

Memorandum

MIAMI-DADE
COUNTY

RECEIVED

Date: April 27, 2016

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

2016 APR 28 A 8:26

PLANNING DIVISION

From: 
Paul Mauriello, Deputy Director, Waste Operations
Department of Solid Waste Management

Subject: Request for Analysis of the Beacon Lakes Development of Regional Impact (DRI) Application to Amend the Comprehensive Development Master Plan

In response to your letter dated April 13, 2016, requesting assistance in addressing the impact of the Beacon Lakes Development of Regional Impact (DRI) Special Application to amend the Comprehensive Development Master Plan (CDMP), the anticipated impacts and associated costs relative to Solid Waste Collection and Disposal services and facilities are summarized below:

The applicant, AMB Codina Beacon Lakes, LLC, requests the following:

- Redesignation of an approximately 48-acre parcel located within the existing DRI boundary from "Business and Office" to "Restricted Industrial and Office"
- Redesignation of an approximately 63-acre parcel, 17 acres of which lie within the existing DRI boundary and 46 acres of which are proposed for addition through a concurrent application to amend the Beacon Lakes DRI Development Order, from "Restricted Industrial and Office" to "Business and Office"
- Release of a 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

The "Business and Office" and "Restricted Industrial and Office" designations will likely result in development of commercial establishments per Chapter 15 of the County Code. The Department of Solid Waste Management (DSWM) does not actively compete for non-residential waste collection service such as commercial, business, office, and industrial services at this time. Waste collection services will therefore most likely be provided by a private waste hauler.

The requested amendment will have no impact or any associated costs relative to Solid Waste Collection and Disposal services and facilities. Therefore, the **Department of Solid Waste Management has no objection to the proposed changes.**

Background Information on DSWM Waste Management Services

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 Department 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.

Collection Services

The DSWM provides collection services to residential units within the Solid Waste Collection Service Area (WCSA), which consists of all residents of the Unincorporated Municipal Service Area (UMSA) and residents of eight municipalities. The Department provides waste collection services to the municipalities of Aventura, Cutler Bay, Doral, Miami Gardens, Miami Lakes, Palmetto Bay, Pinecrest, and Sunny Isles Beach.

The Department operates 13 Neighborhood Trash and Recycling Centers (TRCs) for residents of the WCSA to drop-off yard trash, bulky items, waste tires, end-of-life electronics, used oil, and white goods. Permitted landscapers can drop-off clean yard trash at the TRCs for a fee. The Department also operates two Home Chemical Collection Centers:

The DSWM offers waste collection services to residential units, while permitted haulers are hired by most commercial and multi-family establishments throughout the County. Private haulers purchase permits and vehicle decals to be allowed to haul solid waste on County roads. Municipalities outside of the WCSA either have their own solid waste collection departments or contract with permitted private haulers for residential waste collection service.

Disposal System

The County maintains three major disposal sites including the Resources Recovery Facility (6990 NW 97 Avenue), the South Dade Landfill (24000 SW 97 Avenue), and the North Dade Landfill (21500 NW 47 Avenue). The County also contracts for landfill space with Waste Management Inc. of Florida and Progressive Waste Solutions for disposal of a portion of the County's waste. The four contracted landfills are located in the Town of Medley, FL, City of Pompano Beach, FL, Okeechobee County, FL, and the City of St. Cloud, FL. The County also maintains three regional transfer stations including the Northeast Transfer Station (18701 NE 6 Avenue), the Central Transfer Station (1150 NW 20 Street), and the West Transfer Station (2900 SW 72 Avenue). Solid waste is received at the three disposal facilities and three transfer stations from County collection operations, municipal collection operations, and permitted private haulers. The waste received at the transfer stations is loaded into transfer trailers and transported to the County's major disposal sites or contracted disposal sites. The primary uses of the transfer stations are to reduce hauling time and distance between collection sites and disposal sites and to enable the DSWM to manage its waste deliveries to fulfill contract obligations at the Resources Recovery facility and the contracted disposal site in the Town of Medley. In FY 2015-16, DSWM disposal operations are projected to receive 1.68 million tons of solid waste.

The Resources Recovery Facility (RRF) has the capability to process 1.306 million tons of waste each year. The RRF accepts and processes two distinct municipal solid waste fractions (garbage and trash) in two separate processing areas. During garbage processing, metals (ferrous and non-ferrous) are removed for recycling and the remaining garbage is shredded to produce refuse derived fuel (RDF). Garbage processing also produces a grit-like process residue referred to as "unders." This material is disposed of at the South Dade Landfill, where it can be used as a daily cover for unprocessed waste. During trash processing, metals are removed for recycling and the remaining trash is shredded to produce biomass fuel, a portion of which is used to supplement the RDF used to generate electricity on-site. The bulk of the biomass fuel is sold to cogeneration facilities in Central Florida. Trash processing also produces process residues in the form of "fines" and "recyclable trash rejects." Fines can be used as daily cover for unprocessed waste at both the North Dade and South Dade Landfills. Recyclable

Trash Rejects are landfilled. The total amount of waste material recycled annually at the RRF is approximately 738,000 tons, including metals, biomass fuel, and fines.

The RDF and biomass fuel generated by garbage and trash processing are combusted in a furnace to generate steam from four boilers that power two turbines, which generate approximately 72 megawatts of electricity for on-site consumption and export. The ash product that results from the combustion process is approximately 10 percent by volume of the original waste material and is placed in the ash monofill adjacent to the RRF. Based on data reported to the DSWM in FY 2015-16, the ash monofill was estimated to have a remaining capacity of approximately 2.50 million tons. This capacity includes the recent development of the final permitted Cell 20 that will permit the ashfill to receive waste at a disposal rate of approximately 154,000 tons per year until 2032, at a reported compaction ratio of 1.25 tons per cubic yard. The RRF also has a sophisticated air quality control system to remove acid gases and particulate matter from the flue gas prior to emission to the atmosphere.

The South Dade Landfill (SDLF) is a 300-acre site located in the south end of the County and is the only Class I waste disposal facility in the DSWM System. The SDLF is permitted to receive municipal solid waste (MSW), construction and demolition (C&D) debris, contaminated soil, pathological waste, sterile medical waste, asbestos, off road tires, and dewatered wastewater sludge. Based on data reported to the DSWM in FY 2015-16, the SDLF was estimated to have a remaining capacity of 5.75 million tons. This capacity includes the development of the final permitted Cell 5, which is currently under construction. Once completed, Cell 5 will permit the SDLF to receive waste at a disposal rate of 366,000 tons per year until 2032 at a reported compaction ratio of 0.55 tons per cubic yard.

The North Dade Landfill is a 218-acre site located in the north end of the County and is permitted to receive Class III waste, which is defined by the Florida Department of Environmental Protection (FDEP) as "yard trash, construction and demolition (C&D) debris, processed tires, carpet, cardboard, paper, glass, plastic, furniture and other appliances, or other materials approved by the Department that are not expected to produce leachate that poses a threat to public health or environment." Based on data reported to the DSWM in FY 2015-16, the North Dade Landfill was estimated to have a remaining capacity of 1.60 million tons. This capacity will permit the NDLF to receive waste at a disposal rate of 167,000 tons per year until 2025 at a reported compaction ratio of 0.50 tons per cubic yard. There are no additional permitted landfill cells available at this facility.

In addition to the County's three disposal facilities, the County maintains disposal service contracts with Waste Management, Inc. of Florida (up to 1.25 million tons per year for 20 years, ending September 30, 2035, with two five-year options to renew) and Progressive Waste Solutions (up to 500,000 tons per year for 10 years ending October 1, 2025, with two five-year options to renew). These arrangements allow for flexibility in the amount of waste delivered, permitting the County to maintain adequate capacity and meet concurrency requirements, subject to a minimum annual waste delivery guarantee of 250,000 tons at the Medley facility.

Recycling

Curbside recycling for single-family residences in unincorporated Miami-Dade County transitioned from a dual-stream (two-bin) program implemented in FY 1990-91 to a single-stream program that became fully operational in FY 2008-09. The DSWM delivered 65-gallon wheeled carts to more than 350,000 homes. Single-stream allows residents to place all of their recyclable materials into one cart including magazines, catalogs, junk mail, office paper and paperboard such as cereal type boxes newspapers, aseptic containers, aluminum and steel cans, narrow neck plastic bottles regardless of the resin identification code (the number on the bottom of the container) and clear, brown and green glass bottles and jars.

The program uses two contractors to collect recyclable materials. In the north and central areas of the County, World Waste Recycling Services of Florida Inc., is the collector. In the southern portion of the County (south of Kendall Drive), Progressive Waste Inc., is the collector. Waste Management Inc. of Florida has the contract to process the recovered materials. The County receives revenue based on a fee per ton negotiated at the start of the contract, which is adjusted annually by the Consumer Price Index.

The DSWM provides recycling services to the WSCA. Eleven other municipalities participate in the single-stream curbside recycling program with the County through interlocal agreements. These municipalities are: El Portal, Florida City, Medley, Miami Beach, Miami Springs, North Bay Village, Opa-locka, South Miami, Surfside, Virginia Gardens, and West Miami. The remaining municipalities in Miami-Dade County offer recycling services to their residents either by curbside municipal service or through contracts with permitted private haulers. Commercial and multi-family establishments are required by Chapter 15 of the County Code to provide for a recycling program. The DSWM is proactively enforcing these laws primarily through educational and outreach efforts.

Level of Service Standard

The adopted level of service standard (LOS) for the County Public Works and 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 waste haulers, and anticipated uncommitted waste flows, for a period of five (5) years. As of FY 2015-16, the DSWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth in demand, inclusive of the applications reviewed here, which is not anticipated to have a negative impact on disposal service.

Fiscal Impact for Provision of Solid Waste Services - Concurrency

Since the DSWM assesses capacity on a system-wide basis, it is not practical or necessary to make determinations concerning the adequacy of solid waste disposal capacity on a case-by-case basis. Instead, the DSWM issues a periodic assessment of the County's status in terms of 'Concurrency' that is, the ability to maintain the adopted LOS system-wide.

Fiscal Impact – 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, litter collection in selected corridors, waste collection at non-sheltered bus stops, trash and recycling center operations, curbside recycling and code enforcement.

Fiscal Impact – Waste Disposal Capacity and Service

The cost of providing disposal capacity for WCSA customers, municipalities and private haulers is paid for by System users. In FY 2015-16, the DSWM charges a contract disposal rate of \$66.27 per ton to DSWM Collections and 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, remediation and long-term care are funded by a portion of the Utility Service Fee charged to all customers of the County's Water and Sewer Department.

Memorandum



Date: April 13, 2016

To: Distribution List

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

Subject: Request for Analysis of the Beacon Lakes Development of Regional Impact (DRI) Application to Amend the Comprehensive Development Master Plan

The Planning Division of the Department of Regulatory and Economic Resources is currently evaluating the above referenced application to amend the Comprehensive Development Master Plan (CDMP) on an expedited schedule, and requests your assistance in evaluating the impacts of the application on your managed services and facilities. The CDMP amendment application was filed for concurrent processing with a separate, but related, Notice of Proposed Change (NOPC) to the existing Beacon Lakes Development of Regional Impact (DRI), pursuant to Section 380.06, Florida Statutes, and Section 2-116.1(5) of the Miami-Dade County Code.

The NOPC seeks to add ± 46 acres to the existing ± 480 -acre DRI, to re-allocate uses between parcels currently within the DRI and the parcel being added to the DRI, and to increase the DRI development program by a net 785,761 square feet of industrial/warehouse uses (the proposed development program is included on page 3 of the NOPC). To facilitate the proposed changes to the DRI, the Applicant also seeks changes to the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map designations of two parcels identified in the CDMP Amendment Application as the 'Southwest Parcel' and the 'East Parcel' (see "Location Map" attached). Specifically, the CDMP Amendment Application seeks the following changes:

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

We request your assistance in analyzing the impacts that the CDMP amendment application would generate on your managed services and/or facilities, if the application is approved. Please refer to the attached Development Impacts Table when assessing the development scenarios under the existing and proposed land use designations. The CDMP Amendment Application and the NOPC to the Beacon Lakes DRI, with associated traffic impact analysis, are accessible on our website by the following link: <http://www.miamidade.gov/planning/cdmp-special-amendments.asp>.

Additionally, Section 2-116.1(3)(c) of the Code requires that all County departments and agencies responsible for supplying and maintaining infrastructure and services relevant to the CDMP, to provide additional evaluation of the estimated incremental and cumulative impacts of the CDMP applications on infrastructure and services as well as the costs of annually operating and maintaining such infrastructure and services. Please provide the estimated capital and operating costs

associated with any improvements needed as a result of the impacts of the referenced CDMP amendment applications.

Please be advised that in keeping with the above referenced statute, the Code, and the tentative schedule requested by the applicants, the CDMP Amendment Application will be scheduled for public hearing by the Country Club of Miami Community Council 5 in May 2016, the Planning Advisory Board (PAB) in June 2016, and the Board of County Commissioners in July 2016. The exact public hearing dates will be provided to you when the hearings are scheduled.

Given the expedited schedule to process the Application, we respectfully request that you **provide your response to this request by April 27, 2016**, so that your information can be timely considered by the Department in formulating its recommendation, which will be included in the *"Initial Recommendations"* report.

Should you or any member of your staff have any questions regarding the application or this request, please contact Garrett Rowe, Section Supervisor of Metropolitan Planning, at (305) 375-2835.

Attachments:

Development Impacts Table
Location Map

Distribution List

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**Beacon Lakes Development of Regional Impact
Development Impact of Proposed Change to Development Program, 2016**

Location: South of NW 25 Street between the Homestead Extension of the Florida Turnpike (HEFT) and NW 132 Avenue (East Parcel)
and south of NW 17 Street between NW 132 Avenue and NW 137 Avenue (Southwest Parcel)

Acreage ±111.0 gross acres (Southwest Parcel: ±48.0 acres; East Parcel: ±63.0 acres)

Minor Statistical Area: 3.2

T-R-S 53-39-35 and 36

TAZ 844

CDMP Land Use-Based Development Impacts

EAST PARCEL		
Current CDMP Land Use	Restricted Industrial and Office	1,177,688 sq. ft. Industrial ¹ 1,508 employees
Proposed CDMP Land Use	Business and Office ²	1,097,712 sq. ft., Retail 2,744 employees OR 495,000 sq. ft. Retail ³ 1,238 employees
SOUTHWEST PARCEL		
Current CDMP Land Use	Business and Office ⁴	470,000 sq. ft., Retail ⁵ 1,175 employees
Proposed CDMP Land Use	Restricted Industrial and Office	1,045,440 sq. ft., Industrial 1,338 employees

both scenarios being evaluated

no covenant has been proffered to limit retail

Source: Department of Regulatory and Economic Resources, April 13, 2016

Factors Utilized

Floor Area Ratio: Business 0.4; Industrial 0.5; Office 0.5
Employment: Office 3.39/1,000 sq. ft.
Retail 1/400 sq. ft.
Industrial 1.28/1,000 sq. ft.

Source

Miami-Dade County Zoning Code
ITE Trip Gen. (7th Ed.)
Retail Trade Survey, DDA
ITE Warehouse (5th Ed.)

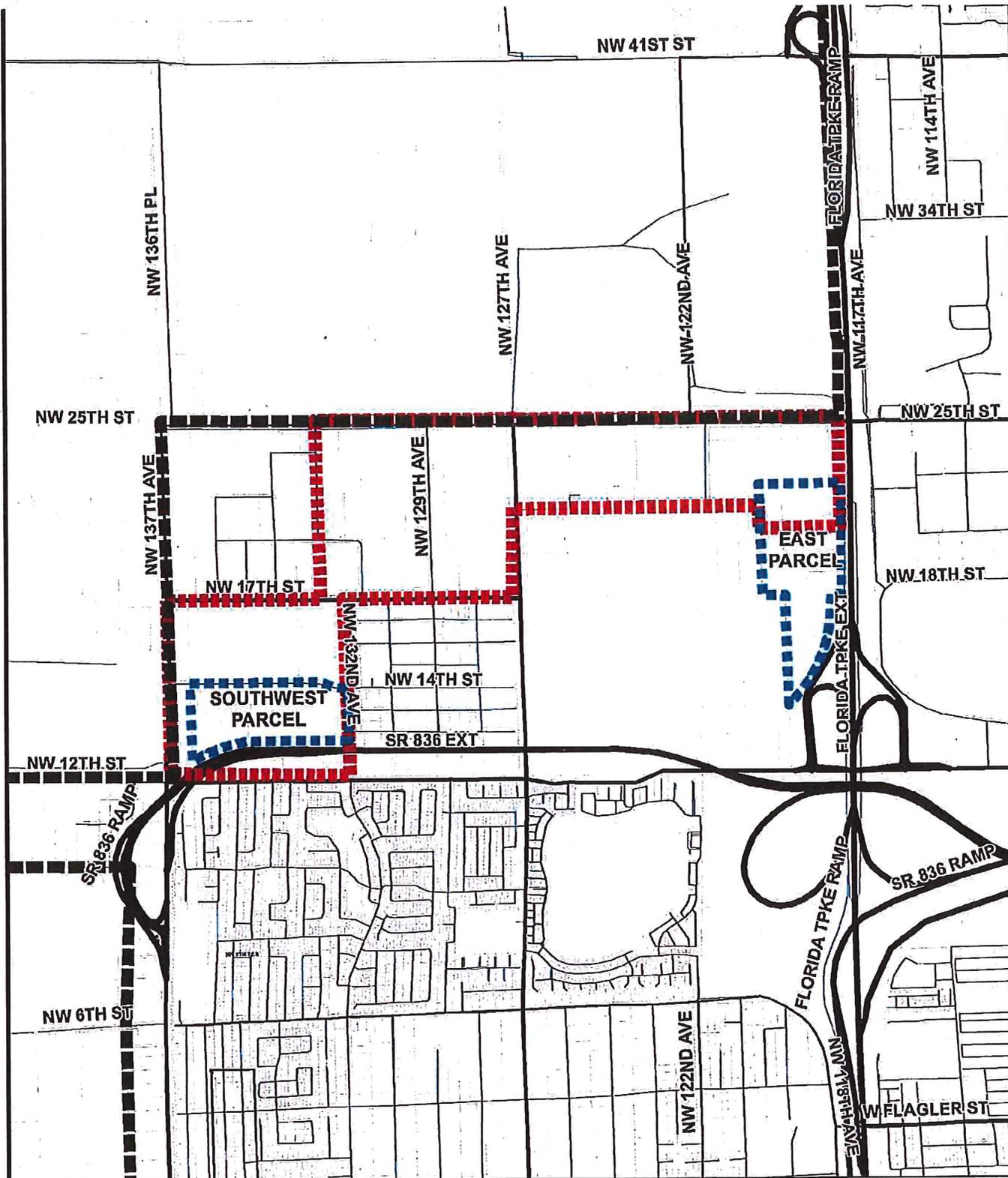
Notes

- ¹ CDMP policy restricts development on ±45.09-acres portion of parcel to FAR 0.4. Remainder 18-acres were calculated using FAR 0.5
- ² Proffered CDMP Declaration of Restrictions would prohibit residential development on subject site
- ³ While CDMP allows for 1,097,712 sq. ft. of development, NOPC restricts development to 495,000 sq. ft.
- ⁴ Existing CDMP Declaration of Restrictions prohibits residential development on subject site
- ⁵ While CDMP allows for 836,352 sq. ft. of development, DRI site plan approved for 470,000 sq. ft.

DRI Development Program With Proposed Changes

PROPOSED LAND USE	APPROVED DRI PROGRAM	PROPOSED DRI PROGRAM	Net Change
Industrial	5,300,000 sq. ft. 6,784 employees	6,085,761 sq. ft. 7,790 employees	+785,761 sq. ft.
Office	175,000 sq. ft. 593 employees	175,000 sq. ft. 593 employees	No Change
Retail	495,000 sq. ft. 1,238 employees	495,000 sq. ft. 1,238 employees	No Change

Source: Beacon Lakes Notice of Proposed Change, December 2015



CDMP APPLICATION BOUNDARY

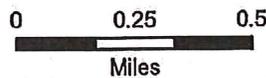


EXISTING DRI BOUNDARY



2020 URBAN DEVELOPMENT BOUNDARY

Source: Department of Regulatory and Economic Resources
April 2018



1
2016 APR -7 A 10:00
RECEIVED
PLANNING DEPARTMENT
12000 BRYAN STREET

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

1. APPLICANT

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

2. APPLICANTS' REPRESENTATIVE

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joseph.goldstein@hkllaw.com

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

By: Tracy Slavens 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 ^{partially} 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 117th Avenue, NW 127th Avenue, NW 137th Avenue, NW 12th Street, and NW 25th 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. 137th to the east and west, respectively, and by N.W. 12th Street and S.W. 8th 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.

**Public Works & Waste Management Department
Intergovernmental & External Affairs Division
(ROUTING SLIP)**

TASK OPENED: 4/26/16

FROM: Cindy Dwyer

(CIRCULATE IN ORDER)

ROUTING	INITIAL & DATE RETURNED	INITIAL & DATE APPROVED	Comments
Stacey McDuffie		<i>[Signature]</i> 4/26/16	
Aimee Cabrera #633		AC 4/26/16	
Paul Mauriello 283024		<i>[Signature]</i> 4/27/16	
Return to: Cindy Dwyer			TIME SENSITIVE

Subject: April 2016 CDMP Analysis

Due Date: April 27, 2016

File: I:\FMFiles\FM_Planning\CDMP\Amend\CDMP 2016\Apr2015 CDMP Analysis.doc

Instructions: Please review, sign and return to Cindy Dwyer (305) 375-2715 SPCC – 16th Floor).

