

# **INITIAL RECOMMENDATIONS**

## **MAY 2016 STANDARD APPLICATIONS TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN**

**FOR MIAMI-DADE COUNTY, FLORIDA**



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RECOMMENDATIONS

MAY 2016 STANDARD APPLICATIONS TO AMEND THE  
COMPREHENSIVE DEVELOPMENT MASTER PLAN

November 2016

Miami-Dade County  
Department of Regulatory and Economic Resources  
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# INTRODUCTION

This report contains the initial recommendations of the Department of Regulatory and Economic Resources (Department) addressing Standard Application Nos. 5, 6 and 7 of the May 2016 Plan Amendment Review Cycle to amend the Comprehensive Development Master Plan (CDMP). A total of five (5) applications (Application Nos. 1, 2, 3, 4 and 7) were filed, all by private parties during the May 2016 Cycle filing period. Two applications (Application Nos. 5 and 6) were filed in the November 2015 Cycle and were transferred to the May 2016 Cycle, bringing the total number of applications in the May 2016 Cycle to seven. Application No. 2 was transferred to the October 2016 Cycle at the request of the Applicant, pursuant to Section 2-116.1 of Miami-Dade County Code. All of the applications in the May 2016 Cycle request amendments to the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map. Application Nos. 1, 3 and 4 are addressed in a separate report and were adopted as small-scale amendments on October 26, 2016 by Miami-Dade Board of County Commissioners (Board). This report addresses Standard Application Nos. 5, 6 and 7. A summary of each May 2016 Cycle standard 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 2 through May 31, 2016.

The CDMP amendment process involves two phases. The first phase occurs between the time applications are filed and the time the 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 in November 2016 for the standard applications, and will 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 on the standard applications for this CDMP amendment cycle must be held prior to the PAB, acting as the County's Local Planning Agency, and the Board conduct their public hearings, and are currently scheduled for November 29, 2016 for Application Nos. 5 and 6; and for November 28, 2016 for Application No. 7. The PAB is scheduled to hold a public hearing on Standard Application Nos. 5, 6, and 7 on December 7, 2016. The purposes of these public hearings are to receive comments and recommendations on the applications, and to formulate recommendations to the Board regarding the transmittal of the standard applications. The Board is currently scheduled to hold a duly noticed public hearing on January 25, 2017, to address transmittal of the standard applications. "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 standard applications to the reviewing agencies. The CDMP amendment procedures in Section 2-116.1 of the County Code provide that the County will request to the SLPA to review and comment on all transmitted CDMP amendment proposals. Application Nos. 5 and 6 will undergo the State Coordinated Review process, pursuant to Chapter 163.3184(4)(d)1., F.S. Under the State Coordinated Review Process, the reviewing agencies are expected to return comments addressing Application Nos. 5 and 6, if transmitted, in April 2017, approximately 75 days after the transmittal hearing. Application No. 7 will undergo the Expedited State Review Process, pursuant to Chapter 163.3184(3)(b)2., F.S. Under the Expedited State Review Process, the reviewing agencies are expected to return comments addressing Application No. 7, if transmitted, in March 2017, approximately 45 days after the transmittal hearing. 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 hearing and any additional submitted materials and may issue a "Final Recommendations" report reflecting any new information prior to the final public hearing. 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 filing a Notice of Proposed Change application, pursuant to Chapter 380.6, F.S., that is related to an existing application undergoing the Development of Regional Impact (DRI) process. Procedures for processing such special or DRI-related amendments are established in Section 2-116.1 of the Miami-Dade County Code.

### **Additional Information**

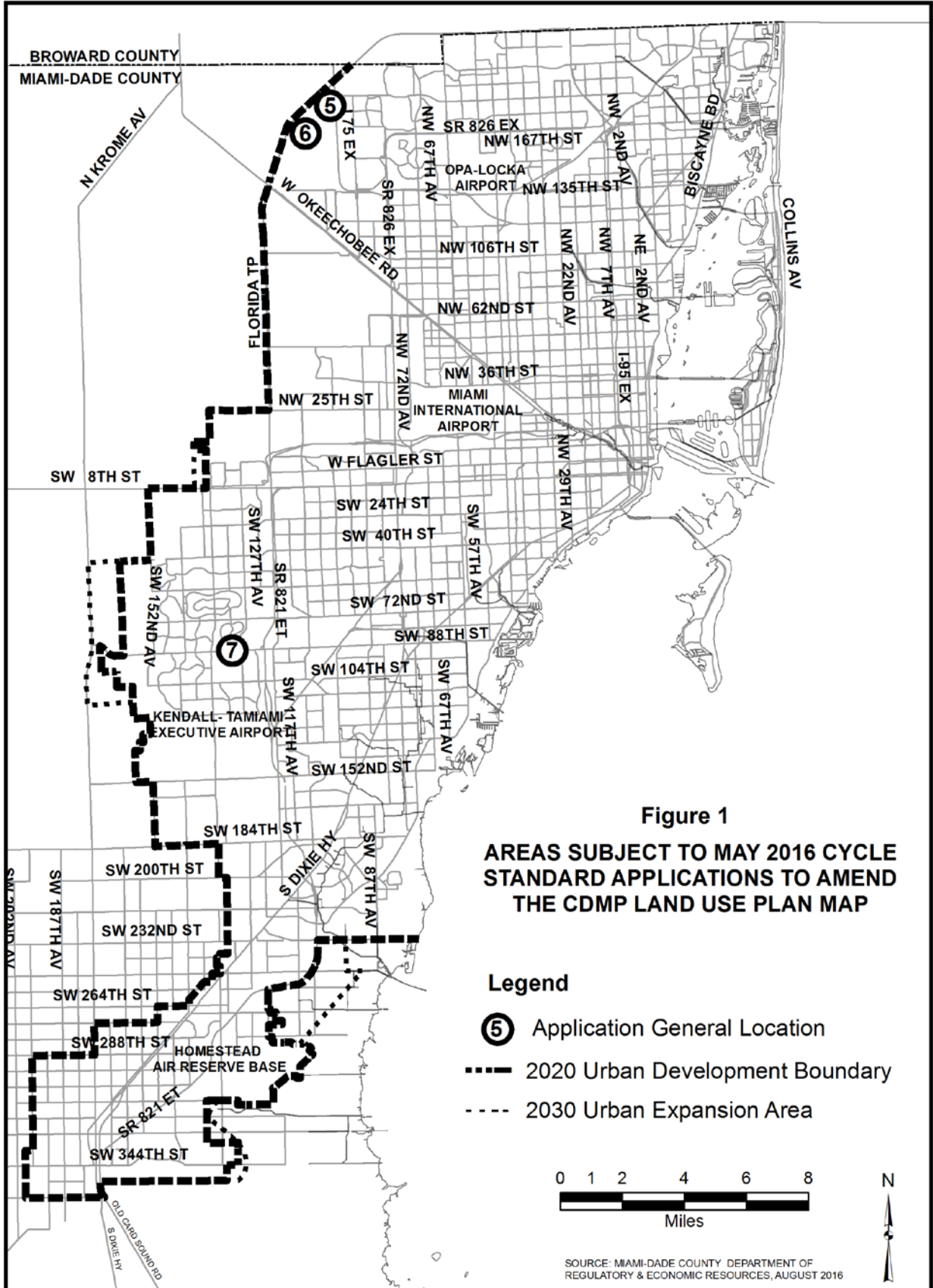
Anyone having questions regarding any aspect of the CDMP review and amendment process should visit or call the Metropolitan Planning Section of the Miami-Dade County Department of Regulatory and Economic Resources at 111 NW 1<sup>st</sup> Street, 12<sup>th</sup> Floor, Miami, Florida 33128-1972; telephone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



Table 1  
Schedule of Activities  
May 2016-2017 CDMP Amendment Cycle

Pre-application Conference	Prior to Filing Application
Application Filing Period Documents required upon filing an application • <i>Proposed modification(s) to a Declaration of Restrictions</i> • <i>Traffic Impact Study – required for Standard Applications</i>	May 1 to May 31, 2016
Deadline to withdraw Application for return of full Fee	June 7, 2016
Deadline to cure unclear or incomplete Applications	5 <sup>th</sup> business day after Notice of deficiency
Applications published by Department	June 21, 2016
Deadline for submitting Technical Reports	July 1, 2016
Deadline for submitting Declarations of Restrictions to be considered in the Initial Recommendations Report	June 21, 2016
Initial Recommendations Report released by the Department	November 2016
Community Council (CC) Public Hearings	
Application No. 5 (Standard): Country Club of Miami (CC-5)	November 29, 2016
Application No. 6 (Standard): Country Club of Miami (CC-5)	
Application No. 7 (Standard): West Kendall (CC-11)	November 28, 2016
Planning Advisory Board (PAB), acting as the 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)	December 7, 2016 (Standards) County Commission Chamber 111 NW 1 Street, Miami, Florida 33128
Board of County Commissioners (Board) Hearing and Action on Adoption of Small-Scale Amendments and Transmittal of Standard Amendment requests to SLPA	January 25, 2017 (Standards) County Commission Chamber 111 NW 1 Street, Miami, Florida 33128
Transmittal to SLPA and other Reviewing Agencies	February 2017 (Approximately 10 business days after Board Transmittal Hearing)
Deadline for Filing Supplementary Reports by the Public	February 25, 2017 (30 days after Board's Transmittal Hearing)
Receipt of Comment Letters from Reviewing Agencies	April 2017** (Approximately 30 days after Transmittal under the Expedited State Review process, or 60 days for State Coordinated Review process)
Final Recommendations Report may be released by the Department	April 2017**
Public Hearing and Final Action on Applications: Board	Specific date(s) to be set in April or May 2017 (No later than 45 days after receipt of Comments from reviewing agencies)

Notes: \*\* indicates estimated Date; Dates subject to change and all hearings will be noticed by newspaper advertisement  
Application Nos. 5 & 6 to undergo State Coordinated Review and Application No. 7 to undergo State Expedited Review



**Summary of Recommendations**  
**May 2016 Cycle Standard Applications to Amend the Comprehensive Development Master Plan for Miami-Dade County, Florida**  
**December 2016**

Application Number/ Type	Applicant/Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation	Community Council Recommendation, Resolution # and Date	PAB/LPA Recommendation	BCC Action/ Recommendation
5/ standard	<p>International Atlantic, LLC /Miguel Diaz de la Portilla, Esq. &amp; Elinette Ruiz, Esq.</p> <p>Location: East of the HEFT and west of I-75 between NW 170 Street and the intersection of I-75 and HEFT / (174.827 gross/net)</p> <p><u>Requested Amendment to the CDMP LUP Map and Text:</u></p> <ol style="list-style-type: none"> <li>1. Redesignate the application site on the Land Use Plan map:  From: "Industrial and Office"  To: "Business and Office"</li> <li>2. Delete the 0.45 FAR limitation on the portion of the Application area west of NW 97 Avenue;</li> <li>3. Release the Declaration of Restrictions, recorded in Official Records Book 24479 at Page 0689 of the Public Records of Miami-Dade County, Florida, as it applies to portions of land within the subject property;</li> <li>4. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board; and</li> <li>5. Amend the Transportation Element Figure 1 – Planned Year 2030 Roadway Network; Figure 2 – Roadway Classification 2012; and Figure 3 – Roadway Functional Classification 2030).</li> </ol>	12/ Diaz	Transmit with Change and with the Proffered Declaration of Restrictions (November 2016)	CC (5) Transmit with Change and with the Proffered Declaration of Restrictions as recommended by staff and with the following conditions: 1) Keep NW 170 <sup>th</sup> Street bridge closed and 2) provide private bus shuttle bus services for the communities on NW 186 Street. (11-29-16)	Transmit with Change and with the Proffered Declaration of Restrictions as recommended by staff (12-07-16)	To Be Determined (1-25-17)

Application Number/ Type	Applicant/Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation	Community Council Recommendation, Resolution # and Date	PAB/LPA Recommendation	BCC Action/ Recommendation
6/ standard	<p>The Graham Companies/Tracy R. Slavens, Esq. &amp; Joseph G. Goldstein, Esq.</p> <p>East of the HEFT and west of I-75 between NW 170 and NW 180 Streets / (339 gross acres/ 323.6 net acres)</p> <p><u>Requested Amendment to the CDMP LUP Map and Text:</u></p> <ol style="list-style-type: none"> <li>Redesignate the application site on the Land Use Plan map: From: Parcel A: "Industrial and Office" (329 acres) and Parcel B: "Business and Office" (10 acres) To: "Business and Office" and "Employment Center"</li> <li>Release the Declaration of Restrictions, recorded in Official Records Book 24479 at Page 0689 of the Public Records of Miami-Dade County, Florida, as it applies to portions of land within the subject property; and</li> <li>Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board.</li> </ol>	12/ Diaz	Transmit with the Proffered Declaration of Restrictions (Nov 2016)	CC (5) Transmit with the Proffered Declaration of Restrictions as recommended by staff and with the following conditions: 1) Keep NW 170 <sup>th</sup> Street bridge closed and 2) provide private bus shuttle bus services for the communities on NW 186 Street. (11-29-16)	Transmit with the Proffered Declaration of Restrictions as recommended by staff (12-07-16)	To Be Determined (1-25-17)
7/ standard	<p>Kendall Associates I, LLLP/Stanley B. Price, Esq., Brian S. Adler, Esq., Eileen Ball Mehta, Esq. &amp; Leah Aaronson, Esq.</p> <p>Generally between SW 88 Street (North Kendall Drive) and SW 104 Street (Killian Parkway), and between SW 127 Avenue and SW 137 Avenue / (168.129 gross/net acres)</p> <p><u>Requested Amendment to the CDMP LUP Map and Text:</u></p> <ol style="list-style-type: none"> <li>Redesignate the ±168.13-acre application site on the Land Use Plan map; From: "Parks and Recreation" To: "Low-Medium Density Residential (6 to 13 dwelling units per gross acre)" <i>[Request modified by the Applicant by letter dated December 2, 2016 to now request "Low Density Residential (2.5 to 6 dwelling units per gross acre)]</i></li> <li>Amend the Parks and Recreation Text on Page I-52 of the Land Use Element; <i>[Request withdrawn by the Applicant by letter dated November 23, 2016]</i></li> <li>Release Declaration of Restrictions recorded in Official Records Book 5891 and Page 633 <i>[Request withdrawn by the Applicant by letter dated November 23, 2016]</i></li> <li>Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board.</li> </ol>	7/ Suarez	Deny Do Not Transmit (Nov 2016)	CC (11) No Quorum (11-28-16)	Deny Do Not Transmit (12-07-16)	To Be Determined (1-25-17)

Notes: CC = Community Council; PAB/LPA = Planning Advisory Board, acting as the Local Planning Agency; BCC = Board of County Commissioners