

**Miami-Dade County Parks, Recreation and Open Spaces  
Special Application with an Expedited Schedule Outside the May and November 2016  
Application Cycle**

**Applicant: AMB Codina Beacon Lakes, LLC**

**Proposed Changes:**

**East Parcel: From (Restricted Industrial and Office) To (Business and Office)**

**Southwest Parcel: From (Business and Office) To (Restricted Industrial and Office)**

The application area consists of approximately 111.0 ± gross acres located south of NW 25 Street between the Homestead Extension of Florida's Turnpike (HEFT) NW 132 Avenue (East Parcel) and south of NW 17 St between NW 132 Ave and NW 137 Ave (Southwest Parcel). The Applicant's reason for the amendment is to re-designate the areas so that the planned uses will be more appropriate with the character of the surrounding area and access.

**Impact Analysis:** Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. This application includes proffered CDMP Declaration of Restrictions which prohibits residential development. In addition the DRI Development Program does not include any residential use.

**Existing:** The potential development of the Application Area under the existing CDMP land use (through an existing CDMP Declaration of Restrictions) does not permit residential uses and therefore has no impact based on the minimum Level of Service standard for the provision of local recreation open space. In addition the DRI Development Program does not include any residential use.

**Proposed:** There is no potential for residential development, under the proposed land use designations when accompanied by the proffered CDMP Declaration of Restrictions. Therefore, this application as presented has no impact based on the minimum Level of Service standard for the provision of local recreation open space and there would be no additional impact to the CDMP Open Space Spatial Standards.

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