

# Memorandum



**Date:** September 27, 2018

**To:** Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor

Agenda Item No. 2(A)(4)

**Subject:** Report on Pending October 2017 Cycle Application Nos. 7 and 8 to Amend the Comprehensive Development Master Plan

## Recommendation

It is recommended that the Board of County Commissioners (Board) take final action on the pending Application Nos. 7 and 8 filed in the October 2017 cycle of amendments to the Comprehensive Development Master Plan (CDMP). The pending applications are identified in the table below with the corresponding ordinance with which final action is to be taken. The ordinances were adopted on first reading at the Board's April 25, 2018 and June 20, 2018, (respectively) public hearings addressing the October 2017 Cycle Applications.

APPLICATION NUMBER	ITEMS FOR CONSIDERATION BY THE BOARD
Application No. 7 (Standard Application)	Item No. 7D– Ordinance (Final Action)
Application No. 8 (Standard Application)	Item No. 7E – Ordinance (Final Action)

## Background

Nine (9) applications (Application Nos. 1 through 9) were processed in the October 2017 cycle of amendments to the CDMP, seven of which (Application Nos. 1 through 7) were filed by private parties and two (Application Nos. 8 and 9) were filed by Miami-Dade County. Application No. 1 was withdrawn by the applicant by letter dated April 5, 2018. At the Board's public hearing on April 25, 2018, Application Nos. 2, 3, and 6 were adopted by the Board as small-scale amendments. Small-scale Application No. 4 was denied and the Board directed transmittal of standard Application Nos. 7 and 9 to the State Land Planning Agency, and other state and regional agencies (reviewing agencies) for review and comment in accordance with Section 163.3184, Florida Statutes. The Board continued the public hearing to June 20, 2018, at which time the Board denied Application No. 5 and directed transmittal of Application No. 8.

The reviewing agencies reviewed the transmitted Application Nos. 7 and 8 and, by correspondence issued in July and August 2018, provided comments on projected impacts from the applications, if any, to relevant state or regional facilities and resources. The correspondence from the reviewing agencies are included as "Additional Items" in the agenda package for the Board's September 27, 2018, public hearing.

## Scope

The CDMP is a broad-based countywide policy-planning document created to guide future growth and development, to ensure the adequate provision of public facilities and services for existing and future populations in Miami-Dade County, and to maintain or improve the quality of the natural

and man-made environment in the County. While the adopted text of the CDMP generally applies countywide, some text amendment applications and individual, site-specific Land Use Plan map amendment applications may have localized impacts on one or more Commission Districts. Application No. 7 is located within District 12, which is represented by Commissioner Jose "Pepe" Diaz and Application No. 8 is located within Districts 11 and 12, which are represented by Commissioner Joe A. Martinez and Commissioner Jose "Pepe" Diaz, respectively.

**Fiscal Impact**

There is no direct fiscal impact associated with Application Nos. 7 and 8. However, the development allowed by the CDMP amendment Application Nos. 7 and 8 may have varying impacts on County services. The impacts associated with Application Nos. 7 and 8 are discussed in the "Initial Recommendations October 2017 Applications to Amend the Comprehensive Development Master Plan" report dated March 2018. This document is kept on file with and available from the Department of Regulatory and Economic Resources (Department), and can be accessed at the following link: <http://www.miamidade.gov/planning/cdmp-amendment-cycles.asp>.

**Social Equity Statement**

The recommendations of the Department's Director on Application Nos. 7 and 8 are contained in the document titled, "Initial Recommendations, October 2017 Applications to Amend the Comprehensive Development Master Plan," dated March 2018, which was prepared in accordance with Section 2-116.1 of the Code of Miami-Dade County, and which includes, among other things, a compatibility analysis and conclusion that satisfies the requirements of Ordinance No. 15-83, regarding social equity, to the extent applicable to the application.

**Track Record/Monitor**

Amendments to the CDMP do not involve the monitoring of contracts.

**Final Recommendations**

A summary description for the pending October 2017 Cycle Application Nos. 7 and 8 and the final recommendations of the Department on the pending applications are contained in the "Summary of Recommendations" matrix (Attachment A) of this report. The matrix also includes the prior recommendations of the Board, the affected Community Council, and the Planning Advisory Board acting as the Local Planning Agency.

  
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Jack Osterholt, Deputy Mayor

Attachment A

Summary of Recommendations to Amend the Comprehensive Development Master Plan for Miami-Dade County, Florida  
 October 2017 Cycle Applications to Amend the Comprehensive Development Master Plan for Miami-Dade County, Florida  
 August 2018

Application Number/Type	Location/Acreage/Requested Amendment	BCC District/Commissioner	Department's Initial Recommendation	Community Council Recommendation, Resolution # and Date	PAB/LPA Recommendation	BCC Action/Recommendation	Department's Final Recommendation	BCC Action/Final Recommendation
7/ standard	<p>AMB I-75, LLC / Felix Lasarte, Esq.                      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>                      1. Redesignate the application site on the LUP map.                      From: "Industrial and Office"                      To: "Business and Office"                      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 (April 2018)	Transmit as Recommend by Staff Country Club of Miami (CC 5); (CC5-1-18; March 21, 2018)	Transmit (4-9-18)	Transmit and Adopt with the condition that the applicant provide funding for the purchase of a fire rescue and suppression unit as part of the development (6-20-18)	Adopt with Change and with Acceptance of the Proffered Declaration of Restrictions (September 2018)	To be Determined (September 27, 2018)

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8/ standard	<p>Miami-Dade County / Jack Oisterholt, Deputy Mayor/Director</p> <p><b>Requested Amendment to the CDMP:</b></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/ Martínez and 12/ Díaz	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>	<p>Transmit and Adopt 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 (4-9-18)</p>	<p>Transmit with Further Change and Adopt [Further changes include a policy requiring the alignment of the SR 836 south extension remain outside and to the east of the boundary of the 10 day travel time contour of the west wellfield area; and all drainage shall be subject to DERM approval for conformance to Chapter 24 of the Code; prior to the construction of the roadway, or any phase thereof, MDX shall prepare a surface water sheet flow analysis to demonstrate that the wetlands hydrology in this area shall be adequately retained; and (2) Figure 1 entitled "Planned Year 2030 Roadway Network – Arterials, Collectors and other Significant Paved Roads" be corrected to reflect that the roadway portion between 8 Street and 88 Street was 6 lanes and not 4 lanes.] (6-20-18)</p>	Adopt as Transmitted with Change and Approve the Related Interlocal Agreement (September 2018)	To Be Determined (September 27, 2018)

Source: Miami-Dade County Department of Regulatory and Economic Resources (Department)

Notes:

BCC: Board of County Commissioners; LPA: Local Planning Agency