Memorandum

MIAMI-DADE COUNTY

Date: November 27, 2007

Special Item No. A

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Manager's Report; Public Hearing and Report on April 2007 Cycle Applications to Amend the Comprehensive Development Master Plan

---

A public hearing to address requested amendments to the Comprehensive Development Master Plan (CDMP) is scheduled for **Tuesday, November 27, 2007 beginning at 9:30 AM in the Commission Chamber.** The purpose of the hearing is for the Board of County Commissioners (Board) to address the April 2007 cycle applications requesting amendments to the CDMP:

A total of 17 applications were filed in the April 2007 Cycle. Application No. 7 was lawfully withdrawn by the applicant in a letter dated October 10, 2007. Four (4) applications (Application Nos. 1, 2, 10 and 11) request small-scale amendments to the Land Use Plan map of the CDMP and are eligible for final action by the Board to Adopt, Adopt With Change, Not Adopt and Transmit, or Deny at this hearing. An Ordinance is provided for the Board to take such final action on these four small-scale amendment requests (Special Item No. 1). This ordinance was approved by the Board at first reading on November 6, 2007.

The Board is also scheduled to take action on a Resolution (Special Item No. 2) transmitting to the Florida Department of Community Affairs (DCA), the remaining 12 standard CDMP amendments. Application Nos. 3, 4, 5, 6, 8, 9, 12, 13, 14, 15, 16 and 17, and any small-scale amendments which are not adopted by Special Item No. 1 but which the Board would like to further consider after DCA review and issuance of the Objections, Comments and Recommendations (ORC) report. Section 2 of the resolution contains a request for DCA to review all of the transmitted applications.

An Ordinance (Special Item No. 3) is included for first reading at the conclusion of the public hearing. Each application that is transmitted to DCA by resolution (Special Item No. 2) will be heard again and finally decided by the Board in April 2008. The Planning Advisory Board (PAB) acting as the Local Planning Agency will conduct another public hearing to review and issue its final recommendations on all transmitted applications, which are reviewed by DCA, prior to the final Board's public hearing.

The additional materials in your agenda kits regarding the April 2007 Cycle include the following: the "Initial Recommendations, April 2007 Applications to Amend the Comprehensive Development Master Plan Volumes 1 and 2 dated August 25, 2007," "Miami-Dade Water and Sewer Department, Final Water Supply Facilities Work Plan Support Data," the Agenda, a set of resolutions containing the recommendations from affected Community Councils, two (2) resolutions (PAB April 2007 Resolutions 1 and 2) by the PAB acting as the Local Planning Agency (LPA) containing its recommendations, a summary of the minutes of the recent PAB public hearing dated October 15, 2007 addressing the applications, and additional information (if any) pertaining to any of the applications. An updated summary sheet of the recommendations of the DP&Z, Community Councils, and the LPA is attached.

Assistant County Manager

Summary of Recommendations by DP&Z, Community Councils, PAB and BCC Addressing the Pending Status of April 2007 Applications to Amend the CDMP

Application Number/ Type of Application	Requested Designation	BCC District/ Commissioner	DPZ Initial Recommendation August 25, 2007	Community Council Recommendation, with Resolution No.	Local Planning Agency Recommendation October 15, 2007	Board of County Commissioners Recommendation November 27, 2007
1 Small-Scale	100 feet east of NW 27 Avenue between NW 87 Terrace and theoretical NW 89 Street 1. Redesignate the subject property From: Business and Office and Low-Medium Density Residential (6-13 DU/Ac) To: Business and Office 2. Add the Declaration of Restrictions to the Restrictions Table in the Land Use Element	2/ Rolle	Deny	North Central Community Council (9/25/07) No Quorum	**Deny**	
2 Small-Scale	Southeast corner of NW 57 Avenue and Blue Lagoon Drive 1. Redesignate the subject property From: Office/Residential To: Business and Office 2. Add the Declaration of Restrictions to the Restrictions Table in the Land Use Element	6/ Sosa	Deny	North Central Community Council (9/25/07) No Quorum	**Adopt with Acceptance of proffered Covenant**	
3 Standard	Northwest corner of NW 107 Avenue and NW 12 Street 1. Redesignate the subject property From: Industrial and Office & Business and Office To: Business and Office 2. Designate the subject property as a Regional Activity Center (Chapter 380.06, F.S.) 3. Revise the subsection entitled "Chapter 380 Regional Activity Centers" in the Land Use Element 4. Add the Declaration of Restrictions to the Restrictions Table in the Land Use Element	12/ Diaz	Deny and Transmit	Westchester Community Council (09/18/07) Adopt and Transmit	**Adopt and Transmit with Acceptance of proffered Covenant**	
4 Standard	Northeast corner of NW 132 Avenue and NW 13 Street 1. Redesignate the subject property From: Open Land To: Restricted Industrial and Office 2. Expand the UDB to include the subject property	12/ Diaz	Deny, Do Not Transmit	Country Club of Miami Community Council (5) (09/27/07) Deny, Do Not Transmit	**Deny/Do not Transmit**	

Summary of Recommendations by DP&Z, Community Councils, PAB and BCC Addressing the Pending Status of April 2007 Applications to Amend the CDMP

Application Number/ Type of Application	Requested Designation	BCC District/ Commissioner	DPZ Initial Recommendation August 25, 2007	Community Council Recommendation, with Resolution No.	Local Planning Agency Recommendation October 15, 2007	Board of County Commissioners Recommendation November 27, 2007
5 Standard	Northwest corner of Theoretical SW 138 Ave and SW 8 Street 1. Redesignate the subject property Parcel A (21.6 Gross Acres) From: Open Land To: Business and Office Parcel B (30.1 Gross Acres) From: Open Land To: Institutions, Utilities and Communications 2. Remove subject site from "Open Land Subareas map (Figure 4) in the Land Use Element 3. Expand the UDB to include the subject property 4. Add the Declaration of Restrictions to the Restrictions Table in the Land Use Element	12/ Diaz	Deny, Do Not Transmit	Country Club of Miami Community Council (5) (09/27/07) Adopt and Transmit	**Adopt and Transmit with Acceptance of proffered Covenant**	
6 Standard	300 Feet west of SW 84 Avenue and south of SW 38 Street From: Low Density Residential (2.5 to 6.0 DU/Ac.) To: Medium-High Density Residential (25 to 60 DU/Ac)	10/ Souto	Deny, Do Not Transmit	Westchester Community Council (09/18/07) Adopt With Change to limit development to 39 - 49 residential units, with 10% Workforce Housing	**Adopt and Transmit with Acceptance of proffered Covenant**	
7 Small-Scale	Northwest corner of SW 101 Avenue and SW 88 Street (N. Kendall Drive) From: Low Density Residential (2.5 to 6.0 DU/Ac.) To: Office/Residential (Originally was to Business and Office but revised to Office/Residential by applicant's letter dated September 12, 2007.	7/ Gimenez	Deny	Kendall Community Council (09/25/07) Deny	**WITHDRAWN BY LETTER DATED OCTOBER 10, 2007**	
8 Standard	Southside of SW 88 Street west of SW 167 Avenue 1. Redesignate the subject property From: Agriculture To: Business and Office 2. Expand the UDB to include subject property 3. Add the Declaration of Restrictions to the Restrictions Table in the Land Use Element	11/ Martinez	Deny, Do Not Transmit	West Kendall Community Council (09/19/07) Adopt and Transmit	**Adopt and Transmit with Acceptance of proffered Covenant**	

N

Summary of Recommendations by DP&Z, Community Councils, PAB and BCC Addressing the Pending Status of April 2007 Applications to Amend the CDMP

Application Number/ Type of Application	Requested Designation	BCC District/ Commissioner	DPZ Initial Recommendation August 25, 2007	Community Council Recommendation, with Resolution No.	Local Planning Agency Recommendation October 15, 2007	Board of County Commissioners Recommendation November 27, 2007
9 Standard	Area between SW 104 and SW 112 Streets and between SW 167 Avenue and theoretical SW 164 Avenue 1. Requested Amendment to the Land Use Plan map Part A (84.84 acres) From: Agriculture To: Low Density Residential (2.5 to 6.0 DU/Ac.) Part B (10.0 acres) From: Agriculture To: Business and Office 2. Expand the UDB to include the subject property 3. Add the Declaration of Restrictions to the Restrictions Table in the Land Use Element	11/ Martinez	Deny, Do Not Transmit	West Kendall Community Council (09/19/07) Transmit With No Recommendation	**Deny and Transmit**	
10 Small-Scale	1. Requested Amendment to the Land Use Plan map Southwest corner of Homestead Avenue and SW 184 Street (Eureka Drive) From: Industrial and Office To: Medium Density Residential w/ Density Increase 1(DI-1) (13 to 60 DU/Ac) 2. Add the Declaration of Restrictions to the Restrictions Table in the Land Use Element	9/ Moss	Adopt With Acceptance of Proffered Covenant	Redland Community Council (09/20/07) Adopt	**Adopt with Acceptance of Proffered Covenant**	
11 Small-Scale	34250 SW 192 Avenue From: Estate Density Residential (1 to 2.5 DU/Ac) To: Low-Medium Density Residential (6 to 13 DU/Ac)	8/ Sorenson	Adopt With Change to Low Density Residential with one density increase (DI-1) and Acceptance of Proffered Covenant	Redland Community Council (09/20/07) Deny, Do Not Transmit	**Adopt With Change to Low Density Residential with One Density Increase (DI-1) and Acceptance of Proffered Covenant**	
12 Standard	Revise the text in the Land Use Element to include previously deleted text regarding Environmentally Protected Parks, Add new Figure 4.	Text	Adopt With Change and Transmit	N/A	**Adopt and Transmit**	

4

Summary of Recommendations by DP&Z, Community Councils, PAB and BCC Addressing the Pending Status of April 2007 Applications to Amend the CDMP

Application Number/ Type of Application	Requested Designation	BCC District/ Commissioner	DPZ Initial Recommendation August 25, 2007	Community Council Recommendation, with Resolution No.	Local Planning Agency Recommendation October 15, 2007	Board of County Commissioners Recommendation November 27, 2007
13 Standard	The following changes are requested to the Capital Improvements Element (CIE): A. In the CIE Schedules of Improvements, Tables of Proposed Projects, modify the following currently adopted tables as indicated in the attached tables: Table 2, Aviation; Table 3, Coastal Management; Table 4, Conservation; Table 5, Drainage; Table 6, Park and Recreation; Table 7, Seaport; Table 8, Sewer Facilities; Table 9, Solid Waste Management; Table 10, Traffic Circulation; Table 11, Mass Transit; and Table 12, Water Facilities. B. Revise any other summary table or related text in the Capital Improvements Element as necessary to be consistent with the additions, deletions, or changes made by Part A of this application C. Revise the Introduction and Implementation Schedules of Improvements to adopt by reference the TIP and to provide definitions of future growth and existing deficiencies	Text	Adopt and Transmit	N/A	**Adopt and Transmit**	

Summary of Recommendations by DP&Z, Community Councils, PAB and BCC Addressing the Pending Status of April 2007 Applications to Amend the CDMP

Application Number/ Type of Application	Requested Designation	BCC District/ Commissioner	DPZ Initial Recommendation August 25, 2007	Community Council Recommendation, with Resolution No.	Local Planning Agency Recommendation October 15, 2007	Board of County Commissioners Recommendation November 27, 2007
14 Standard	**Part 1** Requested Amendment to the Land Use Plan Map to re-designate 410 acres of the Opa-locka West Airport site from "Transportation Terminals" to "Open Land" and redesignate a 10 acres of the site with frontage along US 27 from "Transportation Terminals" to "Business and Office". **Part 2** Requested Amendments to the text, policies and map series of the Aviation Subelement for project changes to the airport system and integration of the Airport Master Plans into the CDMP. **Part 3** Text revisions to the Land Use Element, section title "Transportation" of the CDMP in order for the Plan to be internally consistent.	Jordan/1 Sosa/6 Moss/9 Diaz/12 Text	Part 1 Adopt With Change and Transmit Part 2 Transmit With Change Part 3 Adopt With Change and Transmit	Country Club of Miami Community Council (5) (09/27/07) Part 1 (Opa-locka West Airport) – Deny, Do Not Transmit Part 2 (Opa-locka Executive Airport) - Transmit with Changes North Central Community Council (8) (09/25/07) No Quorum West Kendall Community Council (11) (09/19/07) Part 2 (Kendall-Tamiami Executive Airport) - Transmit With Change Part 3 - Adopt With Change and Transmit Redland Community Council (14) (09/19/07) Part 2 (Homestead General Aviation Airport) - Transmit With Change Part 3 - Adopt With Change and Transmit	**Transmit with no Recommendation**	
15 Standard	Revise the text in the Land Use Element, the Coastal Management Element and the Capital Improvements Element to include the new definition of coastal high-hazard areas and other required updates, pursuant 163.3178, F.S.	Text	Adopt and Transmit	N/A	**Adopt and Transmit**	
16 Standard	Add a 20-year Water Supply Facilities Workplan to the Water and Sewer Subelement of the Water, Sewer and Solid Waste Element, Amendments to Conservation, Aquifer Recharge and Drainage, Capital Improvements, and Intergovernmental Coordination Elements.	Text	Adopt and Transmit	N/A	**Adopt and Transmit**	
17 Standard	Revisions to the Land Use, Housing and Capital Improvements Elements regarding Affordable Housing	Text	Transmit	N/A	**Adopt and Transmit**	