

Memorandum



Date: May 27, 2016

To: Honorable Chairpersons and Members
Community Council 5

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

Subject: Initial Recommendations Report for the AMB Beacon Lakes, LLC Application to Amend the Comprehensive Development Master Plan (CDMP)

A handwritten signature in blue ink, appearing to read "Mark Woerner", is written over the "From:" field of the memorandum.

Transmitted herewith is a copy of the *"Initial Recommendations: AMB Beacon Lakes, LLC Application to Amend the Comprehensive Development Master Plan"* report dated May 2016. The report contains the application to amend the CDMP, the Department of Regulatory and Economic Resources (Department) initial recommendation addressing the application, and descriptions of developmental and urban service conditions in the area surrounding the application.

Your Community Council is scheduled to conduct a public hearing on the AMB Beacon Lakes, LLC, Application on Thursday, June 2, 2016, at Norma and Jean Reach Park 7901 NW 176 Street Hialeah, FL 33015. The Planning Advisory Board (PAB), acting as the Local Planning Agency (LPA), is scheduled to conduct a public hearing to address the AMB Beacon Lakes, LLC, Application on June 6, 2016, at 2:00 AM, after its regular meeting, in the Commission Chamber. The Board of County Commissioners (Board) is currently scheduled to conduct a public hearing on the referenced CDMP amendment application on June 20, 2016, at 9:30 AM, also in the Commission Chamber. A tentative schedule of the forthcoming public hearings to be conducted by the directly affected Community Council, the PAB and the Board is presented in the enclosed Introduction section (Table 1: Schedule of Activities on page v) of the *"Initial Recommendations: AMB Beacon Lakes, LLC Application to Amend the Comprehensive Development Master Plan"* report, which may be viewed at the Department's website indicated below:

<http://www.miamidade.gov/planning/cdmp-special-amendments.asp>

A draft resolution and draft agenda that completes your agenda package for the forthcoming public hearing on the AMB Beacon Lakes, LLC, Application are also enclosed. Please bring your agenda package to the June 2, 2016, CDMP public hearing.

If you have any questions regarding this transmittal, please contact me or Garrett Rowe, Section Supervisor, at 305-375-2835.

MRW:GR:rov

Enclosures:

1. Draft Agenda;
2. Draft Resolution; and
3. Application and Initial Recommendations: AMB Beacon Lakes, LLC Application to Amend the Comprehensive Development Master Plan

Country Club of Miami Community Council (5)
Draft Agenda, CDMP Public Hearing
Norma and Jean Reach Park
7901 NW 176 Street Hialeah, FL 33015
June 2, 2016, 7:00 PM

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Public Hearing on Beacon Lakes DRI CDMP Amendment Application

The application seeks the following changes the CDMP Land Use Plan map and Land Use Element text:

- 1) Redesignate a ±48 gross acre parcel (Southwest Parcel), located at the NE corner of NW 137 Avenue and NW 12 Street, within the existing Beacon Lakes DRI, from "Business and Office" to "Restricted Industrial and Office";
- 2) Redesignate a ±63 gross acre parcel (East Parcel), located at the NW corner of the Homestead Extension of the Florida Turnpike and NW 12 Street, and located partially (18 acres) within the existing Beacon Lakes DRI, from "Restricted Industrial and Office" to "Business and Office"; and
- 3) Release an existing Declaration of Restrictions recorded in Official Records Book 27747 at Page 3899 of the Public Records of Miami-Dade County, Florida; and 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.

Open Public Hearing

- Summary of Application and Recommendation by Staff
- Presentation by Applicant
- Public Comments

Close Public Hearing

4. Community Council Discussions and Adoption of Recommendations

RESOLUTION NO CC 5-__-16

RESOLUTION OF THE COUNTRY CLUB OF MIAMI COMMUNITY COUNCIL (5) ISSUING RECOMMENDATION ON AMB CODINA BEACON LAKES LLC APPLICATION REQUESTING STANDARD AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN.

WHEREAS, Section 20-40 of the Code of Miami-Dade County establishes Community Councils in the unincorporated area; and

WHEREAS, the Section 2-116.1 of the Code of Miami-Dade County provides exclusive procedures for amending the Comprehensive Development Master Plan (CDMP) consistent with requirements of Chapter 163, Part 2, Florida Statutes, and the Florida Administrative Code; and

WHEREAS, Chapter 380.06(6), F.S., provides a procedure for accepting and processing applications to amend a local comprehensive plan concurrently with an Application requesting approval of changes to the existing Development of Regional Impact (DRI); and

WHEREAS, the Community Councils may, at their option, make recommendations to the Planning Advisory Board and the Board of County Commissioners on proposed amendments to the CDMP that would directly impact the Council's area; and

WHEREAS, the Section 2-116.1(3)(e) of the Code of Miami-Dade County provides that Community Council recommendations may address the decisions to be made by the Board of County Commissioners regarding transmittal of the application to the State land planning agency for review and comment, and regarding ultimate adoption, adoption with change, or denial of the applications; and

WHEREAS, at its meeting of June 2, 2016, the Country Club of Miami Community Council (5) conducted a public hearing as authorized by Section 20-41 of the County Code;

NOW, THEREFORE, BE IT RESOLVED THAT COUNTRY CLUB OF MIAMI COMMUNITY COUNCIL (5) recommends that the AMB Codina Beacon Lakes, LLC CDMP Amendment be _____ (Transmitted and Ultimately Adopted, Transmitted with no recommendation, Adopted with Change or Denied).

The forgoing resolution was offered by Council Member _____, who moved its adoption and was seconded by Council Member _____, and upon being put to a vote the vote was as follows:

Joanne Carbana – Vice Chair		Alex Rizo, Jr.	
Alexander Senderoff		Leonardo A. Perez	
Joseph Francis Fernandes		Jessica Fortich	
Juan A. Garcia, Chair			

The Chair thereupon declared this resolution duly passed and adopted this 2nd day of June 2016.

I hereby certify that the above information reflects the action of the Council.

Garett Rowe, Executive Secretary