

INITIAL RECOMMENDATIONS

OCTOBER 2008 APPLICATIONS TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

FOR MIAMI-DADE COUNTY, FLORIDA



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INITIAL
RECOMMENDATIONS

OCTOBER 2008 APPLICATIONS TO AMEND THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN

February 25, 2009

Miami-Dade County Department of Planning and Zoning
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INTRODUCTION

This report contains the Department of Planning and Zoning's initial recommendations addressing two (2) applications to amend the Comprehensive Development Master Plan (CDMP), which were filed for consideration during the October 2008 Plan Amendment Review Cycle. Application No. 1 was a private application filed by the Florida Power Light (FPL) Company while Application No. 2 was filed by the Miami-Dade County Aviation Department. The report contains the recommendations for these two applications and the necessary background information and analyses on which the recommendations are based.

Application Review Process and Schedule of Activities

Following is a summary of the Plan review, amendment activities and the 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 the 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 extended from October 1 through October 31, 2008. Miami-Dade County's adopted procedures allow for the filing of requests to amend all provisions of the CDMP.

The CDMP amendment process involves two phases. The first phase occurs between the time applications are filed and the time the Board of County Commissioners (Board) conducts its first hearing and takes action to transmit standard applications to the Florida Department of Community Affairs (DCA) and other associated State agencies for possible review and comment. During this first phase, affected and neighboring property owners are notified of the nearby Land Use Plan (LUP) map amendment requests. Section 2-116.1 authorizes Community Councils to conduct public hearings and issue recommendations on applications that directly affect their areas. These hearings must be held before the Planning Advisory Board (PAB), acting as the County's "Local Planning Agency (LPA)", and the Board conduct their first required public hearings.

For this amendment cycle, the Department of Planning and Zoning (DP&Z) will submit its initial recommendations to the PAB regarding each requested change, no later than February 25, 2009. Each Community Council in which a proposed amendment to the LUP map is located is scheduled to hold a public hearing to discuss the LUP map application(s) and may formulate recommendation(s) regarding the request(s) in March 2009. The PAB is scheduled to hold a public hearing on April 27, 2009 to receive comments and recommendations on the proposed amendments, formulate recommendations to the Board regarding transmittal to DCA of all requested amendments that the PAB recommends to be considered through the regular procedure. The Board is currently scheduled to hold a public hearing on May 28, 2009 to consider transmittal of the requested amendments to DCA. "Transmittal" of a proposed amendment to the State for initial review does not constitute adoption of requested amendments.

The second phase of the review addressing the standard applications begins after transmittal of the applications to DCA and other State and regional review agencies. The CDMP amendment procedures in Section 2-116.1 of the County Code provide that the County requests DCA to review and comment on all transmitted amendment proposals. The DCA is expected to return comments addressing all transmitted amendment proposals in August 2009, within 75 days of the transmittal date. The PAB will then conduct its final public hearing(s) within 30 days after receiving comments from the DCA. No later than 60 days from receiving the DCA comments, the Board could conduct a public hearing and take final action on the applications. During the DCA review period, DP&Z will review comments received at the transmittal hearings and any additional submitted material, and may issue a "Revised 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 deny each of the transmitted applications.

Outside 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 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 Planning and Zoning at 111 NW 1st Street, Suite 1220; Miami, Florida 33128-1972; telephone (305)375-2835.

**SCHEDULE OF ACTIVITIES
OCTOBER 2008-2009 CDMP AMENDMENT CYCLE**

| | |
|--|--|
| Pre-application Conference for the Private Sector | September 1- September 30, 2008 |
| Application Filing Period | October 1- October 31, 2008 |
| Deadline to withdraw Application and obtain Return of Full Fee. Notify applicant of deficiencies. | November 7, 2008 |
| Deadline for resubmittal of unclear or incomplete Applications | Seventh business day after notice of deficiency (November 16, 2008) |
| Applications Report published by DP&Z | December 5, 2008 |
| Deadline for submitting Technical Reports | December 29, 2008 |
| Deadline for submitting Declarations of Restrictions to be considered in the Initial Recommendations Report | January 27, 2009 |
| Initial Recommendations Report released by DP&Z | February 25, 2009 |
| Community Councils Public Hearings | March 2009 |
| Country Club of Miami Community Council (5) Application No. 2 (Opa-locka Executive Airport) | 7:00 pm, Thursday, March 12, 2009 Lawton Chiles Middle School 8190 NW 197 Street |
| North Central Community Council (8) Application No. 2 (Miami International Airport) | 7:00 p.m., Wednesday, March 11, 2009 Henry E. S. Reeves Elementary School 2005 NW 111 Street |
| West Kendall Community Council (11) Application No. 2 (Kendall-Tamiami Executive Airport) | 6:30 pm, Thursday, March 19, 2009 West Kendall Regional Library 10201 Hammocks Boulevard |
| Planning Advisory Board (PAB), acting as Local Planning Agency (LPA), Public Hearing to formulate Recommendations regarding Transmittal of Standard Amendment requests to DCA | Monday, April 27, 2009 County Commission Chamber 111 NW 1st Street Miami, Florida 33128 |
| Board of County Commissioners (BCC) Hearing and Action on Transmittal of Standard Amendment requests to DCA | Thursday, May 28, 2009 County Commission Chamber 111 NW 1 Street Miami, Florida 33128 |
| Transmittal to DCA for State review | June 2009* |
| Deadline for Filing Supplementary Reports by the Public | Forty-five (45) days after Commission transmittal hearing |
| Receipt of DCA Objections, Recommendations and Comments (ORC) report | August 2009* (Approximately 75 days after transmittal) |
| Public Hearing and Final Recommendations: Planning Advisory Board (Local Planning Agency) | September 2009* (Within 30 days after receipt of DCA ORC report) |
| Public Hearing and Final Action on Applications: Board of County Commissioners (BCC) | October 2009* (No later than 60 days after receipt of DCA ORC report) |

* Estimated Date

Summary of Initial Recommendations
 October 2008 Applications to Amend the Comprehensive Development Master Plan for Miami-Dade County, Florida
 February 25, 2009

| Application Number/ Type | Location/Acreage/ Requested Amendment | BCC District/ Commissioner | DP&Z Initial Recommendation February 25, 2009 | Community Council* Recommendation, Resolution # and Date | Local Planning Agency Recommendation April 27, 2009 | BCC Recommendation May 28, 2009 |
|--|--|----------------------------|---|--|---|---------------------------------|
| Text Amendments and associated Land Use Plan Map Series Updates | | | | | | |
| 1/ Standard | Land Use Element Revise text relating to agriculture | Countywide | Transmit with Change | NA | | |
| 2/ Standard | Land Use Element and Aviation Subelement Revise text on non-aviation related uses for land-side areas at airports | Countywide | Adopt with Change and Transmit | | | |

Notes:

NA: Not Applicable

DP&Z: Department of Planning and Zoning

BCC: Board of County Commissioners

* Country Club of Miami Community Council (CC5); North Central Community Council (CC8); West Kendall Community Council (11)

Source: Miami-Dade County Department of Planning and Zoning