

# Memorandum



**Date:** April 10, 2018

Agenda Item No. 2(B)4

**To:** Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor

**Subject:** Report on October 2017 Cycle Small-Scale Applications to Amend the  
Comprehensive Development Master Plan

## **Recommendation**

It is recommended that the Board of County Commissioners (Board) approve the six ordinances on first reading that pertain to small-scale Application Nos. 1, 2, 3, 4, 5 and 6 of the October 2017 cycle of amendments to the Comprehensive Development Master Plan (CDMP). The ordinances will subsequently be presented to the Board for final action on the referenced small-scale amendment applications at the Board's scheduled April 25, 2018 CDMP public hearing.

APPLICATION NUMBER	ITEMS FOR CONSIDERATION BY THE BOARD
Application No. 1	Ordinance (First Reading)
Application No. 2	Ordinance (First Reading)
Application No. 3	Ordinance (First Reading)
Application No. 4	Ordinance (First Reading)
Application No. 5	Ordinance (First Reading)
Application No. 6	Ordinance (First Reading)

## **Background**

The referenced ordinances provide for the Board's actions on small-scale amendment Application Nos. 1, 2, 3, 4, 5 and 6 of the October 2017 cycle of applications requesting amendments to the CDMP, as indicated in the table above. State law allows the adoption of the referenced small-scale applications at the Board's CDMP public hearing currently scheduled for April 25, 2018. A CDMP amendment application is eligible, under Section 163.3187, F.S., to be processed as a small-scale amendment to the local comprehensive plan if it involves 10 or fewer acres and the maximum total acreage in a calendar year for small-scale amendments does not exceed 120 acres. Since the County has not exceeded the acreage limitations for small-scale amendments to the CDMP for the calendar year 2017, the Board has the ability to approve the proposed small-scale amendment Application Nos. 1, 2, 3, 4, 5 and 6, totaling approximately ±24.57 acres, without prior review by the State Land Planning Agency.

A description of each small-scale application and a summary of the recommendations of the Planning Division of the Department of Regulatory and Economic Resources and the affected

Community Councils for the October 2017 cycle to amend the CDMP are provided in Attachment A.

At the April 25, 2018 public hearing, the Board could take final action on the referenced ordinances providing for final disposition of the October 2017 cycle small-scale CDMP amendment applications. Such action may be to adopt, adopt with change, or not adopt each of the referenced small-scale amendment applications. If the Board does not adopt Application Nos. 1, 2, 3, 4, 5 and 6 as small-scale amendments, the Board may elect, by separate resolutions, to transmit the applications as proposed standard amendments to the State Land Planning Agency and other State and regional agencies (reviewing agencies) for review and comments, and then take final action in June or July 2018 after comments by the reviewing agencies. Denial or failure to adopt a small-scale amendment and failure to transmit a CDMP amendment application to the reviewing agencies for review effectively denies approval of the application for the amendment cycle.

### **Scope**

The CDMP is a broad-based Countywide policy-planning document created to: guide future growth and development, ensure the adequate provision of public facilities and services for existing and future populations in Miami-Dade County, and 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. For example, Application No. 1 is located within District 6, which is represented by Commissioner Rebeca Sosa; Application Nos. 2, 3, 4 and 5 are located within District 7, which is represented by Commissioner Xavier L. Suarez; and Application No. 6 is located within District 11, which is represented by Commissioner Joe A. Martinez.

### **Fiscal Impact**

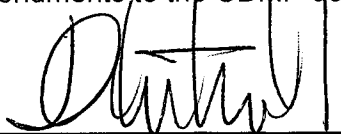
There is no direct fiscal impact associated with Application Nos. 1, 2, 3, 4, 5 and 6. However, CDMP amendment applications may have varying impacts to County services. These impacts are discussed in the document titled, "Initial Recommendations, October 2017 Applications to Amend the Comprehensive Development Master Plan," dated March 2018. This document is kept on file with and available upon request from the Department of Regulatory and Economic Resources.

### **Social Equity Statement**

The recommendations of the Director on Application Nos. 1, 2, 3, 4, 5 and 6 as contained in the document titled "Initial Recommendations, October 2017 Applications to Amend the Comprehensive Development Master Plan," dated March 2018, which was prepared in accordance with Section 2-116.1 of the Code of Miami-Dade County, include among other things, a compatibility analysis and conclusion that satisfies the requirements of Ordinance No. 15-83, regarding social equity, to the extent applicable to these applications.

### **Track Record/Monitor**

Amendments to the CDMP do not involve the monitoring of contracts.



Jack Osterholt  
Deputy Mayor

**Summary of Recommendations**  
**October 2017 Small-Scale Applications to Amend the Comprehensive Development Master Plan for Miami-Dade County, Florida**  
**March 2018**

Application Number/ Type	Applicant/Applicant representative/ Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation	Community Council Recommendation, Resolution # and Date	PAB/LPA Recommendation April 9, 2018	BCC Action/ Recommendation April 25, 2018
1/ small-scale	<p>London West Holdings, LLC / Mario Garcia-Serra, Esq., &amp; Lauren Kahn, Esq.</p> <p>West side of SW 42 Avenue between SW 9 Street and SW 16 Street / (±4.87 acres)</p> <p><u>Requested Amendment to the CDMP:</u></p> <p>Subarea A (±4.41 gross/net): Between SW 9 Terrace and SW 16 Street; Subarea B (±0.46 gross/net): Between SW 9 street and SW 9 Terrace</p> <p>1. From: "Low Density Residential (2.5 to 6 DU/Ac.)"</p> <p>To: "Medium Density Residential (13 to 25 DU/Ac. – with One Density Increase [DI-1])" on Subarea A; and</p> <p>To: "Business and Office" on Subarea B</p> <p>2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board.</p>	6/ Sosa	Adopt with Acceptance of the Proffered Declaration of Restrictions	To be Determined (3-22-18)	To be Determined	To be Determined
2/ small-scale	<p>6900 Bird Owner, LLC / Joseph G. Goldstein, Esq. &amp; Tracy R. Slaven, Esq.</p> <p>West of SW 69 Avenue between SW 40 Street and SW 44 Street / (±3.86 acres)</p> <p><u>Requested Amendment to the CDMP:</u></p> <p>1. Redesignate the application site on the LUP map:</p> <p>From: "Business and Office" and "Medium Density Residential (13 to 25 DU/Ac.)"</p> <p>To: "Special District - Ludlam Trail Corridor District"</p> <p>2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board.</p>	7/ Suarez	Adopt with Acceptance of the Proffered Declaration of Restrictions	To be Determined (3-20-18)	To be Determined	To be Determined

Application Number/ Type	Applicant/Applicant representative/ Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation	Community Council Recommendation, Resolution # and Date	PAB/LPA Recommendation April 9, 2018	BCC Action/ Recommendation April 25, 2018
3/ small-scale	<p>7050 and 7004 Owner, LLC / Joseph G. Goldstein, Esq. &amp; Tracy R. Slaven, Esq.</p> <p>Southeast corner of SW 71 Avenue and SW 44 Street / (±2.83 acres)</p> <p><u>Requested Amendment to the CDMP:</u></p> <p>1. Redesignate the application site on the LUP map: From: "Industrial and Office" To: "Special District - Ludlam Trail Corridor District"</p> <p>2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board.</p>	7/ Suarez	Adopt with Acceptance of the Proffered Declaration of Restrictions	To be Determined (3-20-18)	To be Determined	To be Determined
4/ small-scale	<p>7-Eleven, LLC / Jerry B. Proctor, Esq.</p> <p>Southwest corner of SW 56 Street and SW 67 Avenue / (±1.31 acres)</p> <p><u>Requested Amendment to the CDMP:</u></p> <p>1. Redesignate the application site on the LUP map: From: "Estate Density Residential (1 to 2.5 DU/Ac.)" To: "Business and Office"</p> <p>2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board.</p>	7/ Suarez	Adopt with Acceptance of the Proffered Declaration of Restrictions	To be Determined (3-20-18)	To be Determined	To be Determined

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5/ small-scale	<p>Ulysses Vazquez and Dulce Prats Vazquez c/o Edgewater Construction Group, Inc. &amp; Richard Interian / Ben Fernandez, Esq.</p> <p>Between SW 92 Street and SW 94 Street between SW 87 Avenue and SW 84 Avenue / (±2.3 acres)</p> <p><u>Requested Amendment to the CDMP</u></p> <p>1. Redesignate the application site on the LUP map:</p> <p>From: "Estate Density Residential (1 to 2.5 DU/Ac.)"</p> <p>To: "Low Density Residential 6 to 13 DU/Ac. – with One Density Increase [DI-1])"</p> <p>2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board.</p>	7/ Suarez	Adopt with Acceptance of the Proffered Declaration of Restrictions	To be Determined (3-20-18)	To be Determined	To be Determined
6/ small-scale	<p>Tamiami Business Park, LLC / Juan J. Mayol, Jr. &amp; Pedro Gassant, Esq.</p> <p>South side of SW 136 Street and ±1,300 feet east of SW 157 Avenue / (±9.4 acres)</p> <p><u>Requested Amendment to the CDMP:</u></p> <p>1. Redesignate the application site on the LUP map:</p> <p>From: "Industrial and Office"</p> <p>To: "Medium Density Residential (13 to 25 DU/Ac. – with One Density Increase [DI-1])"</p> <p>2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board.</p>	11/ Martinez	Deny	To be Determined (4-03-18)	To be Determined	To be Determined

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

Notes:

BCC: Board of County Commissioners; LPA: Local Planning Agency