

**MAY 2016 CYCLE
APPLICATIONS TO AMEND THE
COMPREHENSIVE DEVELOPMENT MASTER
PLAN**

**APPLICATION NO. 5 (American Dream Mall Miami)
APPLICATION NO. 6 (Graham Companies)**

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CHRONOLOGY

- In November 2015, two applications were filed with the County to amend the CDMP. These applications were subsequently transferred to the May 2016 amendment cycle.
- Application No. 5 requested to amend the Future Land Use Plan Map designation of a 174.83 acre site in northwest Miami-Dade County from Industrial and Office to Business and Office with a Declaration of Restrictions to allow the development of entertainment/retail complex (American Dream Mall)
- Application No. 6 amends the Future Land Use Plan Map designation of a 339 acre site directly to the south of the proposed American Dream Mall with a Declaration of Restrictions to allow the development of an employment center and mixed use development

CHRONOLOGY cont.

- Due to size and location both projects would have met the threshold for consideration as DRIs under the former process
- Despite the fact that the process no longer exists, the County asked, and the applicants agreed, to answer 21 relevant questions from the list of DRI questions that were required under the previous process.
- These questions address such area as demographics and employment, transportation, water supply, floodplains, natural resources, transportation, and services
- In addition, applicants produced a Transportation Impact Analysis

CHRONOLOGY cont.

- These documents formed the basis for review of the applications by the County and various review agencies
- Five intergovernmental meetings held at the SFRPC to receive feedback and input at various stages: 9/21/15; 10/23/15; 1/22/16; 9/9/16, and 7/7/17
- On January 25, 2017 the Miami-Dade BCC authorized transmittal to DEO and the review agencies
- On March 10, 2017 the SFRPC met and found that the applications are generally consistent with the Strategic Regional Policy Plan
- On March 17, 2017 the County received the DEO ORC report, with no objections and three technical comments

CHRONOLOGY cont.

- Two 180 day time extensions requested to provide time for interagency and intergovernmental coordination, and to fully identify and address project impacts
- Mitigation list based on input from the various review agencies and County departments, as well as the TIA and DRI question responses
- Mitigation list incorporated into a Chapter 163 Development Agreement
- On May 17, 2018 Board of County Commissioners (BCC) adopted the amendments as transmitted with further changes recommended by staff and with acceptance of the proffered Declaration of Restrictions, with the condition that the fully executed covenants be submitted within 30 days

CHRONOLOGY cont.

- On May 17, 2018 the BCC also adopted a separate but related zoning application and the Chapter 163 development agreement in separate hearings
- 30 day comment period for affected parties to file a challenge closed on June 17, 2018
- State DEO Challenge period closes on September 23, 2018