

Date: September 20, 2023

To: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

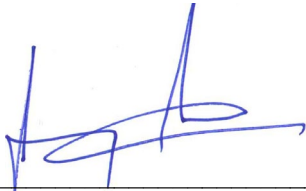
From: Daniella Levine Cava
Mayor



Supplement No. 2
Agenda Item No. 4(A)

Subject: Additional Supplemental Information on January 2022 Cycle Application
No. CDMP20220005 to Amend the Comprehensive Development Master Plan

This second supplement contains: (Exhibit 1) Additional Items addressing Application No. CDMP20220005 received by the Department of Regulatory and Economic Resources after the publication of the Initial Recommendations Report.



Jimmy Morales
Chief Operations Officer

**ADDITIONAL ITEMS
JANUARY 2022 CYCLE APPLICATION NO. CDMP202200005
TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN**

(Consisting of materials received after the publication of the Initial Recommendations Report)

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RESOLUTION NO. 22-4

RESOLUTION OF THE MIAMI-DADE COUNTY PLANNING ADVISORY BOARD ACTING AS THE LOCAL PLANNING AGENCY ISSUING RECOMMENDATIONS TO THE BOARD OF COUNTY COMMISSIONERS REGARDING FINAL DISPOSITION OF JANUARY 2022 CYCLE SMALL-SCALE APPLICATION NOS. CDMP20220003 AND CDMP20220004 AND TRANSMITTAL TO THE STATE LAND PLANNING AGENCY OF STANDARD APPLICATION NO. CDMP20220005 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

WHEREAS, pursuant to chapter 163, Part II, Florida Statutes (F.S.), the Comprehensive Development Master Plan (CDMP) for Miami-Dade County was adopted by the Miami-Dade Board of County Commissioners (Commission) in November 1988; and

WHEREAS, section 2-116.1 of the Code of Miami-Dade County, Florida, provides procedures for amending the CDMP, which comply with the requirements of the Florida Statutes referenced above; and

WHEREAS, Miami-Dade County's procedures provide for the processing of CDMP amendment applications concurrently with zoning applications, pursuant to section 2-116.1 of the Code of Miami-Dade County, and

WHEREAS, four (4) applications, namely Application Nos. CDMP20220001, CDMP20220003, CDMP20220004, and CDMP20220005 to amend the CDMP Adopted 2030 and 2040 Land Use Plan (LUP) map were filed by private parties on or before January 31, 2022 and are contained in the document titled "January 2022 Applications to Amend the Comprehensive Development Master Plan," dated February 2022; and

WHEREAS, the Applicant requested a one-month extension by letter dated June 1, 2022 and to be heard at the scheduled Board of County Commissioners CDMP October public hearing

by letter dated June 30, 2022. Application No. CDMP20220001 and that Application will be heard by this Board at a later date; and

WHEREAS, Miami-Dade County's procedures provide for the processing of eligible small-scale amendments as defined in section 163.3187, F.S.; and

WHEREAS, Application Nos. CDMP20220003 and CDMP20220004 filed in the January 2022 CDMP Amendment Cycle requested adoption, if eligible, as small-scale CDMP amendments; and

WHEREAS, the Department has published its initial recommendations addressing the January 2022 Cycle applications in the reports titled "Initial Recommendations January 2022" Application No. CDMP20220003 to Amend the Comprehensive Development Master Plan" and "Initial Recommendations January 2022 Application No. CDMP20220004 to Amend the Comprehensive Development Master Plan" dated May 2022; and "Initial Recommendations January 2022 Application No. CDMP20220005 to Amend the Comprehensive Development Master Plan," dated June 2022; and

WHEREAS, in accordance with the applicable County procedures, the affected Community Council has conducted an optional public hearing pursuant to section 2-116.1 (3)(e), Code of Miami-Dade County, Florida, to address Application No. CDMP20220004 that would directly impact its council area and issued recommendation on Application No. CDMP20220004 to the Planning Advisory Board and the Commission; and

WHEREAS, the affected community councils whose council areas would be directly impacted by Application Nos. CDMP20220003 and CDMP20220005 were scheduled to conduct optional public hearings on the applications, but did not achieve quorum to conduct the public hearings and therefore did not issue a recommendation on Application Nos. CDMP20220003 and CDMP20220005; and

WHEREAS, the Planning Advisory Board, acting as the Local Planning Agency, has acted in accord with the referenced State and County procedures, and has conducted a duly noticed public hearing to receive public comments and to address the referenced CDMP amendment applications, the initial recommendations of the Department, and to address the final action to be taken on the CDMP amendments by the Commission; and

NOW, THEREFORE, BE IT RESOLVED BY THE MIAMI-DADE COUNTY PLANNING ADVISORY BOARD ACTING AS THE LOCAL PLANNING AGENCY:

This Agency hereby makes the following recommendations to the Commission regarding the adoption of small-scale Land Use Plan map amendment Application Nos. CDMP20220003 and CDMP20220004, and transmittal to the reviewing agencies of standard Application No. CDMP20220005; and recommendation regarding subsequent final action by the Commission.

Application Number	Applicant/Representative Location (Size) Requested Small-Scale Amendment to the CDMP	Recommended Action on Small-Scale Amendment
CDMP 20220003	Abreu Development, LLC / Jerry B Proctor, Esq. / Located on the east side of NE 2 Court and ±300 feet north of NE 135 Street / ±2.06 gross acres / ±1.87 gross/net acres <u>Requested Amendment to the CDMP:</u> Redesignate the application site on the LUP map: From: “Low-Medium Density Residential” (6 to 13 dwelling units per gross acre) To: “Medium-High Density Residential” (25 to 60 dwelling units per gross acre)	Adopt with acceptance of the proffered Declaration of Restrictions
Small-Scale Amendment		

The motion to Adopt with acceptance of the proffered Declaration of Restrictions was moved by Board Member Ascencio-Savola. Board Member Losner seconded the motion. The motion passed unanimously 11 to 0 as follows:

Carla Ascencio-Savola	Yes	Michael Montiel	Yes
Lynette Cardoch	Yes	J. Wil Morris	Absent
Carlos Diaz-Padron	Yes	William Riley	Yes
Eric Fresco	Yes	Mercedes Rodriguez	Yes
Seth Gadinsky	Yes	Daniel Rogers	Absent
Horacio C. Huembes	Absent	Mikhaile Solomon	Absent
Steven “Max” Losner	Yes	Jesus Vazquez	Absent

Robert Alonso, Vice Chair, Yes
Wayne Rinehart, Chair, Yes

Application Number	Applicant/Representative Location (Size) Requested Standard Amendment to the CDMP	Recommended Action on Small-Scale Amendment
CDMP 20220004	Seaside 5620, LLC / Ben Fernandez, Esq. and Emily Balter, Esq., Bercow Radell Fernandez Larking & Tapanes, P.A. / ±140 feet south of SW 56 Street/Miller Drive and on the west side of SW 67 Avenue/Ludlam Road / ±0.70 gross/net acres <u>Requested Amendment to the CDMP:</u> 1. Redesignate the application site on the LUP map: From: "Estate Density Residential" (1 to 2.5 dwelling units per gross acre) 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.	Deny
Small-scale Amendment		

The motion to Deny was moved by Board Member Cardoch. Board Member Ascencio-Savola seconded the motion. The motion passed 8 to 3 as follows:

Carla Ascencio-Savola	Yes	Michael Montiel	Yes
Lynette Cardoch	Yes	J. Wil Morris	Absent
Carlos Diaz-Padron	Yes	William Riley	Yes
Eric Fresco	Yes	Mercedes Rodriguez	Yes
Seth Gadinsky	No	Daniel Rogers	Absent
Horacio C. Huembes	Absent	Mikhaile Solomon	Absent
Steven "Max" Losner	No	Jesus Vazquez	Absent

Robert Alonso, Vice Chair, Yes

Wayne Rinehart, Chair, No

Application Number	Applicant/Representative Location (Size) Requested Standard Amendment to the CDMP	<ul style="list-style-type: none"> • Transmittal Recommendation • Recommendation as to Subsequent Action
CDMP 20220005	Lennar Homes, LLC (a.k.a. Lime Grove) / Hugo P. Arza, Esq. and Amanda M. Naldjeff, Esq., Holland & Knight, LLP // Located between SW 336 Street and SW 344 Street and between SW 197 Avenue and SW 192 Avenue / ±116.85 gross acres / ±113.85 net acres <u>Requested Amendment to the CDMP:</u> 1. Release existing CDMP Declaration of Restrictions on the application site. 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.	Deny and do Not Transmit [as per Staff Recommendation]
Standard Amendment		

The motion to Deny and do Not Transmit [as per Staff Recommendation] was moved by Board Member Ascencio-Savola. Board Member Rodriguez seconded the motion. The motion passed 6 to 5 as follows:

Carla Ascencio-Savola	Yes	Michael Montiel	No
Lynette Cardoch	Yes	J. Wil Morris	Absent
Carlos Diaz-Padron	No	William Riley	Yes
Eric Fresco	No	Mercedes Rodriguez	Yes
Seth Gadinsky	Yes	Daniel Rogers	Absent
Horacio C. Huembes	Absent	Mikhaile Solomon	Absent
Steven "Max" Losner	No	Jesus Vazquez	Absent


Robert Alonso, Vice Chair, No
 Wayne Rinehart, Chair, Yes

The motion to Adopt the foregoing resolution was moved by Board Member Ascencio-Savola. Board Member Cardoch seconded the motion. The motion passed unanimously 11 to 0 as follows:

Carla Ascencio-Savola	Yes	Michael Montiel	Yes
Lynette Cardoch	Yes	J. Wil Morris	Absent
Carlos Diaz-Padron	Yes	William Riley	Yes
Eric Fresco	Yes	Mercedes Rodriguez	Yes
Seth Gadinsky	Yes	Daniel Rogers	Absent
Horacio C. Huembes	Absent	Mikhaile Solomon	Absent
Steven "Max" Losner	Yes	Jesus Vazquez	Absent

Robert Alonso, Vice Chair, Yes
Wayne Rinehart, Chair, Yes

The above actions were taken by the Planning Advisory Board, acting as the Local Planning Agency, at its public hearing on July 11, 2022, and are certified correct by Lourdes Gomez, Executive Secretary to the Planning Advisory Board.



Lourdes Gomez, AICP, Director
Department of Regulatory and Economic
Resources

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MINUTES

Miami-Dade County Planning Advisory Board
Acting As the Local Planning Agency
Public Hearing on January 2022 Cycle Applications Nos. CDMP20220003,
CDMP20220004 and CDMP20220005
To Amend the Comprehensive Development Master Plan
In-Person Hearing

July 11, 2022, 10:00 AM

Planning Advisory Board Members

Carla Ascencio-Savola	Present	Michael Montiel	Present
Lynette Cardoch	Present	J. Wil Morris	Absent
Carlos Diaz-Padron	Present*	William Riley	Present
Eric Fresco	Present*	Mercedes Rodriguez	Present
Seth Gadinsky	Present	Daniel Rogers	Absent
Horacio C. Huembes	Absent	Mikhaile Solomon	Absent
Steven "Max" Losner	Present	Jesus Vazquez	Absent

Robert Alonso, Vice Chair, Present
Wayne Rinehart, Chair, Present

Nathaly Simon, Miami-Dade Public Schools (non-voting), Absent
Larry Ventura, Homestead Air Reserve Base (non-voting), Absent

*Present after roll call

Department of Regulatory and Economic Resources (RER) Staff Present

Planning Division

Jerry Bell, Assistant Director, Planning Division
Garett Rowe, Chief, Metropolitan Planning 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
Glenn Amoruso, Planning Development Manager
Alexander Dambach, Planning Development Manager
Noel Stillings, Principal Planner, Metropolitan Planning
Rommel Vargas, Senior Planner, Metropolitan Planning
Cindy Dwyer, Senior Planner, Metropolitan Planning
Abby Diaz, Administrative Secretary, Metropolitan Planning

Other County Staff Present

CJ Wahl, Assistant County Attorney, County Attorney's Office
James Ferguson, Assistant Director, Planning & Regulatory Compliance, Miami-Dade Water and Sewer Department
Christine Velazquez, Assistant Division Chief, Code Coordination & Environmental Initiatives Division, Division of Environmental Resources Management

CALL TO ORDER AND OPENING STATEMENTS

The Planning Advisory Board (PAB) public hearing opened at 10:03 AM. Following the Pledge of Allegiance, PAB Chair Mr. Wayne Rinehart introduced himself and asked staff to conduct a roll call. Ms. Noel Stillings, Principal Planner, conducted a roll call and determined there was a quorum present.

PAB Chair's Introductory Remarks and Chair's Report

PAB Chair Rinehart welcomed the newest at-large PAB member, Mr. Steven "Max" Losner. Chair Rinehart reviewed the procedures and purpose of the public hearing and welcomed the public to the hearing on the January 2022 Cycle applications and Out-of-Cycle 2022 Application Nos. CDMP20220002 and CDMP20220010.

Opening Statement by County Staff

Mr. Garrett Rowe, Chief of Metropolitan Planning, introduced himself and addressed the PAB carryover discussion item by reviewing the recent ordinance change adopted by the Board of County Commissioners included changing the PAB Chair and Vice Chair terms from six months to one year.

[At this public hearing the 2022 Out-of-Cycle Application Nos. CDMP20220002 and CDMP20220010 were also heard and the summary minutes are addressed in a separate document.]

JANUARY 2022 CYCLE APPLICATIONS

Application No. CDMP20220003

Mr. Glenn Amoruso, Planning Development Manager, gave a brief overview of the application. He explained that Application No. CDMP20220003 was filed as a small-scale application by Abreu Development, LLC. The site is ± 2.06 gross/ ± 1.87 net acres, and generally located on the east side of NE 2 Court, approximately 300 feet North of NE 135 Street. Mr. Amoruso noted that the applicant is requesting to redesignate the site from "Low-Medium Density Residential" (6-13 dwelling units per acre) to "Medium-High Density Residential" (25-60 dwelling units per acre). He further noted that the current designation of "Low-Medium Density Residential" would allow 26 single family attached residential units. The requested "Medium-High Density Residential" designation would allow between 51 and up to a maximum of 123 multifamily residential units. Mr. Amoruso explained that the proposed development of the site, if the requested "Medium-High Density Residential" designation is approved, would be generally compatible with the existing development and land use designations of the abutting and adjacent properties. The predominant land uses in the vicinity of the application site are multifamily residential and institutional. More specifically, the areas to the northeast, and east are developed with multifamily residential complexes built at densities ranging from 11 units per acre to 50 units per acre, and to the east is a nursing home (institutional use).

Mr. Amoruso concluded by stating that staff is recommending to Adopt the application and reviewed the reasons for the recommendation That 1) the application is consistent with CDMP policies that give priority to infill development of underdeveloped land and redevelopment of substandard urban areas contiguous to existing urban developments 2) the existing public

facilities have adequate capacities to accommodate the impacts that would be generated by development on the subject property and 3) the requested designation would be generally compatible with the existing uses and land use designations of the adjacent and abutting properties.

Mr. Jerry Proctor, the legal representative of the applicant, provided further details on the application and announced that the applicant would be proffering a Declaration of Restrictions committing to set aside 10% of the dwelling units of the property for workforce housing, in accordance with Section 33.193.7.1 of the Miami-Dade Code of Ordinances.

Following the presentations, the PAB Chair opened up the public hearing. There being no one present to speak, the Chair opened the meeting for PAB Board member comments. One member spoke in favor of the application. There being no other comment, the Chair requested a motion.

The motion to Adopt with acceptance of the proffered Declaration of Restrictions was moved by Board Member Ascencio-Savola. Board Member Losner seconded the motion. The motion passed unanimously 11 to 0 as follows:

Carla Ascencio-Savola	Yes	Michael Montiel	Yes
Lynette Cardoch	Yes	J. Wil Morris	Absent
Carlos Diaz-Padron	Yes	William Riley	Yes
Eric Fresco	Yes	Mercedes Rodriguez	Yes
Seth Gadinsky	Yes	Daniel Rogers	Absent
Horacio C. Huembes	Absent	Mikhaile Solomon	Absent
Steven "Max" Losner	Yes	Jesus Vazquez	Absent

Robert Alonso, Vice Chair, Yes
 Wayne Rinehart, Chair, Yes

Application No. CDMP20220004

Ms. Noel Stillings, Principal Planner, presented small-scale Application No. CDMP20220004 filed by Seaside 5620, LLC that consists of approximately 0.70 acres. Ms. Stillings identified the application site as located ±140 feet south of SW 56 Street/Miller Drive on the west side of SW 67 Avenue/Ludlam Road. Ms. Stillings noted that the applicant originally requested the redesignation of the site to "Business and Office," but Staff had concerns about this application, and determined that the land use designation of "Office/Residential" would be a more appropriate designation given the area. Ms. Stillings reviewed the application site's history, noting the site was previously part of a larger CDMP application filed in 2017 that included the 7-Eleven gas station and car wash abutting to the north and northwest of this site. Ms. Stillings stated the PAB and the Board of County Commissioners (BCC) both voted to deny the 2017 application. She added that the application site, without the 7-Eleven to the north, was also the subject of Application No. 3 of the October 2019 Cycle, which sought redesignation to "Business and Office." Ms. Stillings stated that the PAB voted to deny the application, as did the BCC. Ms. Stillings identified the 7-Eleven and gas station north of the application site that received zoning approval for redevelopment and is currently in the later stages of construction. Ms. Stillings added that a 2019 survey identified 106 trees on the application site, including specimen trees with a trunk diameter 18 inches or greater, which need to be preserved in accordance with the County's Code. She identified the DERM Tree Field Notice of Violation issued May 19, 2022, and that documentation is included as part of the "Additional Items" for this application, that also included correspondence received from residents. Ms. Stillings stated the Kendall Community Council 12 voted 3 to 2 to "Adopt with

Change [the change is to redesignate the site to Office/Residential], and with the proffered Declaration of Restrictions.” She noted the Community Council vote also included the recommendation that the covenant be revised to limit the site to no medical uses, and to require any development 5,000 sq. ft. or more to be a 2-story building. Ms. Stillings pointed out the revised covenant dated July 7, 2022 included six (6) conditions, including a density limitation of 13,500 sq. feet, and if greater than 5,000 sq feet, will be divided between two stories.

Ms. Stillings responded to the PAB member inquires, explaining the difference between this application and the two previous CDMP applications. She added in response to Board member Gadinsky’s concern, the applicant stated they would amend their covenant to include that the building, if over 5,000 sq. ft., would be evenly divided between two floors. Mr. Rowe added that the covenant limitation of one single tenant would be implemented through the zoning and Certificate of Use processes.

Mr. Ben Fernandez, the applicant’s legal representative, outlined the existing uses and land use designations surrounding the application site and noted the CDMP policies that the application furthered such as infill and redevelopment on environmentally suitable sites. Mr. Fernandez opined that the application site was not conducive to residential uses. He stated the house on the site needed repairs and the site is adjacent to a bus stop on SW 67 Avenue. Mr. Fernandez reviewed the covenant conditions, including the ‘Anglo-Caribbean’ architectural style to be utilized and outlined there would be no parking reductions. Mr. Fernandez acknowledged that there were trees on the application site but stressed that the application site contained no endangered species nor natural forest communities.

Chair Rinehart opened up the public hearing. Ten (10) residents spoke in opposition to the application. Residents raised concerns with traffic, specifically new traffic anticipated to be generated onto SW 57 Terrace, which has no sidewalks. Residents spoke to the number of schoolchildren walking in the area and by the proposed office use, noting there are three schools in the area. Residents stated it is a desirable place to live, and that the house could be redeveloped as a single-family residence, with sales of nearby single-family homes at \$800,000. Residents contend there is no need for office space, as given the pandemic many people are working out of their homes. Other concerns include that the application has already been denied before, and that approval of this application will create a domino effect and would ultimately convert a tranquil residential area into office uses.

Hearing no other members of the public, Chair Rinehart closed the public hearing.

Board member Losner made a motion to Adopt and with the proffered Declaration of Restrictions including the applicant’s stated covenant change and with the condition that the floors be evenly sized, and to provide a 20% increase of the buffer requirements between the application site and the church playground. Board Member Gadinsky seconded the motion. The motion failed 3 to 8 as follows:

Carla Ascencio-Savola	No	Michael Montiel	No
Lynette Cardoch	No	J. Wil Morris	Absent
Carlos Diaz-Padron	No	William Riley	No
Eric Fresco	No	Mercedes Rodriguez	No
Seth Gadinsky	Yes	Daniel Rogers	Absent
Horacio C. Huembes	Absent	Mikhaile Solomon	Absent
Steven “Max” Losner	Yes	Jesus Vazquez	Absent

Robert Alonso, Vice Chair, No
Wayne Rinehart, Chair, Yes

Board member Cardoch made a motion to Deny the application, which was seconded by Board Member Ascencio-Savola. The motion passed 8 to 3 as follows:

Carla Ascencio-Savola	Yes	Michael Montiel	Yes
Lynette Cardoch	Yes	J. Wil Morris	Absent
Carlos Diaz-Padron	Yes	William Riley	Yes
Eric Fresco	Yes	Mercedes Rodriguez	Yes
Seth Gadinsky	No	Daniel Rogers	Absent
Horacio C. Huembes	Absent	Mikhaile Solomon	Absent
Steven "Max" Losner	No	Jesus Vazquez	Absent

Robert Alonso, Vice Chair, Yes
Wayne Rinehart, Chair, No

Application No. CDMP20220005

Ms. Rosa Davis, Planning Section Supervisor, gave an overview of Application No. CDMP20200005, filed by Lennar Homes, LLC (Lime Grove) noting that it seeks only to release an existing Declaration of Restrictions (covenant) and replace it with a new proffered covenant in order to remove the requirement to provide workforce housing. Ms. Davis explained that this is a standard amendment application for an undeveloped ±116.85 gross site, generally located between SW 336 Street and SW 344 Street and between SW 197 Avenue and SW 192 Avenue. She provided a brief background of the application site, noting that it was the subject of standard Application No. 14, filed in the April 2006 Cycle of applications to amend the CDMP, which was adopted on March 28, 2007 by the Board of County Commissioners (BCC) with acceptance of a Declaration of Restrictions (the 2007 Covenant). Among the various commitments and restrictions, the 2007 Covenant limited the site to 940 residential units and required 20% of the units to be workforce housing units. Ms. Davis noted that the applicant is requesting to release the 2007 Covenant and replace it with a proffered amended and restated covenant (proffered covenant). Specifically, the applicant seeks to eliminate the provision of the 2007 Covenant related to workforce housing. All the other covenant commitments in the proffered amended and restated declaration of restrictions remain unchanged.

Ms. Davis explained that the workforce housing provisions in the 2007 Covenant define workforce housing as housing affordable to households with incomes between 65% to 140% of the median family income. The 2007 Covenant requires 20% of the units (188 units) to be set-aside as workforce housing units (WHU), of 25% of the WHUs (47 units) are to be set aside for households with incomes at 65% to 105% of median family income. The 2007 Covenant also requires the WHUs to remain affordable for 20 years. Finally, Ms. Davis noted that the 2007 Covenant provides the County the right of first refusal for the WHUs. If a qualified purchaser cannot be identified within 210 days, the owner must notify the County. If within 30 days from the time of notification the County does not exercise the right-of-first refusal, the workforce housing units may be sold at market rate.

Ms. Davis outlined the need for housing that is affordable to the workforce both within the application area and countywide. She noted that the request to remove the workforce housing condition from the 2007 Covenant is in conflict with BCC and mayoral initiatives to provide more

affordable and workforce housing, particularly at a time when the County has been declared to be in a "Housing Affordability Crisis". Furthermore, she stated that the request is contrary to and inconsistent with CDMP objectives and policies that require the County to maintain, enhance, and increase affordable and workforce housing opportunities and encourage mixed-income housing, including Housing Element Objective HO-6, Policies HO-3A and HO-3F, and Land Use Element Policy LU-1K, among others. Ms. Davis pointed out that the workforce housing requirement in the 2007 Covenant was proffered as an incentive for the Board's approval of the April 2006 Cycle Application No. 14 at a time when the County was facing another housing crises. In addition, Ms. Davis stated that deletion of the 20% workforce housing set-aside would allow all the 940 residential units to be market rate, making them unaffordable to most of the households in the application area and the County. She empathized that approximately 91% of the households in the application area and 86% of the households countywide earn incomes at or below 140% of the AMI. Ms. Davis concluded by noting that the 2007 Covenant provides the County the right of first refusal. If the County does not exercise its right, the workforce housing units may be sold at market rate: therefore, deletion of the workforce housing requirement y not be necessary.

Mr. Hugo Arza, the legal representative of the applicant, provided further details on the application. He acknowledged the affordable housing crisis in Miami-Dade County but argued that there is already an abundance of workforce/affordable housing in South Dade. He stated that there is also a great need for increasing the inventory of single-family housing, and that the applicant's project would help to increase such inventory. Mr. Arza also noted that, unlike projects that avail themselves of the County's existing Workforce Housing Density Bonus Program, which require a 10% workforce housing set-aside to obtain the maximum density bonus allowed, the 2007 Covenant requires a 20% set-aside but provides no density bonus; rather it provides a density cap. He explained that the workforce housing condition is too burdensome and does not provide a density increase to relieve the burden. He further explained that this is a reason the property has not developed since the April 2006 Cycle Application No. 14 was approved.

Chair Rinehart opened the hearing for public comments. One member of the public spoke against the application, noting there are multiple residential projects in the area, and stated the need for providing workforce housing rather than market rate housing that are unaffordable to most residents in the application area, and also noted several newspaper articles describing the current housing affordable crisis.

Chair Rinehart closed the public hearing and opened the meeting for PAB member comments. While some of the members expressed support for the application, noting that it would help to increase the inventory of single-family homes. Others expressed the need to provide workforce housing. There was also a discussion regarding the restriction to maintain the WHUs affordable for 20 years. Some Board members concurred with the applicant's representative, noting that a homeowner should be able to benefit from a home's appreciation in value over time. Staff explained that the 20-year requirement would allow the WHUs to remain affordable to the workforce through the 20-year timeframe. Staff also explained that home values for the WHUs would also appreciate over time based on the annual AMI, though the rate of increase may not be as great as that of market rate homes. After the discussion, the Chair called for a motion.

The motion to Transmit and Adopt [to release and replace the existing Declaration of Restrictions with the proffered amended and restated Declaration of Restrictions] was made by Board member Losner. Board member Alonso seconded the motion. The motion failed 5 to 6 as follows:

Carla Ascencio-Savola	No	Michael Montiel	Yes
Lynette Cardoch	No	J. Wil Morris	Absent

Carlos Diaz-Padron	Yes	William Riley	No
Eric Fresco	Yes	Mercedes Rodriguez	No
Seth Gadinsky	No	Daniel Rogers	Absent
Horacio C. Huembes	Absent	Mikhaile Solomon	Absent
Steven "Max" Losner	Yes	Jesus Vazquez	Absent

Robert Alonso, Vice Chair, Yes
 Wayne Rinehart, Chair, No

The motion to Deny and do Not Transmit [as per Staff Recommendation] was moved by Board Member Ascencio-Savola. Board Member Rodriguez seconded the motion. The motion passed 6 to 5 as follows:

Carla Ascencio-Savola	Yes	Michael Montiel	No
Lynette Cardoch	Yes	J. Wil Morris	Absent
Carlos Diaz-Padron	No	William Riley	Yes
Eric Fresco	No	Mercedes Rodriguez	Yes
Seth Gadinsky	Yes	Daniel Rogers	Absent
Horacio C. Huembes	Absent	Mikhaile Solomon	Absent
Steven "Max" Losner	No	Jesus Vazquez	Absent

Robert Alonso, Vice Chair, No
 Wayne Rinehart, Chair, Yes

OVERALL RESOLUTION

The motion to Adopt the foregoing resolution was moved by Board Member Ascencio-Savola. Board Member Cardoch seconded the motion. The motion passed unanimously 11 to 0 as follows:

Carla Ascencio-Savola	Yes	Michael Montiel	Yes
Lynette Cardoch	Yes	J. Wil Morris	Absent
Carlos Diaz-Padron	Yes	William Riley	Yes
Eric Fresco	Yes	Mercedes Rodriguez	Yes
Seth Gadinsky	Yes	Daniel Rogers	Absent
Horacio C. Huembes	Absent	Mikhaile Solomon	Absent
Max Losner	Yes	Jesus Vazquez	Absent

Robert Alonso, Vice Chair, Yes
 Wayne Rinehart, Chair, Yes

STAFF ANNOUNCEMENTS

Ms. Stillings reminded the PAB members to file their required financial disclosure statements and announced that the next PAB meeting time will be moved up to 10:00 AM and is scheduled for September 12, 2022 at 10:00 AM.

ADJOURNMENT

Being no further business before the PAB, Chair Rinehart adjourned the meeting at 12:38 PM.

Respectfully submitted,



Lourdes Gomez, AICP, Director
Department of Regulatory and
Economic Resources

Stillings, Noel (RER)

From: Mary Waters <1fatcat@bellsouth.net>
Sent: Tuesday, June 7, 2022 1:37 PM
To: Stillings, Noel (RER); Davis, Rosa (RER); Rivero, Jose (RER); Gomez, Thomas R. (RER)
Subject: CC14 application // CDMP20220005 // Meeting June 7th, 2022 6:30 P.M.

EMAIL RECEIVED FROM EXTERNAL SOURCE

Please accept my opposition to application CDMP20220005 / Lennar Homes, LLC-Lime Grove and “deny and do not transmit.”

Mary K Waters
13600 SW 229th Street
Miami, FL 33170
305-801-9924
1fatcat@bellsouth.net

From: [Davis, Rosa \(RER\)](#)
To: [Pelaez, Juan C. \(RER\)](#)
Subject: Fwd: CC14 application // CDMP20220005 // Meeting June 7th, 2022 6:30 P.M.
Date: Tuesday, June 7, 2022 4:52:53 PM

Sent via the Samsung Galaxy S9, an AT&T 5G Evolution capable smartphone
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From: Lucy Echaury <luciaechaury@gmail.com>
Sent: Tuesday, June 7, 2022 2:31:09 PM
To: Gomez.jose.rivero3@miamidade.gov <Gomez.jose.rivero3@miamidade.gov>; Davis, Rosa (RER) <Rosa.davis@miamidade.gov>; Gomez, Thomas R. (RER) <Thomas.Gomez@miamidade.gov>
Subject: CC14 application // CDMP20220005 // Meeting June 7th, 2022 6:30 P.M.

EMAIL RECEIVED FROM EXTERNAL
SOURCE

Please accept my opposition to application CDMP20220005 / Lennar Homes, LLC-Lime Grove and “deny and do not transmit.”

Thank you,

Lucía Echaury

27610 SW 153rd Ct,

Homestead, FL 33032

From: [maryannette.robinson](#)
To: [Community Council Meetings \(RER\)](#)
Subject: Lenar Application tonight Tues June 7
Date: Tuesday, June 7, 2022 4:15:37 PM

EMAIL RECEIVED FROM EXTERNAL SOURCE

Deny application and not to transmit— Follow recommendations of staff. Big Question: why isn't the roads leading into the complex not complete before construction is started so as to not impede local traffic

Sent from my iPhone

Stillings, Noel (RER)

From: stee9190@bellsouth.net
Sent: Tuesday, June 7, 2022 5:04 PM
To: Davis, Rosa (RER); Stillings, Noel (RER); Rivero, Jose (RER); Gomez, Thomas R. (RER)
Subject: CC14 meeting tonight

EMAIL RECEIVED FROM EXTERNAL SOURCE

Please accept my opposition to application CDMP20220005 / Lennar Homes, LLC-Lime Grove and “deny and do not transmit.”

Dewey Steele
22320 SW 256 Street
Homestead FL 33031
3053234434
Stee9190@bellsouth.net