

**ADDITIONAL ITEMS**  
**JANUARY 2020 CYCLE APPLICATION NO. CDMP202000003**  
**TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN**  
(Consisting of materials received after the publication of the Initial Recommendations Report)

<b>ITEMS</b>	<b>PAGE NO.</b>
Resolution of the North Central Community Council 8, dated June 29, 2020; and	A-1
Minutes of the North Central Community Council 8 public hearing on the application, held June 29, 2020.	A-3

INTENTIONALLY LEFT BLANK

RESOLUTION NO. 8-4-20

A-1

NORTH CENTRAL COMMUNITY COUNCIL (8) ISSUING  
RECOMMENDATION ON JANUARY 2020 CYCLE  
APPLICATION NO. CDMP20200003 FILED BY WEST  
GROUP DEVELOPERS, LLC REQUESTING AMENDMENT  
TO THE COMPREHENSIVE DEVELOPMENT MASTER  
PLAN

WHEREAS, Section 20-40 of the Code of Miami-Dade County establishes Community Councils in the unincorporated area; and

WHEREAS, the Section 2-116.1 of the Code of Miami-Dade County provides exclusive procedures for amending the Comprehensive Development Master Plan (CDMP) consistent with requirements of Chapter 163, Part 2, Florida Statutes; and

WHEREAS, the Community Councils may, at their option, make recommendations to the Planning Advisory Board and the Board of County Commissioners on proposed amendments to the CDMP that would directly impact the Council's area; and

WHEREAS, the Section 2-116.1(3)(e) of the Code of Miami-Dade County provides that Community Council recommendations may address the decisions to be made by the Board of County Commissioners regarding adoption, adoption with change, or denial of the small-scale application, or that the application be converted to a standard amendment and transmitted to the State Land Planning Agency and other reviewing agencies for review and comment; and

WHEREAS, at its meeting held June 29, 2020, the North Central Community Council (8) conducted a public hearing as authorized by Section 20-41 of the County Code;

NOW, THEREFORE, BE IT RESOLVED THAT THE NORTH CENTRAL COMMUNITY COUNCIL (8) recommends that the January 2020 Cycle CDMP Amendment Application No. CDMP20200003 be Adopt with Change [Change is to add ±0.81 acres recommended by staff, for a total of ±5.267 gross acres], and with the following conditions: 1) that applicant proffer a Declaration of Restrictions committing to set aside 20% of the residential units for workforce housing; and 2) that the applicant meet with the West Little River Farms and the Golf Park Homeowners Association to inform them of the application.

The forgoing resolution was offered by Board Member Athemon Johnson who moved its adoption and was seconded by Board Member Caroline Florence Williams and upon being put to a vote, the vote was as follows:

Dr. Joy J. Davis, Vice Chair	No	Caroline Florence Williams	Yes
Athemon Johnson	Yes	Dr. Nashira Amina Williams	No
Felix A. Montes	Yes		
Fredericke Alan Morley, Chair		Absent	

Board Vice Chair Dr. Davis hereupon declared the resolution duly passed and adopted this 29<sup>th</sup> day of June 2020.

I hereby certify that the above information reflects the action of the North Central Community Council.

*Noel Stillings*  
\_\_\_\_\_  
Noel Stillings, Executive Secretary

INTENTIONALLY LEFT BLANK

**MINUTES**

North Central Community Council 8  
 Virtual "Zoom" Public Hearing on Application Nos. CDMP20200001, CDMP20200002,  
 CDMP20200003, and Expedited Application No. CDMP20200006  
 To Amend the Comprehensive Development Master Plan

**June 29, 2020, 6:00 PM**

**Department of Regulatory and Economic Resources (RER) Staff Present**Planning Division

Garett Rowe, Chief, Metropolitan Planning Section, Planning Division  
 Manny Armada, Chief, Planning Research Section, Planning Division  
 Robert Hesler, Planning Section Supervisor, Planning Research Section, Planning Division  
 Rosa Davis, Planning Section Supervisor, Metropolitan Planning  
 Vinod Sandasamy, Transportation Section Supervisor, Metropolitan Planning  
 Noel Stillings, Principal Planner, Metropolitan Planning  
 Mark Dorsey, Principal Planner, Metropolitan Planning  
 Adrienne Burke, Principal Planner, Metropolitan Planning  
 Juan Pelaez, Senior Planner, Metropolitan Planning  
 Rommel Vargas, Senior Planner, Metropolitan Planning  
 Cindy Dwyer, Senior Planner, Metropolitan Planning

Strategic Initiatives

Vanessa L. Collazo Santiago, Strategic Initiatives Manager, RER  
 Larisa Aplaks, Strategic Initiatives Manager, RER  
 Georgina Del Valle, Senior Systems Analyst Programmer, Information Technology Department, RER

**Other County Staff Present**

Dennis Kerbel, Assistant County Attorney, County Attorney's Office  
 Christopher Wahl, Assistant County Attorney, County Attorney's Office

**I. CALL TO ORDER AND OPENING REMARKS**

The North Central Community Council 8 Virtual Public Hearing opened at 6:02 p.m.

Roll Call

Ms. Noel Stillings, Principal Planner, conducted a roll call and determined there was quorum with the following five (5) Community Council 8 Board members present as follows:

Dr. Joy J. Davis, Vice Chair	Present	Caroline Florence Williams	Present
Athemon Johnson	Present	Dr. Nashira Amina Williams	Present
Felix A. Montes	Present		

Fredericke Alan Morley, Chair, Absent

Following the Pledge of Allegiance and roll call, Chair Davis welcomed the public to the hearing on Application Nos. CDMP20200001, CDMP20200002, CDMP20200003, and Expedited Application No. CDMP20200006. Chair Davis reviewed the procedures and purpose of the public hearing and called for the presentation of the Comprehensive Development Master Plan (CDMP) amendment applications. Mr. Garrett Rowe, Chief of Metropolitan Planning, introduced himself and provided additional details on the procedures for how the public may access and participate in the virtual hearing.

#### Approval of Agenda

Board member Johnson made a motion to approve the Community Council 8 agenda. Board member Caroline Williams seconded the motion. The motion passed 5 to 0 as follows:

Athemon Johnson	Yes	Caroline Florence Williams	Yes
Felix A. Montes	Yes	Dr. Nashira Amina Williams	Yes
Fredericke Alan Morley	Absent		
	Dr. Joy J. Davis, Chair, Yes		

## **II. AGENDA ITEMS**

### **January 2020 Cycle Application No. CDMP20200001 (Golden Glades NMB, LLC - North) and Application No. CDMP20200002 (Golden Glades NMB, LLC – South)**

Mr. Garrett Rowe, Chief, Metropolitan Planning Section, Planning Division stated that the applicant for Application Nos. CDMP20200001 and CDMP20200002, submitted a request to defer both applications to the next Community Council 8 meeting. Mr. Pedro Gassant, the applicant's legal representative for the two applications, stated that the applicant was requesting the deferral in order to continue engaging with the community and continue the outreach efforts. Secretary or the meeting, Ms. Noel Stillings, indicated the Board would need to have separate votes on each application.

For Application No. CDMP20200001, Board member Dr. Nashira Williams made a motion to defer the application to the next scheduled Community Council 8 meeting, as per the applicant's request. Board member Johnson seconded the request. The motion passed 5 to 0 as follows:

Athemon Johnson	Yes	Caroline Florence Williams	Yes
Felix A. Montes	Yes	Dr. Nashira Amina Williams	Yes
Fredericke Alan Morley	Absent		
	Dr. Joy J. Davis, Chair, Yes		

For Application No. CDMP20200002, Board member Caroline Williams made a motion to defer the application to the next scheduled Community Council hearing. Board member Johnson seconded the request. The motion passed 5 to 0 as follows:

Athemon Johnson	Yes	Caroline Florence Williams	Yes
Felix A. Montes	Yes	Dr. Nashira Amina Williams	Yes
Fredericke Alan Morley	Absent		
	Dr. Joy J. Davis, Chair,	Yes	

### **Expedited Application No. CDMP20200006 (Care Oasis, LLC)**

Ms. Adrienne Burke, Principal Planner, made a brief presentation on Application No. CDMP20200006. Ms. Burke explained that the application site is  $\pm 3.02$  gross/ $\pm 2.33$  net acres, and is generally located adjacent to and on the east side of NW 2 Avenue, between NW 160 Street and NW 161 Street. She further explained that the applicant is requesting a future land use designation change on the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map from "Office/Residential" and "Low Density Residential (2.5 to 6 dwelling units per gross acre)" to "Office/Residential" and "Low-Medium Density Residential with One Density Increase for Urban Design [DI-1] (13 to 25 dwelling units per gross acre)". She outlined the current designation of "Office/Residential" and "Low Density Residential" would allow 32,887 square feet of office use and five detached single-family units or 20 single-family attached and five single-family detached units. Ms. Burke noted that if the application is approved with a "Office/Residential" and "Low-Medium Density Residential with the One Density Increase for Urban Design [DI-1] designation, the site could be developed with a maximum of 32,887 square feet of office use and 24 multifamily units. She also noted that if approved and developed with residential uses only, a maximum of 115 multifamily units (apartments) could be built on the site. She further explained that if the sound urban design principles are not applied, then the property would be developed with a maximum of 32,887 square feet of office use and 12 single-family attached units or 37 multifamily units and 12 single-family attached units. Ms. Burke noted however, that the applicant proffered a declaration of restrictions (covenant), which limits development to 66 multifamily units (apartments) and requires the incorporation of sound urban design principles based on the County's Urban Design Manual into the design of development on the application site.

Mr. Felix Lasarte, the applicant's legal representative, then provided a description of the proposed project. Following Mr. Lasarte's presentation the Chair opened the public hearing, during which 13 members of the public spoke. Nine members of the public expressed opposition to the proposed project, citing traffic and flooding as primary concerns. Other members of the public expressed a desire keep NW 161<sup>st</sup> Street closed, and to have more input into the planning for this project. No member of the public expressed support for the project. Following the public hearing, Mr. Lasarte presented a rebuttal to the objections raised and spoke of the need for infill and workforce housing.

A brief discussion by the Board followed, focused on flooding and traffic issues raised during the public hearing. Following Board discussion, Mr. Lasarte asked that the application be deferred in order to provide time to meet with the neighbors. Assistant County Attorney Dennis Kerbel indicated that a deferral would prevent the application from being considered by the Planning Advisory Board as scheduled. Mr. Lasarte acknowledged this, stating that he would make arrangements to meet with the neighbors through the Biscayne Gardens Association.

Board member Dr. Nashira Williams made a motion to defer the application to the next scheduled Community Council 8 meeting, per the applicant's request. Board member Caroline Williams seconded the request. The motion passed 5 to 0 as follows:

Athemon Johnson	Yes	Caroline Florence Williams	Yes
Felix A. Montes	Yes	Dr. Nashira Amina Williams	Yes
Fredericke Alan Morley	Absent		
Dr. Joy J. Davis, Chair, Yes			

### **January 2020 Cycle Application No. CDM20200003 (West Group Developers, LLC)**

Mr. Juan Carlos Pelaez, Senior Planner, made a brief presentation on the application. Mr. Pelaez identified the application site located on the north side of NW 105 Street and  $\pm 414$  feet east of NW 21 Avenue. Mr. Pelaez stated that the application site is  $\pm 4.457$  gross acres, and that Staff is recommending to add  $\pm 0.81$  acres, for a total of 5.267 gross acres. Mr. Pelaez noted that the application site is designated "Low Density Residential (2.5 to 6 dwelling units per gross acres)" and "Low-Medium Density Residential (6 to 13 dwelling units per gross acre)". With the current designation, the site could be developed with 27 single-family detached residential units. He stated that the requested redesignation to "Low-Medium Density Residential", with Staff's recommended addition of  $\pm 0.8$  acres, would allow the application site to be developed with 68 residential units. Mr. Pelaez concluded that the Staff recommendation on the application was to "Adopt with Change", the "change" as recommended by staff is to add the referenced  $\pm 0.8$  acres to the application site.

Gustavo Bolado, representing the applicant, spoke briefly about the application and asked for the Board's support of the application. After Mr. Bolado's presentation, the Chair opened the public hearing and four members of the public spoke in opposition to the proposed project. Traffic, flooding, and a desire to retain the single family character of the neighborhood were the primary concerns expressed by the speakers. Following the public hearing, Mr. Bolado in his rebuttal of the objections raised, emphasizing that the County had reviewed the traffic study and verified that the traffic impact from the proposed development would be minimal.

During the Board discussion Board members questioned the hearing notification process, to which Garrett Rowe, stated that notices were mailed to all property owners within one quarter mile of the application site. Board Member Johnson requested that any development taking place on the Red Road canal system, which abuts the application site, address the issue of stagnant water and the potential for increased flooding should the application be approved. Mr. Johnson also expressed concerns about traffic resulting from the proximity of three high schools in the vicinity, particularly when school lets out. Board Member Caroline Williams questioned whether there was a commitment to provide workforce housing and in response, Mr. Rowe outlined that there was no commitment from the applicant to provide workforce housing (there was no covenant proffered by the applicant by the applicant that would provide for such commitments). The Board asked if the applicant would proffer a declaration of restrictions (covenant) committing to providing 20% of the units for workforce housing and the applicant agreed.

Chair Davis asked Mr. Bolado if he met with the community to discuss the proposed project, and Mr. Bolado indicated that he had not. Board Member Johnson stated that there are two



homeowner associations in the vicinity that should be contacted: Golf Park and West Little River Farms.

Board member Johnson made a motion to Adopt with Change (Change is to add  $\pm 0.81$  acres recommended by staff, for a total of  $\pm 5.267$  gross acres), and with the conditions that: 1) the applicant proffer a Declaration of Restrictions committing to set aside 20% of the residential units for workforce housing; and 2) the applicant meet with the West Little River Farms and the Golf Park Homeowners Association to inform them of the application. Board member Caroline Williams seconded the motion. The motion passed 3 to 2 as follows:

Athemon Johnson	Yes	Caroline Florence Williams	Yes
Felix A. Montes	Yes	Dr. Nashira Amina Williams	No
Fredericke Alan Morley	Absent		
	Dr. Joy J. Davis, Chair, No		

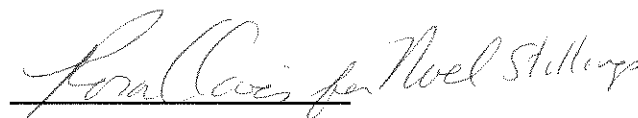
#### Adjournment

Board member Dr. Nashira Williams made a motion to adjourn the meeting, and board member Johnson seconded the motion. The motion passed 5 to 0 as follows:

Athemon Johnson	Yes	Caroline Florence Williams	Yes
Felix A. Montes	Yes	Dr. Nashira Amina Williams	Yes
Fredericke Alan Morley	Absent		
	Dr. Joy J. Davis, Chair, Yes		

The public meeting ended at 8:29 p.m.

Respectfully submitted,



Noel Stillings, Secretary

