreage is/has been added or deleted to the previously approved plan of development;**

The updated legal description for the DRI subject property is attached hereto

as Exhibit A.

- c. **A proposed amended development order deadline for commencing physical development of the proposed changes, if applicable;**

Not applicable.

- d. **A proposed amended development order termination date that reasonably reflects the time required to complete the development;**

September 1, 2025

- e. **A proposed amended development order date until which the local government agrees that the changes to the DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, if applicable; and**

September 1, 2025

- f. **Proposed amended development order specifications for the annual report, including the date of submission, contents, and parties to whom the report is submitted as specified in Subsection 73C-40.025 (7), F.A.C.**

No amendments are being proposed to the development order specifications for the annual report.



# **SUBSTANTIAL DEVIATION DETERMINATION CHART**

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE & DATE OF CHANGE
Attraction/Recreation	# Parking Spaces			
	# Spectators			
	# Seats			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	External Vehicle Trips			
	D.O. Conditions			
	ADA Representations			
Airports	Runway (length)			
	Runway (strength)			
	Terminal (gross square feet)			
	# Parking Spaces			
	# Gates			
	Apron Area (gross square feet)			
	Site locational changes			
	Airport Acreage, including drainage, ROW, easements, etc.			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

# **SUBSTANTIAL DEVIATION DETERMINATION CHART**

Airports (cont.)	# External Vehicle Trips				
	D.O. Conditions				
	ADA representations				
	# Beds				
Hospitals	# Parking Spaces				
	Building (gross square feet)				
	Site locational changes				
	Acreage, including drainage, ROW, easements, etc.				
Industrial	External Vehicle Trips				
	D.O. conditions				
	ADA representations				
	Acreage, including drainage, ROW, easements, etc.				
	# Parking spaces				
	Building (gross square feet)	6,085,761 sq. ft.	6,600,000 sq. ft. per Reso. Z-11-02	Increase from 5,300,000 sq. ft. Approved pursuant to Reso. Z-20-08	
	# Employees				
	chemical storage (barrels and pounds)				
	Site locational changes	Use will be permitted on southwest portion.	Use was originally permitted on southwest portion per Reso. Z-11-02.	Approved pursuant to Reso. Z-20-08	

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

# **SUBSTANTIAL DEVIATION DETERMINATION CHART**

Industrial (cont.)	# External vehicle trips	1805 Net External Trips 1947 Gross Trips	1563 Net External Trips 1696 Gross Trips
	D.O. Conditions		
Mining Operations	ADA representations		
	Acreage mined (year)		
	Water withdrawal (gal/day)		
	Size of mine (acres), including drainage, ROW, easements, etc.		
	Site locational changes		
	# External vehicle trips		
	D.O. Conditions		
	ADA representations		
	Acreage, including drainage, ROW, easements, etc.		
	Building (gross square feet)	175,000 sq. ft.	No Change. Approved pursuant to Reso. Z-11-02
Office	# Parking Spaces		
	# Employees		
	Site locational changes		
	# External vehicle trips	254 Net External Trips 274 Gross Trips	253 Net External Trips 274 Gross Trips
	D.O. Conditions		

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Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

# **SUBSTANTIAL DEVIATION DETERMINATION CHART**

Office (cont.)	ADA representations			
Petroleum/Chemical Storage	Storage Capacity (barrels and/or pounds)			
	Distance to Navigable Waters (feet)			
	Site locations changes			
	Facility Acreage, including drainage, ROW, easements, etc.			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			
	# Boats, wet storage			
	# Boats, dry storage			
	Dredge and fill (cu. yds.)			
Ports (Marinas)	Petroleum storage (gals.)			
	Site locational changes			
	Port Acreage, including drainage, ROW, easements, etc.			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

# **SUBSTANTIAL DEVIATION DETERMINATION CHART**

Residential	# Dwelling units				
	Type of dwelling units				
	# of lots				
	Acreage, including drainage, ROW, easements, etc.				
	Site locational changes				
	# External vehicle trips				
	D.O. Conditions				
Wholesale, Retail, Service	Acreage, including drainage, ROW, easements, etc.				
	Floor Space (gross square feet)	495,000 sq. ft.	75,000 sq. ft. per Reso. Z-11-02	Resolution No. Z-20-08	
	# Parking Spaces				
	# Employees				
	Site locational changes	East parcel new lands.		Previously on southwest parcel	
	# External vehicle trips	1447 Net External Trips 1749 Gross Trips		1439 Net External Trips 1749 Gross Trips	
	D.O. Conditions				
	ADA representations				

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

# **SUBSTANTIAL DEVIATION DETERMINATION CHART**

Hotel/Motel	# Rental Units			
	Floor space (gross square feet)			
	# Parking Places			
	# Employees			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			
	Acreage, including drainage, ROW, easements, etc.			
R.V. Park	# Parking Spaces			
	Buildings (gross square feet)			
	# Employees			
	Site locational changes			
	# External vehicle trips			
	D.O. conditions			
	ADA representations			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

# **SUBSTANTIAL DEVIATION DETERMINATION CHART**

Open Space (All natural and vegetated non-impervious surfaces)	Acreage			
	Site locational changes			
	Type of open space			
	D.O. Conditions			
	ADA representations			
Preservation, Buffer or Special Protection Areas Preservation (cont.)	Acreage			
	Site locational changes			
	Development of site proposed			
	D.O. Conditions			
	ADA representations			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

# **SUBSTANTIAL DEVIATION DETERMINATION CHART**

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE & DATE OF CHANGE
Attraction/Recreation	# Parking Spaces			
	# Spectators			
	# Seats			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	External Vehicle Trips			
	D.O. Conditions			
	ADA Representations			
Airports	Runway (length)			
	Runway (strength)			
	Terminal (gross square feet)			
	# Parking Spaces			
	# Gates			
	Apron Area (gross square feet)			
	Site locational changes			
	Airport Acreage, including drainage, ROW, easements, etc.			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.



# **SUBSTANTIAL DEVIATION DETERMINATION CHART**

Airports (cont.)	# External Vehicle Trips				
	D.O. Conditions				
	ADA representations				
Hospitals	# Beds				
	# Parking Spaces				
	Building (gross square feet)				
	Site locational changes				
	Acreage, including drainage, ROW, easements, etc.				
	External Vehicle Trips				
Industrial	D.O. conditions				
	ADA representations				
	Acreage, including drainage, ROW, easements, etc.				
	# Parking spaces				
	Building (gross square feet)	6,085,761 sq. ft.	6,500,000 sq. ft. per Reso. Z-11-02	Increase from 5,300,000 sq. ft. Approved pursuant to Reso. Z-20-08	
	# Employees				
	chemical storage (barrels and pounds)				
	Site locational changes	Use will be permitted on southwest portion.	Use was originally permitted on southwest portion per Reso. Z-11-02.	Approved pursuant to Reso. Z-20-08	

23

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

# **SUBSTANTIAL DEVIATION DETERMINATION CHART**

Industrial (cont.)	# External vehicle trips	1805 Net External Trips 1947 Gross Trips	1563 Net External Trips 1696 Gross Trips
	D.O. Conditions		
Mining Operations	ADA representations		
	Acreage mined (year)		
	Water withdrawal (gal/day)		
	Size of mine (acres), including drainage, ROW, easements, etc.		
	Site locational changes		
	# External vehicle trips		
	D.O. Conditions		
	ADA representations		
	Acreage, including drainage, ROW, easements, etc.		
	Building (gross square feet)	175,000 sq. ft.	150,000 sq. ft. per Reso. Z-11-02
Office	# Parking Spaces		No Change. Approved pursuant to Reso. Z-20-08
	# Employees		
	Site locational changes		
	# External vehicle trips	254 Net External Trips 274 Gross Trips	253 Net External Trips 274 Gross Trips
	D.O. Conditions		

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

# **SUBSTANTIAL DEVIATION DETERMINATION CHART**

Office (cont.)	ADA representations			
Petroleum/Chemical Storage	Storage Capacity (barrels and/or pounds)			
	Distance to Navigable Waters (feet)			
	Site locations changes			
	Facility Acreage, including drainage, ROW, easements, etc.			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			
Ports (Marinas)	# Boats, wet storage			
	# Boats, dry storage			
	Dredge and fill (cu. yds.)			
	Petroleum storage (gals.)			
	Site locational changes			
	Port Acreage, including drainage, ROW, easements, etc.			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

# **SUBSTANTIAL DEVIATION DETERMINATION CHART**

Residential	# Dwelling units				
	Type of dwelling units				
	# of lots				
	Acreage, including drainage, ROW, easements, etc.				
	Site locational changes				
	# External vehicle trips				
	D.O. Conditions				
Wholesale, Retail, Service	Acreage, including drainage, ROW, easements, etc.				
	Floor Space (gross square feet)	495,000 sq. ft.	75,000 sq. ft. per Reso. Z-11-02	Resolution No. Z-20-08	
	# Parking Spaces				
	# Employees				
	Site locational changes	East parcel new lands.		Previously on southwest parcel	
	# External vehicle trips	1447 Net External Trips 1749 Gross Trips		1439 Net External Trips 1749 Gross Trips	
	D.O. Conditions				
	ADA representations				

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

# **SUBSTANTIAL DEVIATION DETERMINATION CHART**

Hotel/Motel	# Rental Units			
	Floor space (gross square feet)			
	# Parking Places			
	# Employees			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			
	Acreage, including drainage, ROW, easements, etc.			
R.V. Park	# Parking Spaces			
	Buildings (gross square feet)			
	# Employees			
	Site locational changes			
	# External vehicle trips			
	D.O. conditions			
	ADA representations			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

# **SUBSTANTIAL DEVIATION DETERMINATION CHART**

Open Space (All natural and vegetated non-impervious surfaces)	Acreage			
	Site locational changes			
	Type of open space			
	D.O. Conditions			
	ADA representations			
Preservation, Buffer or Special Protection Areas Preservation (cont.)	Acreage			
	Site locational changes			
	Development of site proposed			
	D.O. Conditions			
	ADA representations			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

# COMPOSITE EXHIBIT A

## LEGAL DESCRIPTIONS



LEGAL DESCRIPTION:

A PORTION OF SECTION 35, TOWNSHIP 53 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE N01°45'25"W, AS BASIS OF BEARING ALONG THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 35 FOR A DISTANCE OF 130.04 FEET; THENCE N89°41'35"E FOR A DISTANCE OF 35.01 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE N01°45'25"W ALONG A LINE 35.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 35 FOR A DISTANCE OF 2512.55 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 35; THENCE N89°46'04"E ALONG SAID NORTH LINE FOR A DISTANCE OF 2278.90 FEET TO A POINT ON THE WEST LINE OF THE E 1/8 OF THE NORTHWEST ¼ OF SAID SECTION 35, ALSO BEING THE CENTERLINE OF NW 132nd PLACE; THENCE N01°46'58"W ALONG SAID WEST LINE FOR A DISTANCE OF 2549.31 FEET; THENCE N89°50'59"E ALONG A LINE 89.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 35 FOR A DISTANCE OF 328.51 FEET; THENCE N89°49'08"E ALONG A LINE 89.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 35 FOR A DISTANCE OF 2546.59 FEET; THENCE S01°50'23"E ALONG A LINE 57.00 FEET WEST OF AND PARALLEL TO THE WEST LINE OF THE NORTHEAST ¼ OF SAID SECTION 35 FOR A DISTANCE OF 2546.00 FEET; THENCE S89°45'12"W ALONG THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 35 FOR A DISTANCE OF 2546.65 FEET TO THE CENTER OF SAID SECTION 35; THENCE S01°46'33"E ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 35, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF NW 132nd AVENUE FOR A DISTANCE OF 2089.80 FEET; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE NORTH LIMITED ACCESS RIGHT-OF-WAY LINE OF SR 836; THENCE S89°45'57"E FOR A DISTANCE OF 1274.34 FEET TO A POINT OF CURVATURE; THENCE 1335.58 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2042.00 FEET AND A CENTRAL ANGLE OF 37°28'29" TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS N37°42'32"W; THENCE S89°41'35"W ALONG A LINE 130.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 35 FOR A DISTANCE OF 82.19 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 36; THENCE N89°34'22"E ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 36 FOR A DISTANCE OF 2642.45 FEET; THENCE N89°34'40"E ALONG NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 36 FOR A DISTANCE OF 2121.83 FEET; THENCE S01°43'10"E FOR A DISTANCE OF 135.64 FEET; THENCE N89°34'40"E FOR A



LEGAL DESCRIPTION:

DISTANCE OF 100.04 FEET; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WEST LIMITED ACCESS RIGHT-OF-WAY LINE OF SR 821; THENCE S01°44'07"E FOR A DISTANCE OF 178.29 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS N88°15'51"E; THENCE 575.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 22768.26 FEET AND A CENTRAL ANGLE OF 01°26'51" TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS N89°42'42"E; THENCE S00°17'18"E FOR A DISTANCE OF 760.41 FEET; THENCE S89°36'44"W ALONG THE SOUTH LINE OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 36 FOR A DISTANCE OF 1204.11 FEET; THENCE N01°45'41"W ALONG THE WEST LINE OF THE NORTH ½ OF THE NORTH ½ OF THE EAST ½ OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 36 FOR A DISTANCE OF 329.71 FEET; THENCE S89°36'44"W ALONG THE SOUTH LINE OF THE NORTH ½ OF THE NORTHEAST ¼ OF SAID SECTION 36 FOR A DISTANCE OF 990.39 FEET; THENCE S89°36'14"W ALONG THE SOUTH LINE OF THE NORTH ½ OF THE NORTHWEST ¼ OF SAID SECTION 36 FOR A DISTANCE OF 2640.79 FEET; THENCE N01°50'23"W ALONG A LINE 43.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST ¼ OF SAID SECTION 36 TO THE POINT OF BEGINNING.

## LEGAL AND SKETCH

### SURVEYOR'S NOTES:

1. Bearings are based on an assumed value of S89°38'04"W along the South line of the Northeast ¼ of Section 36, Township 53 South, Range 39 East in Miami-Dade County, Florida.
2. The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
3. This sketch does not represent a land survey.
4. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

### LEGEND:

POC	Point of Commencement	L	Length	AC.	Acres
POB	Point of Beginning	Δ	Central Angle	S.F.	Square feet
SEC.	Section	R	Radius	R/W	Right-of-Way

### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.05, Florida Administrative Code pursuant to Section 472.027, Florida Statutes; and, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.  
Ludovici and Orange Consulting Engineers Inc. L.B. #1012

By: 

Arturo A. Sosa  
Surveyor and Mapper 2629  
State of Florida

THIS DOCUMENT CONSISTS OF FOUR (4)  
SHEETS AND EACH SHEET WILL NOT BE  
CONSIDERED FULL, VALID, AND COMPLETE  
UNLESS ATTACHED TO THE OTHERS.

PROJ. NO: 2015 15 | DATE: 9-11-15 | DRAWN: BBL | CHECKED: AS | SCALE: AS NOTED



**LUDOVICI & ORANGE**  
CONSULTING ENGINEERS, INC.

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**BEACON  
LAKES**

SHEET 1 OF 4 SHEETS

## LEGAL AND SKETCH

### LEGAL DESCRIPTION:

A PORTION OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 36; THENCE S89°38'04"W, AS BASIS OF BEARING ALONG THE SOUTH LINE OF THE NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 36 FOR A DISTANCE OF 471.61 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S89°38'04"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 151.89 FEET; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE WEST RIGHT-OF-WAY LINE OF HOMESTEAD EXTENSION FLORIDA'S TURNPIKE (SR 821); THENCE S03°50'03"W FOR A DISTANCE OF 330.69 FEET TO A POINT OF CURVATURE; THENCE 1467.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1906.00 FEET AND A CENTRAL ANGLE OF 44°07'29" TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SAID SECTION 36, ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS S42°02'27"E; THENCE N01°45'04"W ALONG SAID WEST LINE FOR A DISTANCE OF 1614.40 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 36; THENCE S89°38'04"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 330.02 FEET TO A POINT ON THE WEST LINE OF THE EAST  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 36; THENCE N01°45'41"W ALONG SAID WEST LINE FOR A DISTANCE OF 989.49 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH  $\frac{1}{2}$  OF THE NORTH  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 36; THENCE N89°36'44"E ALONG SAID NORTH LINE FOR A DISTANCE OF 1204.16 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF HOMESTEAD EXTENSION FLORIDA'S TURNPIKE (SR 821); THENCE S00°17'18"E ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 989.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,964,404 SQUARE FEET OR 45.096 ACRES MORE OR LESS.

THIS DOCUMENT CONSISTS OF FOUR (4) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

PROJ. NO: 2015 15

DATE: 9-11-15

DRAWN: BBL

CHECKED: AS

SCALE: AS NOTED



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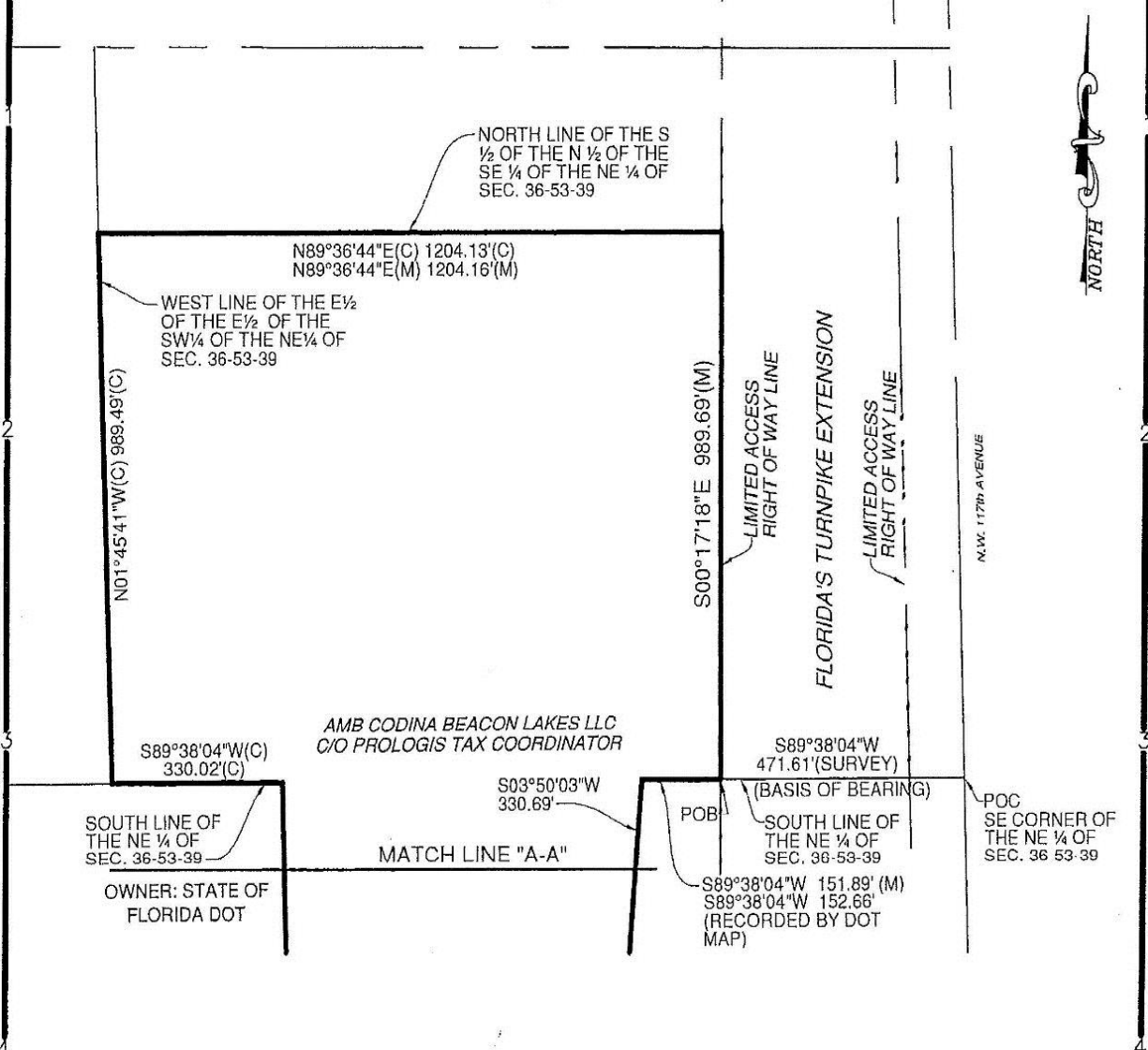
**BEACON  
LAKES**

SHEET 2 OF 4 SHEETS

\\SERVER\DATA\SURVEY\Projects\2015\2015 15 BEACON DR\dwg\2015 15 ALL SITES SOUTH BLOCK A LEGAL AND SKETCH.dwg 9/12/2015 7:50:58 AM EDT

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

AMB CODINA BEACON LAKES, LLC



THIS DOCUMENT CONSISTS OF FOUR (4)  
SHEETS AND EACH SHEET WILL NOT BE  
CONSIDERED FULL, VALID, AND COMPLETE  
UNLESS ATTACHED TO THE OTHERS.

PROJ. NO: 2015 15 | DATE: 9-11-15 | DRAWN: BBL | CHECKED: AS | SCALE: NTS



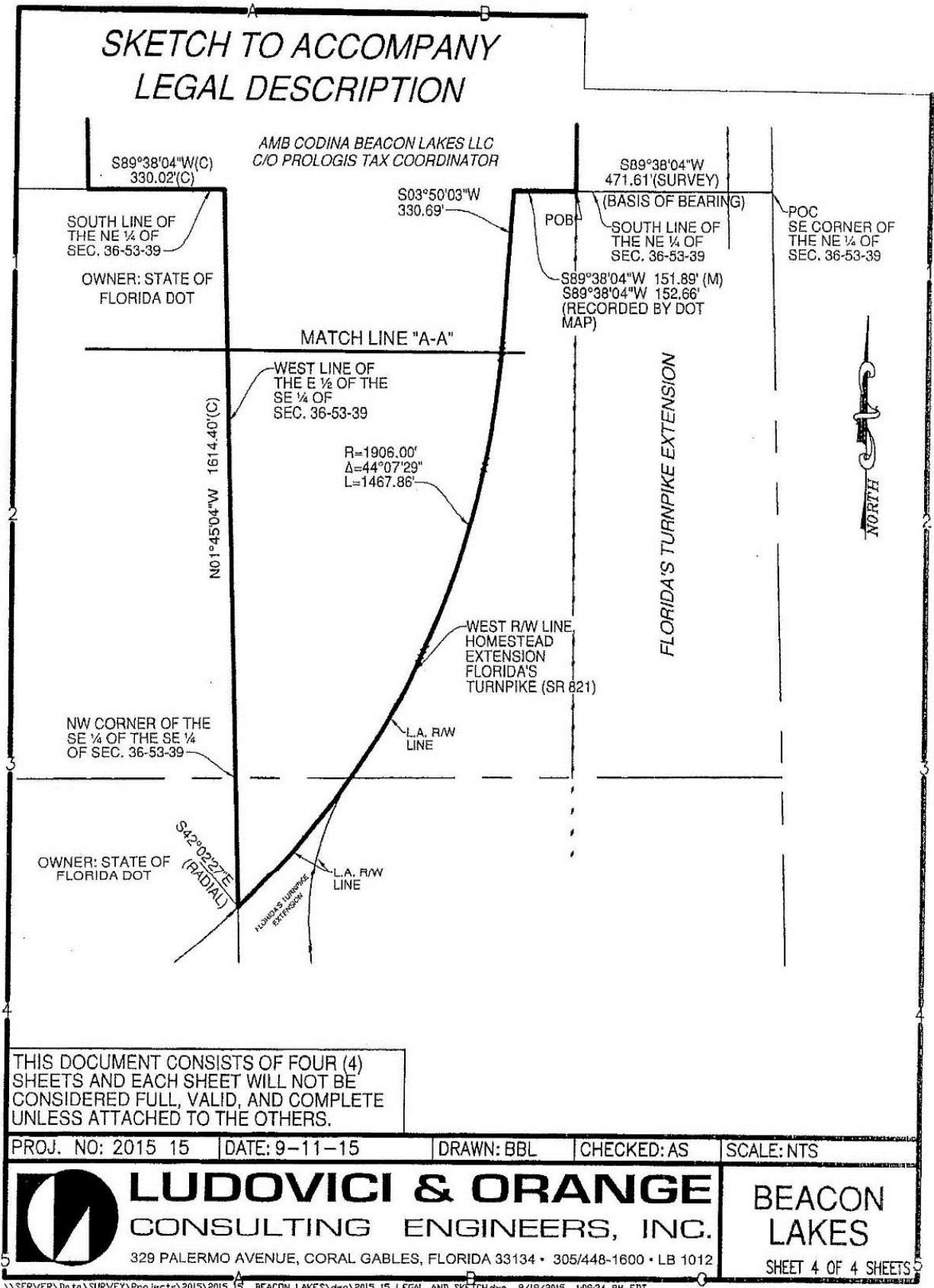
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**BEACON  
LAKES**

SHEET 3 OF 4 SHEETS

\\SERVER\\Data\\SURVEY\\Projects\\2015\\2015 15 BEACON DR\\dwg\\2015 15 ALL SITES SOUTH BLOCK A LEGAL AND SKETCH.dwg 9/14/2015 8:00:19 AM EDT



# EXHIBIT B

Exhibit 3A - Beacon Lakes DRI - Land Use Exchange Rates					
Land Uses	Net External PM Peak Hour	TO:	Warehouse	Office	Retail
	Trip Rates - Note 1	Units	KSF	KSF	KSF
FROM:					
Warehouse	0.2970	KSF	0.2970	1.4530	2.9230
Office	1.4530	KSF	1.0000	0.2044	0.1016
Retail	2.9230	KSF	4.8923	1.0000	0.4971
			9.8418	2.0117	1.0000
The calculation of the net external PM peak hour trip rates are provided in Table A-2 for the Proposed Development Program for the Beacon Lakes DRI.					
Note 1 - Trip Rates					
Note 2 - Exchange Example 1	Retail to Office	The exchange rate between <b>Retail and Office</b> is 1 KSF of Retail for every 0.20117 KSF of Office, where 1000 SF of Retail is equivalent to 201.17 SF of Office and 100,000 SF of Retail is equivalent to 20,117 SF of Retail.			
Note 3 - Exchange Example 2	Retail to Warehouse	The exchange rate between <b>Retail and Warehouse</b> is 1 KSF of Warehouse for every 9.8418 KSF of Retail, where 1000 SF of Warehouse is equivalent to 984.18 SF of Retail and 100,000 SF of Warehouse is equivalent to 98,418 SF of Retail.			
Note 4 - Exchange Example 3	Warehouse to Office	The exchange rate between <b>Warehouse and Office</b> is 1 KSF of Warehouse for every 0.2044 KSF of Office, where 1000 SF of Warehouse is equivalent to 204.4 SF of Office and 100,000 SF of Warehouse is equivalent to 20,440 SF of Office.			
Note 4 - Exchange Example 4	Warehouse to Retail	The exchange rate between <b>Warehouse and Retail</b> is 1 KSF of Warehouse for every 0.1016 KSF of Retail, where 1000 SF of Warehouse is equivalent to 101.6 SF of Retail and 100,000 SF of Warehouse is equivalent to 10,160 SF of Retail.			
Cathy Sweetapple & Associates		12/21/2015			

Beacon Lakes NOPC and CDMP Amendment



# EXHIBIT C

**Table 1A - Beacon Lakes DRI - Approved and Proposed Uses**

Approved DRI Land Uses	Approved DRI Program	Proposed DRI Program	Proposed Change
Industrial/Warehouse	5,300,000 sq.ft.	6,085,761 sq.ft.	Increase by 785,761 sq.ft.
Office	175,000 sq.ft.	175,000 sq.ft.	No Change
Retail	495,000 sq.ft.	495,000 sq.ft.	No Change

12/21/2015

**Table 1B - Beacon Lakes DRI - PM Peak Hour Trips for Approved and Proposed Uses**

Approved DRI Land Uses	Approved DRI Program	Proposed DRI Program	Proposed Change
Industrial/Warehouse	5,300,000 sq.ft.	6,085,761 sq.ft.	Increase by 785,761 sq.ft.
Office	175,000 sq.ft.	175,000 sq.ft.	No Change
Retail	495,000 sq.ft.	495,000 sq.ft.	No Change
Gross PM Peak Hour Trips - Note 1	3719.5 Gross PM Trips	3970.9 Gross PM Trips	Increase by 251 Gross PM Trips

Note 1 - See Tables 2A and 2B

12/21/2015

**Table 1C - Beacon Lakes DRI - Approved and Proposed Program and Uses Built to Date**

Uses Approved	Industrial/Warehouse	Office	Retail
Program Approved	5,300,000	175,000	495,000
Program Built to Date	2,153,778	156,215	0
Program Remaining	3,146,222	18,785	495,000
Additional Uses Proposed	785,761	0	0
Program Remaining with Proposed Change	3,931,983	18,785	495,000
***Proposed Change to DRI Boundary to Relocate Retail from SW Corner of DRI to East Side of DRI			Relocation of Retail

12/21/2015

TABLE 2A - BEACON LAKES DRI - PM PEAK HOUR TRIP GENERATION FOR THE APPROVED DEVELOPMENT PROGRAM													
APPROVED USES	APPROVED SF	ITE LUC	ITE 9TH EDITION	PM TRIPS	% IN	TRIPS IN	% OUT	TRIPS OUT	GROSS PM RATE	7.82% INTERNAL	10.77% PASS-BY	EXTERNAL PM TRIPS	EXTERNAL PM RATE
COMMERCIAL / RETAIL	495,000 SQ. FT. G/A	820	$\ln(T) = 0.67 \ln(X) + 3.31$	1,749	48%	840	52%	909	3.533	137	174	1,439	2.906
OFFICE	175,000 SQ. FT. G/A	710	$T = 1.12(X) + 78.45$	274	17%	47	83%	227	1.568	21	0	253	1.446
WAREHOUSE	5,300,000 SQ. FT. G/A	150	$T = 0.32(X)$	1,696	25%	424	75%	1,272	0.320	133	0	1,563	0.295
COMMUNICATIONS FACILITIES	Per 1,000 SQ. FT. G/A		Included in the Approved Exhibit 3 to Resolution Z-11-02						0.288				0.288
TOTAL TRIPS			PM TRIPS FOR APPROVED USES	3,719.5	35%	1,311	65%	2,408		291	174	3,255	12/21/2015

Note 1A

Note 2

Note 1A Note 2

TABLE 2B - BEACON LAKES DRI - PM PEAK HOUR TRIP GENERATION FOR THE PROPOSED DEVELOPMENT PROGRAM													
APPROVED USES	PROPOSED SF	ITE LUC	ITE 9TH EDITION	PM TRIPS	% IN	TRIPS IN	% OUT	TRIPS OUT	GROSS PM RATE	7.32% INTERNAL	10.75% PASS-BY	EXTERNAL PM TRIPS	EXTERNAL PM RATE
COMMERCIAL / RETAIL	495,000 SQ. FT. GLA	820	$\ln(T) = 0.67 \ln(X) + 3.31$	1,749	48%	840	52%	909	3.533	128	174	1,447	2.923
OFFICE	175,000 SQ. FT. GFA	710	$T = 1.12(X) + 78.45$	274	17%	47	83%	227	1.568	20	0	254	1.453
WAREHOUSE	6,085,761 SQ. FT. GFA	150	$T = 0.32(X)$	1,947	25%	487	75%	1,460	0.320	143	0	1,805	0.297
COMMUNICATIONS FACILITIES	Per 1,000 SQ. FT. GFA		Included in the Approved Exhibit 3 to Resolution Z-11-02						0.288				0.288
TOTAL TRIPS			PM TRIPS FOR PROPOSED USES	3,970.9	35%	1,374	65%	2,597		291	174	3,506	12/21/2015
WAREHOUSE SF APPROVED	5,300,000 SQ. FT. GFA		PM TRIPS FOR APPROVED USES	3719							Note 1B	Note 2	
WAREHOUSE SF PROPOSED	6,085,761 SQ. FT. GFA		NET CHANGE IN PM TRIPS	251	INCREASE								
NET CHANGE IN SQ. FT.	785,761 SQ. FT. GFA		% CHANGE IN PM TRIPS	6.8%	INCREASE								

Cathy Sweetapple & Associates

Note 1B Note 2

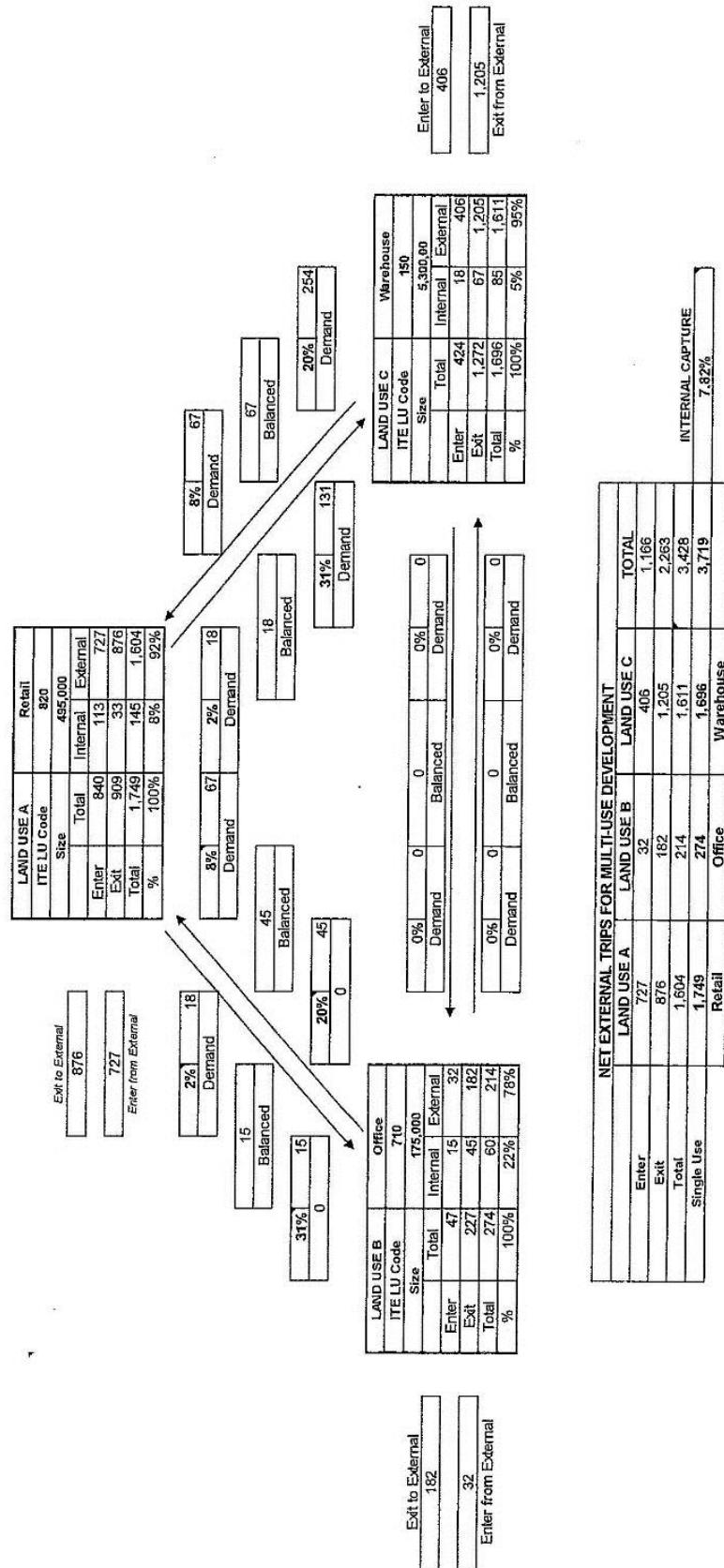
Cathy Sweetapple & Associates

Note 1A - See Table 2C for the ITE Multi-Use Internalization Matrix and Internalization % which corresponds to the Approved Uses for the Beacon Lakes DRI as calculated using ITE 9th Edition.  
 Note 1B - See Table 2D for the ITE Multi-Use Internalization Matrix and Internalization % which corresponds to the Proposed Uses for the Beacon Lakes DRI as calculated using ITE 9th Edition.

Note 2 - See Table 2E for the Pass-by Reduction calculations for the retail use which is established at 10.77% (for the approved uses) and 10.75% (for the proposed uses) as permitted by ITE and which is based on not exceeding 10% of the adjacent street PM Peak Hour traffic which equates to +174 PM Peak Hour Trips as measured using State Count Stations 8244 and 8245 for two locations on NW 12 Street.

Analyst: Sweetapple  
Date: December 10, 2015  
Project: Beacon Lakes  
Time Period: PM Peak Hour

# MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY



Note - The Internal Capture Rates have been obtained from Tables 6.1 and 6.2 from the ITE Trip Generation Handbook, 3rd Edition. Industrial/Warehouse uses were not included by ITE, therefore the Rates for Office Use have been Applied to the Industrial/Warehouse Use.

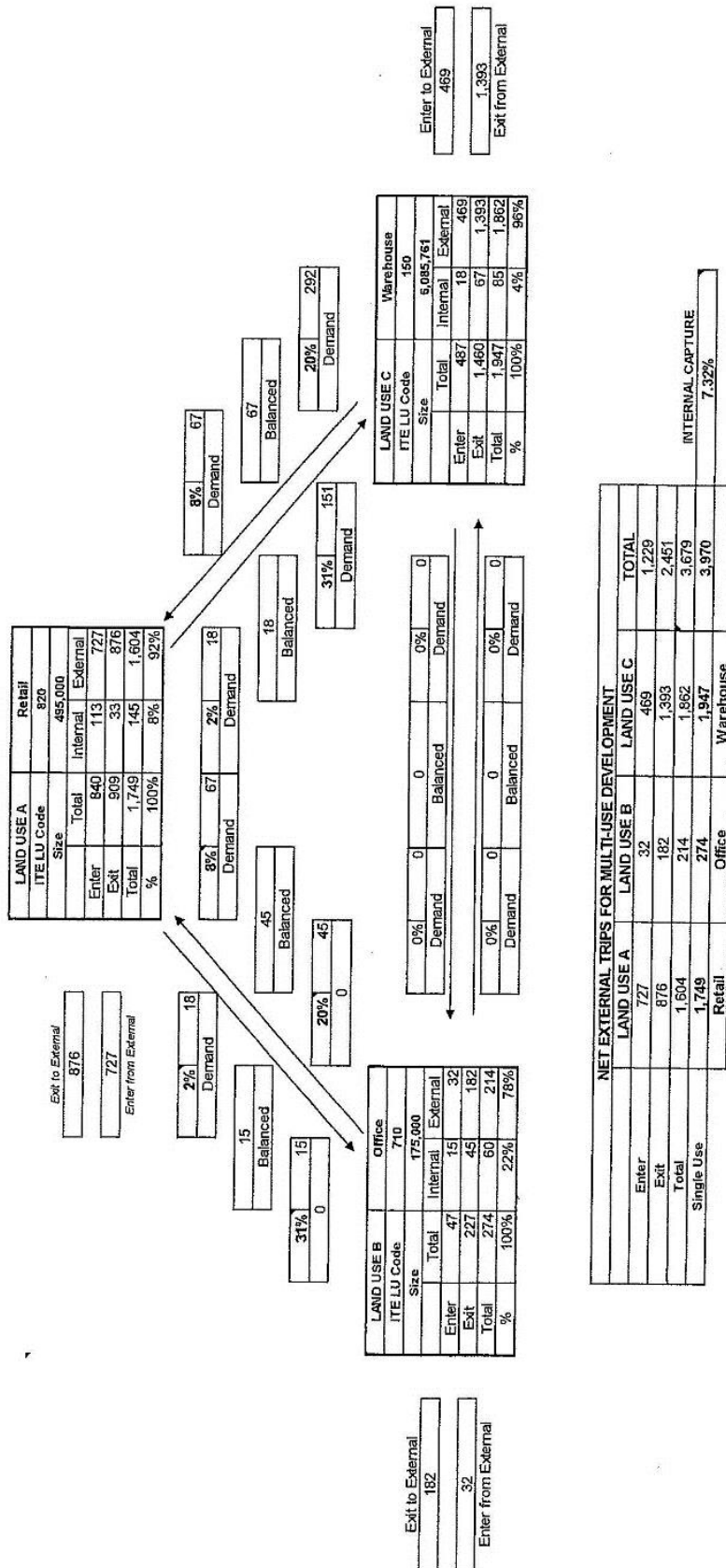
Source: ITE Trip Generation Handbook, August 2014, Chapter 6, pages 57 and 58 – Trip Generation for Mixed-Use Development.

Table 2C  
ITE Multi-Use Development Trip Generation and Internal Capture Summary for the Proposed DRI Modifications – AM Peak Hour  
Beacon Lakes NOPC and CDMP Amendment

Source: Cathy Sweetapple & Associates

Analyst: Sweetapple  
Date: December 10, 2015  
Project: Beacon Lakes  
Time Period: PM Peak Hour

# MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY



Note - The Internal Capture Rates have been obtained from Tables 6.1 and 6.2 from the ITE Trip Generation Handbook, 3rd Edition. Industrial/Warehouse uses were not included by ITE, therefore the Rates for Office Use have been Applied to the Industrial/Warehouse Use.

Source: ITE Trip Generation Handbook, August 2014, Chapter 6, pages 57 and 58 -- Trip Generation for Mixed-Use Development.

**Table 2E - 10% of Adjacent Street Traffic Volumes from FDOT Count Stations 8244 and 8245**

Count Station	Count Dates	Count Location	Timeframe	Day 1	Day 2	Day 3	3 Day Ave
FDOT-8244	9/11-13/2012	NW 12 Street	Daily	17414	17093	17460	17322
		200' W of NW 127 Ave	10% of Daily	1741	1709	1746	1732
			AM PK HR	1189	1130	1195	1171
			10% of AM Peak	119	113	120	117
			PM PK HR	1227	1212	1181	1207
			10% of PM Peak	123	121	118	121
Count Station	Count Dates	Count Location	Timeframe	Day 1	Day 2	Day 3	Average
FDOT-8245	11/06-09/2012	NW 12 Street	Daily	27186	28010	28020	27739
		200' W of HEFT	10% of Daily	2719	2801	2802	2774
			AM PK HR	2392	2675	2615	2561
			10% of AM Peak	239	268	262	256
			PM PK HR	2173	2368	2250	2264
			10% of PM Peak	217	237	225	226
<b>Average of Station 8244 and 8245:</b>			<b>Average of</b>				
			10% of Daily			Daily	2253
			10% of AM Peak			AM PK HR	187
			10% of PM Peak			PM PK HR	174

Cathy Sweetapple & Associates



Exhibit 3A - Beacon Lakes DRI - Land Use Exchange Rates					
Land Uses	Net External PM Peak Hour	TO:	Warehouse	Office	Retail
	Trip Rates - Note 1	Units	KSF	KSF	KSF
FROM:					
Warehouse	0.2970		0.2970	1.4530	2.9230
Office	1.4530	KSF	1.0000	0.2044	0.1016
Retail	2.9230	KSF	4.8923	1.0000	0.4971
		KSF	9.8418	2.0117	1.0000
Note 1 - Trip Rates	The calculation of the net external PM peak hour trip rates are provided in Table A-2 for the Proposed Development Program for the Beacon Lakes DRI.				
Note 2 - Exchange Example 1	Retail to Office	The exchange rate between <b>Retail and Office</b> is 1 KSF of Retail for every 0.20117 KSF of Office, where 1000 SF of Retail is equivalent to 201.17 SF of Office and 100,000 SF of Retail is equivalent to 20,117 SF of Retail.			
Note 3 - Exchange Example 2	Retail to Warehouse	The exchange rate between <b>Retail and Warehouse</b> is 1 KSF of Warehouse for every 9.8418 KSF of Retail, where 1000 SF of Warehouse is equivalent to 984.18 SF of Retail and 100,000 SF of Warehouse is equivalent to 98,418 SF of Retail.			
Note 4 - Exchange Example 3	Warehouse to Office	The exchange rate between <b>Warehouse and Office</b> is 1 KSF of Warehouse for every 0.2044 KSF of Office, where 1000 SF of Warehouse is equivalent to 204.4 SF of Office and 100,000 SF of Warehouse is equivalent to 20,440 SF of Office.			
Note 4 - Exchange Example 4	Warehouse to Retail	The exchange rate between <b>Warehouse and Retail</b> is 1 KSF of Warehouse for every 0.1016 KSF of Retail, where 1000 SF of Warehouse is equivalent to 101.6 SF of Retail and 100,000 SF of Warehouse is equivalent to 10,160 SF of Retail.			
Cathy Sweetapple & Associates					
12/21/2015					

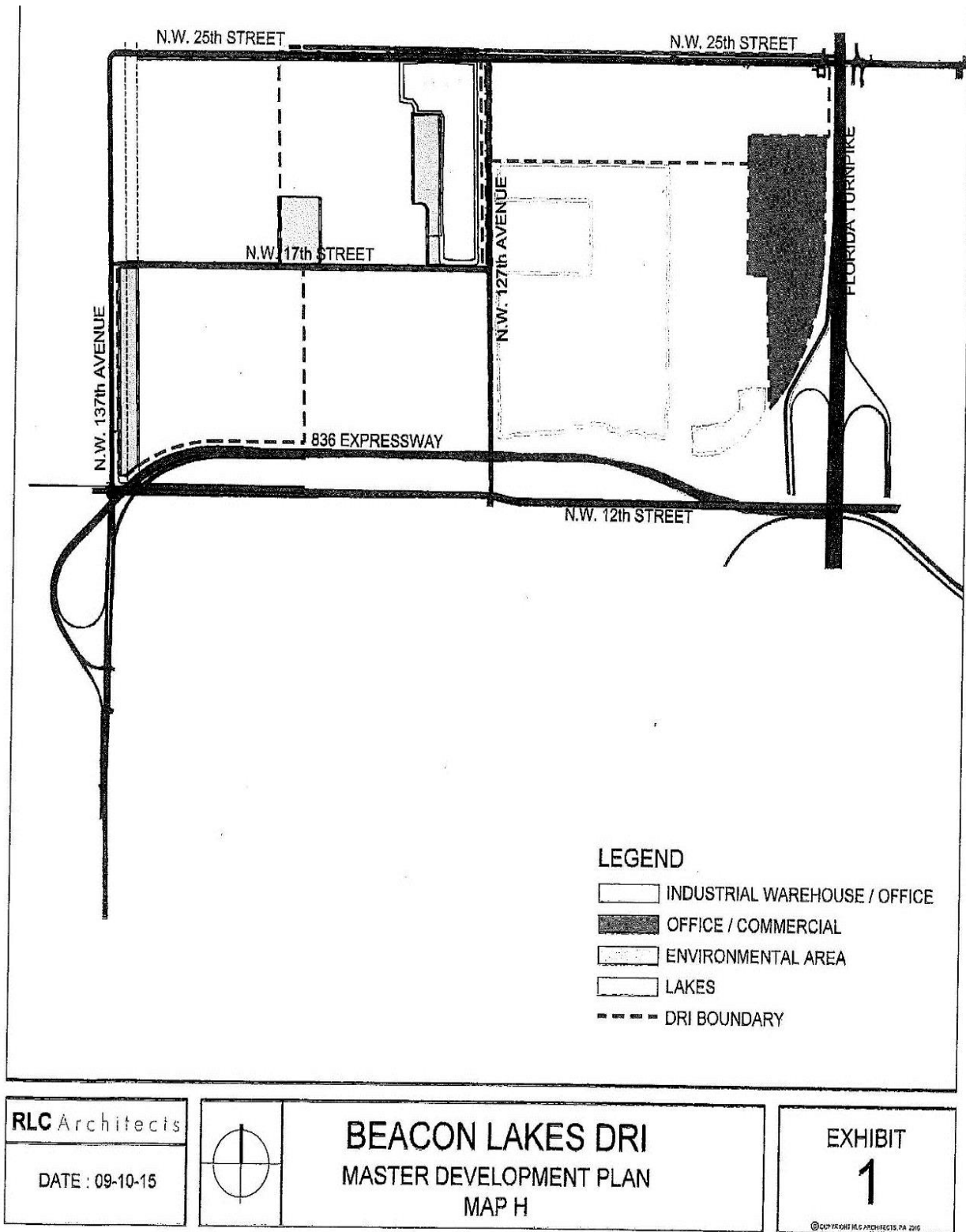


**Exhibit 3B**

<b>TABLE 2B - BEACON LAKES DRI - PM PEAK HOUR TRIP GENERATION FOR THE PROPOSED DEVELOPMENT PROGRAM</b>												
APPROVED USES	PROPOSED SQ. FT.	ITE LUC	ITE 9TH EDITION	PM TRIPS	% IN	TRIPS IN	% OUT	TRIPS OUT	GROSS PM RATE	7.32% INTERNAL	10.75% PASS-BY	EXTERNAL PM RATE
COMMERCIAL / RETAIL	495,000 SQ. FT. GLA	820	$\ln(T) = 0.67 \ln(X) + 3.31$	1,749	48%	840	52%	909	3.533	128	174	2,923
OFFICE	175,000 SQ. FT. GFA	710	$T = 1.12(X) + 78.45$	274	17%	47	83%	227	1.568	20	0	1,453
WAREHOUSE	6,085,761 SQ. FT. GFA	150	$T = 0.32(X)$	1,947	25%	487	75%	1,460	0.320	143	0	0,297
COMMUNICATIONS FACILITIES	Per 1,000 SQ. FT. GFA		Included in the Approved Exhibit 3 to Resolution Z-11-02						0.288			0.288
<b>TOTAL TRIPS</b>			<b>PM TRIPS FOR PROPOSED USES</b>	<b>3,970.9</b>	<b>35%</b>	<b>1,374</b>	<b>65%</b>	<b>2,597</b>		<b>291</b>	<b>174</b>	<b>3,506</b>
												<b>12/21/2015</b>

Cathy Sweetapple & Associates

# EXHIBIT D



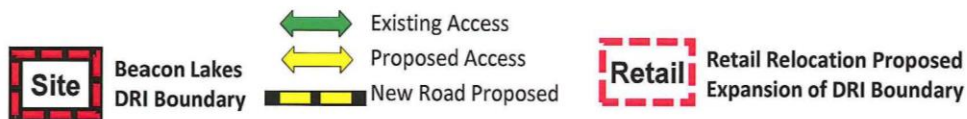
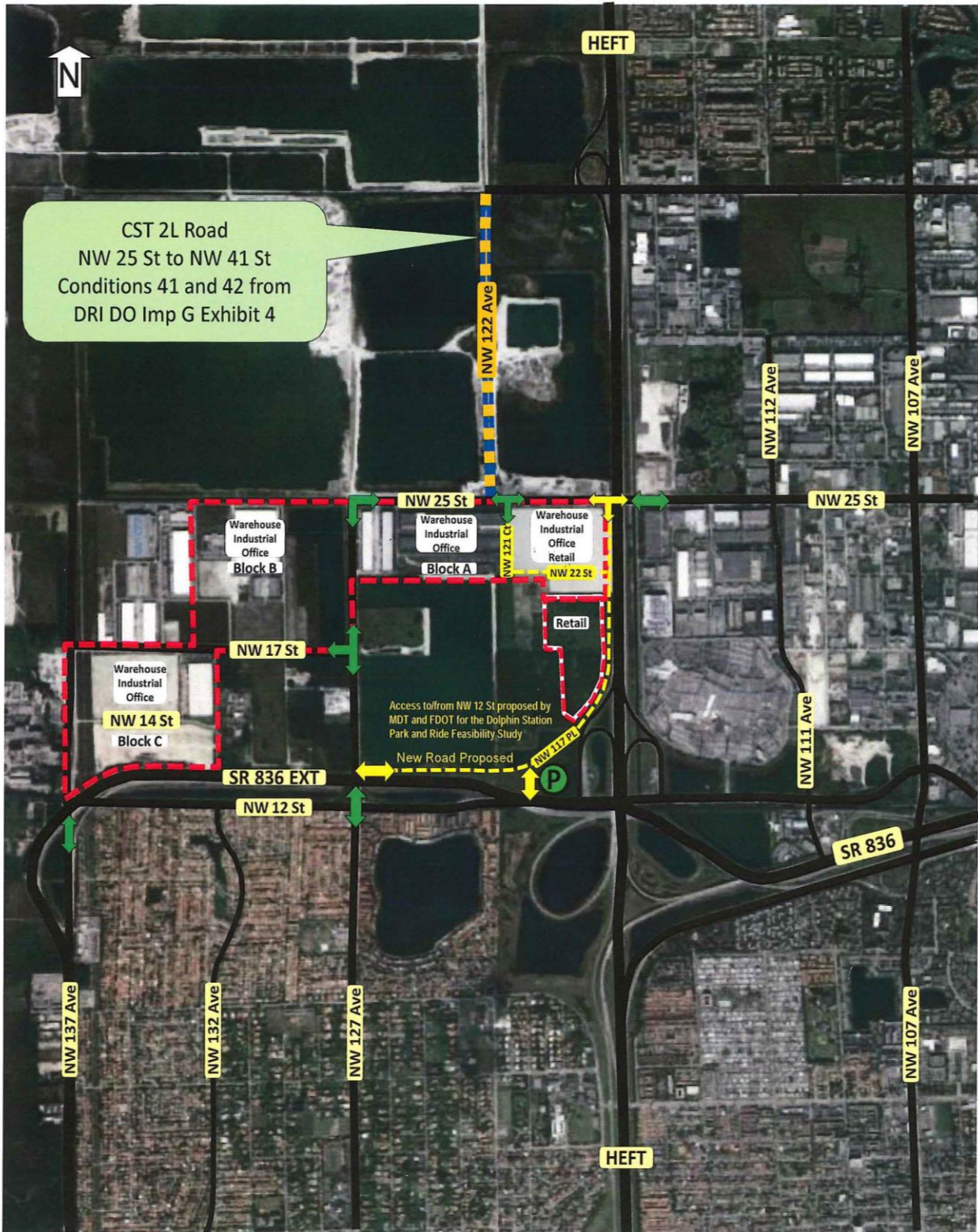


Figure 1  
Site Location  
Beacon Lakes



# DRAFT- WORK IN PROGRESS

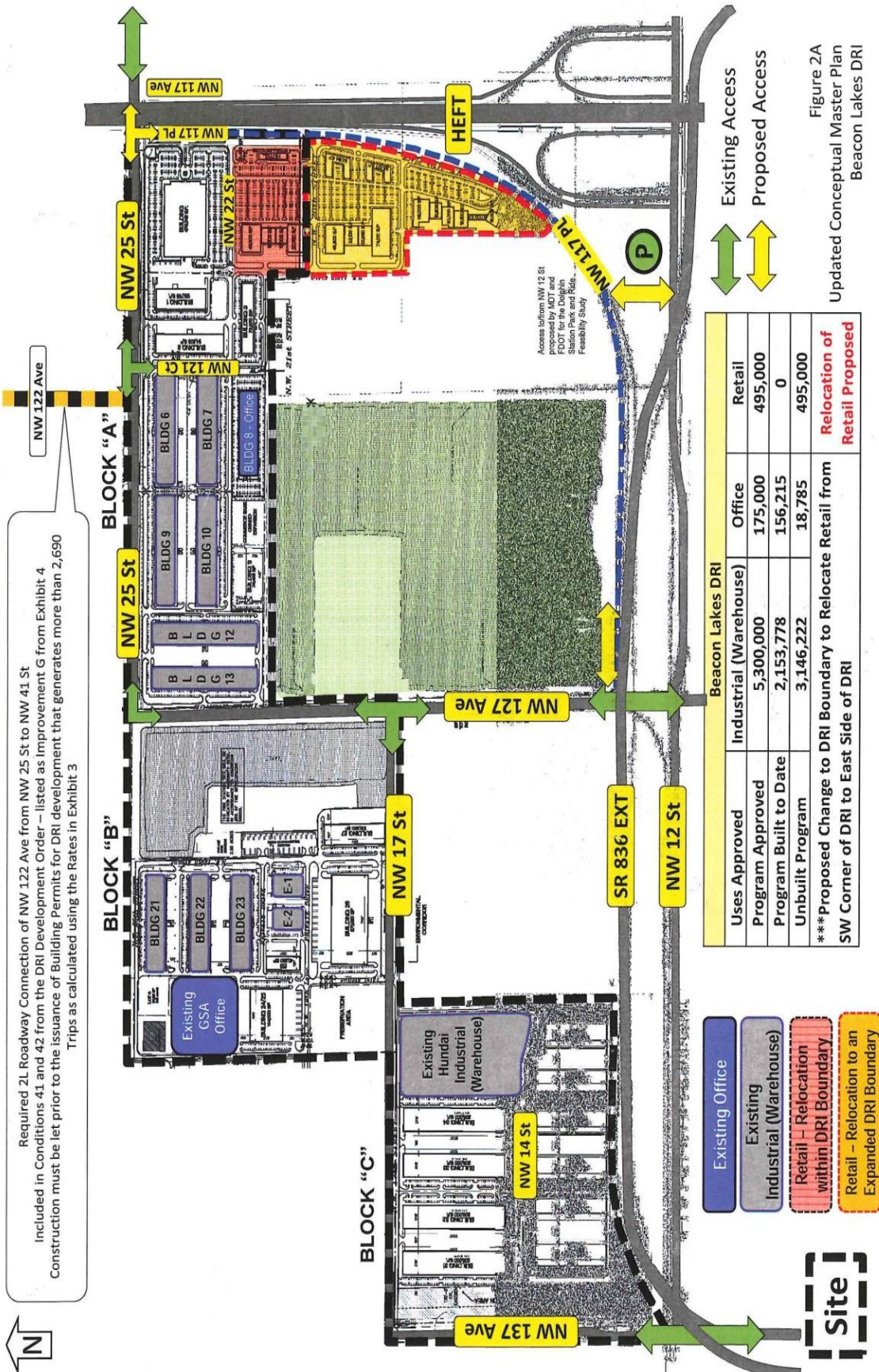


Figure 2A  
 Updated Conceptual Master Plan  
 Beacon Lakes DRI

Source: Cathy Sweetapple & Associates

7/28/2015



<b>RLC Architects</b>		<p align="center"><b>BEACON LAKES DRI</b>  <b>MASTER DEVELOPMENT PLAN</b>  <b>MAP H</b></p>	<b>EXHIBIT</b>
DATE : 09-10-15			<p align="center"><b>1</b></p> <p align="right"><small>© COPYRIGHT RLC ARCHITECTS, PA 2015</small></p>

# **APPENDIX C**

## **Applicant's Declaration of Restrictions**



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This instrument was prepared under  
the supervision of:

Name: Tracy R. Slavens, Esq.  
Address: Holland & Knight LLP  
701 Brickell Avenue, Suite 3300  
Miami, Florida 33131

(Space Reserved for Clerk of the Court)

2016 APR -7 A 10:00  
PLAT 7 20070  
METROCLERK E-RECORDING SEC

### **DECLARATION OF RESTRICTIONS**

**WHEREAS**, the undersigned (the "Owner"), holds the fee simple title to that certain parcel of land that is legally described on Exhibit "A" to this Declaration of Restrictions (the "Property"); and

**WHEREAS**, an application has been filed to amend the Comprehensive Development Master Plan ("CDMP") of Miami-Dade County with the Department of Regulatory and Economic Resources (the "Department"), which application is known as The Beacon Lakes Development of Regional Impact Special Application to Amend the CDMP (the "Application"), seeking, in relevant part, to re-designate the land use designation on the Property from "Restricted Industrial and Office" to "Business and Office." The Application was filed in association with a Notice of Proposed Change ("NOPC") to the Beacon Lakes DRI (the "DRI") and is being processed pursuant to a special procedure established in Chapter 380.06, Florida Statutes, and Section 2-116.1, Miami-Dade County Code.

**NOW, THEREFORE**, in order to assure the Miami-Dade County Board of County Commissioners (the "Board of County Commissioners") that the representations made by the Owner during consideration of the Application shall be binding commitments to be performed by

the Owner, its successors and assigns, freely, voluntarily and without duress, the Owner makes the following Declaration of Restrictions covering and running with the Property:

1. Restrictions on the Use and Development of the Property. Notwithstanding the Land Use Plan map designation of the Property of "Business and Office," residential land use shall not be permitted within the Property. Nothing herein shall be construed to prohibit hotel or motel use within the Property.
2. Miscellaneous.
  - A. County Inspection. As further part of this Declaration of Restrictions, it is hereby understood and agreed that any official inspector of the County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.
  - B. Term. This Declaration of Restrictions is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration of Restrictions is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, Owner(s) of the Property has been recorded in the public records agreeing to change the Declaration of Restrictions in whole, or in part, provided that the Declaration of Restrictions has first been modified or released by the County.
  - C. Modification, Amendment, Release. This Declaration of Restrictions may be modified, amended, or released as to the land herein described, or any portion thereof, by a written instrument executed by the fee simple Owner(s) of the property covered by such

modification, amendment or release, provided that the same is also approved by the Board of County Commissioners. Any such modification, amendment, or release shall be subject to the provisions governing amendments to comprehensive plans, as set forth in Chapter 163, Part II, Florida Statutes or successor legislation which may, from time to time, govern amendments to comprehensive plans (hereinafter "Chapter 163"). Such modification, amendment, or release shall also be subject to the provisions governing amendments to comprehensive plans as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulation governing amendments to the CDMP. Notwithstanding anything in this paragraph, in the event that the Property is incorporated within a new municipality which amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Code of Miami-Dade County, then modifications, amendments or releases of this Amended and Restated Declaration of Restrictions shall be subject to Chapter 163 and the provisions of such ordinances as may be adopted by such successor municipality for the adoption of amendments to its comprehensive plan; or, in the event that the successor municipality does not adopt such ordinances, subject to Chapter 163 and by the provisions for the adoption of zoning district boundary changes. It is provided, however, that in the event that the successor municipality approves a modification or deletion of this Amended and Restated Declaration of Restrictions, such modification or deletion shall not be effective until approved by the Board of County Commissioners, in accordance with applicable procedures.

D. Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, the covenants. The prevailing party in any action or suit pertaining to or arising out of this Amended and Restated Declaration of Restrictions

shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of its attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity, or both.

E. Authorization of Miami-Dade County (or successor municipal corporation) to Withhold Permits and Inspections. In the event the terms of this Amended and Restated Declaration of Restrictions are not being complied with, in addition to any other remedies available, the County (or any successor municipal corporation) is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this Amended and Restated Declaration of Restrictions is complied with.

F. Election of Remedies. All rights, remedies, and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies, or privileges.

G. Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County (or any successor municipal corporation), and inspections made and approval of occupancy given by the County (or any successor municipal corporation), then such construction, inspection, and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Amended and Restated Declaration of Restrictions.

H. Covenant Running with the Land. This Amended and Restated Declaration of Restrictions shall constitute a covenant running with the land and shall be recorded, at the Owners' expense, in the public records of Miami-Dade County, Florida, and shall remain in full force and effect and be binding upon the undersigned Owners and their successors and assigns unless and until the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, the then Owner(s) of the Property and for the public welfare.

I. Severability. Invalidation of any one of these covenants by judgment of Court shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.

J. Recordation and Effective Date. This Amended and Restated Declaration of Restrictions shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the adoption of the Application. This Amended and Restated Declaration of Restrictions shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Amended and Restated Declaration of Restrictions shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence,

shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration of Restrictions is null and void and of no further effect.

K. Acceptance of Declaration. Acceptance of this Amended and Restated Declaration of Restrictions does not obligate the County in any manner, nor does it entitle the Owners to a favorable recommendation or approval of any application, zoning or otherwise, and the County retains its full power and authority to, with respect to the Property, deny each such application in whole or in part and to decline to accept any conveyance.

L. Owners. The term "Owners" shall include the Owners of the Property, their heirs, personal representatives, successors and assigns.

**[Signature pages follow]**



IN WITNESS WHEREOF, I have executed this Amended and Restated Declaration of Restrictions as of this \_\_\_\_ day of \_\_\_\_\_, 2016.

**WITNESSES:**

**AMB CODINA BEACON LAKES, LLC,**  
a Delaware limited liability company

\_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_

Print Name: \_\_\_\_\_

STATE OF FLORIDA                    )  
  ) SS:  
COUNTY OF MIAMI-DADE         )

The foregoing instrument was acknowledged before me by \_\_\_\_\_, as \_\_\_\_\_ of FEC Lakes, LLC, Member of AMB Codina Beacon Lakes, LLC, a Delaware limited liability company, on behalf of the said limited liability company and for the purposes stated above. He/she personally appeared before me, is personally known to me or produced \_\_\_\_\_ as identification, and who acknowledges that he/she did execute this instrument freely and voluntarily for the purposes stated herein.

Witness my signature and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2016, in the county and state aforesaid.

My Commission Expires:

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_

## EXHIBIT A

### Legal Description of Subject Property:

A PORTION OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE S01°44'10"E, AS BASIS OF BEARING ALONG THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 36 FOR A DISTANCE OF 981.62 FEET; THENCE S89°34'40"W FOR A DISTANCE OF 429.70 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE S00°17'16"E ALONG THE WEST RIGHT-OF-WAY LINE OF THE HOMESTEAD EXTENSION FLORIDA TURNPIKE (SR 821) FOR A DISTANCE OF 668.04 FEET; THENCE S00°17'18"E FOR A DISTANCE OF 989.69 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 36; THENCE S89°38'04"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 152.20 FEET AS SURVEYED (152.66 FEET RECORDED BY DOT MAP); THENCE S03°49'34"W FOR A DISTANCE OF 330.52 FEET TO A POINT OF CURVATURE; THENCE 1467.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1906.00 FEET AND A CENTRAL ANGLE OF 44°07'30" TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST ½ OF THE SOUTHEAST ¼ OF SAID SECTION 36, ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS S42°02'27"E; THENCE N01°45'04"W ALONG SAID WEST LINE FOR A DISTANCE OF 1614.28 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 36; THENCE S89°38'04"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 330.02 FEET TO A POINT ON THE WEST LINE OF THE EAST ½ OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 36; THENCE N01°45'41"W ALONG SAID WEST LINE FOR A DISTANCE OF 1656.90 FEET; THENCE N89°34'40"E FOR A DISTANCE OF 1221.58 FEET TO THE POINT OF BEGINNING.  
CONTAINING 2,774,302 SQUARE FEET OR 63.689 ACRES, MORE OR LESS.

# **APPENDIX D**

## **Applicant's Traffic Impact Report**

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# Beacon Lakes NOPC and CDMP Amendment Transportation Analysis Introduction and Executive Summary

## Introduction and Site Location

AMB Codina Beacon Lakes, LLC is processing a change to the Miami-Dade County Comprehensive Development Master Plan (CDMP) to modify two parcels located either within or adjacent to the Beacon Lakes DRI as outlined and described below. Beacon Lakes is an approved multi-use DRI consisting of warehouse, office, business and commercial uses located originally on  $\pm 480.04$  acres in west-central Miami-Dade County, bounded generally on the north by NW 25 Street, on the south by NW 12 Street, on the west by NW 137 Avenue and on the east by the Homestead Extension of Florida's Turnpike. The current acreage for the Beacon Lakes DRI is  $\pm 460$  acres reflecting the sale of  $\pm 20.50$  acres used for the SR 836 Extension ROW.

## Proposed Changes to the Beacon Lakes DRI and the CDMP

Proposed changes to the DRI and CDMP are outlined below.

- (1) Convert the SW Parcel (within the DRI) from Business and Office "back" to Restricted Industrial and Office;
- (2) Relocate the previously approved DRI Retail use to a New East Parcel located adjacent to the DRI east boundary;
- (3) Re-designate the New East Parcel from Restricted Industrial and Office to Business and Office for  $\pm 63$  gross acres;
- (4) The New East Parcel consists of  $\pm 45$  acres of adjacent land that the Applicant would like to include in the DRI;
- (5) These  $\pm 45$  Acres were previously entitled by Miami-Dade County during the 2010 EAR with an FAR of 0.40;
- (6) The New East Parcel also consists of  $\pm 18$  acres of land within the DRI situated south of NW 22 Street;
- (7) Quantify the Warehouse Entitlements from the  $\pm 45.0965$  Acre Portion of the East Parcel based on an FAR of 0.40;
- (8) Per the 2010 EAR - the underlying Entitlements at an FAR of 0.40 equate to **785,761 SF** of Warehouse Use;  
 $[45.0965 * 43560 = 1964403.54 * 0.40 = 785,761 \text{ SF}]$ ;
- (9) Relocate these Warehouse Entitlements to the Restricted Industrial and Office parcels within the Beacon Lakes DRI.

## DRI Development Program and Trip Generation - 2002 – 2008 - 2016

**Tables A and B** provided below summarize the previously approved Beacon Lakes DRI development program and trip generation from 2002 and 2008. Copies of the detailed trip generation analyses for 2002 and 2008 are provided in **Attachment 6**. **Tables C and D** also provided below summarize the trip generation for the existing and proposed DRI program using the rates and equations from ITE 9<sup>th</sup> Edition as requested by Miami-Dade County Traffic Engineering during the July 29, 2015 Traffic Methodology meeting for the CDMP Amendment. See **Tables 2A-2B-2C-2D and 2E** included in this study (and provided in **Attachment 6**) for the detailed trip generation for existing and proposed uses. Internalization and pass-by have been developed consistent with the 2014 ITE Trip Generation Handbook and the FDOT Site Impact Handbook.

The analyses provided below demonstrate that the previously approved and proposed trip generation have remained fairly constant over time as trip generation rates, formulas and methodologies have been refined by ITE. With this proposed change to the DRI development program, the total allowable building square footage will still reflect a **69,239 SF Reduction** from the total allowable square footage originally approved for the Beacon Lakes DRI in 2002.

	<b>Table A</b>	<b>Table B</b>	<b>Table C</b>	<b>Table D</b>
<b>Approved DRI Uses</b>	<b>Resolution Z-11-02</b>	<b>Resolution Z-20-08</b>	<b>2016 Existing Program</b>	<b>2016 Proposed Program</b>
	<b>Approved in 2002</b>	<b>Approved in 2008</b>	<b>Current Program</b>	<b>Proposed in 2016</b>
Warehouse	6,600,000 SF	5,300,000 SF	5,300,000 SF	6,085,761 SF
Office	150,000 SF	175,000 SF	175,000 SF	175,000 SF
Retail	75,000 SF	495,000 SF	495,000 SF	495,000 SF
<b>Total SF</b>	<b>6,825,000 SF</b>	<b>5,970,000</b>	<b>5,970,000</b>	<b>6,755,761</b>
Acreage	$\pm 480.04$ Acres	$\pm 480.04$ Acres	$\pm 460$ Acres	$\pm 505$ Acres
	<b>Approved Trip Generation</b> See Attachment 6	<b>Approved Trip Generation</b> See Attachment 6	<b>Approved Trip Generation</b> See Tables 2A, 2B, 2C, 2D, 2E	<b>Proposed Trip Generation</b> See Tables 2A, 2B, 2C, 2D, 2E
Gross PM Peak Hour Trips	3,614	4,234	3,720	3,971
Internalization per Approved DRI	208	308	291	291
Pass-by of External Retail Trips	42	144	174	174
Net External PM Trips:	3,364	3,782	3,255	3,506



## Beacon Lakes NOPC and CDMP Amendment Transportation Analysis Introduction and Executive Summary

### Applicant Roadway Improvements

The East Parcel is bounded by the new 4 lane divided roadway alignment of NW 117 Place on the east which will be built by Beacon Lakes and which will ultimately connect NW 25 Street (on the North) to NW 14 Street and NW 122 Avenue on the south thus opening a new 4LD north-south roadway corridor and additional network capacity between NW 25 Street and NW 12 Street. MDX (on behalf of MDT) is building NW 122 Avenue from NW 12 Street north to the Dolphin Station Park and Ride and Transit Terminal. The northern portion of NW 117 Place from NW 25 Street to NW 22 Street has already been designed by Beacon Lakes and will be built to coincide with the opening of the Telemundo Broadcasting Studio. Beacon Lakes has been working with Miami-Dade Transit and MDX to define the roadway alignment of NW 117 Place on the south in order to connect NW 117 Place with NW 122 Avenue.

Since the DRI Approval in 2002, Beacon Lakes has been actively engaged in building the roadway network that serves this site and the adjacent and surrounding study area. **Table E** below identifies the 12 roadway improvements required by the Beacon Lakes DRI where 11 of those improvements have been completed and the last improvement is engaged in the design and permitting process as outlined in **Table E** below. The trip threshold from the DRI Development Order requiring this last improvement has not yet been reached, however Beacon Lakes is advancing this improvement to improve connectivity to and from the north for the existing roadway network.

Table E - DRI Roadway Improvements	Type of Improvement	Status
NW 25 Street – NW 127 Avenue to NW 117 Avenue	New 4LD	Built
NW 127 Avenue – NW 25 Street to NW 17 Street	New 4LD	Built
NW 127 Avenue – NW 17 Street to NW 12 Street	New 4LD	Built
NW 127 Avenue – NW 12 Street to SW 8 Street	New 5L	Built
NW 122 Avenue – NW 25 Street to NW 41 Street	New 2 lane roadway	Design and Permitting Underway
NW 137 Avenue – NW 17 Street to NW 12 Street	New 4LD	Built
NW 17 Street - NW 137 Avenue to NW 132 Avenue	New 4LD	Built
NW 17 Street – NW 132 Avenue to NW 127 Avenue	New 4LD	Built
NW 14 Street – NW 137 Avenue to NW 132 Avenue	NEW 2LD	Built
NW 127 Avenue at NW 12 Street	Intersection Improvements	Built
NW 137 Avenue at NW 12 Street	Intersection Improvements	Built
NW 137 Avenue North of NW 12 Street	Turn Lane Improvement	Built
<b>Newly Proposed DRI Roadway Improvements</b>		
NW 117 Place – NW 25 Street to NW 22 Ave	New 4LD	Design Approved; Utilities Underway; CST by June 2016
NW 117 Place – NW 22 Street to NW 14 St/ NW 122 Ave	New 4LD	Design Underway

### Establishing the Traffic Impact for this NOPC and CDMP Amendment

**Table F** provides a summary and breakdown of the approved **2,791 PM** Trips remaining from the Beacon Lakes DRI, along with the **251 PM trips** representing the **±45 Acre** portion of Parcel 296. With the addition of the Warehouse use from the **±45 Acre** entitlements, the unbuilt trips equate to **3,042 PM** trips based on the following:

- The Unbuilt Warehouse and Office use in the Beacon Lakes DRI;
- The uses under construction (Telemundo);
- The Approved but Unbuilt Retail use relocating from the SW Parcel to the East Parcel; and
- The Warehouse use from the **±45 Acre** portion of Parcel 296 from the 2010 EAR Relocated to the Restricted Industrial and Office parcels within the Beacon Lakes DRI.

Table F - Net External PM Peak Hour Trip Summary for the Unbuilt, Under CST, and Relocated Uses		
Unbuilt, Under CST or Relocated SF and Trips	Status	PM Trips
2,669,874 SF Warehouse + 18,785 SF Office	Approved but Unbuilt Warehouse and Office	820
476,348 SF Industrial/Broadcasting Studio	Under Construction	524
495,000 SF Retail Relocating to East Parcel	Approved but Unbuilt Retail – Relocating to East Parcel	1,447
785,761 SF of Warehouse Use added to DRI	Relocated from Parcel 296 from 2010 EAR to Beacon Lakes	251
Total Trips for Unbuilt or Relocated Uses		3,042

## Beacon Lakes NOPC and CDMP Amendment Transportation Analysis Introduction and Executive Summary

### Rebutting the Presumption of Substantial Deviation

The Proposed modification to the DRI Boundary seeks to include an adjacent and contiguous **±45.09 Acre parcel** of previously entitled Restricted Industrial and Office land known as “**Parcel 296 from the 2010 EAR**” and which is located immediately adjacent to the Beacon Lakes DRI. “**Parcel 296 from the 2010 EAR**” was entitled by Miami-Dade County with an FAR of 0.4 under the Restricted Industrial land use designation. This parcel was moved into the UDB (by Miami-Dade County) during the October 2012 Cycle for “EAR-Based Amendment Application No. 1, Part C, Parcel 296 to amend the CDMP”. In order to maintain the County’s minimum adopted level of service standards on all State and County roads adjacent to and in the vicinity of Parcel 296, Miami-Dade County established the entitlements for Parcel 296 with an FAR of 0.4. As part of the approval process for changes to the CDMP, the South Florida Regional Planning Council (as the Regional Planning Agency) held a hearing to formerly review the proposed land use change for the October 2012 Cycle for “EAR-Based Amendment Application No. 1, Part C, Parcel 296 to amend the CDMP that entitled Parcel 296.

Thus the transportation impacts resulting from the land use change to Parcel 296 were previously reviewed and approved by Miami-Dade County, FDOT and the SFRPC (as the Regional Planning Agency), all the while adjacent to the active development underway for the Beacon Lakes DRI.

Not with-standing these factors, the analysis provided herein has evaluated the **3,042 PM Peak Hour** traffic impact for the approved but unbuilt uses, the uses under construction, the relocated uses on site and the uses added from the adjacent parcel. The **3,042 PM Peak Hour Trips** account for the following uses outlined in **Table F** below:

Table F - Net External PM Peak Hour Trip Summary for the Unbuilt, Under CST, and Relocated Uses		
Unbuilt, Under CST or Relocated SF and Trips	Status	PM Trips
2,669,874 SF Warehouse + 18,785 SF Office	Approved but Unbuilt Warehouse and Office	820
476,348 SF Industrial/Broadcasting Studio	Under Construction	524
495,000 SF Retail Relocating to East Parcel	Approved but Unbuilt Retail – Relocating to East Parcel	1,447
785,761 SF of Warehouse Use added to DRI	Relocated from Parcel 296 from 2010 EAR to Beacon Lakes	251
Total Trips for Unbuilt or Relocated Uses		3,042

### Traffic Concurrency Standards

The Applicant has prepared an Updated Traffic Concurrency Analysis for the Year 2021 Short Term Planning Horizon to evaluate the traffic impact of the **3,042 PM Peak Hour Trips** on the First Directly Accessed Count Stations. Pursuant to the Miami-Dade County Concurrency Management System, all first directly accessed study area traffic count stations on roadways adjacent to the Amendment Site have been found to operate at acceptable levels of service during the peak hour period for the Year 2021 Short Term Planning Horizon, accounting for existing traffic, previously approved committed development traffic, plus the unbuilt traffic from the DRI and the Amendment Site. Available capacity and acceptable levels of service were found to be maintained meeting the traffic concurrency standards from the Miami-Dade County CDMP.

### Year 2040 Traffic Conditions

The Applicant has prepared an Extensive Network Analysis for the 2040 Long Term Planning Horizon to separately and cumulatively Evaluate the traffic impacts from the **3,042 Total PM Trips** for the unbuilt but approved or relocated uses outlined in **Table F** above. The evaluation of Year 2040 traffic conditions has been completed to determine the adequacy of the roadway infrastructure to meet adopted LOS standards through the 2040 Long Term Planning Horizon incorporating funded transportation improvements from TIP 2016, planned transportation improvements from the LRTP 2040, future background traffic conditions reflecting growth in background traffic and traffic from approved committed developments, and the unbuilt and/or relocated traffic impact for the Beacon Lakes DRI with the Amendment sites.

### Year 2040 Significance Determination Analysis

The Applicant has also prepared an Extensive Significance Determination Analysis for the 2040 Long Term Planning Horizon to determine if the unbuilt or relocated **3,042 PM Peak Hour Trips** will significantly impact any roadway segments operating below the adopted LOS for the Long Term Planning Horizon. The analysis identified 27 roadway segments where the proposed Amendment trips would equal or exceed 5.0% of the adopted level of service standard for the roadway segments analyzed, however None of these 27 segments were found to operate below the Adopted Level of Service Standards from the CDMP after incorporating the Amendment Trips for the Beacon Lakes DRI and the Planned and Programmed Improvements from the TIP and the LRTP.



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# **APPENDIX E**

## **Fiscal Impacts**

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## **Fiscal Impacts on Infrastructure and Services**

On October 23, 2001, the Board of County Commissioners adopted Ordinance No. 01-163 requiring the review procedures for amendments to the Comprehensive Development Master Plan (CDMP) to include a written evaluation of fiscal impacts for any proposed land use change. The following is a fiscal evaluation of the Beacon Lakes DRI Application to amend the CDMP from County departments and agencies responsible for supplying and maintaining infrastructure and services relevant to the CDMP. The evaluation estimates the incremental and cumulative costs of the required infrastructure and service, and the extent to which the costs will be borne by the property owner(s) or will require general taxpayer support and includes an estimate of that support.

The agencies use various methodologies for their calculations. The agencies rely on a variety of sources for revenue, such as, property taxes, impact fees, connection fees, user fees, gas taxes, taxing districts, general fund contribution, federal and state grants, federal funds, etc. Certain variables, such as property use, location, number of dwelling units, and type of units were considered by the service agencies in developing their cost estimates.

### **Solid Waste Services**

#### Concurrency

Since the Department of Solid Waste Management (DSWM) assesses solid waste disposal capacity on a system-wide basis, in part, on existing waste delivery commitments from both the private and public sectors, it is not possible or necessary to make determinations concerning the adequacy of solid waste disposal facilities relative to each individual application. Instead, the DSWM issues a periodic assessment of the County's status in terms of 'concurrency'; that is, the ability to maintain a minimum of five (5) years of waste disposal capacity system-wide. As of FY 2015-16, the DSWM is in compliance with this standard, which means that there is adequate disposal capacity to meet projected growth in demand, inclusive of the application reviewed here, which is not anticipated to have a negative impact on disposal service.

#### Residential Collection and Disposal Service

Currently, the household waste collection fee is \$439 per residential unit, which also covers costs for waste disposal, bulky waste pick up, illegal dumping clean-up, trash and recycling center operations, curbside recycling, home chemical collection centers, and code enforcement.

#### Waste Disposal Capacity and Service

The cost of providing disposal capacity for Waste Collection Service Area (WCSA) customers, municipalities and private haulers is paid for by the system users. For FY 2015-16, the DSWM charges at a contract disposal rate of \$66.27 per ton to DSWM Collections and to those private haulers and municipalities with long-term disposal agreements. The short-term disposal rate is \$87.38 per ton in FY 2015-16. These rates adjust annually with the Consumer Price Index, South Region. In addition, the DSWM charges a Disposal Facility Fee to private haulers equal to 15 percent of their annual gross receipts, which is used to ensure availability of disposal capacity in the system. Landfill closure is funded by a portion of the Utility Service Fee charged to all retail customers of the County's Water and Sewer Department.

## **Water and Sewer**

The Miami-Dade County Water and Sewer Department (WASD) provides for the majority of water and sewer service needs throughout the county. The cost estimates provided herein are preliminary and final project costs will vary from these estimates. The final costs for the project and resulting feasibility will depend on the actual labor and materials costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. The water impact fee was calculated at a rate of \$1.39 per gallon per day (gpd), and the sewer impact fee was calculated at a rate of \$5.60 per gpd. The annual operations and maintenance cost was based on \$1.3766 per 1,000 gallons for water and \$1.7267 per 1,000 gallons for sewer.

The applicant requests to redesignate a ±63.0 gross acre parcel (the East Parcel), located partially (18 acres) within the existing Beacon Lakes DRI, from "Restricted Industrial and Office" to "Business and Office," which would allow the East Parcel to be developed at a maximum of 1,097,712 square feet (sq. ft.) of retail uses. If the East Parcel is developed at maximum development, the water connection charges is estimated at \$152,582; the water service line and meter connection fees would cost \$1,300; the sewer connection charges are estimated at \$614,719; and the annual operating and maintenance costs would total \$124,338. In addition, there is a Doral Basin sanitary sewer construction charge estimated at \$771,692.

The Notice of Proposed Change Application restricts development on the East Parcel to 495,000 sq. ft. of retail. If the East Parcel is developed with 495,000 sq. ft. of retail uses, the water connection charges are estimated at \$68,805; the water service line and meter connection fees would cost \$1,300; the sewer connection charges would be \$277,200; and the annual operating and maintenance costs would total \$56,069. The Doral Basin sanitary sewer construction charge is estimated at \$347,985.

In addition, the estimated cost of installing the required 9,000 linear feet of 12-inch water main to connect the proposed development on the East Parcel to the County's regional water system is estimated at \$1,620,000. The estimated cost of installing the required 4,000 linear feet of 8-inch sanitary gravity sewer main to connect to the County's regional sewer system is estimated at \$620,000. The estimated cost of installing the required 3,500 linear feet of sanitary sewer force main to connect to the County's regional sewer system is estimated at \$630,000. The installation of a Public Pump Station is also required on the East Parcel at an estimated cost of \$750,000. The total potential cost for connecting the proposed development on the East Parcel to the regional water and sewer system including engineering fees (10%) and contingency fees (15%) is estimated at \$4,579,300.

The applicant further requests to redesignate a ±48.0 gross acre parcel (the Southwest Parcel), located within the existing Beacon Lakes DRI, from "Business and Office" to "Restricted Industrial and Office," which would allow the Southwest Parcel to be developed at a maximum of 1,045,440 sq. ft. of industrial uses. If the Southwest Parcel is developed at maximum development, the water connection charges/impact fees is estimated at \$36,329; the water service line and meter connection fees would cost \$1,300; the sewer connection charges/impact fees would be \$146,362; and the annual operating and maintenance costs would total \$29,604. The Doral Basin sanitary sewer construction charge is estimated at \$183,736.

The estimated cost of installing the required 3,500 linear feet of 12-inch water main to connect the proposed development on the Southwest Parcel to the County's regional water system is estimated at \$630,000. The estimated cost of installing the required 5,000 linear feet of 8-inch

sanitary gravity sewer main to connect to the County's regional sewer system is estimated at \$775,000. The total potential cost for connecting the proposed development on the Southwest Parcel to the regional water and sewer system including engineering fees (10%) and contingency fees (15%) is estimated at \$1,777,325.

### **Drainage and Flood Protection**

The subject parcels are located within the North Trail Basin where 28.6 percent of the total site area shall be set aside as lake, or 33.3 percent of the total site area shall be set aside as dry retention/detention area to satisfy the minimum requirement for flood protection and water management. DERM issued approval, Cut and Fill No. 382, for the southwest parcel and portion of the east parcel, however, any modification of the site plan under the approved Cut and Fill, may require a re-submittal and re-approval by DERM Water Control Section.

A DERM Class II permit may be required if the proposed drainage system contains an outfall or overflow system in, on, or upon any water body of Miami-Dade County. A DERM Class II Permit 20080051 was issued for the southwest parcel and Class II Permit 20150062 for portion of the east parcel, however, any modification of the site plans under the approved Class II permits may require a new DERM Water Control Section approval. A DERM Class III permit is required for any planned work within a canal right-of-way for the Southwest Parcel. A DERM Class VI permit may be required for any installation of drainage systems in commercial or contaminated sites.

### **Public Schools**

The applicant has proffered a covenant that would prohibit residential development on the application site, should the application be approved with acceptance of the covenant. Therefore, Miami-Dade County Public Schools would not be impacted by the application as proposed.

### **Fire Rescue**

The Miami-Dade County Fire and Rescue (MDFR) indicates that fire and rescue services in the vicinity of the application site is not adequate. In an effort to meet future service demand, MDFR seeks to construct a new fire station to mitigate the additional number of alarms. In Resolution Z-11-02, adopted by the Board of County Commissioners in May 2002, the applicant pledged, as stated in Paragraph 28, to dedicate and deed by Warrantee Deed at no cost, a two-acre parcel of land within the Beacon Lakes Development DRI to MDFR. Fire Rescue intends to utilize the parcel to construct a new fire rescue station in the vicinity of NW 127 Avenue and NW 17 Street.

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# **APPENDIX F**

## **Photos of Application Site and Surroundings**

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## **SOUTHWEST PARCEL**

Application site at the intersection of NW 137 Avenue and NW 12 Street



Application site along NW 12 Street



Rinker Cement Plant located west of NW 137 Avenue  
North of NW 12 Street



### **EAST PARCEL**

Telemundo site Within Application Site  
Located north of NW 25 Street



Application site  
West of the HEFT South of NW 25 Street



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