

SUMMARY OF FINAL ACTIONS  
BY  
BOARD OF COUNTY COMMISSIONERS

ADOPTED HOMESTEAD-MIAMI SPEEDWAY, LLC, APPLICATION  
TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN  
FOR MIAMI-DADE COUNTY  
(Ordinance No. 11-36; July 7, 2011)

Prepared by the  
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Miami, Florida 33128-1972

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## TABLE OF CONTENTS

<u>Chapter</u>		<u>Page</u>
	INTRODUCTION -----	iii
1	SUMMARY OF FINAL ACTIONS BY BOARD OF COUNTY COMMISSIONERS -----	1
2	ADOPTED STANDARD APPLICATION TO AMEND THE CDMP Homestead-Miami Speedway, LLC, Application to Amend the CDMP-----	3

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## INTRODUCTION

This report presents the Homestead-Miami Speedway, LLC, Application to Amend the Comprehensive Development Master Plan (CDMP), which was adopted by Miami-Dade Board of County Commissioners (Board) on April 7, 2011 (Ordinance No. 11-36).

### Summary of Actions

Included in this document is a section entitled "Summary of Final Actions by Board of County Commissioners on Homestead-Miami Speedway, LLC, Application to Amend the CDMP" which lists the final action taken by the Board on the referenced CDMP amendment application.

### Adopted Standard Application to Amend the CDMP

Following the "Summary of Final Actions" section is a description of the Homestead-Miami Speedway, LLC, Application to Amend the CDMP. The referenced CDMP amendment application requests to expand the Adopted 2015 Urban Development Boundary (UDB) to include the application site; re-designate the ±120-acre application site on the Adopted 2015-2025 Land Use Plan (LUP) map of the CDMP from "Agriculture" to "Business and Office"; add text to Policy LU-8G of the Land Use Element that defines a 'unique regional facility' and provides criteria to be used when considering UDB amendment applications to bring land within the UDB for the expansion of an existing unique regional facility; and add a proffered Declaration of Restrictions, if accepted by the Board, to the table in the Land Use Element titled "Restrictions Accepted by the Board of County Commissioners in Association with Land Use Plan Map Amendments."

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**SUMMARY OF FINAL ACTIONS  
 BY BOARD OF COUNTY COMMISSIONERS  
 ON HOMESTEAD-MIAMI SPEEDWAY, LLC, APPLICATION TO AMEND THE CDMP  
 (Ordinance No. 11-36, July 7, 2011)**

<b>Application</b>	<b>Applicant (Representative) Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP, POLICIES OR TEXT</b>	<b>Final Commission Action</b>
<p>Homestead-Miami Speedway, LLC, Application to Amend the CDMP</p>	<p>Homestead-Miami Speedway, LLC/Jeffrey Bercow, Esq. and Melissa Tapanes Llahues, Esq., Bercow Radell &amp; Fernandez, P.A.</p> <p>Location and Size: Between SW 132 and SW 142 Avenues, and between theoretical SW 333 and SW 336 Streets (±120 Acres)</p> <p>Requested Change to the CDMP:</p> <ol style="list-style-type: none"> <li>1. Expand the Adopted 2015 Urban Development Boundary (UDB) on the north side of the Homestead-Miami Speedway to include the application site and retract said UDB on the south side of the Speedway.</li> <li>2. Re-designate the ±120-acre application site on the adopted 2015-2025 Land Use Plan (LUP) map from "Agriculture" to "Business and Office."</li> <li>3. Add text to Land Use Element Policy LU-8G that defines a 'unique regional facility' and provides criteria to be used when considering UDB amendment applications to bring land within the UDB for the expansion of an existing unique regional facility.</li> <li>4. Add proffered Declaration of Restrictions, if accepted by the Commission, to Land Use Element table titled "Restrictions Accepted by the Board of County Commissioners in Association with Land Use Plan Map Amendments."</li> </ol>	<p>Adopt as Transmitted to DCA (excluding ±120 acres south of the speedway generally bounded by SW 344 and SW 352 Streets and SW 137 and SW 132 Avenues from within the Urban Development Boundary) and With Acceptance of the Proffered Declaration of Restrictions</p>

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**ADOPTED HOMESTEAD-MIAMI SPEEDWAY, LLC,  
APPLICATION TO AMEND THE CDMP  
ADOPTED BY BOARD OF COUNTY COMMISSIONERS JULY 7, 2011**

**APPLICANT**

Homestead-Miami Speedway, LLC  
One Speedway Boulevard  
Homestead, FL 33035

**APPLICANT'S REPRESENTATIVE**

Jeffrey Bercow, Esq. and Melissa Tapanes Llahues, Esq.  
Bercow Radell & Fernandez, P.A.  
200 South Biscayne Boulevard, Suite 850  
Miami, FL 33131

**Adopted:** Adopt as Transmitted with Acceptance of the Proffered Declaration of Restrictions, dated April 20, 2011; Ordinance No. 11-36.

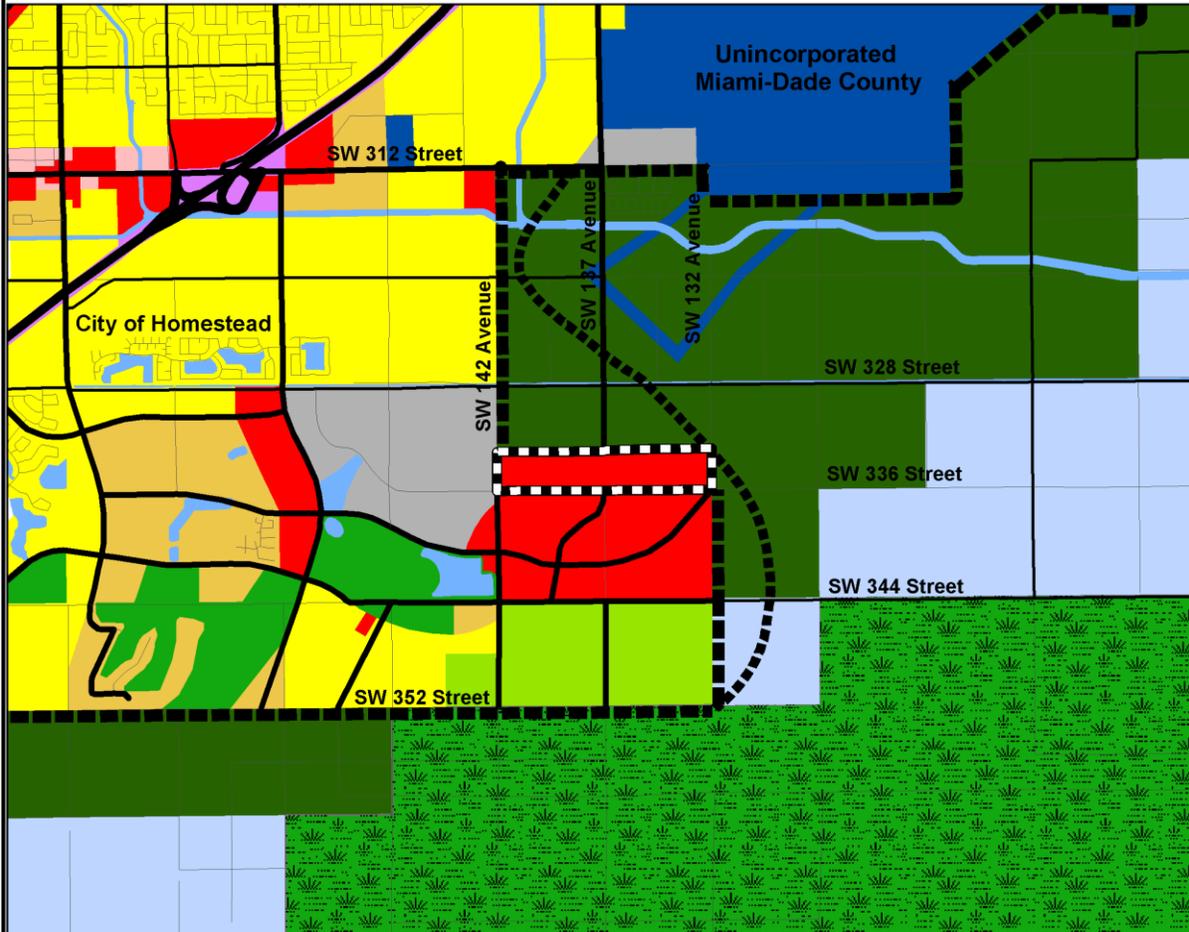
**DESCRIPTION OF AMENDMENT AS ADOPTED:**

**Amendment to the CDMP Adopted 2015-2025 LUP Map:**

1. Expand the Urban Development Boundary (UDB) on the north side of the Homestead-Miami Speedway to include the application site, located between SW 132 and SW 142 Avenues, and between theoretical SW 333 and SW 336 Streets
2. Redesignate the ±120-Acre application site on the Adopted 2015 and 2025 LUP map of the CDMP as follows:  
From: "Agriculture"  
To: "Business and Office"
3. Exclude ±120 acres south of the Homestead-Miami Speedway generally bounded by SW 344 and SW 352 Streets and between SW 137 and SW 132 Avenues from within the UDB.

See the following future land use maps depicting LUP map designation changes.

# HOMESTEAD-MIAMI SPEEDWAY, LLC CDMP APPLICATION CURRENT FUTURE LAND USE



APPLICATION AREA



MUNICIPAL BOUNDARIES

**CDMP LAND USES**



LOW DENSITY RESIDENTIAL (2.5 to 6 DU/Gross Acre)



LOW-MEDIUM DENSITY (6 to 13 DU/Gross Acre)



INDUSTRIAL AND OFFICE



BUSINESS AND OFFICE



INSTITUTIONS, UTILITIES AND COMMUNICATION



PARKS AND RECREATION



AGRICULTURE



OPEN LAND



ENVIRONMENTAL PROTECTION



ENVIRONMENTALLY PROTECTED PARKS



WATER



TRANSPORTATION



EXPRESSWAYS



MAJOR ROADWAYS (3 OR MORE LANES)



STREET



2015 UDB



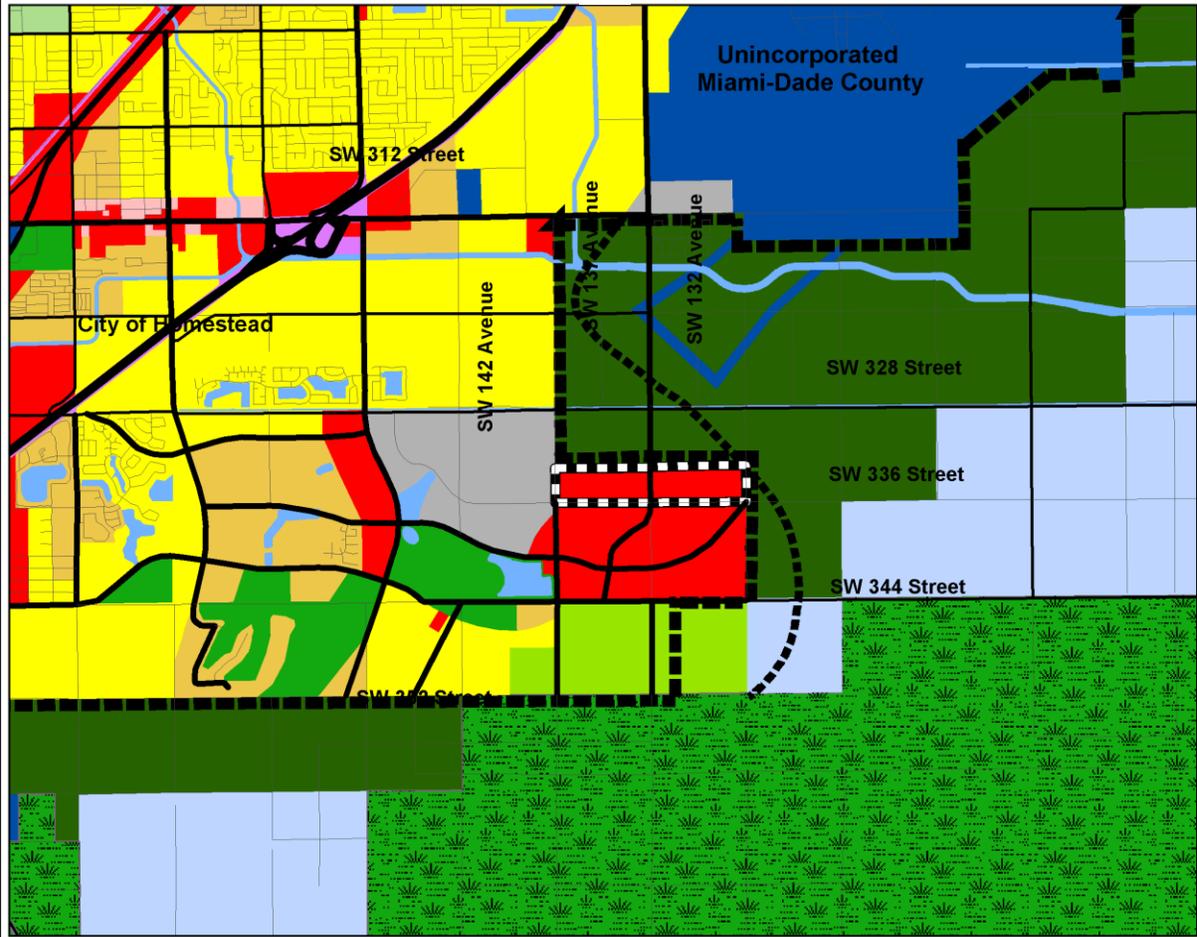
2025 EXPANSION AREA BOUNDARY



Source: Miami-Dade County  
Department of Planning and Zoning, November 2010



# HOMESTEAD-MIAMI SPEEDWAY, LLC CDMP APPLICATION ADOPTED FUTURE <sup>5</sup> AND USE PLAN MAP



APPLICATION AREA

Source: Miami-Dade County  
Department of Planning and Zoning, July 2011

**CDMP LAND USES**

- |  |                                  |
|--|----------------------------------|
| LOW DENSITY RESIDENTIAL (2.5 to 6 DU/Gross Acre) | ENVIRONMENTAL PROTECTION         |
| LOW-MEDIUM DENSITY (6 to 13 DU/Gross Acre)       | ENVIRONMENTALLY PROTECTED PARKS  |
| INDUSTRIAL AND OFFICE                            | WATER                            |
| BUSINESS AND OFFICE                              | TRANSPORTATION                   |
| INSTITUTIONS, UTILITIES AND COMMUNICATION        | EXPRESSWAYS                      |
| PARKS AND RECREATION                             | MAJOR ROADWAYS (3 OR MORE LANES) |
| AGRICULTURE                                      | STREET                           |
| OPEN LAND  | 2015 UDB                         |
|  | 2025 EXPANSION AREA BOUNDARY     |



## Amendment to the CDMP Land Use Element Text:

Revise Land Use Element Policy LU-8G on page I-19 as follows<sup>1</sup>:

LU-8G. When considering land areas to add to the UDB, after demonstrating that a need exists, in accordance with foregoing Policy LU-8F:

- i) The following areas shall not be considered:
  - a) The Northwest Wellfield Protection Area located west of the Turnpike Extension between Okeechobee Road and NW 25 Street and the West Wellfield Protection Area west of SW 157 Avenue between SW 8 Street and SW 42 Street;
  - b) Water Conservation Areas, Biscayne Aquifer Recharge Areas, and Everglades Buffer Areas designated by the South Florida Water Management District;
  - c) The Redland area south of Eureka Drive; and
- ii) The following areas shall be avoided:
  - a) Future Wetlands delineated in the Conservation and Land Use Element;
  - b) Land designated Agriculture on the Land Use Plan map;
  - c) Category 1 hurricane evacuation areas east of the Atlantic Coastal Ridge;
  - d) Comprehensive Everglades Restoration Plan project footprints delineated in Tentatively Selected Plans and/or Project Implementation Reports; and
- iii) The following areas shall be given priority for inclusion, subject to conformance with Policy LU-8F and the foregoing provision of this policy:
  - a) Land within Planning Analysis Tiers having the earliest projected supply depletion year;
  - b) Land contiguous to the UDB;
  - c) Locations within one mile of a planned urban center or extraordinary transit service; and
  - d) Locations having projected surplus service capacity where necessary facilities and services can be readily extended.
- iv) Notwithstanding Policy LU-8G (iii), other land may be included to expand an existing unique regional facility, defined as an existing public facility or attraction of regional prominence that has been constructed on publicly owned land with significant public funding and intergovernmental coordination, if it satisfies all of the following criteria:
  - a) The land is within the UEA, is contiguous to the UDB, and is contiguous to a unique regional facility;
  - b) The use of the land will be limited to the expansion of the unique regional facility, together with ancillary uses; and
  - c) The expansion will have a positive economic impact, including increased economic development and tourism.

<sup>1</sup> Underlined words are additions and ~~strikethrough~~ words are deletions to the CDMP text adopted by the BCC on July 7, 2011.

Revise Land Use Element Text on page I-74.9 as follows:

Amendment Cycle	Appl. No.	General Location/ (Township-Range-Section)	Type of Restriction	Summary of Restrictions
<p><u>Homestead-Miami Speedway, LLC, CDMP Amendment Application (2011 out of cycle)</u></p>	<p><u>Not Applicable</u></p>	<p><u>Between SW 132 and SW 142 Avenues, and between theoretical SW 333 and SW 336 Streets / (57-39-23)</u></p>	<p><u>Declaration of Restrictions</u></p>	<p><u>The property shall be used for up to 12,000 additional spectator seats; temporary and permanent parking facilities; temporary event concessions consisting of kiosks, tents, and other similar portable facilities; a 6,000 sq. ft. kitchen facility; provided, however, that the property shall not be used for hotels, motels, residential dwelling units, commercial office buildings, shopping centers or other similar development; when not being used for speedway purposes, the property may be used for certain agricultural uses, such as packing facilities, truck gardens and outdoor storage of vehicles or equipment associated with agricultural production, farms, grooves, nurseries, greenhouses, and fruit and vegetable stands. 100% of the stormwater runoff from the 100-year, 3-day storm event for the property shall be retained within the property and the adjacent Homestead-Miami Speedway.</u></p>

<sup>1</sup> Underlined words are additions and ~~strickthrough~~ words are deletions to the CDMP text adopted by the BCC on July 7, 2011.

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