

# Memorandum



**Date:** February 4, 2015

**To:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor 

**Subject:** Report on Pending May 2014 Cycle Applications to Amend the Comprehensive Development Master Plan

Agenda Item No. 2(B)(1)

### Recommendation

It is recommended that the Board of County Commissioners (Board) take final actions on the pending Application Nos. 4, 5, 6, 7 and 8 filed in the May 2014 Cycle of amendments to the Comprehensive Development Master Plan (CDMP). The pending applications are identified in the table with the corresponding ordinances with which final action is to be taken. The ordinances were adopted on first reading at the Board's November 19, 2014 transmittal public hearing for the May 2014 CDMP Amendment Cycle.

APPLICATION NUMBER	ITEMS FOR CONSIDERATION BY THE BOARD
Application No. 4 (Standard Application)	Item No. 7A – Ordinance (Final Action)
Application No. 5 (Standard Application)	Item No. 7B – Ordinance (Final Action)
Application No. 6 (Standard Application)	Item No. 7C – Ordinance (Final Action)
Application No. 7 (Standard Application)	Item No. 7D – Ordinance (Final Action)
Application No. 8 (Standard Application)	Item No. 7E – Ordinance (Final Action)

### Scope

The CDMP is a broad-based countywide policy-planning document created to guide future growth and development, to ensure the adequate provision of public facilities and services for existing and future populations in Miami-Dade County, and to maintain or improve the quality of the natural and man-made environment in the County. While the adopted text of the CDMP generally applies countywide, some text amendment applications and individual, site-specific Land Use Plan map amendment applications may have localized impact on one or more Commission Districts. Application No. 4, a Land Use Plan map amendment, is located within District 6 (Commissioner Rebeca Sosa); and Application No. 5, also a Land Use Plan amendment, is located within District 9 (Commissioner Dennis C. Moss). Application Nos. 6, 7 and 8 are CDMP text amendments and generally apply countywide.

**Fiscal Impact**

There is no direct fiscal impact associated with Application Nos. 4, 5, 6, 7 and 8. However, the development allowed by CDMP amendment Application Nos. 4 and 5 may have varying impacts to County services. The impacts associated with each application are discussed in the "Initial Recommendations, May 2014 Applications to Amend the Comprehensive Development Master Plan" report, dated August 2014.

**Track Record/Monitor**

Amendments to the CDMP do not involve contracts so a Track Record/Monitor is not applicable.

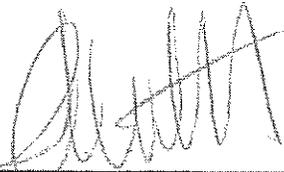
**Background**

A total of eight (8) applications were filed in the May 2014 CDMP Amendment Cycle. Of the applications filed, Application Nos. 1 and 2 were filed as small-scale amendments and were thereby adopted as small-scale amendments by the Board at the November 19, 2014 CDMP transmittal public hearing pursuant to Section 163.3187, Florida Statutes. Application No. 3 was continued for public hearing on December 4, 2014 and was subsequently withdrawn from the Cycle by the Board. The pending five (5) applications are Standard amendments that were transmitted by letter dated December 10, 2014 to the State Land Planning Agency and other state and regional agencies (reviewing agencies) for review and comment, pursuant to the Board's November 19, 2014 transmittal instructions and in accordance with Section 163.3184, Florida Statutes.

The reviewing agencies reviewed the transmitted applications and by correspondence issued in January 2015 provided comments on projected impacts, if any, to relevant state or regional facilities and resources from the transmitted applications. The correspondence from the reviewing agencies are included as "Additional Items" to the Board's February 4, 2015 public hearing agenda package.

**Final Recommendations**

A summary description for each of the pending May 2014 Cycle CDMP Application Nos. 4, 5, 6, 7 and 8 and the final recommendations of the Department of Regulatory and Economic Resources on the pending applications are contained in the "Summary of Recommendations" matrix (Attachment A) of this report. The matrix also includes the prior recommendations of the Board, the affected Community Councils and the Planning Advisory Board as the Local Planning Agency.



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Jack Osterholt  
Deputy Mayor

Attachment A

Summary of Recommendations to Amend the Comprehensive Development Master Plan for Miami-Dade County, Florida  
 May 2014 Cycle Applications  
 January 2015

Application Number/Type (Item No.)	Location/Acreage/Requested Amendment	BCC District/Commissioner	Department's Initial Recommendation	Community Council (CC) Recommendation, Resolution # and Date	Planning Advisory Board (acting as the LPA) Recommendation	BCC Action/Recommendation	Department's Revised Recommendation	BCC Final Action
4/ Standard	OROT Flagler, LLC/Juan J. Mayol, Jr., Esq. & Hugo P. Arza, Esq. Southeast corner of the intersection of SW 4 Street and SW 92 Avenue. (10.14 gross acres; 9.58 net acres) Requested CDMP Amendment Redesignate application site on the LUP map From: "Low-Medium Density Residential (6 to 13 dwelling units per gross acre)" To: "Low-Medium Density Residential with One Density Increase (DI-1)"	6/ Sosa	Transmit and Adopt with Acceptance of the Proffered Covenant	Deny and Do Not Transmit CC 10-02-14 (September 30, 2014)	Transmit and Adopt with Acceptance of the Proffered Covenant	Transmit with directive to the Applicant to work with the neighbors and consider reducing the density being requested in the application	Adopt as Transmitted	BCC Final Action February 4, 2015

Application Number/Type (Item No.)	Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation 2014	Community Council (CC) Recommendation # and Date	Planning Advisory Board (acting as the LPA) Recommendation October 20, 2014	BCC Action/ Recommendation November 19, 2014	Department's Revised Recommendation January 2015	BCC Final Action February 4, 2015
5/ Standard	George C. Busher and Rosemary Busher / Juan J. Mayol, Jr., Esq. & Hugo P. Arza, Esq.  Southeast corner of the intersection of SW 286 Street and SW 132 Avenue. (10.01 gross acres; 9.06 net acres)  <u>Requested CDMP Amendment</u> Redesignate application site on the LUP map  From: "Low Density Residential (2.5 to 6 dwelling units per gross acre)"  To: "Low-Medium Density Residential (6 to 13 dwelling units per gross acre)"	9/ Moss	Transmit and Adopt	Transmit and Adopt CC15-02-14 (September 18, 2014)	Transmit and Adopt with the condition that, per the Applicant's representation, the Applicant commits to disclose requirements and noise level reduction standards for development on the property	Transmit and Adopt with the condition that the Applicant Declaration(s) of Restrictions committing to the incorporation of noise level reduction into the construction of dwelling units on the property and committing to requirements for providing disclosure notification to buyers/occupants of homes on the property regarding impacts due to the proximity to and the operations of the Homestead Air Reserve Base	Adopt as Transmitted with Acceptance of the Offered Declaration of Restrictions	
6/ Standard	Miami-Dade County/Jack Osterholt, Deputy Mayor/Director Department of Regulatory and Economic Resources.  <u>Requested CDMP Amendment</u> Amend the Land Use Element, Transportation Element, and Community Health and Design Element of the Comprehensive Development Master Plan (CDMP) to support and enhance the Miami-Dade County Age-Friendly Initiative	Countywide	Transmit and Adopt	Not Applicable	Transmit and Adopt	Transmit and Adopt	Adopt as Transmitted	

Application Number/Type (Item No.)	Location/Acreage/Requested Amendment	BCC District/Commissioner	Department's Initial Recommendation	Community Council (CC) Recommendation, Resolution # and Date	Planning Advisory Board (acting as the LPA) Recommendation	BCC Action/Recommendation	Department's Revised Recommendation	BCC Final Action
7/ Standard	Miami-Dade County/Bill Johnson/Director Water and Sewer Department <u>Requested CDMP Amendments</u> Amend CDMP Water, Sewer and Solid Waste Element, Introductory Text, Policy WS-7A and Table 1 to update Miami-Dade's Water Facilities Work Plan and to require that the Water Facilities Work Plan address climate change and sea level rise that may impact potable water infrastructure and sources.	Countywide	Transmit with Change and Adopt	Not Applicable	Transmit with Change and Adopt	Transmit with Change and Adopt	Adopt as Transmitted	BCC Final Action February 4, 2015
8/ Standard	Miami-Dade County/Jack Osterholt, Deputy Mayor/Director Department of Regulatory and Economic Resources. <u>Requested CDMP Amendments</u> Amend the Comprehensive Development Master Plan (CDMP) Land Use Element text related to affordable/workforce housing density bonuses to further encourage the development of affordable/workforce housing, remove redundant provisions, and clarify implementation procedures.	Countywide	Transmit and Adopt	Not Applicable	Transmit and Adopt	Transmit and Adopt	Adopt as Transmitted	

Source: Miami-Dade County Department of Regulatory and Economic Resources (Department)

Notes:

- BCC: Board of County Commissioners; LPA: Local Planning Agency
- CC (8): North Central Community Council; CC (10): Westchester Community Council; CC (12): Kendal Community Council;
- CC (14): Redland Community Council; CC (15): South Bay Community Council

# Memorandum



Date: November 19, 2014

To: Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

From: Carlos A. Gimenez  
Mayor

A handwritten signature in cursive script, likely belonging to Carlos A. Gimenez.

Agenda Item No. 4(B)(1)

Subject: Application No. 4 In the May 2014 Cycle Applications to Amend the  
Comprehensive Development Master Plan

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The attached ordinance addresses a Comprehensive Development Master Plan private application that under Rule 5.05(b)(1) of the Board is exempt from Commission sponsorship. The staff analysis and fiscal impact statement for this application are discussed in a separate memorandum that appears on this agenda which, together with this ordinance, were prepared by the Department of Regulatory and Economic Resources.

A handwritten signature in cursive script, likely belonging to Jack Osterholt.

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Jack Osterholt  
Deputy Mayor

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 4(B)(1)  
11-19-14

ORDINANCE NO. \_\_\_\_\_

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP); PROVIDING DISPOSITION OF APPLICATION NO. 4, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SW 4 STREET AND SW 92 AVENUE, FILED IN MAY 2014 CYCLE TO AMEND THE COUNTY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE

WHEREAS, pursuant to Chapter 163, Part II, Florida Statutes, the Miami-Dade Board of County Commissioners ("Board") adopted the Miami-Dade County Comprehensive Development Master Plan ("CDMP") in 1988; and

WHEREAS, the Board has provided a procedure, codified as Section 2-116.1 of the Code of Miami-Dade County, Florida, to amend, modify, add to, or change the CDMP; and

WHEREAS, Miami-Dade County's procedures reflect and comply with the procedures for adopting or amending local comprehensive plans as set forth in Chapter 163, Part II, Florida Statutes; and

WHEREAS, applications to amend the CDMP may be filed with the Planning Division of the Department of Regulatory and Economic Resources ("Department") by private parties or by the County; and

WHEREAS, Application No. 4 was filed by a private party in the May 2014 cycle of applications to amend the CDMP ("May 2014 CDMP Amendment Cycle") and is contained in the document titled "May 2014 Applications to Amend the Comprehensive Development Master Plan," dated June 23, 2014, and kept on file with the Department; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. All matters set forth in the preamble are found to be true and are hereby incorporated by reference as if set forth verbatim and adopted.

Section 2. This Board hereby takes action on Application No. 4, filed for review during the May 2014 CDMP Amendment Cycle, as follows:

Application Number	Applicant/Representative Location and Size Requested Amendments to the CDMP Land Use Plan Map or Text	Final Action
4	OROT Flagler, L.L.C./Juan J. Mayol, Jr., Esq. & Hugo P. Arza, Esq.  Southeast corner of the intersection of SW 4 Street and SW 92 Avenue. (10.14 gross acres; 9.58 net acres)  <u>Requested CDMP Amendment</u> Redesignate application site on the LUP map: From: "Low-Medium Density Residential (6 to 13 dwelling units per gross acre)" To: "Low-Medium Density Residential with One Density Increase (DI-1; 13 to 25 dwelling units per gross acre)"  Standard Amendment	

Section 3. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected thereby.

Section 4. It is the intention of the Board, and it is hereby ordained that the provisions of this ordinance shall be excluded from the Code of Miami-Dade County, Florida.

Section 5. This ordinance shall become effective ten (10) days after the date of enactment, unless vetoed by the Mayor, and if vetoed, shall become effective only upon an

# Memorandum



Date: November 19, 2014

To: Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

From: Carlos A. Gimenez  
Mayor

A handwritten signature in black ink, appearing to read "Carlos A. Gimenez".

Agenda Item No. 4(C)(1)

Subject: Application No. 5 In the May 2014 Cycle Applications to Amend the  
Comprehensive Development Master Plan

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The attached ordinance addresses a Comprehensive Development Master Plan private application that under Rule 5.05(b)(1) of the Board is exempt from Commission sponsorship. The staff analysis and fiscal impact statement for this application are discussed in a separate memorandum that appears on this agenda which, together with this ordinance, were prepared by the Department of Regulatory and Economic Resources.

A handwritten signature in black ink, appearing to read "Jack Osterhoit".

Jack Osterhoit  
Deputy Mayor

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 4(C)(1)  
11-19-14

ORDINANCE NO. \_\_\_\_\_

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP); PROVIDING DISPOSITION OF APPLICATION NO. 5, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SW 286 STREET AND SW 132 AVENUE, FILED IN MAY 2014 CYCLE TO AMEND THE COUNTY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE

WHEREAS, pursuant to Chapter 163, Part II, Florida Statutes, the Miami-Dade Board of County Commissioners ("Board") adopted the Miami-Dade County Comprehensive Development Master Plan ("CDMP") in 1988; and

WHEREAS, the Board has provided a procedure, codified as Section 2-116.1 of the Code of Miami-Dade County, Florida, to amend, modify, add to, or change the CDMP; and

WHEREAS, Miami-Dade County's procedures reflect and comply with the procedures for adopting or amending local comprehensive plans as set forth in Chapter 163, Part II, Florida Statutes; and

WHEREAS, applications to amend the CDMP may be filed with the Planning Division of the Department of Regulatory and Economic Resources ("Department") by private parties or by the County; and

WHEREAS, Application No. 5 was filed by a private party in the May 2014 cycle of applications to amend the CDMP ("May 2014 CDMP Amendment Cycle") and is contained in the document titled "May 2014 Applications to Amend the Comprehensive Development Master Plan," dated June 23, 2014, and kept on file with the Department; and

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NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. All matters set forth in the preamble are found to be true and are hereby incorporated by reference as if set forth verbatim and adopted.

Section 2. This Board hereby takes action on Application No. 5, filed for review during the May 2014 CDMP Amendment Cycle, as follows:

Application Number	Applicant/Representative Location and Size Requested Amendments to the CDMP Land Use Plan Map or Text	Final Action
5	<p>George C. Busher and Rosemary Busher / Juan J. Mayol, Jr., Esq. &amp; Hugo P. Arza, Esq.</p> <p><u>Requested CDMP Amendment</u> Redesignate application site on the LUP map</p> <p>From: "Low Density Residential (2.5 to 6 dwelling units per gross acre)"</p> <p>To: "Low-Medium Density Residential (6 to 13 dwelling units per gross acre)"</p> <p>Standard Amendment</p>	

Section 3. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected thereby.

Section 4. It is the intention of the Board, and it is hereby ordained that the provisions of this ordinance shall be excluded from the Code of Miami-Dade County, Florida.

Section 5. This ordinance shall become effective ten (10) days after the date of enactment, unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board; however, pursuant to Section 163.3184(3)(c)4, Florida Statutes, the effective date of the plan amendment adopted in this ordinance shall be 31 days after the State

# Memorandum



**Date:** November 19, 2014

**To:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor

**Subject:** Application No. 6 in the May 2014 Cycle Applications to Amend the Comprehensive  
Development Master Plan

Item No. 4D1

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The attached ordinance addresses a Comprehensive Development Master Plan staff application that appears on the agenda under Prime-Sponsor Chairwoman Rebeca Sosa and Co-Sponsors Commissioner Esteban L. Bovo, Jr., and Commissioner Daniella Levine Cava. The staff analysis and fiscal impact statement for this application are discussed in a separate memorandum that appears on this agenda which, together with this ordinance, were prepared by the Department of Regulatory and Economic Resources.

A handwritten signature in black ink, appearing to read "Jack Osterholt".

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Jack Osterholt  
Deputy Mayor

WHEREAS, as required by Section 2-116.1, the Department issued its initial recommendations addressing the May 2014 CDMP Amendment Cycle in a report titled "Initial Recommendations May 2014 Applications to Amend the Comprehensive Development Master Plan", dated August 2014 and kept on file with the Department; and

WHEREAS, the Planning Advisory Board, acting as the Local Planning Agency, has acted in accordance with the applicable State and County procedures and has conducted a public hearing and issued recommendation for the disposition of Application No. 6; and

WHEREAS, at the public hearing conducted to address transmittal of the May 2014 CDMP Amendment Cycle to the State Land Planning Agency and other state and regional agencies ("reviewing agencies"), the Board by resolution, transmitted Application No. 6 to the reviewing agencies; and

WHEREAS, the Board must take final action to adopt, adopt with change, or not adopt Application No. 6 to amend the CDMP no later than forty five (45) days after receipt of written comments from the reviewing agencies addressing transmitted applications, unless a greater time period is deemed necessary by the Director of the Department, pursuant to Section 2-116.1(4)(a) of the Code of Miami-Dade County, Florida; and

WHEREAS, the approval of an amendment to the CDMP does not assure favorable action upon any application for zoning or other land use approval but is part of the overall land use policies of the County; and

WHEREAS, this Board has conducted the public hearings required by the referenced procedures preparatory to enactment of this ordinance,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

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complete, if the amendment is not timely challenged. If timely challenged, the amendment shall become effective on the date the State Land Planning Agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on the adopted amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, the adopted amendment may nevertheless be made effective, subject to the imposition of sanctions pursuant to Section 163.3184(8), Florida Statutes, by adoption of a resolution affirming its effective status, a copy of which resolution shall be filed with the Clerk of the Board and sent to the State Land Planning Agency.

PASSED AND ADOPTED:

Approved by County Attorney as  
to form and legal sufficiency;

Prepared by:

Dennis A. Kerbel

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# Memorandum



**Date:** November 19, 2014

**To:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor

**Subject:** Application No. 7 in the May 2014 Cycle Applications to Amend the Comprehensive  
Development Master Plan

Item No. 4E1

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The attached ordinance addresses a Comprehensive Development Master Plan staff application that appears on the agenda under Prime Sponsor Chairwoman Rebeca Sosa and Co-Sponsors Commissioner Esteban L. Bovo, Jr., Commissioner Daniella Levine Cava, Commissioner Jose "Pepe" Diaz, Commissioner Barbara J. Jordan, Commissioner Jean Monestime, Commissioner Dennis C. Moss, Senator Javier D. Souto, and Commissioner Juan C. Zapata. The staff analysis and fiscal impact statement for this application are discussed in a separate memorandum that appears on this agenda which, together with this ordinance, were prepared by the Department of Regulatory and Economic Resources.

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Jack Osterholt  
Deputy Mayor

the Comprehensive Development Master Plan," dated June 23, 2014, and kept on file with the Department; and

**WHEREAS**, as required by Section 2-116.1, the Department issued its initial recommendations addressing the May 2014 CDMP Amendment Cycle in a report titled "Initial Recommendations May 2014 Applications to Amend the Comprehensive Development Master Plan", dated August 2014 and kept on file with the Department; and

**WHEREAS**, the Planning Advisory Board, acting as the Local Planning Agency, has acted in accordance with the applicable State and County procedures and has conducted a public hearing and issued recommendation for the disposition of Application No. 7; and

**WHEREAS**, at the public hearing conducted to address transmittal of the May 2014 CDMP Amendment Cycle to the State Land Planning Agency and other state and regional agencies ("reviewing agencies"), the Board by resolution, transmitted Application No. 7 to the reviewing agencies; and

**WHEREAS**, the Board must take final action to adopt, adopt with change, or not adopt Application No. 7 to amend the CDMP no later than forty five (45) days after receipt of written comments from the reviewing agencies addressing transmitted applications, unless a greater time period is deemed necessary by the Director of the Department, pursuant to Section 2-116.1(4)(a) of the Code of Miami-Dade County, Florida; and

**WHEREAS**, the approval of an amendment to the CDMP does not assure favorable action upon any application for zoning or other land use approval but is part of the overall land use policies of the County; and

**WHEREAS**, this Board has conducted the public hearings required by the referenced procedures preparatory to enactment of this ordinance,

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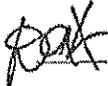
effective date of the plan amendment adopted in this ordinance shall be 31 days after the State Land Planning Agency notifies the local government that the plan amendment package is complete, if the amendment is not timely challenged. If timely challenged, the amendment shall become effective on the date the State Land Planning Agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on the adopted amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, the adopted amendment may nevertheless be made effective, subject to the imposition of sanctions pursuant to Section 163.3184(8), Florida Statutes, by adoption of a resolution affirming its effective status, a copy of which resolution shall be filed with the Clerk of the Board and sent to the State Land Planning Agency.

PASSED AND ADOPTED:

Approved by County Attorney as  
to form and legal sufficiency.



Prepared by:



Dennis A. Kerbel

# Memorandum



**Date:** November 19, 2014

**To:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor

A handwritten signature in black ink, appearing to read "Carlos A. Gimenez".

**Subject:** Application No. 8 in the May 2014 Cycle Applications to Amend the Comprehensive Development Master Plan

Item No. 4F1

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The attached ordinance addresses a Comprehensive Development Master Plan staff application that appears on the agenda under Co-Prime Sponsors Chairwoman Rebeca Sosa and Commissioner Barbara J. Jordan and Co-Sponsors Commissioner Esteban L. Bovo, Jr., Commissioner Daniella Levine Cava, and Commissioner Dennis C. Moss. The staff analysis and fiscal impact statement for this application are discussed in a separate memorandum that appears on this agenda which, together with this ordinance, were prepared by the Department of Regulatory and Economic Resources.

A handwritten signature in black ink, appearing to read "Jack Osterholt".

Jack Osterholt  
Deputy Mayor

Recommendations May 2014 Applications to Amend the Comprehensive Development Master Plan", dated August 2014 and kept on file with the Department; and

**WHEREAS**, the Planning Advisory Board, acting as the Local Planning Agency, has acted in accordance with the applicable State and County procedures and has conducted a public hearing and issued recommendation for the disposition of Application No. 8; and

**WHEREAS**, at the public hearing conducted to address transmittal of the May 2014 CDMP Amendment Cycle to the State Land Planning Agency and other state and regional agencies ("reviewing agencies"), the Board by resolution, transmitted Application No. 8 to the reviewing agencies; and

**WHEREAS**, the Board must take final action to adopt, adopt with change, or not adopt Application No. 8 to amend the CDMP no later than forty five (45) days after receipt of written comments from the reviewing agencies addressing transmitted applications, unless a greater time period is deemed necessary by the Director of the Department, pursuant to Section 2-116.1(4)(a) of the Code of Miami-Dade County, Florida; and

**WHEREAS**, the approval of an amendment to the CDMP does not assure favorable action upon any application for zoning or other land use approval but is part of the overall land use policies of the County; and

**WHEREAS**, this Board has conducted the public hearings required by the referenced procedures preparatory to enactment of this ordinance,

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:**

**Section 1.** All matters set forth in the preamble are found to be true and are hereby incorporated by reference as if set forth verbatim and adopted.

orders, development permits, or land uses dependent on the adopted amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, the adopted amendment may nevertheless be made effective, subject to the imposition of sanctions pursuant to Section 163.3184(8), Florida Statutes, by adoption of a resolution affirming its effective status, a copy of which resolution shall be filed with the Clerk of the Board and sent to the State Land Planning Agency.

PASSED AND ADOPTED:

Approved by County Attorney as  
to form and legal sufficiency.



Prepared by:



Dennis A. Kerbel