

SUMMARY OF FINAL ACTIONS
BY
BOARD OF COUNTY COMMISSIONERS

ADOPTED DOLPHIN CENTER PROPERTIES, LLC, APPLICATION
TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN
FOR MIAMI-DADE COUNTY
(Ordinance No. 11-56; July 21, 2011)

Prepared by the
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INTRODUCTION

This report presents the Dolphin Center Properties, LLC, Application to Amend the Comprehensive Development Master Plan (CDMP), which was adopted by the Miami-Dade Board of County Commissioners (Board) on July 21, 2011 (Ordinance No. 11-56).

Summary of Actions

Included in this document is a section entitled "Summary of Final Actions by Board of County Commissioners on Dolphin Center Properties, LLC, Application to Amend the CDMP" which lists the final action taken by the Board on the referenced CDMP amendment application.

Adopted Standard Application to Amend the CDMP

Following the "Summary of Final Actions" section is a description of the Dolphin Center Properties, LLC, Application to Amend the CDMP. The referenced CDMP amendment application requests to re-designate the ±38.6-acre application site on the Adopted 2015-2025 Land Use Plan (LUP) map of the CDMP from "Office/Residential" to "Business and Office"; and add a proffered Declaration of Restrictions to the table in the Land Use Element titled "Restrictions Accepted by the Board of County Commissioners in Association with Land Use Plan Map Amendments."

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**SUMMARY OF FINAL ACTIONS
 BY BOARD OF COUNTY COMMISSIONERS
 ON DOLPHIN CENTER PROPERTIES, LLC, APPLICATION TO AMEND THE CDMP
 (Ordinance No. 11-56, July 21, 2011)**

Application	Applicant (Representative) Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP, POLICIES OR TEXT	Final Commission Action
<p>Dolphin Center Properties, LLC, Application to Amend the CDMP</p>	<p>Dolphin Center Properties, LLC/Joseph G. Goldstein, Esq. and Alan S. Krischer, Esq., Holland & Knight LLP</p> <p>Location and Size: Between NW 199 and NW 195 Streets, and between the Florida Turnpike and NW 22 Avenue (±38.6 Acres)</p> <p>Requested Change to the CDMP:</p> <ol style="list-style-type: none"> 1. Re-designate the ±38.6-acre application site on the adopted 2015-2025 Land Use Plan (LUP) map from "Office/Residential" to "Business and Office." 2. Add proffered Declaration of Restrictions, if accepted by the Commission, to Land Use Element table titled "Restrictions Accepted by the Board of County Commissioners in Association with Land Use Plan Map Amendments." 	<p style="text-align: center;">Adopt as Transmitted with Acceptance of the Proffered Declaration of Restrictions</p>

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**DOLPHIN CENTER PROPERTIES, LLC,
APPLICATION TO AMEND THE CDMP
ADOPTED BY BOARD OF COUNTY COMMISSIONERS JULY 21, 2011**

APPLICANT

Dolphin Center Properties, LLC
2269 Dan Marino Boulevard
Miami Gardens, FL 33056

APPLICANT'S REPRESENTATIVE

Joseph G. Goldstein, Esq. and Alan S. Krischer, Esq.
Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, FL 33131

DESCRIPTION OF AMENDMENT AS ADOPTED:

Final Action: “Adopt as Transmitted with Acceptance of the Proffered Declaration of Restrictions” by the Board of County Commissioners (Ordinance No. 11-56) as follows:

1. Amendment to the Adopted 2015-2025 CDMP LUP Map:

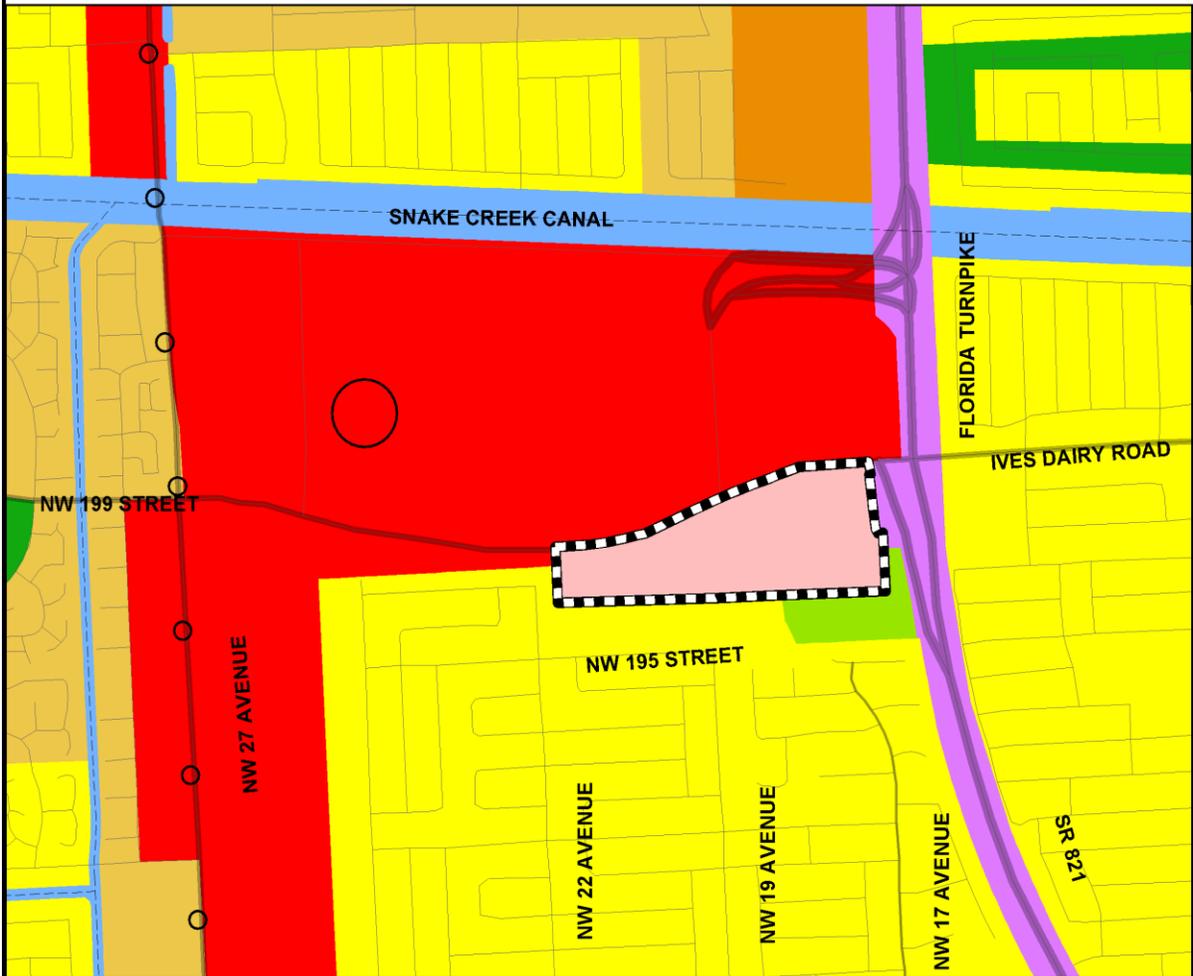
- a) Redesignate the ±38.6-acre application site on the Adopted 2015 and 2025 LUP map of the CDMP as follows:
From: “Office/Residential”
To: “Business and Office”

2. Amendment to the text of the Land Use Element of the CDMP:

- a) Revise the text of the Land Use Element of the CDMP on page I-74.9 to add the proffered Declaration of Restrictions to the Land Use Element table titled “Restrictions Accepted by the Board of County Commissioners in Association with Land Use Plan Map Amendments.”

The following pages show LUP maps depicting the CDMP land use designation change on the application site and text revisions to the Land Use Element.

DOLPHIN CENTER PROPERTIES, LLC, CDMP APPLICATION CURRENT FUTURE LAND USE PLAN MAP



Source: Miami-Dade County
Department of Planning and Zoning, July 2011

APPLICATION AREA

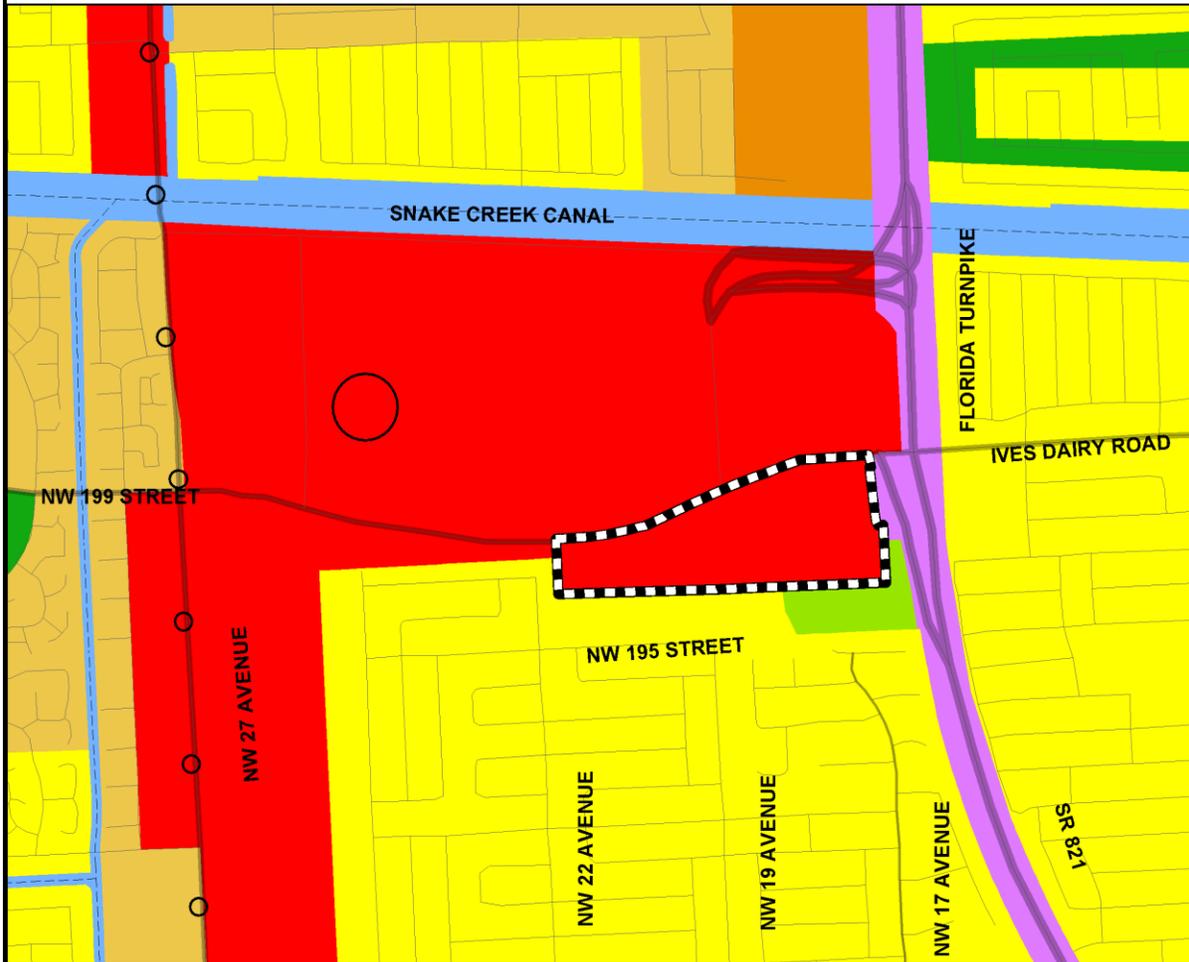
CDMP LAND USES

- LOW DENSITY (2.5 - 6 DU/AC)
- LOW-MEDIUM DENSITY (6 - 13 DU/AC)
- MEDIUM DENSITY (13 - 25 DU/AC)
- BUSINESS AND OFFICE
- OFFICE/RESIDENTIAL
- PARKS AND RECREATION
- ENVIRONMENTALLY PROTECTED PARKS
- TRANSPORTATION

- METROPOLITAN URBAN CENTER
- WATER
- CANAL
- EXPRESSWAYS
- MAJOR ROADWAYS (3 OR MORE LANES)
- MINOR ROADWAYS (2 LANES)
- FUTURE RAPID TRANSIT



DOLPHIN CENTER PROPERTIES, LLC, CDMP APPLICATION ADOPTED FUTURE LAND USE PLAN MAP



Source: Miami-Dade County
Department of Planning and Zoning, July 2011

APPLICATION AREA

CDMP LAND USES

- LOW DENSITY (2.5 - 6 DU/AC)
- LOW-MEDIUM DENSITY (6 - 13 DU/AC)
- MEDIUM DENSITY (13 - 25 DU/AC)
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- PARKS AND RECREATION
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- TRANSPORTATION

METROPOLITAN URBAN CENTER

- WATER
- CANAL
- EXPRESSWAYS
- MAJOR ROADWAYS (3 OR MORE LANES)
- MINOR ROADWAYS (2 LANES)
- FUTURE RAPID TRANSIT



Revise Land Use Element Text on page I-74.9 as follows:

Amendment Cycle	Appl. No.	General Location/ (Township-Range-Section)	Type of Restriction	Summary of Restrictions
<p><u>Dolphin Center Properties, LLC, CDMP Amendment Application (2011 out of cycle)</u></p>	<p><u>Not Applicable</u></p>	<p><u>Between NW 199 and NW 195 Streets, and between the Florida Turnpike and NW 22 Avenue / (52-41-03)</u></p>	<p><u>Declaration of Restrictions</u></p>	<p><u>Notwithstanding the re-designation of the property to “Business and office”, development of the property shall be limited solely to those uses that are permitted under the “Office/Residential” land use category within the CDMP, as such may be amended from time to time; and a water park tourist attraction, together with such ancillary, associated and accessory uses customary thereto.</u></p>