

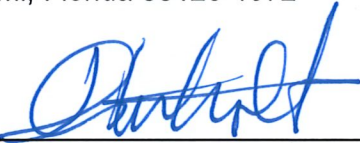
## APPLICATION REQUESTING AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

### 1. APPLICANT

Miami-Dade County Department of Regulatory and Economic Resources  
111 NW 1<sup>st</sup> Street, 12<sup>th</sup> Floor  
Miami, Florida 33128-1972  
(305) 375-2835

### 2. APPLICANT'S REPRESENTATIVE

Jack Osterholt, Deputy Mayor/Director  
Miami-Dade County Department of Regulatory and Economic Resources  
111 NW 1<sup>st</sup> Street, 29<sup>th</sup> Floor  
Miami, Florida 33128-1972

By: 

June 22, 2018

### 3. DESCRIPTION OF REQUESTED CHANGES

**Amend the Comprehensive Development Master Plan (CDMP) Land Use Element text for the "Special District-Ludlam Trail Corridor" as follows:**

#### **Ludlam Trail Corridor District <sup>1</sup>**

The Ludlam Trail Corridor District ("District") applies to an approximately 5.8-mile segment of the former Florida East Coast Railway South Little River Branch spur-line that is generally 100 feet wide and extends from SW 80 Street to approximately 400 feet north of NW 7 Street and generally along theoretical NW/SW 69 Avenue ("Corridor") as depicted on Figure 3.1. Approximately 0.6 miles of the Corridor between SW 8 Street and the Tamiami Canal is located within the boundaries of the City of Miami ("Miami Segment").

\* \* \*

The land use provisions of the Ludlam Trail Corridor District shall be implemented through the adoption of Land Development Regulations ("LDRs"). LDRs shall be adopted for all portions of the District within unincorporated Miami-Dade County prior to the issuance of the first building permit for vertical construction within the Development Areas defined below. The LDRs shall define the urban form of development within the Corridor including flexible design standards and appropriate transitions to adjacent uses, as well as the configuration and design parameters of the recreational trail. Access to the Development Areas shall be

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<sup>1</sup> Words single underlined are proposed additions and words single ~~stricken through~~ are proposed deletions. All other words are adopted text of the CDMP and remain unchanged.

provided in a manner that minimize negative impacts to adjacent residential neighborhoods. In addition, the Downtown Kendall Urban Center District regulations shall be amended to require the continuation of the trail to the M-Path/Underline. All portions of the Corridor shall have received final abandonment approval, an interim trails use agreement approval, or a combination thereof, from the U.S. Surface Transportation Board prior to the issuance of the first building permit for vertical construction within the Development Areas. However, nothing herein shall be deemed to authorize vertical construction within areas covered by an interim trails use agreement approved by the U.S. Surface Transportation Board to the extent that such vertical construction is not authorized by or is otherwise inconsistent with federal law.

#### **4. REASON FOR CHANGE**

On June 5, 2018, the Miami-Dade Board of County Commissioners (Commission) adopted Resolution R-663-18 directing the Mayor or the Mayor's designee to file an application to amend CDMP Land Use Element text for the Special District - Ludlam Trail Corridor District land use category. The application is to amend the requirement that all portions of the Ludlam Trail Corridor receive final abandonment approval from the US Surface Transportation Board, so that the requirement could also be satisfied through an interim rails to trails use agreement approval. This proposed amendment would not approve or authorize development on property within the Ludlam Trail Corridor at any density or intensity of development higher than that already authorized under the provisions of the Ludlam Trail Corridor District land use subcategory text. The application is to be heard by the Planning Advisory Board on July 11, 2018, to be considered for transmittal by the Commission on July 25, 2018, and, if it is transmitted, to be considered for final adoption on September 27, 2018.