

RESOLUTION OF THE MIAMI-DADE COUNTY PLANNING ADVISORY BOARD ACTING AS THE LOCAL PLANNING AGENCY ISSUING RECOMMENDATIONS TO THE BOARD OF COUNTY COMMISSIONERS REGARDING FINAL DISPOSITION OF SMALL-SCALE AMENDMENT APPLICATIONS AND TRANSMITTAL TO THE STATE LAND PLANNING AGENCY OF THE STANDARD MAY 2013 CYCLE APPLICATIONS TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN, AND ADOPTING RECOMMENDATIONS AS TO SUBSEQUENT FINAL ACTION.

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

**WHEREAS**, Section 2-116.1 of the Code of Miami-Dade County, Florida, provides procedures for amending the CDMP, which comply with the requirements of the Florida Statutes referenced above; and

**WHEREAS**, seven (7) applications to amend the CDMP were filed on or before May 31, 2013, all by private parties, and are contained in the document titled “May 2013 Applications to Amend the Comprehensive Development Master Plan,” dated June 21, 2013; and

**WHEREAS**, of the seven (7) applications, six (6) are Land Use Plan map amendments (Application Nos. 1, 2, 4, 5, 6 and 7) and one (1) is a Land Use Element text amendment (Application No. 3); and

**WHEREAS**, Miami-Dade County’s procedures provide for the expedited processing of small-scale amendments as defined in section 163.3187, Florida Statutes; and

**WHEREAS**, of the six (6) Land Use Plan map amendments filed in the May 2013 CDMP Amendment Cycle, Application Nos. 2 and 5 requested expedited adoption, if eligible, as small-scale CDMP amendments; and

**WHEREAS**, Miami-Dade County's Department of Regulatory and Economic Resources (Department) has published its initial recommendations addressing the referenced CDMP amendment applications in the report titled "Initial Recommendations May 2013 Applications to Amend the Comprehensive Development Master Plan," dated September 13, 2013; and

**WHEREAS**, affected Community Councils have conducted optional public hearings pursuant to Section 2-116.1 (3)(e), Code of Miami-Dade County, Florida, to address the CDMP amendment applications that would directly impact their respective council areas and issued recommendations to the Planning Advisory Board and the Commission; and

**WHEREAS**, the Planning Advisory Board, acting as the Local Planning Agency, has acted in accord with the referenced State and County procedures, and has conducted a duly noticed public hearing to receive public comments and to address the referenced CDMP amendment applications, the initial recommendations of the Department, the transmittal by the Commission of standard CDMP amendments to the State Land Planning Agency and other state and regional agencies (the reviewing agencies) for review and comment, and to address the subsequent final action on standard CDMP amendments by the Commission.

**NOW, THEREFORE, BE IT RESOLVED BY THE MIAMI-DADE COUNTY PLANNING ADVISORY BOARD ACTING AS THE LOCAL PLANNING AGENCY:**

This Agency hereby makes the following recommendations to the Commission regarding the adoption of small-scale Land Use Plan map amendment Application Nos. 2 and 5; the transmittal to the reviewing agencies of the standard Land Use Plan map amendment Application Nos. 1, 4, 6 and 7 and standard text amendment Application No. 3; and the recommendations regarding the subsequent final actions by the Commission.

Application Number	Applicant/Representative Location (Size) Requested Standard Amendment to the CDMP	<ul style="list-style-type: none"> <li>• Transmittal Recommendation</li> <li>• Recommendation as to Subsequent Action</li> </ul>
1	<p>Turnberry/Doral Development, Limited Partnership, LLC/Jeffrey Bercow, Esq. and Michael J. Marrero, Esq.</p> <p>Northwest and southwest corners of NW 41 Street and the Homestead Extension of the Florida Turnpike (HEFT) (±96.79 Gross; ±81.31 Net)</p> <p><u>Requested CDMP Amendment</u></p> <ol style="list-style-type: none"> <li>1. Expand the 2015 Urban Development Boundary (UDB) to include the application site.</li> <li>2. Redesignate the application site on the Land Use Plan map               <ul style="list-style-type: none"> <li>From: “Open Land”</li> <li>To: “Business and Office”</li> </ul> </li> <li>3. Revise the CDMP Land Use Element Policy LU-8G (i) text to exempt the application area from the areas that shall not be considered for addition to the UDB, after demonstrating that a need exists in accordance to the Policy LU-8F.</li> <li>4. Revise the Restrictions Table on Page I-74.1 of the CDMP Land Use Element to include the Proffered Declaration of Restrictions if accepted by the Commission.</li> <li>5. Amend Policy CON-3E in the CDMP Conservation, Aquifer Recharge and Drainage Element to allow for urban land uses on the site.</li> </ol>	
<u>Standard Amendment</u>		

The motion to recommend \_\_\_\_\_ was moved by Board Member \_\_\_\_\_.  
 Board Member \_\_\_\_\_ seconded the motion. The motion \_\_\_\_\_ as follows:

- |                       |                              |                   |
|-----------------------|------------------------------|-------------------|
| Carla Ascencio-Savola | Joseph James                 | Javier Muñoz      |
| Jose Bared            | Reginald Clyne               | Georgina Santiago |
| Peter DiPace          | Serafin Leal                 | Jesus R. Vazquez  |
| Aida G. Bao-Garciga   | Raymond Marin                | Paul Wilson       |
| Horacio Huembes       | Robert Meador                |                   |
|                       | William A. Riley, Vice Chair |                   |
|                       | Wayne Rinehart, Chair        |                   |

Application Number	Applicant/Representative Location (Size) Requested Standard Amendment to the CDMP	Recommended Action on Small-Scale Amendment
2	<p>OROT Flagler, LLC/Juan J. Mayol, Jr., Esq. and Tracy R. Slavens, Esq.</p> <p>Southwest corner of the intersection of West Flagler Street and SW 92 Avenue (±3.3 Gross; ±2.3 Net)</p> <p><u>Requested CDMP Amendment</u></p> <ol style="list-style-type: none"> <li>Redesignate application site on the Land Use Plan (LUP) map: From: "Office/Residential" To: "Business and Office"</li> <li>Revise the Restrictions Table on Page I-74.1 of the CDMP Land Use Element to include the Proffered Declaration of Restrictions if accepted by the Commission</li> </ol> <p>Small Scale Amendment</p>	

The motion to recommend \_\_\_\_\_ was moved by Board Member \_\_\_\_\_.  
Board Member \_\_\_\_\_ seconded the motion. The motion \_\_\_\_\_ as follows:

Carla Ascencio-Savola	Joseph James	Javier Muñoz
Jose Bared	Reginald Clyne	Georgina Santiago
Peter DiPace	Serafin Leal	Jesus R. Vazquez
Aida G. Bao-Garciga	Raymond Marin	Paul Wilson
Horacio Huembes	Robert Meador	
	William A. Riley, Vice Chair	
	Wayne Rinehart, Chair	

Application Number	Applicant/Representative Location (Size) Requested Standard Amendment to the CDMP	<ul style="list-style-type: none"> <li>Transmittal Recommendation</li> <li>Recommendation as to Subsequent Action</li> </ul>
3	<p>Fontainebleau Place, LLC/Juan J. Mayol, Jr., Esq., Richard A. Perez, Esq. and Tracy R. Slavens, Esq.</p> <p>Northeast corner of the intersection West Flagler Street and NW 102 Avenue</p> <p><u>Requested CDMP Amendment</u></p> <p>Modify existing Declaration of Restrictions in the Restrictions Table (Application No. 9 of the April 2008-09 Cycle) on Page I-74.1 of the CDMP Land Use Element. to replace the commitment to develop a minimum of 150 "elderly housing" dwelling units with a provision allowing the development of a "minimum of 150 dwelling units up to a maximum of 250 dwelling units" on the subject property.</p> <p>Standard Amendment</p>	

The motion to recommend \_\_\_\_\_ was moved by Board Member \_\_\_\_\_.  
 Board Member \_\_\_\_\_ seconded the motion. The motion \_\_\_\_\_ as follows:

- |                       |                              |                   |
|-----------------------|------------------------------|-------------------|
| Carla Ascencio-Savola | Joseph James                 | Javier Muñoz      |
| Jose Bared            | Reginald Clyne               | Georgina Santiago |
| Peter DiPace          | Serafin Leal                 | Jesus R. Vazquez  |
| Aida G. Bao-Garciga   | Raymond Marin                | Paul Wilson       |
| Horacio Huembes       | Robert Meador                |                   |
|                       | William A. Riley, Vice Chair |                   |
|                       | Wayne Rinehart, Chair        |                   |

Application Number	Applicant/Representative Location (Size) Requested Standard Amendment to the CDMP	<ul style="list-style-type: none"> <li>• Transmittal Recommendation</li> <li>• Recommendation as to Subsequent Action</li> </ul>
4	Master Development, Inc./Tracy R. Slavens, Esq. and Hugo P. Arza, Esq.  Southwest corner of the intersection of NW 6 Street and NW 137 Avenue (±11.49 Gross; ±9.92 Net)  1. Redesignate application site on the LUP map: From: "Industrial and Office" To: "Business and Office"  2. Revise the Restrictions Table on Page I-74.1 of the CDMP Land Use Element to include the Proffered Declaration of Restrictions if accepted by the Commission.	
Standard Amendment		

The motion to recommend \_\_\_\_\_ was moved by Board Member \_\_\_\_\_.  
 Board Member \_\_\_\_\_ seconded the motion. The motion \_\_\_\_\_ as follows:

- |                       |                              |                   |
|-----------------------|------------------------------|-------------------|
| Carla Ascencio-Savola | Joseph James                 | Javier Muñoz      |
| Jose Bared            | Reginald Clyne               | Georgina Santiago |
| Peter DiPace          | Serafin Leal                 | Jesus R. Vazquez  |
| Aida G. Bao-Garciga   | Raymond Marin                | Paul Wilson       |
| Horacio Huembes       | Robert Meador                |                   |
|                       | William A. Riley, Vice Chair |                   |
|                       | Wayne Rinehart, Chair        |                   |

Application Number	Applicant/Representative Location (Size) Requested Standard Amendment to the CDMP	Recommended Action on Small-Scale Amendment
5	Master Development, Inc./Tracy R. Slavens, Esq. and Hugo P. Arza, Esq.  Northwest corner of the intersection of theoretical SW 2 Street and SW 137 Avenue (±9.84 Gross; ±9.1 Net)  1. Redesignate application site on the LUP map: From: "Industrial and Office" To: "Business and Office"  2. Revise the Restrictions Table on Page I-74.1 of the CDMP Land Use Element to include the Proffered Declaration of Restrictions if accepted by the Board.	
Small-Scale Amendment		

The motion to recommend \_\_\_\_\_ was moved by Board Member \_\_\_\_\_.  
 Board Member \_\_\_\_\_ seconded the motion. The motion \_\_\_\_\_ as follows:

- |                       |                              |                   |
|-----------------------|------------------------------|-------------------|
| Carla Ascencio-Savola | Joseph James                 | Javier Muñoz      |
| Jose Bared            | Reginald Clyne               | Georgina Santiago |
| Peter DiPace          | Serafin Leal                 | Jesus R. Vazquez  |
| Aida G. Bao-Garciga   | Raymond Marin                | Paul Wilson       |
| Horacio Huembes       | Robert Meador                |                   |
|                       | William A. Riley, Vice Chair |                   |
|                       | Wayne Rinehart, Chair        |                   |

Application Number	Applicant/Representative Location (Size) Requested Standard Amendment to the CDMP	<ul style="list-style-type: none"> <li>• Transmittal Recommendation</li> <li>• Recommendation as to Subsequent Action</li> </ul>
6	Master Development, Inc./Jeffrey Bercow, Esq. and Monika Entin, Esq.  Northwest corner of the intersection of theoretical SW 143 Street and SW 137 Avenue (±16.18 Gross; ±13.7 Net)  1. Redesignate application site on the LUP map: From: "Industrial and Office" To: "Business and Office"  2. Revise the Restrictions Table on Page I-74.1 of the CDMP Land Use Element to include the Proffered Declaration of Restrictions if accepted by the Board	
Standard Amendment		

The motion to recommend \_\_\_\_\_ was moved by Board Member \_\_\_\_\_.  
 Board Member \_\_\_\_\_ seconded the motion. The motion \_\_\_\_\_ as follows:

- |                       |                              |                   |
|-----------------------|------------------------------|-------------------|
| Carla Ascencio-Savola | Joseph James                 | Javier Muñoz      |
| Jose Bared            | Reginald Clyne               | Georgina Santiago |
| Peter DiPace          | Serafin Leal                 | Jesus R. Vazquez  |
| Aida G. Bao-Garciga   | Raymond Marin                | Paul Wilson       |
| Horacio Huembes       | Robert Meador                |                   |
|                       | William A. Riley, Vice Chair |                   |
|                       | Wayne Rinehart, Chair        |                   |

Application Number	Applicant/Representative Location (Size) Requested Standard Amendment to the CDMP	<ul style="list-style-type: none"> <li>• Transmittal Recommendation</li> <li>• Recommendation as to Subsequent Action</li> </ul>
7	137 Holdings, LLC/Graham Penn, Esq. and Melissa Tapanes Llahues, Esq.  Southwest corner of the intersection of SW 137 Avenue and SW 272 Street (±12.0 Gross; ±10.7 Net)  1. Redesignate Parcel B of the application on site on the LUP map: From: Low-Medium Density Residential (6 -13 dwelling units per gross acre) and Business and Office To: Medium Density Residential (13 to 25 dwelling units per gross acre)  2. Release and delete the Declaration of Restrictions recorded in Book 22345 Pages 1710 to 1725 of the County Official records; and  3. Revise the Restrictions Table on Page I-74.1 of the CDMP Land Use Element to include the new Proffered Declaration of Restrictions, if accepted by the Commission.  Standard Amendment	

The motion to recommend \_\_\_\_\_ was moved by Board Member \_\_\_\_\_.  
 Board Member \_\_\_\_\_ seconded the motion. The motion \_\_\_\_\_ as follows:

- |                       |                              |                   |
|-----------------------|------------------------------|-------------------|
| Carla Ascencio-Savola | Joseph James                 | Javier Muñoz      |
| Jose Bared            | Reginald Clyne               | Georgina Santiago |
| Peter DiPace          | Serafin Leal                 | Jesus R. Vazquez  |
| Aida G. Bao-Garciga   | Raymond Marin                | Paul Wilson       |
| Horacio Huembes       | Robert Meador                |                   |
|                       | William A. Riley, Vice Chair |                   |
|                       | Wayne Rinehart, Chair        |                   |

The motion to adopt the foregoing resolution was moved by Board Member \_\_\_\_\_.  
Board Member \_\_\_\_\_ seconded the motion. The motion \_\_\_\_\_ as follows:

Carla Ascencio-Savola  
Jose Bared  
Peter DiPace  
Aida G. Bao-Garciga  
Horacio Huembes

Joseph James  
Reginald Clyne  
Serafin Leal  
Raymond Marin  
Robert Meador  
William A. Riley, Vice Chair  
Wayne Rinehart, Chair

Javier Muñoz  
Georgina Santiago  
Jesus R. Vazquez  
Paul Wilson

The above action was taken by the Planning Advisory Board, acting as the Local Planning Agency, at the conclusion of its public hearing on October 21, 2013, and is certified correct by Jack Osterholt, Executive Secretary to the Planning Advisory Board.

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Jack Osterholt, Director  
Department of Regulatory and Economic  
Resources