

INITIAL RECOMMENDATIONS

MAY 2015 APPLICATIONS TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

FOR MIAMI-DADE COUNTY, FLORIDA



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RECOMMENDATIONS

MAY 2015 APPLICATIONS TO AMEND THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN

August 2015

Miami-Dade County
Department of Regulatory and Economic Resources
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TABLE OF CONTENTS

	<u>Page</u>
Introduction -----	iii
Table 1: Schedule of Activities -----	v
Recommendations Summary Chart -----	vii

Comprehensive Development Master Plan Amendments

1	Mayres LLC, a Florida limited liability company/Stanley B. Price, Esq., Brian S. Adler, Esq., & Wendy Francois, Esq. -----	1-1
2	TEPA Properties LLC/Jonathan J. Coto, Esq., & Rene J. Garcia, Jr. Esq.-----	2-1
3	Southeast Investments, Inc./Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., Richard A Perez, Esq., Alejandro J. Arias, Esq., & Pedro Gassant, Esq.-----	3-1
4	TCAG, LLC, a Florida limited liability company/Alberto J. Parlade, Esq., & Parlade J. Corral, Esq.-----	4-1
5	Brown Development Group LLC/Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., Richard A Perez, Esq., Alejandro J. Arias, Esq., & Pedro Gassant, Esq.-----	5-1
6	Otto E & Barbara J. Kaufmann, Co-Trustees of The Kaufmann Family Trust/Tracy R. Slavens, Esq.-----	6-1
7	Wonderly Holdings, Inc., HL Mills Family LLC, Luis A. Posada, Section 31 Tract 50 Corp, G.C.A.M. Investment Corp., Limonar Development, Inc., Section 31 Tract 19 Corp., Largo Enterprise, LLC & Irma Yaffar Trs/Mario Garcia-Serra, Esq., & Francisco Pines. Esq.-----	7-1
8	Neighborhood Planning Company, LLC/Joseph G. Goldstein Esq., Richard A Perez, Esq., & Hugo P. Arza, Esq.-----	8-1
9	Miami-Dade County/Jack Osterholt, Deputy Mayor/Director, Department of Regulatory and Economic Resources -----	9-1

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INTRODUCTION

This report contains the initial recommendations of the Department of Regulatory and Economic Resources (Department) addressing applications to amend the Comprehensive Development Master Plan (CDMP), which were filed for consideration during the May 2015 Plan Amendment Review Cycle. A total of eight (8) applications were filed by private parties during the May 2015 Cycle filing period, all requesting amendments to the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map and CDMP text provisions. Application Nos. 1, 2, 3, 4, 5 and 6 are eligible and are seeking expedited processing as small-scale amendments. Application Nos. 7 and 8 are standard applications requesting expansions of the 2020 Urban Development Boundary (UDB) to include the application sites in addition to the changes to the LUP map changes. Application No. 7 further requests changes to the CDMP Land Use Element text and to maps within the CDMP Transportation Element. The Miami-Dade County filed standard Application No. 9 that also requests changes to the CDMP text and LUP map. A summary of each application is presented in the Summary of Recommendations matrix on Page vii.

Application Review Process and Schedule of Activities

Following is a summary of the Plan review, amendment activities and schedule that will be followed by this cycle to comply with the CDMP procedural requirements contained in Section 2-116.1, Code of Miami-Dade County and State law. The Schedule of Activities on page v lists the principal activities that will occur under this process and indicates the timeframes for those activities in accordance with the State requirements and the County Code. For this amendment cycle, the application filing period occurred from May 1 through June 1, 2015.

The CDMP amendment process involves two phases. The first phase occurs between the time applications are filed and the time Miami-Dade Board of County Commissioners (Board) conducts its first public hearing. At its first hearing, the Board will take action addressing transmittal of the standard application(s) to the State Land Planning Agency (SLPA) and other State and regional agencies (reviewing agencies) for review and comment, and/or adopt eligible small-scale LUP map amendments on an expedited schedule. During the first phase, affected and neighboring property owners are notified of the nearby LUP map amendment request(s). The Department will issue its initial recommendations regarding each requested change by August 25, 2015, and submit the report to the Community Councils, the Planning Advisory Board (PAB) and the Board for their consideration during their public hearings.

Section 2-116.1 authorizes Community Councils to conduct public hearings and issue recommendations on the applications that directly affect their areas. The Community Councils public hearings for this CDMP amendment cycle must be held in, and are currently scheduled for September 2015, before the PAB, acting as the County's Local Planning Agency, and the Board conduct their public hearings. The PAB is scheduled to hold a public hearing on October 19, 2015, to receive comments and recommendations on the proposed amendments, and to formulate recommendations to the Board regarding the adoption of the eligible small-scale amendment Application Nos. 1, 2, 3, 4, 5 and 6, and the transmittal of standard amendments Application Nos. 7, 8 and 9. The Board is currently scheduled to hold a public hearing on November 18, 2015, to consider adoption of the eligible small-scale amendments and the transmittal of the standard amendments and any small-scale amendments the Board would like to further consider after receiving comments from the reviewing agencies. "Transmittal" of a proposed amendment to the reviewing agencies does not constitute adoption of the requested amendment.

The second phase of the amendment process begins after transmittal of the application(s) to the reviewing agencies. The CDMP amendment procedures in Section 2-116.1 of the County Code provide that the SLPA will be requested by the County to review and comment on all transmitted amendment proposals. The SLPA and/or the other reviewing agencies are expected to return comments addressing all transmitted amendment proposals by January 2016, approximately 45 days after the transmittal hearing pursuant to Chapter 163.3184(3), Florida Statutes. Within 45 days after receiving comments from the reviewing agencies, or other time period determined by the Director of the Department, the Board will conduct a public hearing and take final action on the transmitted applications. During the review period by the reviewing agencies, the Department will also review comments received at the transmittal hearings and any additional submitted material and may issue a "Final Recommendations" report reflecting any new information prior to the final public hearings. Final action by the Board will be to adopt, adopt with change or not adopt any of the transmitted applications.

Outside of this regular CDMP amendment process, requests to amend the CDMP can be made by the Board under a special amendment process, or by a party having an application undergoing the Development of Regional Impact (DRI) process requesting a concurrent amendment to the CDMP. Procedures for processing such special or DRI-related amendments are established in Section 2-116.1 of the Miami-Dade County Code.

Additional Information

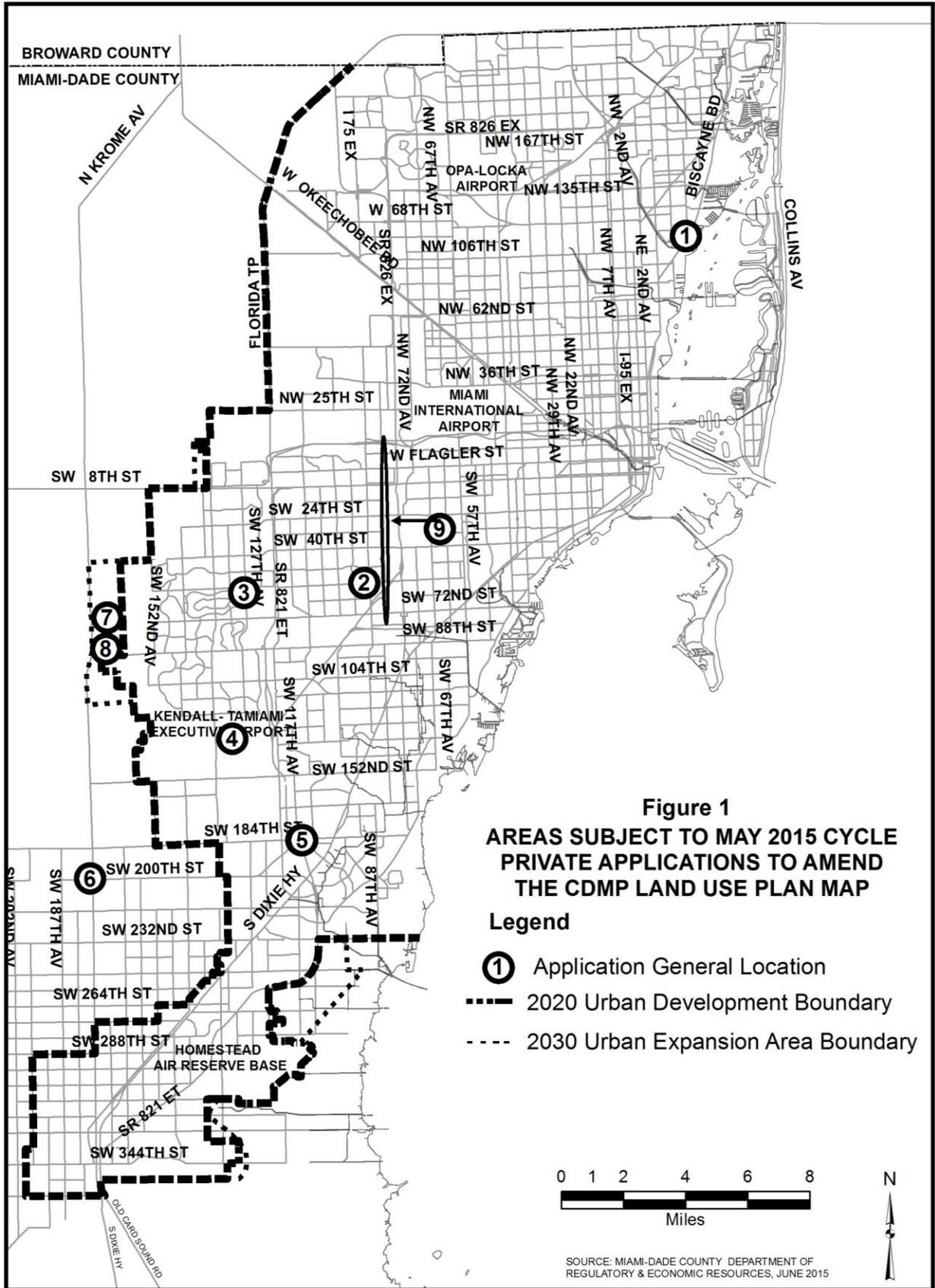
Anyone having questions regarding any aspect of the CDMP review and amendment process should visit or call the Metropolitan Planning Section of the Miami-Dade County Department of Regulatory and Economic Resources at 111 NW 1st Street, 12th Floor, Miami, Florida 33128-1972; telephone 305/375-2835.

Table 1
Schedule of Activities
May 2015-2016 CDMP Amendment Cycle

Pre-application Conference	Prior to May 1, 2015
Application Filing Period	May 1 to June 1, 2015
Deadline to withdraw Application and obtain Return of Full Fee. Notify applicant of deficiencies.	June 8, 2015
Deadline for resubmittal of unclear or incomplete Applications	Seventh business day after Notice of Deficiency
Applications Report published by Department	June 22, 2015
Deadline for submitting Technical Reports	July 1, 2015
Deadline for submitting Declarations of Restrictions to be considered in the Initial Recommendations Report	July 29, 2015
Initial Recommendations Report released by Department	August 25, 2015
Community Council(s) Public Hearing(s) Kendall Community Council (12) Redland Community Council (14) West Kendall Community Council (11) Westchester Community Council (10) Biscayne Shores Community Council (7) North Central Community Council (8)	September 21, 2015 September 22, 2015 September 24 and 29, 2015 September 28, 2015 September 30, 2015 September 30, 2015
Planning Advisory Board (PAB), acting as Local Planning Agency (LPA), Public Hearing to formulate Recommendations regarding Adoption of Small-Scale Amendments and Transmittal of Standard Amendment requests to State Land Planning Agency (SLPA)	October 19, 2015 County Commission Chamber 111 NW 1 Street Miami, Florida 33128
Board of County Commissioners (Board) Hearing and final Action on Small-Scale Amendments and Transmittal of Standard Amendment requests to SLPA	November 18, 2015 County Commission Chamber 111 NW 1 Street Miami, Florida 33128
Transmittal to SLPA and other Reviewing Agencies	December 2015** (Approximately 10 days after Board Transmittal Hearing)
Deadline for Filing Supplementary Reports by the Public	January 2016** Thirty (30) days after Board's transmittal hearing
Receipt of Comment Letters from Reviewing Agencies	January 2016** (Approximately 30 days after Transmittal)
Public Hearing and Final Action on Applications: Board of County Commissioners	Specific date(s) to be set in February or March, 2016 ** (No later than 45 days after receipt of Comment Letters from reviewing agencies)

Notes: ** Estimated Date

Dates are subject to change. All hearings will be noticed by newspaper advertisement.



Summary of Recommendations
May 2015 Applications to Amend the Comprehensive Development Master Plan for Miami-Dade County, Florida
September 30, 2015

Application Number/ Type	Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation August 25, 2015	Community Council Recommendation, Resolution # and Date	PAB/LPA Recommendation October 19, 2015	BCC Action/ Recommendation November 18, 2015
1/ small-scale	<p>Mayres LLC, a Florida limited liability company/Stanley B. Price, Esq., Brian S. Adler, Esq. & Wendy Francois, Esq.</p> <p>Northeast corner of the intersection of NE 109 Street and NE 13 Avenue (1.16 gross acres; 0.828 net acres)</p> <p><u>Requested Amendment to the LUP Map:</u></p> <ol style="list-style-type: none"> 1. Redesignate the application site From: "Medium Density Residential (13 to 25 dwelling units per gross acre.)" To: "Business and Office" 2. Revise the Restrictions Table in Appendix A on page I-95 of the CDMP Land Use Element to include the Proffered Declaration of Restrictions, if accepted by the Board of County Commissioners. 	3/ Edmonson	Adopt with Acceptance of the Proffered Declaration of Restrictions (as a Small-scale Amendment)	Biscayne Shores CC7: Adopt with Acceptance of the Proffered Declaration of Restrictions (as a Small-scale Amendment) CC 07-1-15 (09-30-15)		
2/ small-scale	<p>TEPA Properties LLC/Jonathan J. Coto, Esq. & Rene J. Garcia, Jr. Esq.</p> <p>Southeast corner of the intersection of SW 56 Street (Miller Road) and SW 89 Avenue (2.46 gross acres; 1.87 net acres).</p> <p><u>Requested Amendment to the LUP Map:</u></p> <ol style="list-style-type: none"> 1. Redesignate the application site From: "Low Density Residential (2.5 to 6 dwelling units per gross acre)" To: "Business and Office" 2. Revise the Restrictions Table in Appendix A on page I-95 of the CDMP Land Use Element to include the Proffered Declaration of Restrictions, if accepted by the Board of County Commissioners. 	10/ Souto	Adopt with Acceptance of the Proffered Declaration of Restrictions (as a Small-scale Amendment)	Kendall CC12: Adopt with Acceptance of the Proffered Declaration of Restrictions (as a Small-scale Amendment) with the recommendation that the Declaration of Restrictions limit the Business and Office use of the property to the restaurant use and ancillary uses to a restaurant, and be at all times compatible with the surrounding residential area. CC 12-2-15 (09-21-15)		

Application Number/ Type	Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation August 25, 2015	Community Council Recommendation, Resolution # and Date	PAB/LPA Recommendation October 19, 2015	BCC Action/ Recommendation November 18, 2015
3/ small-scale	<p>Southeast Investments, Inc/Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., Richard A Perez, Esq., Alejandro J. Arias, Esq. & Pedro Gassant, Esq</p> <p>Southeast corner of the intersection of SW 56 Street (Miller Road) and SW 127 Avenue. (10.0 gross acres; 8.45 net acres)</p> <p><u>Requested Amendment to the LUP map</u></p> <p>1. Redesignate the application site From: "Agriculture" To: "Business and Office"</p> <p>2. Revise the Restrictions Table in Appendix A on page I-95 of the CDMP Land Use Element to include the Proffered Declaration of Restrictions, if accepted by the Board of County Commissioners.</p>	10/ Souto	Deny	West Kendall CC11: Deny CC 11-1-15 (09-24-15)		
4/ small-scale	<p>TCAG, LLC, a Florida limited liability company/Alberto J. Parlade, Esq. & Parlade J. Corral, Esq.</p> <p>West side of SW 132 Avenue and ±300 feet north of SW 136 Street (±10.00 gross acres; ±9.9 net acres)</p> <p><u>Requested Amendment to the LUP map</u></p> <p>Redesignate the application site From: "Industrial and Office" To: "Office/Residential"</p>	9/ Moss	Deny	West Kendall CC11: Adopt as a Small-scale Amendment CC 11-2-15 (09-24-15)		

Application Number/ Type	Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation August 25, 2015	Community Council Recommendation, Resolution # and Date	PAB/LPA Recommendation October 19, 2015	BCC Action/ Recommendation November 18, 2015
5/ small-scale	<p>Brown Development Group LLC/Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., Richard A Perez, Esq., Alejandro J. Arias, Esq. & Pedro Gassant, Esq.</p> <p>Northeast corner of the intersection of SW 184 Street and SW 112 Avenue / (±2.19 gross acres; ±1.98 net acres)</p> <p><u>Requested Amendment to the LUP Map:</u></p> <ol style="list-style-type: none"> 1. Redesignate the application site From: "Office/Residential" To: "Business and Office" 2. Revise the Restrictions Table in Appendix A on page I-95 of the CDMP Land Use Element to include the Proffered Declaration of Restrictions, if accepted by the Board of County Commissioners. 	9/ Moss	Adopt with Acceptance of the Proffered Declaration of Restrictions (as a Small-scale Amendment)	Redland CC14: Adopt with Acceptance of the Proffered Declaration of Restrictions (as a Small-scale Amendment) CC 14-2-15 (09-22-15)		
6/ small-scale	<p>Otto E & Barbara J. Kaufmann, Co-Trustees of The Kaufmann Family Trust/Tracy R. Slavens, Esq.</p> <p>Northeast corner of the intersection SW 200 Street (Quail Roost Drive) and SW 177 Avenue (±4.08 gross acres; ±3.17 net acres)</p> <p><u>Requested Amendment to the LUP map</u></p> <p>Redesignate the application site From: "Business and Office" and "Agriculture" To: "Business and Office"</p>	8/ Levine Cava	Adopt as a Small-scale Amendment	Redland CC14: Adopt as a Small-scale Amendment CC 14-3-15 (09-22-15)		

Application Number/ Type	Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation August 25, 2015	Community Council Recommendation, Resolution # and Date	PAB/LPA Recommendation October 19, 2015	BCC Action/ Recommendation November 18, 2015
7/ standard	<p>Wonderly Holdings, Inc, HL Mills Family LLC, Luis A. Posada, Section 31 Tract 50 Corp, G.C.A.M. Investment Corp., Limonar Development, Inc. & Section 31 Tract 19 Corp./Mario Garcia-Serra, Esq., Francisco Pines, Esq. & David Mangiero, Esq.</p> <p>Between SW 64 Street and SW 88 Street (Kendall Drive), and between SW 177 Avenue (Krome Avenue) and SW 167 Avenue. (±859.0 gross acres; ±831.4 net acres)</p> <p><u>Requested Amendment to the CDMP</u></p> <ol style="list-style-type: none"> 1. Expand the 2020 Urban Development Boundary (UDB) to include the application site. 2. Amend the Land Use Element of the CDMP to create the "Green City Miami" land use category. 3. Redesignate ±819 gross acres (±791 net acres) of the application site on the Land Use Plan map From: "Agriculture" To: "Green City Miami" 4. Amend the Adopted 2020 and 2030 Land Use Plan map to designate a new Metropolitan Urban Center and a new Community Urban Center. 5. Amend Policy LU-8F of the CDMP Land Use Element. 6. Create new Policy LU-8J of the CDMP Land Use Element. 7. Amend Figure 1 (Planned Year 2025 Roadway Network), Figure 3 (Roadway Functional Classification Year 2025), and Figure 6 (Planned Non-Motorized Network Map) in the Traffic Circulation Subelement of the CDMP to upgrade the designation of some segments of certain roadways of the County's roadway system. 	11/ Zapata	Deny and Do Not Transmit	West Kendall CC11: Deny and Do Not Transmit CC 11-3-15 (09-29-15)		

Application Number/ Type	Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation August 25, 2015	Community Council Recommendation, Resolution # and Date	PAB/LPA Recommendation October 19, 2015	BCC Action/ Recommendation November 18, 2015
8/ standard	<p>Neighborhood Planning Company, LLC/ Joseph G. Goldstein Esq., Richard A Perez, Esq & Hugo P. Arza, Esq.</p> <p>Southeast corner of the intersection SW 88 Street (Kendall Drive) and SW 177 Avenue (±61.1 gross acres; ±53.4 net acres)</p> <p><u>Requested Amendment to CDMP Text and LUP Map:</u></p> <ol style="list-style-type: none"> 1. Expand the 2020 Urban Development Boundary (UDB) to include the application site 2. Redesignate Parcel A (±51.1 gross acres; ±46.04 net acres) of the application site on the Land Use Plan map From: "Agriculture" To: "Industrial and Office" 3. Redesignate Parcel B (±10.00 gross acres; ±7.36 net acres) of the application site on the Land Use Plan map From: "Agriculture" To: "Business and Office" 4. Revise the Restrictions Table in Appendix A on page I-95 of the CDMP Land Use Element to include the proffered Declaration of Restrictions, if accepted by the Board of County Commissioners 	11/ Zapata	Deny and Do Not Transmit	West Kendall CC11: Transmit and Adopt with Acceptance of the Proffered Declaration of Restrictions CC 11-4-15 (09-29-15)		

Application Number/ Type	Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation August 25, 2015	Community Council Recommendation, Resolution # and Date	PAB/LPA Recommendation October 19, 2015	BCC Action/ Recommendation November 18, 2015
9/ standard	<p>Miami-Dade County/Jack Osterholt, Deputy Mayor/Director. Department of Regulatory and Economic Resources</p> <p>A corridor generally 100 feet wide and bounded on the south by SW 80th Street and on the north by 400 feet north of NW 7th Street</p> <p><u>Requested Amendment to CDMP Text and LUP Map:</u></p> <ol style="list-style-type: none"> 1. Add text within the Land Use Element to create a new CDMP Land Use category titled 'Special District'; and 2. Create a subcategory under the Special District text titled "Ludlam Trail Corridor District"; and 3. Apply the new "Special District" designation to the former FEC railroad corridor on the CDMP Land Use Plan Map: From: "Transportation (ROW, Rail, Metrorail, Etc.)" To: "Special District" 4. Add a new policy within the Intergovernmental Coordination Element to coordinate with the City of Miami for those portions of the corridor that are located within the municipal boundaries of the City. 5. Add a new policy within the Recreation and Open Space Element to encourage developers of residential uses within the Ludlam Trail Corridor District to dedicate park land, improvements, and maintenance or some combination that adequately meets the developer's obligation to provide local recreation open space. 	6/ Sosa and 7/ Suarez	Transmit and Adopt	<p>North Central CC8: Transmit and Adopt CC 08-01-15 (09-30-15)</p> <p>Westchester CC10: Transmit and Adopt with Conditions – limit height of buildings to six stories in Tamiami Trail Development Area; provide solution to issue of pedestrian crossings at major intersections; and ingress/egress from east except for emergency vehicles. CC 10-1-15 (09-28-15)</p> <p>Kendall CC12: Transmit and Adopt with Conditions: 1) that a buffer be erected between the trail and the single-family homes as recommended in the charrette from SW 48 to SW 80 Streets; 2) no parks be developed between SW 48 and SW 80 Street; 3) that there be connectivity of the trail across roadways, 4- lanes or wider; 4) no east bound egress/ingress except for emergency vehicles at SW 48 Street to Bird Road area; 5) tie development of the trail to building within the development areas; and 6) limit building height within the Bird Road Development Area to no more than 4 stories. CC 12-3-15 (09-21-15)</p>		

Notes:

