

# Memorandum



**Date:** November 6, 2008

Special Item No. A

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

**From:** George M. Burgess  
County Manager

**Subject:** Report on April 2008 Cycle Applications to Amend the Comprehensive Development Master Plan

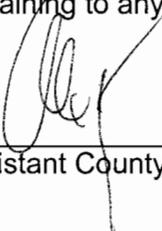
A public hearing to address requested amendments to the Comprehensive Development Master Plan (CDMP) is scheduled for **Thursday, November 6, 2008 beginning at 9:30 AM in the Commission Chamber**. The purpose of the hearing is for the Board of County Commissioners (Board) to address the April 2008 cycle applications requesting amendments to the CDMP:

A total of 20 applications under the County's jurisdiction were filed in the April 2008 Cycle. Staff text amendment Application Nos. 14 and 16 were withdrawn by the Department of Planning and Zoning. Four (4) applications (Application Nos. 2, 3, 4 and 5) request small-scale amendments to the Land Use Plan map of the CDMP and one text amendment (Application No. 12) involves updates to the Capital Improvements Element (CIE) schedule of improvements; and all of the five applications are eligible for final action by the Board 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). Another Ordinance is also provided for the Board to take such final action on the updates to the CIE schedule of improvements amendment request (Special Item No. 2). These two ordinances were approved by the Board at first reading on October 21, 2008.

The Board is also scheduled to take action on a Resolution (Special Item No. 3) transmitting to the Florida Department of Community Affairs (DCA), the remaining 13 standard CDMP amendments. Application Nos. 1, 6 to 11, 13, 15, 17 to 20, 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. 4) is included for first reading at the conclusion of the public hearing. Each application that is transmitted to DCA by resolution (Special Item No. 3) will be heard again and finally decided by the Board in April 2009. 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 2008 Cycle include the following: the Agenda for the public hearing; the updated Summary of the Recommendations of the DP&Z, Community Councils and Planning Advisory Board; a set of resolutions containing the recommendations from affected Community Councils; a Resolution 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 6, 2008 addressing the applications; and additional information (if any) pertaining to any of the applications.

  
Assistant County Manager

Summary of Initial Recommendations  
 April 2008 Applications to Amend the Comprehensive Development Master Plan for Miami-Dade County, Florida  
 October 6, 2008

Application Number/ Type	Location/Acreage/ Requested Amendment	BCC District/ Commissioner	DP&Z Initial Recommendation August 25, 2008	Community Council* Recommendation, Resolution # and Date	Local Planning Agency Recommendation October 6, 2008	BCC Recommendation November 6, 2008
<b>Land Use Plan Map Amendments</b>						
1/ Standard	NW 47 Avenue to NW 55 Court and between NW 199 Street and Snake Creek Canal (165 gross acres) From: Institutions, Utilities, and Communications To: A. Industrial and Office (25 gross acres) B. Business and Office (60 gross acres) C. Low-Medium Density Residential (6 to 13 DU/ac.) (80 gross acres)	1/ Jordan	Adopt with Change and Transmitt	Deny and Transmitt with recommendation to present to Community Council with additional recommendations, a covenant to restrict residential, and to identify funding source(s) for proposed improvements CC5-01-08 September 17, 2008	Deny and Transmitt with recommendation to Staff to work with "His House" officials to allow residents to remain in existing structures or relocate on site and designate funding for infrastructure	
2/ Small-Scale	West side of NW 7 Avenue between NW 155 Lane and Biscayne Canal (0.84 gross acres) From: Medium-High Density (25 to 60 DU/ac.) To: Business and Office	1/ Jordan	Adopt with Acceptance of Proffered Covenant	Adopt with Acceptance of Proffered Covenant CC8-04-08 September 17, 2008	Adopt with Acceptance of Proffered Covenant	
3/ Small-Scale	Southwest corner of NE 135 Street and NE 3 Ct. (2.5 gross acres) From: Low-Medium Density Residential (6 to 13 DU/ac.) To: Business and Office	2/ Rolle	Deny	Adopt with Acceptance of Proffered Covenant CC8-05-08 September 17, 2008	Adopt with Acceptance of Revised Covenant indicating uses and 102,600 sq. ft. of floor area	
4/ Small-Scale	10940 NW 14 Avenue (4.81 gross acres) From: Low-Medium Density Residential (6 to 13 DU/ac.) To: Medium Density Residential with Density Increase 1	2/ Rolle	Adopt with Change and with Acceptance of Proffered Covenant	Adopt with Acceptance of Proffered Covenant CC8-06-08 September 17, 2008	Adopt with Change as recommended by staff and with Acceptance of Proffered Covenant	

Application Number/ Type	Location/Acreage/ Requested Amendment	BCC District/ Commissioner	DP&Z Initial Recommendation August 25, 2008	Community Council* Recommendation # and Date	Local Planning Agency Recommendation October 6, 2008	BCC Recommendation November 6, 2008
5/ Small-Scale	Northeast corner of Miliam Dairy Road/NW 72 Avenue and NW 36 Street (+3.4 gross acres) From: Institutions, Utilities, and Communications To: Business and Office	12/ Diaz	Adopt with Acceptance of Proffered Covenant	Adopt with Department's Recommendations and Acceptance of Proffered Covenant CC8-07-08 September 17, 2008	Adopt with Acceptance of Proffered Covenant	
6/ Standard	West side of Miliam Dairy Road/NW 72 Avenue and between NW 14 and NW 19 Streets (+31 gross acres) From: Transportation Terminals (15 Acres) & Industrial and Office (16 Acres) To: Business and Office	12/ Diaz	Adopt with Acceptance of Proffered Covenant and Transmit	Adopt with Department's Recommendations and Acceptance of Proffered Covenant CC8-08-08 September 17, 2008	Adopt with Acceptance of Proffered Covenant and Transmit	
7/ Standard	Northeast corner of Miliam Dairy Road/NW 72 Avenue and NW 12 Street (+16.9 gross acres) From: Industrial and Office To: Business and Office	12/ Diaz	Adopt with Acceptance of Proffered Covenant and Transmit	Adopt with Department's Recommendations and Acceptance of Proffered Covenant CC8-09-08 September 17, 2008	Adopt with Acceptance of Proffered Covenant and Transmit	
8/ Standard	North side of West Flagler Street between theoretical NW 90 and 94 Avenues (41 gross acres) From: Medium Density Residential (13 to 25 DU/Ac) (23 gross acres) & Parks and Recreation (18 gross acres) To: Business and Office	10/ Souto	Deny and Do Not Transmit	Adopt and Transmit CC10-01-08 September 23, 2008	Adopt with Change to recognize reduction in property size and with Acceptance of Proffered Covenant and Transmit	
9/ Standard	Northeast corner of West Flagler Street and NW 102 Avenue (41 gross acres) From: Low-Medium Density Residential (6 to 13 DU/ac.) To: Business and Office	10/ Souto	Deny and Transmit	Adopt with Change to allow for Residential Use and Acceptance of Proffered Covenant and Transmit CC10-02-08 September 23, 2008	Adopt with Change to allow residential development and with Acceptance of Proffered Covenant and Transmit	

Application Number/ Type	Location/Acreage/ Requested Amendment	BCC District/ Commissioner	DP & Z Initial Recommendation August 25, 2008	Community Council* Recommendation # and Date	Local Planning Agency Recommendation October 6, 2008	BCC Recommendation November 6, 2008
10/ Standard	Southwest corner of SW 112 Avenue and SW 248 Street (35 gross acres) 1. From: Office/Residential Business and Office To: 2. Replace existing covenant with new covenant	8/ Sorenson	Adopt with Acceptance of Proffered Covenant and Transmit	Adopt with Acceptance of Proffered Covenant and Transmit CC15-02-08 September 18, 2008	Adopt with Acceptance of Proffered Covenant and Transmit	

**Text Amendments**

11/ Standard	Educational Element Add textual reference for Charter Schools into Element	Countywide	Deny and Do Not Transmit	NA	Adopt with Changes submitted in letter from applicant dated October 1, 2008 and further modified by County Attorney and Transmit	
12/ Standard	Capital Improvements Element Tables of Proposed Projects. Modify the following currently adopted tables as indicated in the application and related information: 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.	Countywide	Adopt	NA	Adopt	
13/ Standard	Land Use Element Revise Agriculture Section text	Countywide	Adopt with Change and Transmit October 2, 2008	NA	Adopt with Staff Changes Dated October 2, 2008 and Transmit	
14/ Standard	Land Use Element To provide density bonuses for modular, manufactured or panel constructed homes	Countywide	Withdrawn by DP&Z	NA	NA	
15/ Standard	Land Use Element Provide density bonuses for affordable housing	Countywide	Adopt and Transmit	NA	Adopt and Transmit	

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Application Number/ Type	Location/Acreage/ Requested Amendment	BCC District/ Commissioner	DP&Z Initial Recommendation August 25, 2008	Community Council* Recommendation # and Date	Local Planning Agency Recommendation October 6, 2008	BCC Recommendation November 6, 2008
16/ Standard	Land Use Element To revise text of Urban Centers	Countywide	Withdrawn by DP&Z	NA	NA	
17/ Standard	Land Use Element Revise text in Industrial and Office land use category	Countywide	Adopt and Transmit	NA	Adopt and Transmit	
18/ Standard	Housing Element Provide for adoption by reference of the Workforce Housing Plan	Countywide	Adopt With Further Change and Transmit October 6, 2008	NA	Adopt With Further Changes and Transmit	
19/ Standard	Conservation Element Revise Policy CON-8I	Countywide	Adopt with Change and Transmit October 2, 2008	NA	Adopt With Staff Changes Dated October 2, 2008 and Transmit	
20/ Standard	Land Use Element and Aviation Subelement Revise text on non-aviation related uses for land-side areas at airports	Countywide	Adopt and Transmit	NA	Adopt and Transmit	

Source: Miami-Dade County Department of Planning and Zoning  
Notes:

- NA: Not Applicable
- DU/ac: Dwelling units per gross acre
- DP&Z: Department of Planning and Zoning
- BCC: Board of County Commissioners
- \* Country Club of Miami Community Council (CC5); North Central Community Council (CC8); Westchester Community Council (CC10); South Bay Community Council (CC15)