

# **INITIAL RECOMMENDATIONS**

## **OCTOBER 2017 APPLICATIONS TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN**

**FOR MIAMI-DADE COUNTY, FLORIDA**



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INITIAL  
RECOMMENDATIONS

OCTOBER 2017 APPLICATIONS TO AMEND THE  
COMPREHENSIVE DEVELOPMENT MASTER PLAN

March 2018

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 applications to amend the Comprehensive Development Master Plan (CDMP), which were filed for consideration during the October 2017 Plan Amendment Review Cycle. Six (6) small-scale applications (Application Nos. 1, 2, 3, 4, 5 and 6) and three (3) standard applications (Application Nos. 7, 8 and 9) were reviewed in this October 2017 amendment review cycle. Application No. 1 was legally withdrawn by the applicant by letter dated April 5, 2018. 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 October 2 through October 31, 2017.

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 March 2018, 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 were held in March/April 2018, prior to the PAB, acting as the County's Local Planning Agency, and the Board conduct their public hearings. The PAB held a public hearing on April 9, 2018, 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 April 25, 2018, 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 June 2018, 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, applications undergoing expedited review, 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 1<sup>st</sup> Street, 12<sup>th</sup> Floor, Miami, Florida 33128-1972; telephone 305/375-2835.

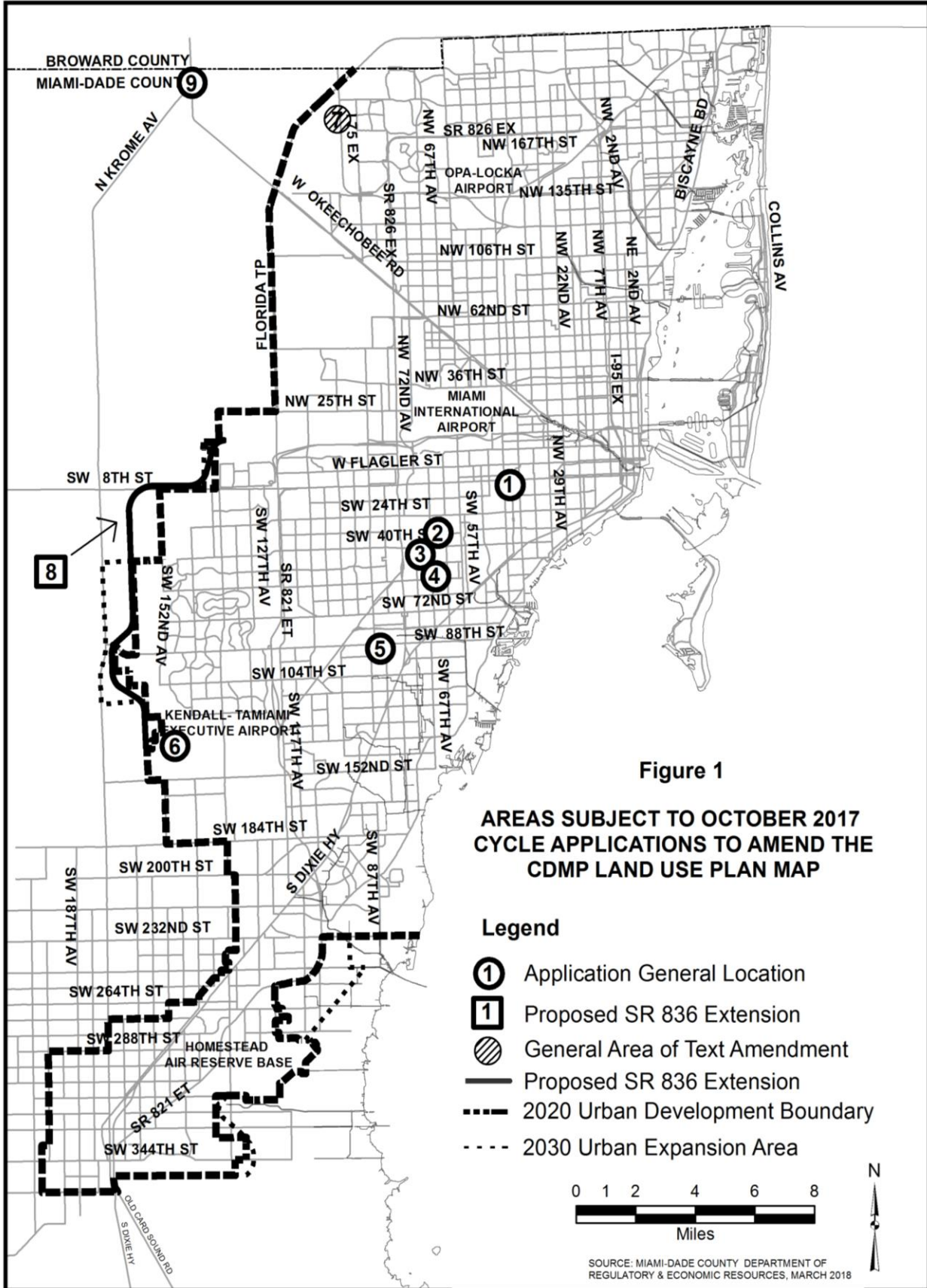


Table 1  
Schedule of Activities  
October 2017-2018 CDMP Amendment Cycle

Pre-application Conference	Prior to Filing Application
Application Filing Period Documents required upon filing an application <ul style="list-style-type: none"> <li>• <i>Any proposed modification(s) to a CDMP Declaration of Restrictions</i></li> <li>• <i>Traffic Impact Study – required for Standard Applications</i></li> </ul>	October 2 to October 31, 2017
Deadline to withdraw Application and obtain return of full Fee. Notify applicant of deficiencies.	November 7, 2017
Deadline for resubmittal of unclear or incomplete Applications	Seventh business day after Notice of deficiency
Applications Report published by Department	November 30, 2017
Deadline for submitting Technical Reports	November 30, 2017
Deadline for submitting Declarations of Restrictions to be considered in the Initial Recommendations Report	November 30, 2017
Initial Recommendations Report released by the Department	March 2018
Application No. 1: Westchester (CC10)	March 22, 2018
Application No. 2, 3, 4 and 5: Kendall (CC12)	March 20, 2018
Application No. 6: West Kendall (CC11)	April 3, 2018
Application No. 7: Country Club of Miami (CC5)	March 21, 2018
Application No. 8: Country Club of Miami (CC5) Westchester (CC10) West Kendall (CC11)	March 21, 2018 March 22, 2018 April 3, 2018
Application No. 9: Country Club of Miami (CC5)	March 21, 2018
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)	April 9, 2018 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	April 25, 2018 County Commission Chamber 111 NW 1 Street Miami, Florida 33128
Transmittal to SLPA and other Reviewing Agencies	May 2018** (Approximately 10 days after Board Transmittal Hearing)
Deadline for Filing Supplementary Reports by the Public	Thirty (30) days after Board's transmittal hearing
Receipt of Comment Letters from Reviewing Agencies	June 2018** (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	June 2018**
Public Hearing and Final Action on Applications: Board	July 25, 2018 (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**  
**October 2017 Cycle Applications to Amend the Comprehensive Development Master Plan for Miami-Dade County, Florida**  
**March 2018**

Application Number/ Type	Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation	Recommendation, Community Council Resolution # and Date	PAB/LPA Recommendation (April 9, 2018)	BCC Action/ Recommendation (April 25, 2018)
1/ small-scale	<p>London West Holdings, LLC / Mario Garcia-Serra, Esq., &amp; Lauren Kahn, Esq.</p> <p>West side of SW 42 Avenue between SW 9 and SW 16 Streets / (±4.71gross / 4.25 net)</p> <p>Subarea A (±4.41 gross/net): Between SW 9 Terrace and SW 16 Street; Subarea B (±0.46 gross/net): Between SW 9 street and SW 9 Terrace</p> <p><u>Requested Amendment to the CDMP:</u></p> <p>1. Redesignate the application site on the LUP map:</p> <p>From: "Low Density Residential (2.5 to 6 DU/Ac.)"</p> <p>To: "Medium Density Residential (13 to 25 DU/Ac. – with One Density Increase [DI-1])" [Subarea A]; and "Business and Office" [Subarea B]"</p> <p>2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board.</p>	6/ Sosa	Adopt with Change as a Small Scale Amendment with Acceptance of the Proffered Declaration of Restrictions	<p>Adopt with Change to redesignate Subarea A to "Low Medium Density Residential" with One Density Increase with Sound Urban Design and redesignate Subarea B to "Business and Office" and with the condition that the Declaration of Restrictions be modified accordingly</p> <p>Westchester CC10 (CC10-01-18; March 22, 2018)</p>	Withdrawn by the Applicant by letter dated April 5, 2018	To be Determined
2/ small-scale	<p>6900 Bird Owner, LLC/ Joseph G. Goldstein, Esq. &amp; Tracy R. Slaven, Esq.</p> <p>West of 69 Avenue between SW 40 and SW 44 Streets / (±3.86 net)</p> <p><u>Requested Amendment to the CDMP:</u></p> <p>1. Redesignate the application site on the LUP map:</p> <p>From: "Business and Office" and "Medium Density Residential (13 to 25 DU/Ac.)"</p> <p>To: "Special District - Ludlam Trail Corridor District"</p> <p>2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board.</p>	7/ Suarez	Adopt as a Small Scale Amendment with Acceptance of the Proffered Declaration of Restrictions	Deny  Kendall CC12 (CC12-2-18; March 20, 2018)	Adopt as a Small Scale Amendment with Acceptance of the Proffered Declaration of Restrictions	To be Determined

Application Number/ Type	Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation	Recommendation, Community Council Resolution # and Date	PAB/LPA Recommendation (April 9, 2018)	BCC Action/ Recommendation (April 25, 2018)
3/ small-scale	<p>7050 and 7004 Owner, LLC / Joseph G. Goldstein, Esq. &amp; Tracy R. Slaven, Esq.</p> <p>Southeast corner of SW 71 Avenue and SW 44 Street / (±2.83 net)</p> <p><u>Requested Amendment to the CDMP:</u></p> <p>1. Redesignate the application site on the LUP map:</p> <p>From: "Industrial and Office"</p> <p>To: "Special District - Ludlam Trail Corridor District"</p> <p>2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board.</p>	7/ Suarez	Adopt as a Small Scale Amendment with Acceptance of the Proffered Declaration of Restrictions	Deny  Kendall CC12 (CC12-3-18; March 20, 2018)	Adopt as a Small Scale Amendment with Acceptance of the Proffered Declaration of Restrictions	To be Determined
4/ small-scale	<p>7-Eleven, LLC / Jerry B. Proctor, Esq.</p> <p>Southwest corner of SW 56 Street and SW 67 Avenue / (±1.31 net)</p> <p><u>Requested Amendment to the CDMP:</u></p> <p>1. Redesignate the application site on the LUP map:</p> <p>From: "Estate Density Residential (1 to 2.5 DU/Ac.)"</p> <p>To: "Business and Office"</p> <p>2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board.</p>	7/ Suarez	Adopt as a Small Scale Amendment with Acceptance of the Proffered Declaration of Restrictions	Adopt with Acceptance of the Proffered Declaration of Restrictions with the condition that the Declaration of Restrictions be modified to require dense landscaping on the southern side of the property  Kendall CC12 (CC12-5-18; March 20, 2018)	Deny	To be Determined

Application Number/ Type	Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation	Recommendation, Community Council Resolution # and Date	PAB/LPA Recommendation (April 9, 2018)	BCC Action/ Recommendation (April 25, 2018)
5/ small-scale	<p>Ulysses Vazquez and Dulce Prats Vazquez c/o Edgewater Construction Group, Inc. &amp; Richard Interian / Ben Fernandez, Esq.</p> <p>Between SW 92 and SW 94 Streets between SW 87 and SW 84 Avenues / (±2.3 net)</p> <p><u>Requested Amendment to the CDMP</u></p> <p>1. Redesignate the application site on the LUP map:</p> <p>From: "Estate Density Residential (1 to 2.5 DU/Ac.)"</p> <p>To: "Low Density Residential 6 to 13 DU/Ac. – with One Density Increase [DI-1]"</p> <p>2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board.</p>	7/ Suarez	Adopt as a Small Scale Amendment with Acceptance of the Proffered Declaration of Restrictions	Deny  Kendall CC12 (CC12-4-18; March 20, 2018)	Deny	To be Determined
6/ small-scale	<p>Tamiami Business Park, LLC / Juan J. Mayol, Jr. &amp; Pedro Gassant, Esq.</p> <p>South side of SW 136 Street and ±1,300 feet east of SW 157 Avenue / (±9.4 Gross Acres/±8.74 Net Acres))</p> <p><u>Requested Amendment to the CDMP:</u></p> <p>1. Redesignate the application site on the LUP map:</p> <p>From: "Industrial and Office"</p> <p>To: "Medium Density Residential (13 to 25 DU/Ac. – with One Density Increase [DI-1]"</p> <p>2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board.</p>	11/ Martinez	Deny	Adopt as a Small Scale Amendment with Acceptance of the Proffered Declaration of Restrictions  West Kendall CC11 CC11-1-18 (April 3, 2018)	Adopt as a Small-Scale Amendment with the proffered Declaration of Restrictions with the condition that 100% of the housing units are leased to persons earning at or below 140% of the Area Median Income	To be Determined

Application Number/ Type	Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation	Recommendation, Community Council Resolution # and Date	PAB/LPA Recommendation (April 9, 2018)	BCC Action/ Recommendation (April 25, 2018)
7/ standard	<p>AMB I-75, LLC / Felix Lasarte, Esq.</p> <p>North of NW 170 Street between NW 97 Avenue and I-75 / (±70.82 gross / ±68.087 net)</p> <p><u>Requested Amendment to the CDMP:</u></p> <p>1. Redesignate the application site on the LUP map:</p> <p>From: "Industrial and Office"</p> <p>To: "Business and Office"</p> <p>2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board.</p>	12/ Diaz	Transmit	<p>Transmit as Recommended by Staff</p> <p>Country Club of Miami CC5 (CC5-1-18; March 21, 2018)</p>	Transmit	To be Determined

Application Number/ Type	Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation	Recommendation, Community Council Resolution # and Date	PAB/LPA Recommendation (April 9, 2018)	BCC Action/ Recommendation (April 25, 2018)
8/ standard	<p>Miami-Dade County / Jack Olsterholt, Deputy Mayor/Director</p> <p><u>Requested Amendment to the CDMP:</u></p> <p>1. Amend the LUP Map to include the SR-836/Dolphin Expressway southwest extension as an Expressway; and</p> <p>2. Amend the Transportation Element map series in the Traffic Circulation Subelement and Mass Transit Subelement listed below to include the SR-836/Dolphin Expressway southwest extension.</p>	11/ Martinez and 12/ Diaz	Transmit with Change and Adopt	<p>Transmit with Change and Adopt with the condition that a toll road not be allowed</p> <p>Country Club of Miami CC5 (CC5-2-18; March 21, 2018)</p> <p>Adopted with Change with the condition that the SR 836 extension be studied in conjunction with future planning and expansions of the Urban Expansion Areas (UEA), taking into consideration the capacities that will result from UEA expansions</p> <p>Westchester CC10 (CC10-02-18; March 22, 2018)</p> <p>Transmit with Change and Adopt with the Additional Change that the Corridor be Aligned Immediately East of Krome Avenue</p> <p>West Kendall CC11 (CC11-2-18 (April 3, 2018)</p>	Transmit and Adopt with Change with the condition that the SR 836 extension be studied in conjunction with future planning and expansions of the Urban Expansion Areas (UEA), taking into consideration the capacities that will result from UEA expansions	To be Determined

Application Number/ Type	Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation	Recommendation, Community Council Resolution # and Date	PAB/LPA Recommendation (April 9, 2018)	BCC Action/ Recommendation (April 25, 2018)
9/ standard	Miami-Dade County / Jack Olsterholt, Deputy Mayor/Director  <u>Requested Amendment to the CDMP:</u> Amend the Open Land Subarea 1 text on page I-67 of the Land Use Element in the October 2013 edition of the County's adopted Comprehensive Development Master Plan to allow the County owned site for former and decommissioned Opa-Locka West Airport to be utilized as an area for recreational motorsports, in particular all-terrain vehicle (ATV) use and recreational drag racing.	12/ Diaz	Transmit and Adopt	Transmit and Adopt As Recommended by Staff  Country Club of Miami CC5 (CC5-3-18; March 21, 2018)	Transmit and Adopt	To be Determined

Notes

BCC means Board of County Commissioners

PAB means Planning Advisory Board