

Memorandum



Date: March 27, 2009

To: Pamela Grey, Chair and Members
Planning Advisory Board

From: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

Subject: Revised Recommendations for April 2008-09 CDMP Amendment Cycle

This memorandum contains the revised recommendations of the Department of Planning and Zoning addressing the 12 pending April 2008-09 Cycle applications to amend the Comprehensive Development Master Plan (CDMP). The Department's revised recommendation differs from its initial recommendation only with regard to Applications Nos. 6 and 7. The initial recommendations regarding all the applications are included in a report titled, *Initial Recommendations April 2008 Applications to Amend the CDMP* (dated August 25, 2008). The revised recommendations and the reasons are presented below, following a brief background discussion.

Previous Actions by the Board of County Commissioners

Twenty applications were filed for processing during the April 2008-09 CDMP Amendment Cycle. Except for Application No. 12, the Board of County Commissioners took its initial actions on these applications at the conclusion of a public hearing on November 6, 2008. Application No. 12, the update to the Capital Improvements Element (CIE), was adopted at a public hearing on November 20, 2008. The initial County Commission actions are summarized below:

Application No.	Previous Action/Status
1	Withdrawn by Applicant
2	Adopted As Small-Scale Amendment
3	Adopted As Small-Scale Amendment
4	Adopted As Small-Scale Amendment
5	Adopted As Small-Scale Amendment
6	Transmitted to DCA/Pending Final Action
7	Transmitted to DCA/Pending Final Action
8	Transmitted to DCA/Pending Final Action
9	Transmitted to DCA/Pending Final Action
10	Transmitted to DCA/Pending Final Action
11	Transmitted to DCA/Pending Final Action
12	Adopted under Expedited Process for CIE Amendment
13	Transmitted to DCA/Pending Final Action
14	Withdrawn by Applicant
15	Transmitted to DCA/Pending Final Action
16	Withdrawn by Applicant
17	Transmitted to DCA/Pending Final Action
18	Transmitted to DCA/Pending Final Action
19	Transmitted to DCA/Pending Final Action
20	Transmitted to DCA/Pending Final Action

Review by Florida Department of Community Affairs

The Florida Department of Community Affairs (DCA) coordinated the state and regional agency review and comment on the transmitted applications and issued an Objections, Recommendations and Comments (ORC) report which contains objections to four of the twelve transmitted applications: Application No. 8 (Fontainebleau Lakes), Application No. 9 (Gold River Corporation), Application No. 11 (textual reference to charter schools in Educational Element), and Application No. 15 (density bonus for affordable housing in Land Use Element). The department’s “Response to the Florida Department of Community Affairs Objections, Recommendations and Comments Report” contains the department’s initial responses to the issues and concerns raised in the ORC.

Revised Recommendations of the Department of Planning and Zoning

Application No.	Recommendation
6	Adopt with change
7	Adopt with change
8	Deny
9	Deny
10	Adopt with acceptance of proffered covenant
11	Deny
13	Adopt
15	Adopt
17	Adopt
18	Adopt
19	Adopt
20	Adopt

Following are the specific additional recommended changes to Applications No. 6 and 7 and the reasons for these changes.

Application No. 6 Revised Recommendation

The Department of Planning and Zoning is recommending that the proposed Land Use Plan (LUP) map standard amendment to change land use designation from “Industrial and Office” (+16 gross acres) and “Terminals” (+15 gross acres) to “Business and Office” (+31 gross acres) be **ADOPTED WITH CHANGE**. The Department of Planning and Zoning is recommending that the entire 31.04-acre parcel be redesignated as “Terminals” for the following reasons:

- 1 Redesignation of the entire application site to “Terminals” on the adopted 2015-2025 Land use Plan (LUP) map would provide for consistency between the Miami International Airport Land Use Master Plan 2015-2025 map and the LUP map. A “Terminals” designation on the LUP map is required for the designations on the airport land use master plan to be in effect.
- 2 The Miami-Dade Aviation Department in memo dated March 25, 2009 requested that the application site be redesignated “Terminals” instead of “Business and Office” on the adopted 2015-2025 Land Use Plan (LUP) map. A “Terminals” designation for the entire 31.04-acre

parcel on the LUP map would allow the Non-aviation use designation on the Miami International Airport Land Use Master Plan 2015-2025 map to govern the type of development that could occur on this property owned by the Miami-Dade Aviation Department. The Miami International Airport Land Use Master Plan 2015-2025 map, which was adopted in April 2008, designates most of the property except for 2.43 acres to be developed for "Non-aviation Uses", which allows commercial, industrial, office, institutional, and hotel development. A "Business and Office" designation would not allow industrial development. The 2.43-acre portion of this 31.04-acre parcel that is not currently designated as "Non-aviation Uses" on the Miami International Airport Land Use Master Plan 2015-2025 map is proposed to be designated for this use as part of Application No. 2 in the October 2008 Cycle of CDMP applications.

- 3 This application site is located at the western end of the southern runway and is not suitable for residential development. A "Business and Office" designation can allow for residential development, thus, a covenant prohibiting residential development for the application site was proffered at the transmittal public hearing of the Board of County Commissioners on November 6, 2008. However, a designation of "Terminals" does not allow for residential development. A covenant would not be needed if the entire application site would be designated as "Terminals" on the adopted 2015-2025 Land Use Plan map.

Application No. 7 Revised Recommendation

The Department of Planning and Zoning is recommending that the proposed Land Use Plan (LUP) map standard amendment to change land use designation from "Industrial and Office" (+16.9 gross acres) to "Business and Office" be **ADOPTED WITH CHANGE**. The Department of Planning and Zoning is recommending that the entire parcel be redesignated as "Terminals" for the same general reasons regarding improve flexibility in developing the property, consistency between the LUP map and the airport land use master plan, and no need for a covenant as stated above for Application No. 6.

Attachments

MCLF: SB: MRW: pfm

Memorandum



Date: March 25, 2009

To: Marc C. LaFerrier, Director
Department of Planning & Zoning

From: José Abreu, P.E., Director
Aviation Department *JA*

Subject: Request to Amend Miami-Dade Aviation Department's Comprehensive Development Master Plan Land-Use Plan Map Amendment Applications Nos. 6 & 7

Please be advised that the Miami-Dade Aviation Department (MDAD) is requesting that MDAD's Comprehensive Development Master Plan (CDMP) Land-Use Plan (LUP) Map Amendment Applications Nos. 6 and 7 be revised to reflect a change in land-use designations on the adopted Land Use Plan (LUP) map for the properties that correspond with these applications. The site that corresponds with Application No. 6 needs to be redesignated from "Industrial and Office" and "Terminals" to "Terminals" instead of "Business and Office." The site corresponding with Application No. 7 needs to be redesignated from "Industrial and Office" to "Terminals" instead of "Business and Office."

Amending the land-use designations for the properties in the adopted Land Use Plan map from "Business and Office" and "Industrial and Office" to "Terminals" allows for more flexibility in developing these properties since they are designated on the airport land use master plan for "Non-aviation Uses," which allows both industrial and commercial uses. It should be noted that a "Terminals" designation on the LUP map is required for the designations on the airport land use master plan to be in effect. Another benefit is that the covenants prohibiting residential development on these properties are not required applicable for the "Terminals" designation which prohibits such uses.

If you have any questions, please contact Sunil Harman, Division Director of Aviation Planning, Land-Use and Grants at (305) 876-7090.

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