

SUMMARY OF FINAL ACTIONS
BY
BOARD OF COUNTY COMMISSIONERS

STANDARD AMENDMENTS
TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN
FOR MIAMI-DADE COUNTY
(Ordinance 05-92, May 9, 2005)

Adopted April 2004-05 Cycle Standard Amendments to the
Comprehensive Development Master Plan

May 2005

Prepared by the
Miami-Dade County Department of Planning and Zoning
111 NW 1st Street, Suite 1110
Miami, Florida 33128-1972

INTRODUCTION

This report presents the standard amendments to the Comprehensive Development Master Plan (CDMP) which were adopted by the Miami-Dade County Board of County Commissioners on May 9, 2004 (Ordinance No. 05-92), as part of the April 2004-05 CDMP amendment cycle.

Summary of Actions

Included in the document is a section titled "Summary of Actions by Board of County Commissioners on April 2004-05 Cycle Applications to Amend the CDMP" which lists the final actions taken by the Board of County Commissioners on the applications.

Adopted Standard Applications to Amend the CDMP Land Use Plan Map

Following the Summary of Actions section is a summary of the standard amendments to the CDMP. Applications Nos. 2, 3, 7, 8, 9, 10, 11, Doral-1 and Doral-2 amend the Land Use Plan map. Application No. 14 amends the Coastal Management Element by revising Policies 4E, 4F and 4G to provide consistency with state law on manatee protection. Application No. 15 amends the Capital Improvements Element (CIE) Schedules of Improvements Tables 2 through 12, and related text. The specific changes made to the CIE Tables are not presented in the first portion of this document, but can be found in the Initial Recommendations Report dated August 25, 2004, prepared by the Department of Planning and Zoning. The "Replacement Pages" portion of this document, described below, does however contain these tables as amended with the related CIE text as revised.

Replacement Pages for the CDMP Adopted Components Report

This section of the report contains pages to be inserted into the CDMP Adopted Components Reports as replacements for those pages that were amended by the adoption of the April 2004-05 cycle amendment applications (see Attachment B). These pages, which amend the Coastal Management and Capital Improvements Elements are provided for insertion into the elements as contained in the May 1, 1997 Edition of the CDMP Adopted Components report, as previously amended through May 5, 2004 (April 2003 Amendments). The pages are annotated with the date of amendment and the Ordinance number at the corner of the page.

Table 1
Schedule Of Activities
April 2004-5 CDMP Amendment Cycle

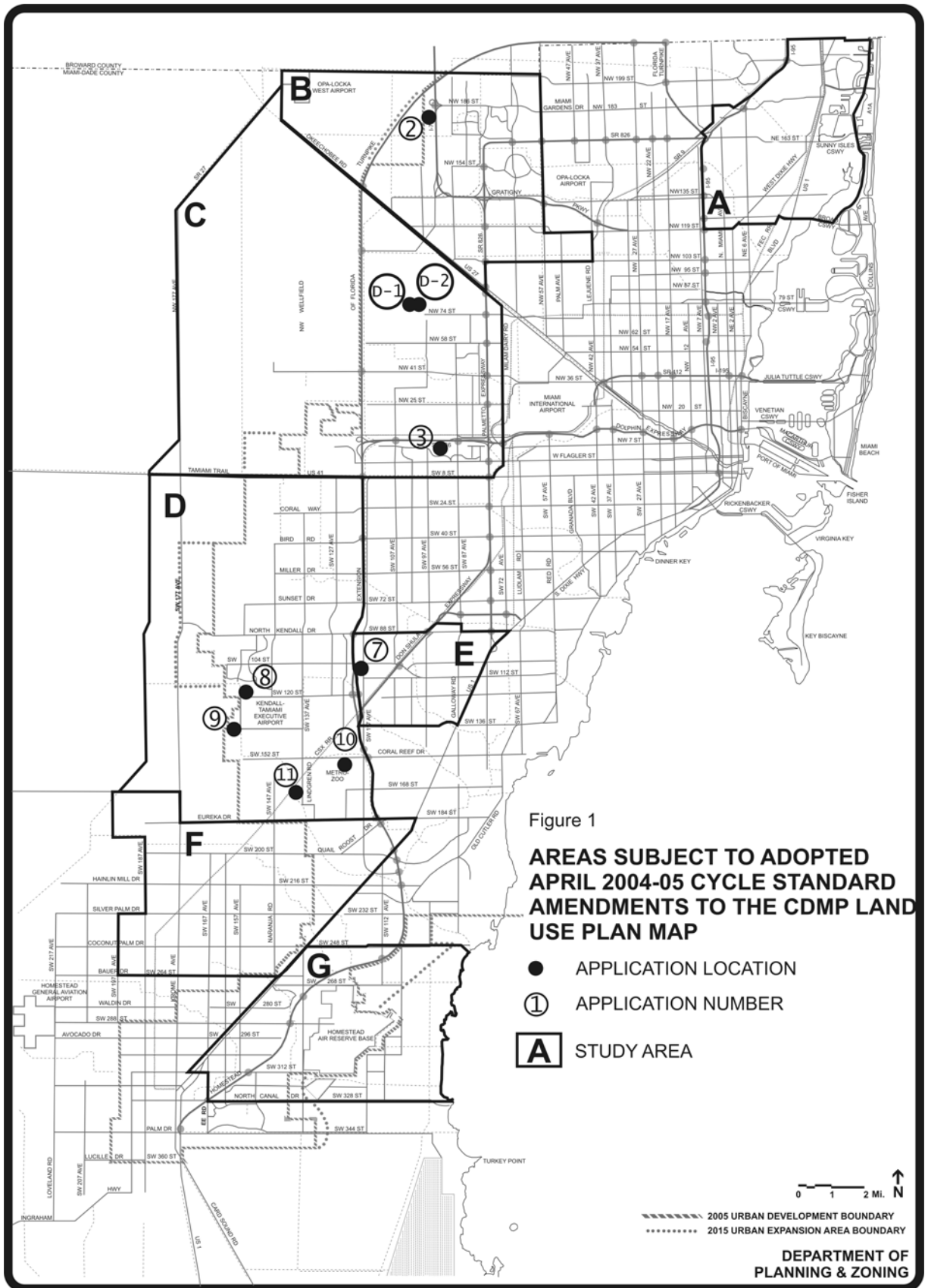
Application Filing Period	April 1 through April 30, 2004
Applications Report Published by Department of Planning and Zoning	June 5, 2004
Initial Recommendations Report Released by Department of Planning and Zoning	August 25, 2004
Community Council(s) Public Hearing(s) To Formulate Recommendations on Applications Impacting Specific Council's Area	See below for each applicable Community Council
Westchester Community Council (10) Application Nos. 3 and 4	7:00 p.m. Wednesday, September 8, 2004 West Miami Middle Schools 7525 South West 24 Street
South Bay Community Council (15) Application No. 13	7:00 p.m. Thursday, September 9, 2004 South Dade Government Center 10710 SW 211 Street
West Kendall Community Council (11) Application Nos. 5, 6, 8 and 9	6:30 p.m. Monday, September 13, 2004 Arvida Middle School 10900 S.W. 127 Avenue
Kendall Community Council (12) Application No. 7	7:00 p.m. Tuesday, September 14, 2004 Kendall Branch Library 9101 SW 97 Avenue
Country Club of Miami Community Council (5) Application No. 2	7:00 p.m. Monday, September 20, 2004 Lawton Chiles Middle School 8190 NW 197 Street
Northeast Community Council (2) Application No. 1	7:00 p.m. Tuesday, September 21, 2004 Highland Oaks Middle School 2375 NE 203 Street
Redland Community Council (14) Application Nos. 10, 11 and 12	6:30 p.m. Wednesday, September 22, 2004 South Dade Government Center 10710 SW 211 Street
Planning Advisory Board (PAB) acting as Local Planning Agency (LPA) Hearing to Formulate Recommendations Regarding Adoption of Small-Scale Amendments and Transmittal of Standard Amendment Requests to Florida Department of Community Affairs (DCA)	October 4, 2004 County Commission Chamber 111 NW 1st Street
Board of County Commissioners Hearing and Action on Adoption of Small-Scale Amendments and Transmittal of Standard Amendment Requests to DCA	November 17, 2004* County Commission Chamber 111 NW 1 Street
Transmittal to DCA for Comment	November 19, 2004**
Deadline for Filing Supplementary Reports by the Public	Forty-five (45) days after Commission transmittal hearing
Receipt of DCA Comments	March 14, 2005 (Approximately 75 days after transmittal)
Public Hearing and Final Recommendations: Planning Advisory Board (Local Planning Agency)	April 11, 2005 (within 30 days after DCA comments received)

Public Hearing and Final Action on Applications: Board of County Commissioners	May 9, 2005 (No later than 60 days after receipt of DCA comments)
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TABLE OF CONTENTS

<u>Chapter</u>		<u>Page</u>
	INTRODUCTION -----	i
	SCHEDULE OF ACTIVITIES – April 2004-05 CDMP Amendment Cycle -----	ii
	Figure 1 – Areas Subject to April 2004-05 Standard Applications to Amend the CDMP Land Use Plan Map -----	v
1	SUMARY OF FINAL ACTIONS OF BOARD OF COUNTY COMMISSIONERS -----	1
2	ADOPTED STANDARD APPLICATIONS TO AMEND CDMP	
	Application No. 2 ----- -	4
	Application No. 3 ----- -	5
	Application No. 7 ----- -	6
	Application No. 8 ----- -	7
	Application No. 9 ----- -	8
	Application No. 10 -----	9
	Application No. 11 -----	10
	Application No. 14 -----	11
	Application No. 15 -----	12
	Application No. Doral-1 ----- -	13
	Application No. Doral-2 ----- -	15
	REPLACEMENT PAGES; Adopted April 2004-05 Cycle Standard Amendments to the CDMP (Attachment B) -----	Attached

Fig 1 Areas Subject to Adopted amendments
(next page)



SUMMARY OF ACTIONS
BY BOARD OF COUNTY COMMISSIONERS ON APRIL 2004-05 CDMP AMENDMENTS

(Ordinance 05-92; May 9, 2005)

Application Number	Applicant/Representative Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP, POLICIES OR TEXT	Final Commission Action
2	Miami-Dade County Department of Planning and Zoning/ Diane O'Quinn Williams, Director Between I-75 and NW 97 Avenue from NW 170 Street to HEFT (260.15 Acres) From: Estate Density Residential (1 to 2.5 DU/Ac.) To: Industrial and Office	ADOPT
3	Carolyn Sakolsky / Stanley B. Price, Esq. and Brian S. Adler, Esq. East Fontainebleau Golf Course bounded on the East by NW 87 Avenue, on the North by the Dolphin Expressway (SR 836), on the West by NW 97 Avenue and on the South by West Flagler Street. (152.28 Acres) From: Parks and Recreation and Medium Density Residential To: Medium Density Residential (13 to 25 DU/Ac.)	ADOPT WITH CHANGE by redesignating 24.7497 acres (parcels B and C in the conceptual site plan for Fontainebleau East) on the frontage of West Flagler Street and 33.1451 acres (Parcel A) along the south side of State Road 836 (Dolphin Expressway) as "Medium Density Residential" and by redesignating 10.83 acres fronting on Fontainebleau Boulevard and a total of 37.66 gross acres that is situated along and east of the Florida Power and Light Company (FPL) easement for a transmission line as "Parks and Recreation" and ACCEPT Proffered Covenant, limiting the total number of dwelling units to 1,176.
7	College Park II, LLC/ Simon Ferro, Esq. Southwest corner of SW 117 Avenue and SW 104 Street (9.5 Acres) From: Low-Medium Density Residential (5 to 13 DU/Ac.) To: Business and Office	ADOPT and ACCEPT proffered covenant that establishes a 150 foot residential buffer on the west side of the application site, limits residential development on the property not to exceed that permitted under the "Low-Medium Density" designation, restricts commercial use to those uses permitted in the BU-1 and BU-1A zoning districts and prohibits certain business uses.
8	Century Business Park, LLC/ Juan J. Mayol, Jr., Esq. and Richard A. Perez, Esq. Between SW 152 Avenue and SW 157 Avenue and From SW 116 Street to SW 120 Street (±67.8 Acres) From: Industrial and Office To: Business and Office	ADOPT

Application Number	Applicant/Representative Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP, POLICIES OR TEXT	Final Commission Action
9	Garoe Holdings LLC/ Juan J. Mayol, Jr., Esq. and Inés Marrero-Priegues, Esq. Between SW 158 Avenue and SW 162 Avenue, and from SW 136 Street to CSX Railroad line (±27.5 Acres) From: Industrial and Office To: Low Density Residential (2.5 to 6.0 DU/Ac.)	ADOPT
10	University of Miami/ Clifford A. Schulman, Esq. Located on the south side of SW 152 Street (Coral Reef Drive) and immediately west of SW 124 Avenue ***** Parcel 1 (62.81 Acres) From: Institutional and Public Facility To: Office/ Residential ***** Parcel 2 (80.71 Acres) From: Institutional and Public Facility To: Low-Medium Density Residential (5 to 13 DU/Ac.)	ADOPT WITH CHANGE by redesignating the entire 143.5-acre site to ‘Low-Medium Density Residential Communities’ and ACCEPT Proffered Covenant limiting the density to 9 dwelling units per acre and the total number of units to 1,200.
11	Silver Group 137 Inc. / Juan J. Mayol, Jr., Esq. and Richard A. Perez, Esq. Southwest corner of SW 137 Avenue and theoretical SW 164 Street (±4.93 Acres) From: Industrial and Office To: Business and Office	ADOPT
14	Miami-Dade County Department of Planning and Zoning / Diane O’Quinn Williams, Director COASTAL MANAGEMENT ELEMENT, Revises Policies 4E, 4F, and 4G for Manatee Protection.	ADOPT
15	Miami-Dade County Department of Planning and Zoning / Diane O’Quinn Williams, Director Capital Improvements Element, Tables of Proposed Projects. <u>Modify the following currently adopted tables as indicated in the application and related information:</u> Table 2, Aviation; Table 3, Coastal Management; Table 4, Conservation; Table 5, Drainage; Table 6, Park and Recreation; Table 7, Seaport; Table 8, Sewer Facilities; Table 9, Solid Waste Management; Table 10, Traffic Circulation; Table 11, Mass Transit; and Table 12, Water Facilities.	ADOPT

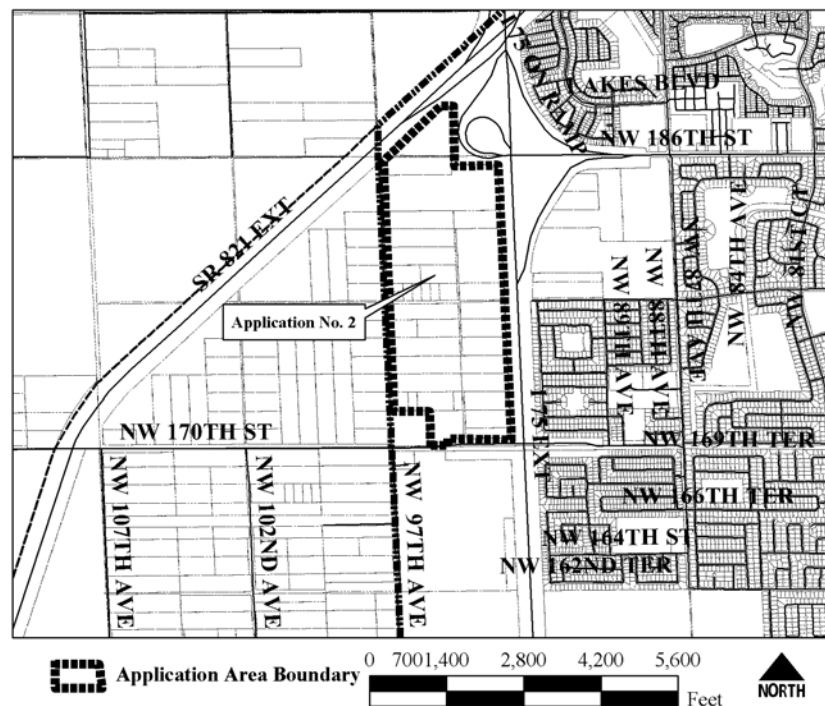
Application Number	Applicant/Representative Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP, POLICIES OR TEXT	Final Commission Action
Doral-1	<p><u>Location: Between Theoretical NW 74 and NW 90 Streets from Theoretical NW 97 Avenue to Theoretical NW 107 Avenue (±453.19 gross Acres)</u></p> <p>Tract A From: Industrial and Office To: Office/Residential (±73 Acres)</p> <p>Tract B From: Business and Office (5 acres) and Industrial and Office (194.99 acres) To: Low-Medium Density Residential (5 to 13 DU/Acre) with DI-1 (Density Increase 1) eligibility for density category higher than the underlying designation with the incorporation of sound urban design principles (199.99 Acres)</p> <p>Tract C From: Industrial and Office To: Office/Residential (87.1 Acres)</p> <p>Tract D-1 From: Industrial and Office To: Business and Office (±20 Acres)</p> <p>Tract E From: Industrial and Office To: Office/Residential (73.1 Acres)</p>	<p>ADOPT WITH CHANGE as listed below and ACCEPT the proffered covenant limiting the total number of dwelling units to 4,632.</p> <ol style="list-style-type: none"> 1. Revise Tract C from requested 87.1 acres of “Office/Residential” to ±72.59 acres of “Low-Medium Density Residential” (5 to 13 DU/Acre) with DI-1 (Density Increase 1); 2. Revise Tract D-1 by adding the remaining 14.51 acres from Tract C to Tract D-1 for a redesignation of a new total of ±34.51 acres as “Business and Office”; and 3. Withdraw 63 acres of Tract E from the application and redesignate the remaining 10.1 acres as “Office/Residential” under a new Tract E-1.
Doral-2	<p>Location: North of Theoretical NW 78 Street and between Theoretical NW 97 and NW 102 Avenues (170 Acres)</p> <p>Requested Amendment to the Land Use Plan Map: From: Industrial and Office (72.1 Acres) and Water (97.9 Acres) To: Office/Residential (170 Acres)</p>	<p>ADOPT and ACCEPT proffered covenant providing for a maximum of 1,250 dwelling units and 138,000 gross square feet of office development.</p>

ADOPTED BY BOARD OF COUNTY COMMISSIONERS MAY 9, 2005

<u>Applicant</u>	<u>Applicant's Representative</u>
Miami-Dade County Department of Planning and Zoning 111 NW 1 Street, Suite 1110 Miami, Florida 33128-1972 (305) 375-2835	Diane O'Quinn Williams, Director Miami-Dade County Department of Planning and Zoning 111 NW 1 Street, Suite 1110 Miami, Florida 33128-1972

Requested Amendment to the Land Use Plan Map

From: ESTATE DENSITY RESIDENTIAL (1 to 2.5 DU/Ac.) and one Density Increase, with urban design
To: INDUSTRIAL AND OFFICE
Location: Between I-75 and NW 97 Avenue From NW 170 Street to HEFT
Acreage: Application area: 260.15 Acres.
Acreage Owned by Applicant: 0.0 Acres.
Adopted: Adopted on May 9, 2005, Ordinance No. 05-92

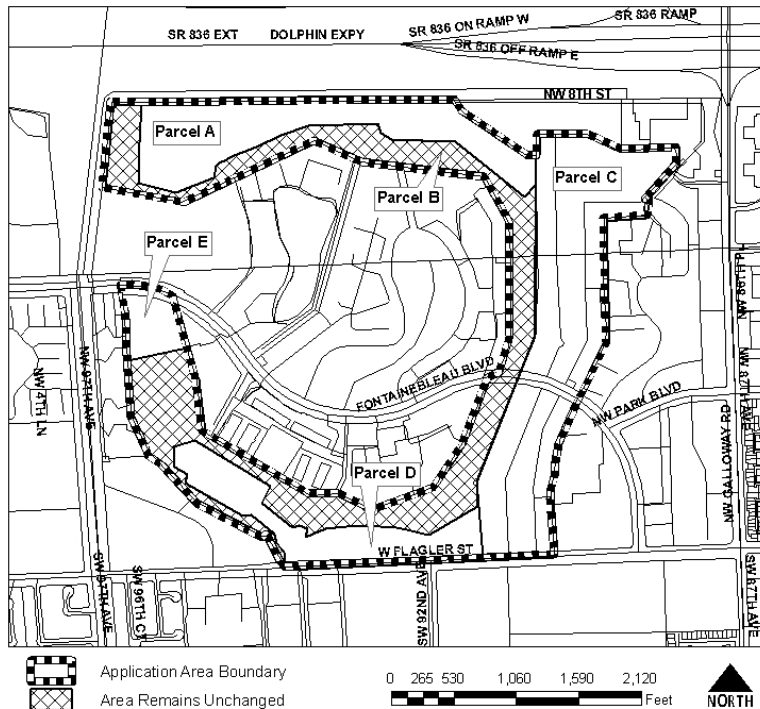


**APRIL 2004-05 CYCLE
STANDARD AMENDMENT APPLICATION NO. 3
ADOPTED BY BOARD OF COUNTY COMMISSIONERS MAY 9, 2005**

<u>Applicant</u>	<u>Applicant's Representative</u>
Carolyn Sakolsky 5233 Fisher Island Drive Miami, Florida 33109	Stanley B. Price, Esquire Brian S. Adler, Esquire Bilzin Sumberg Baena Price & Axelrod, LLC 200 South Biscayne Boulevard, Suite 2500 Miami, Florida 33131 (305) 350-2351 (305) 350-2206 Fax

Requested Amendment to the Land Use Plan Map

- From:** PARKS AND RECREATION and MEDIUM DENSITY RESIDENTIAL
To: MEDIUM DENSITY RESIDENTIAL (13 to 25 DU/Ac.)
Location: East Fontainebleau Golf Course bounded on the East by NW 87 Avenue, on the North by the Dolphin Expressway (SR 836), on the West by NW 97 Avenue and on the South by West Flagler Street.
Acreage: Application area: 152.28 Acres.
Acreage Owned by Applicant: 152.28 Acres.
Adopted: Adopted with changes and accept proffered covenant on May 9, 2005, Ordinance No. 05-92. Changes are as follows:
1. Parcel B remains unchanged as PARKS AND RECREATION
 2. Parcel C to PARKS AND RECREATION
 3. Parcel E to PARKS AND RECREATION



**APRIL 2004-05 CYCLE
STANDARD AMENDMENT APPLICATION NO. 7
ADOPTED BY BOARD OF COUNTY COMMISSIONERS MAY 9, 2005**

<u>Applicant</u>	<u>Applicant's Representative</u>
College Park II, LLC A Florida Limited Liability Corporation	Simon Ferro, Esq. Greenberg, Traurig, P.A. 1221 Brickell Avenue Miami, Florida 33131 (305) 579-0500

Requested Amendment to the Land Use Plan Map

From: LOW-MEDIUM DENSITY RESIDENTIAL (5 to 13 DU/AC.)

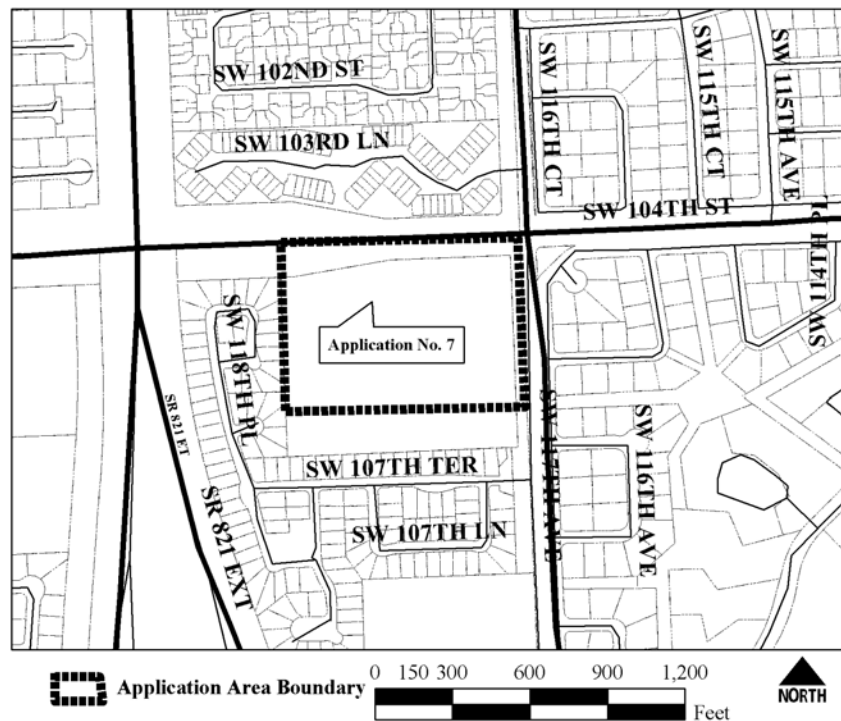
To: BUSINESS & OFFICE

Location: Southwest corner of SW 117 Avenue and SW 104 Street

Acreage: Application area: 9.5 Acres

Acreage Owned by Applicant: 9.5 Acres

Adopted: Adopted on May 9, 2005, Ordinance No. 05-92

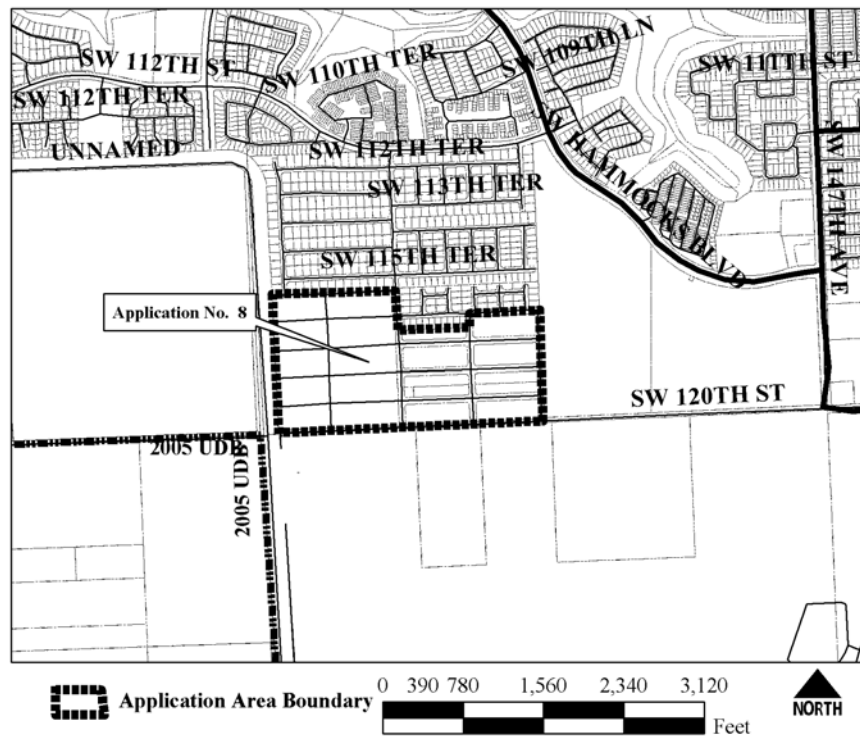


**APRIL 2004-05 CYCLE
STANDARD AMENDMENT APPLICATION NO. 8
ADOPTED BY BOARD OF COUNTY COMMISSIONERS MAY 9, 2005**

<u>Applicant</u>	<u>Applicant's Representative</u>
Century Business Park, LLC 283 Catalonia Avenue Coral Gables, Florida 33134	Juan J. Mayol, Jr., Esq. Richard A. Perez, Esq. Akerman, Senterfitt, P.A. One Southeast Third Avenue, 26 th Floor Miami, Florida 33131 (305) 374-5600 (305) 374-5095 Fax

Requested Amendment to the Land Use Plan Map

From: INDUSTRIAL AND OFFICE
To: BUSINESS AND OFFICE
Location: Between SW 152 Avenue and SW 157 Avenue and From SW 116 Street to SW 120 Street
Acreage: Application area: 67.8 Acres
Acreage Owned by Applicant: 0 Acres
Adopted: Adopted on May 9, 2005, Ordinance No. 05-92

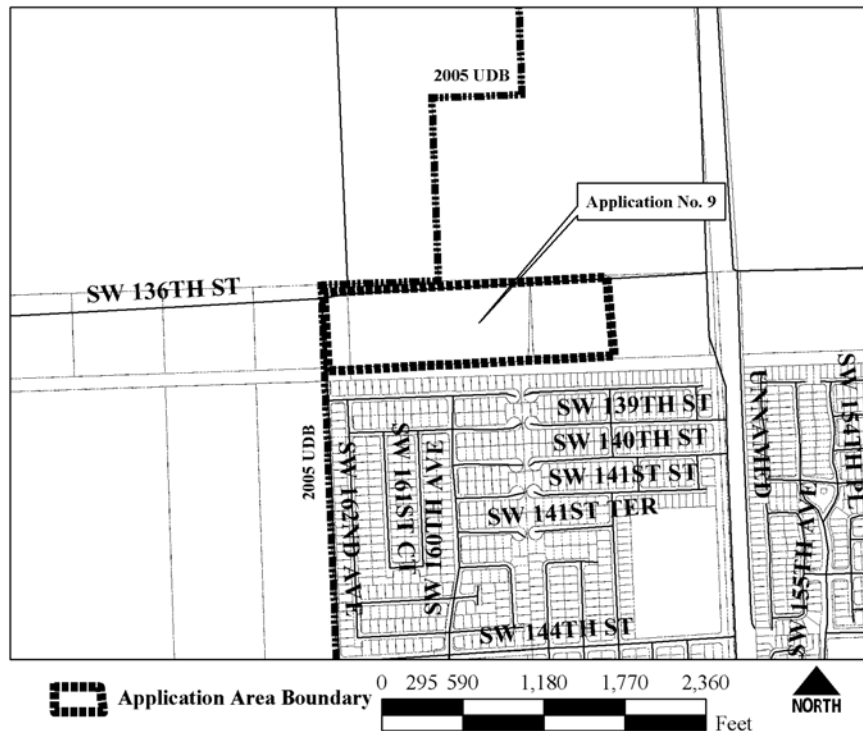


**APRIL 2004-05 CYCLE
STANDARD AMENDMENT APPLICATION NO. 9
ADOPTED BY BOARD OF COUNTY COMMISSIONERS MAY 9, 2005**

<u>Applicant</u>	<u>Applicant's Representative</u>
GAROE HOLDINGS LLC, A Florida Limited Liability Corporation c/o Juan J. Mayol, Jr., Esq. Akerman, Senterfitt, P.A. One Southeast Third Avenue, 26 th Floor Miami, Florida 33131	Juan J. Mayol, Jr., Esq. Inés Marrero-Priegues, Esq. Akerman, Senterfitt, P.A. One Southeast Third Avenue, 26 th Floor Miami, Florida 33131 (305) 374-5600 (305) 374-5095 Fax

Requested Amendment to the Land Use Plan Map

From: INDUSTRIAL AND OFFICE
To: LOW DENSITY RESIDENTIAL (2.5 to 6.0 DU/Ac.)
Location: Between theo. SW 158 Avenue and SW 162 Avenue, and from SW 136 Street to CSX Railroad line.
Acreage: Application area: 27.5 Acres
Acreage Owned by Applicant: 25.0 Acres
Adopted: Adopted on May 9, 2005, Ordinance No. 05-92



**APRIL 2004-05 CYCLE
STANDARD AMENDMENT APPLICATION NO. 10
ADOPTED BY BOARD OF COUNTY COMMISSIONERS MAY 9, 2005**

<u>Applicant</u>	<u>Applicant's Representative</u>
University of Miami A Florida Non-Profit Corporation	Clifford A. Schulman, Esq. Greenberg, Traurig, PA 1221 Brickell Avenue Miami, Florida 33131 (305) 579-0500

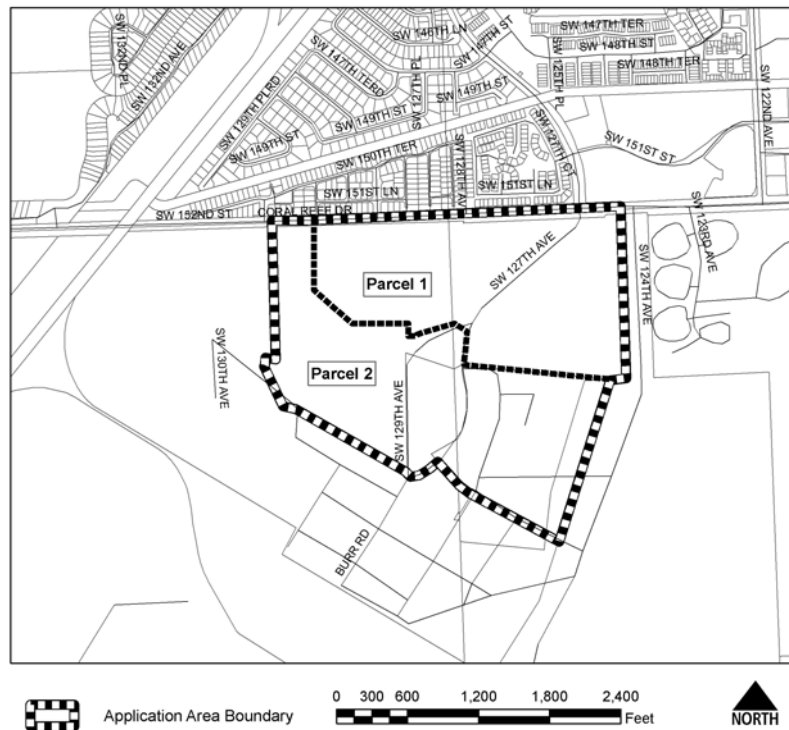
Requested Amendment to the Land Use Plan Map

PARCEL 1 (62.81n Acres)

From: INSTITUTIONAL AND PUBLIC FACILITY
To: OFFICE / RESIDENTIAL

PARCEL 2 (80.71 Acres)

From: INSTITUTIONAL AND PUBLIC FACILITY
To: LOW-MEDIUM DENSITY RESIDENTIAL (5 to 13 DU/Ac.)
Location: Located on the south side of SW 152 Street (Coral Reef Drive) and immediately west of SW 124 Avenue
Acreage: Application area: 143.5 Acres
Acreage Owned by Applicant: 128.54 Acres
Adopted: Adopted with change by Parcel 1 going to LOW-MEDIUM DENSITY RESIDENTIAL (5 to 13 DU/Ac.) on May 9, 2005, Ordinance No. 05-92

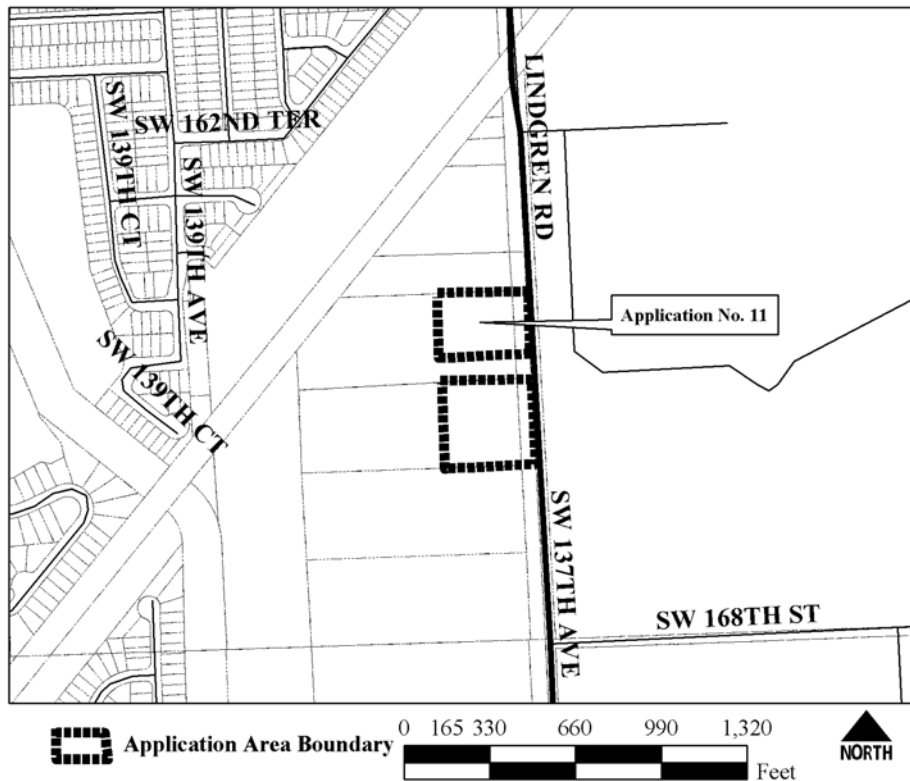


**APRIL 2004-05 CYCLE
STANDARD AMENDMENT APPLICATION NO. 11
ADOPTED BY BOARD OF COUNTY COMMISSIONERS MAY 9, 2005**

<u>Applicant</u>	<u>Applicant's Representative</u>
Silver Group 137, Inc. c/o Juan J. Mayol, Jr., Esq. Akerman, Senterfitt, P.A. One Southeast Third Avenue, 26 th Floor Miami, Florida 33131	Juan J. Mayol, Jr., Esq. Richard A. Perez, Esq. Akerman, Senterfitt, P.A. One Southeast Third Avenue, 26 th Floor Miami, Florida 33131 (305) 374-5600 (305) 374-5095 Fax

Requested Amendment to the Land Use Plan Map

From: INDUSTRIAL AND OFFICE
To: BUSINESS AND OFFICE
Location: Southwest corner of SW 137 Avenue and theoretical SW 164 Street
Acreage: Application area: 4.93 Acres
Acreage Owned by Applicant: 4.936 Acres
Adopted: Adopted on May 9, 2005, Ordinance No. 05-92



**APRIL 2004-05 CYCLE
STANDARD AMENDMENT APPLICATION NO. 14
ADOPTED BY BOARD OF COUNTY COMMISSIONERS, MAY 9, 2005**

APPLICANT

Miami-Dade County Department of Planning and Zoning
111 NW 1 Street, Suite 1210
Miami, Florida 33128-1972
(305) 375-2835

APPLICANT'S REPRESENTATIVE

Diane O'Quinn Williams, Director
Miami-Dade County Department of Planning and Zoning
111 NW 1 Street, Suite 1210
Miami, Florida 33128-1972

ADOPTED: May 9, 2005; Ordinance No. 05-92

Description Of Amendment As Adopted

In the Coastal Management Element, Revise Policies 4E, 4F and 4G for Manatee Protection on page VII-9 in the Coastal Management Element:

A. Revise Policy 4E as follows:

4E. To ~~reduce~~ minimize conflict between boaters and the endangered West Indian Manatee, Miami-Dade County shall continue to implement recommendations contained in its Section III. C. Land Development of the Miami-Dade Manatee Protection Plan pursuant to State laws approved by the Board of County Commissioners on November 21, 1995.

B. Revise Policy 4F as follows:

4F. Planning and permitting of new or expanded marine facilities shall ~~minimize overlap of Manatee boat travel patterns~~ be consistent with the requirements of Section III. C. Land Development of the Miami-Dade Manatee Protection Plan, approved by the Board of County Commissioners on November 21, 1995.

C. Revise Policy 4G as follows:

4G. Within areas that have been identified as essential manatee habitat, the number of powerboat slips in multi-family residential marinas shall be consistent with ~~the~~ Section III. C. Land Development of the Miami-Dade County's Manatee Protection Plan prepared pursuant to State Law, approved by the Board of County Commissioners on November 21, 1995, and not exceed the number of approved residential units.

**APRIL 2004-05 CYCLE
STANDARD AMENDMENT APPLICATION NO. 15
ADOPTED BY BOARD OF COUNTY COMMISSIONERS, MAY 9, 2005**

APPLICANT

Miami-Dade County Department of Planning and Zoning
111 NW 1 Street, Suite 1210
Miami, Florida 33128-1972
(305) 375-2835

APPLICANT'S REPRESENTATIVE

Diane O'Quinn Williams, Director
Miami-Dade County Department of Planning and Zoning
111 NW 1 Street, Suite 1210
Miami, Florida 33128-1972

ADOPTED: May 9, 2005; Ordinance No. 05-92

Description Of Amendment As Adopted

In the Capital Improvements Element (CIE), revise as follows

- A. In the CIE Schedules of Improvements--Tables of Proposed Projects, modify the following currently adopted tables as indicated in the attached tables: Table 2-Aviation; Table 3-Coastal Management; Table 4-Conservation; Table 5-Drainage; Table 6-Park and Recreation; Table 7-Seaport; Table 8-Sewer Facilities; Table 9-Solid Waste Management; Table 10-Traffic Circulation; Table 11-Mass Transit; and Table 12-Water Facilities.

Proposed additions are listed under the heading "Proposed Additions, April 2004 CDMP Amendment Cycle". Proposed deletions are indicated by dash lines and footnoted accordingly. All other Proposed Projects already exist in the CIE and remain essentially unchanged. (A summary description of each program and the proposed changes appears at the end of Chapter 2 in this report).

- B. Revise any other summary table or related text in the Capital Improvements Element as necessary to be consistent with the additions, deletions, or changes made by Part A of this application.

**APRIL 2004-05 CYCLE
STANDARD AMENDMENT APPLICATION DORAL-1
ADOPTED BY BOARD OF COUNTY COMMISSIONERS MAY 9, 2005**

<u>Applicant</u>	<u>Applicant's Representative</u>
Atlas Development Group, LLC c/o Juan J. Mayol, Jr., Esq. 7270 NW 12th Street, Suite 410 Miami, Florida 33129 (305) 599-8100	Juan J. Mayol, Jr., Esq. Stephen M. James, Esq. Akerman Senterfitt, P.A. One Southeast Third Avenue, 26th Floor Miami, Florida 33131 (305) 374-5600 (305) 374-5095 (fax)

Requested Amendment to the Land Use Plan Map

From: Tract A – INDUSTRIAL AND OFFICE (±73.03 Acres)
Tract B – INDUSTRIAL AND OFFICE and BUSINESS AND OFFICE (±199.99 Acres)
Tract C – INDUSTRIAL AND OFFICE (±72.59 Acres)
Tract D-1 – INDUSTRIAL AND OFFICE (±34.51 Acres)
Tract E – INDUSTRIAL AND OFFICE (±63.1 Acres)
Tract E-1 – INDUSTRIAL AND OFFICE (±10 Acres)

To: Tract A – OFFICE/RESIDENTIAL
Tract B – LOW-MEDIUM DENSITY RESIDENTIAL with D-1 (DENSITY INCREASE 1)
(13-25 DU/AC.)
Tract C – LOW-MEDIUM DENSITY RESIDENTIAL with D-1 (DENSITY INCREASE 1)
(13-25 DU/AC.)
Tract D-1 – BUSINESS AND OFFICE
Tract E – INDUSTRIAL AND OFFICE (Withdrawn from Application)
Tract E-1 – OFFICE/RESIDENTIAL

Location: Located in Section 8, Township 53, Range 40, between NW 74 Street and NW 90 Street,
between NW 97 Avenue and NW 107 Avenue

Acreage: Application area: ±453.22 gross acres
Acreage Owned by Applicant: ±453.22 gross acres

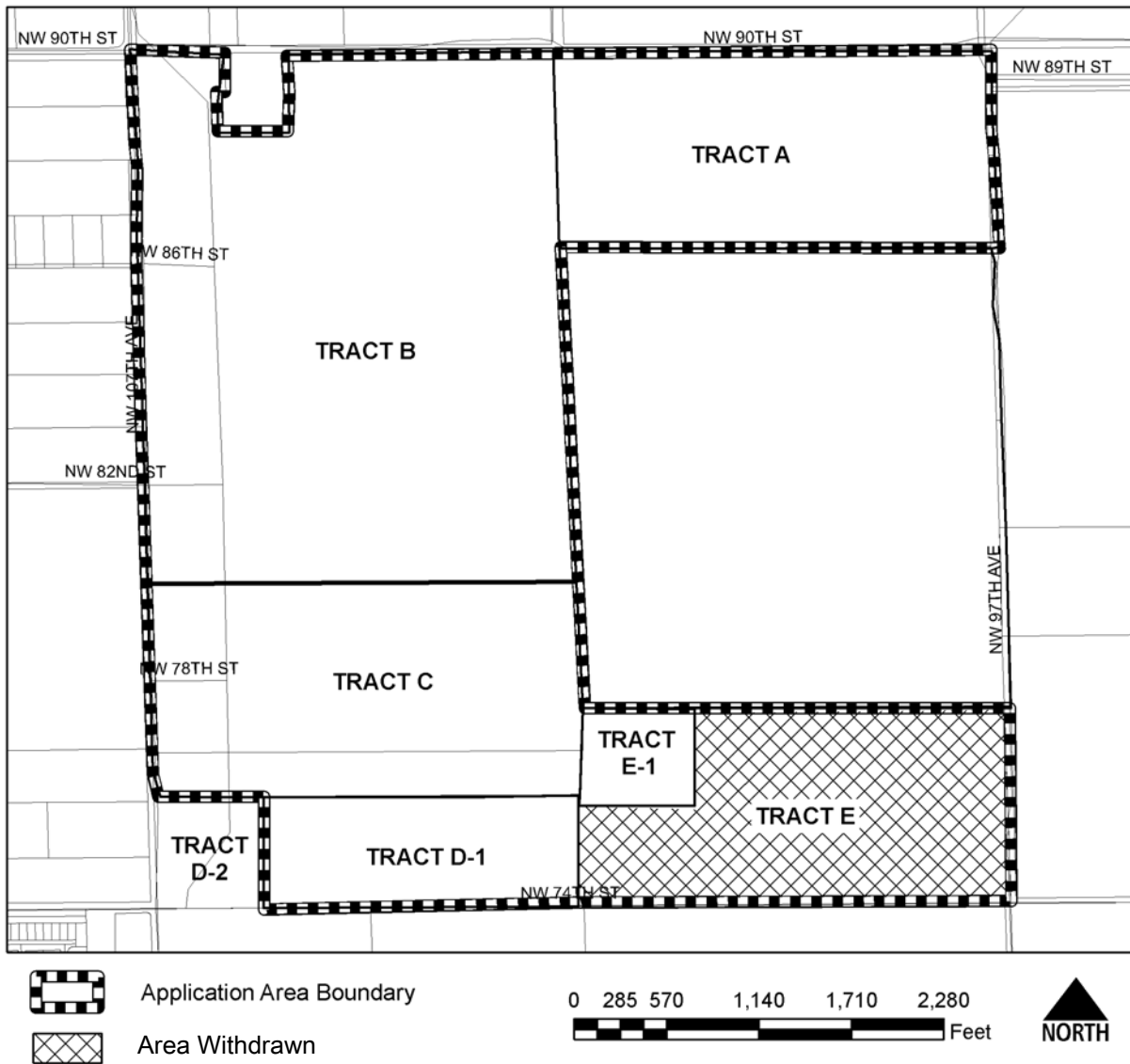
Adopted: Adopted with changes on May 9, 2005, Ordinance No. 05-92, as follows:

ADOPT WITH CHANGE as listed below and ACCEPT the proffered covenant limiting the total number of dwelling units to 4,632.

1. Revise Tract C from requested 87.1 acres of “Office/Residential” to ±72.59 acres of “Low-Medium Density Residential” (5 to 13 DU/Acre) with DI-1 (Density Increase 1);
2. Revise Tract D-1 by adding the remaining acres from Tract C to Tract D-1 for a redesignation of a new total of ±34.51 acres as “Business and Office”; and
3. Withdraw 63 acres of Tract E from the application and redesignate the remaining 10.1 acres as “Office/Residential” under a new Tract E-1.

April 2004-05 Cycle Standard Amendment Application – Doral-1 (Continued)

Adopted By Board Of County Commissioners May 9, 2005



APRIL 2004-05 CYCLE
STANDARD AMENDMENT APPLICATION DORAL-2
ADOPTED BY BOARD OF COUNTY COMMISSIONERS MAY 9, 2005

<u>Applicant</u>	<u>Applicant's Representative</u>
The Lowell Dunn Company c/o Lowell Dunn, President Codina Consulting, Inc. 355 Alhambra Plaza, 9th Floor Coral Gables, Florida 33134	Rafael Rodon Codina Consulting, Inc. 355 Alhambra Plaza, 9th Floor Coral Gables, Florida 33134

Requested Amendment to the Land Use Plan Map

From: INDUSTRIAL AND OFFICE and WATER
To: OFFICE/RESIDENTIAL
Location: Approximately 170 gross acres located in Section 8, Township 53, Range 40, west of NW 97 Avenue and north of theoretical NW 78 Street.
Acreage: Application area: ±170 Acres
Acreage Owned by Applicant: ±170 Acres
Adopted: Adopted on May 9, 2005, Ordinance No. 05-92

