

**SUMMARY OF FINAL ACTIONS  
BY  
BOARD OF COUNTY COMMISSIONERS**

**SMALL-SCALE AMENDMENTS  
TO THE  
COMPREHENSIVE DEVELOPMENT MASTER PLAN  
FOR MIAMI-DADE COUNTY**

**(Ordinance No. 07-170 November 27, 2007)**

**Adopted April 2007 Cycle Small-Scale Amendments to the  
Comprehensive Development Master Plan**

**November 2007**

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



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## INTRODUCTION

This report presents the small-scale amendments to the Comprehensive Development Master Plan (CDMP) that were adopted by the Miami-Dade County Board of County Commissioners on November 27, 2007 (Ordinance No. 07-170) as part of the April 2007 CDMP amendment cycle.

### Summary of Actions

Included in this document is a section titled "Summary of Actions by Board of County Commissioners on April 2007 Cycle Applications to Amend the CDMP" which lists the final actions taken by the Board of County Commissioners on the small-scale Land Use Plan amendment applications filed during the April 2007 amendment cycle.

Five applications were filed for processing as small-scale amendments. Application Nos. 2, 10 and 11 were filed as small-scale amendments. Application No. 1 was denied as a small-scale amendment and transmitted as a standard amendment, and Application No. 7 was withdrawn.

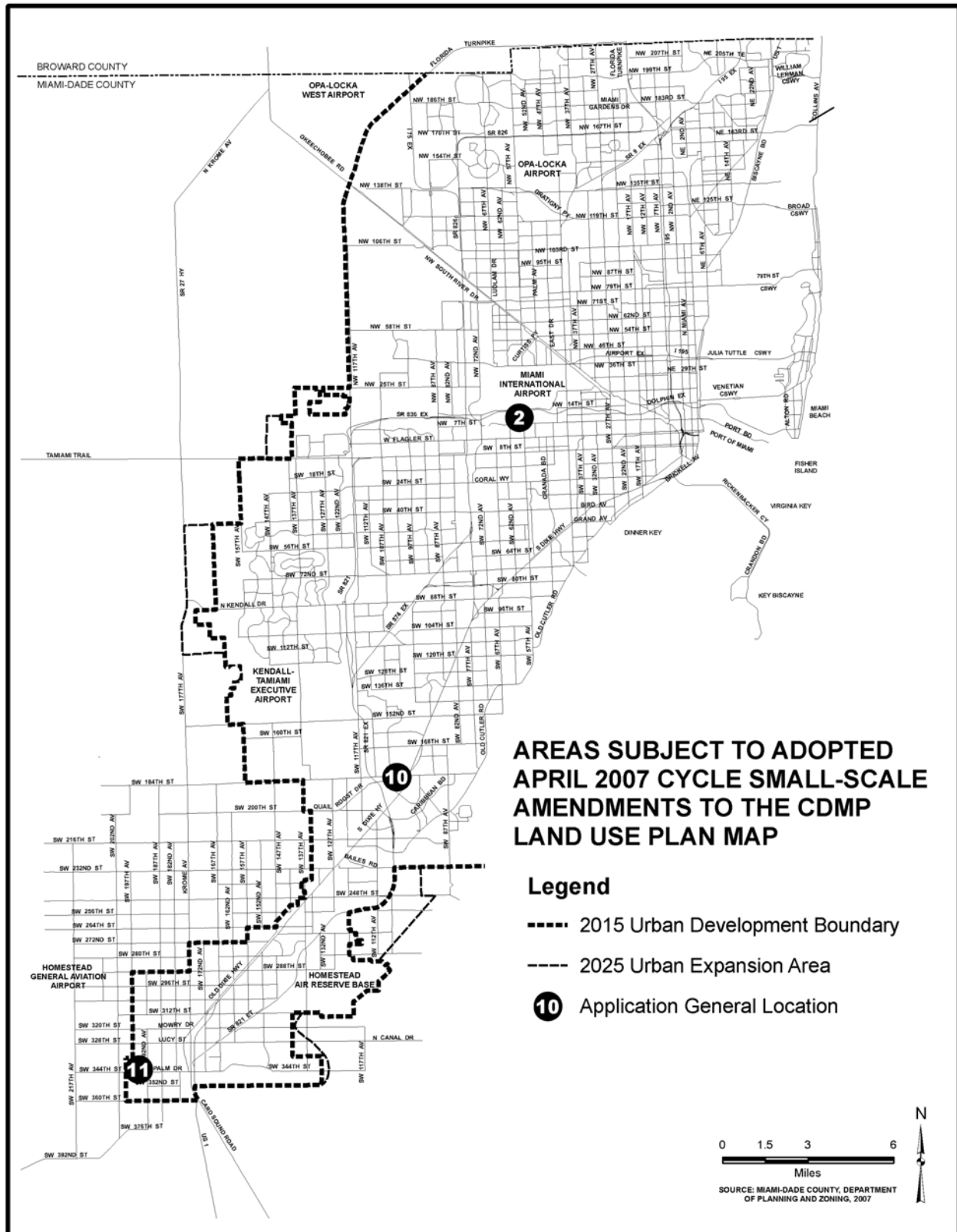
### Adopted Small-Scale Applications to Amend the CDMP Land Use Plan Map

Following the Summary of Actions section is a summary of the Land Use Plan map amendments with maps, which identify the location of adopted Application Nos. 2, 10 and 11.

**Schedule Of Activities**  
**April 2007 Small-Scale CDMP Amendments**

Application Filing Period	April 1, 2007 to April 30, 2007
Deadline to Withdraw Application and Obtain Return of Full Fee	May 7, 2007
Initial Recommendations Report released by Department of Planning and Zoning	August 25, 2007
Community Council(s) Public Hearing(s)	
Application No.	
2	September 25, 2007
10	September 20, 2007
11	September 20, 2007
Planning Advisory Board (PAB) acting as Local Planning Agency (LPA) Public Hearing to Formulate Recommendations Regarding Adoption of Small-Scale Amendments and Transmittal of Standard Amendments to Florida Department of Community Affairs (DCA)	October 15, 2007 County Commission Chamber 111 NW 1 <sup>st</sup> Street
Board of County Commissioners Hearing and Action on Adoption of Small-Scale Amendments and Transmittal of Standard Amendment Requests to DCA	November 27, 2007 County Commission Chamber 111 NW 1 <sup>st</sup> Street

Figure 1



**SUMMARY OF ACTIONS  
BY BOARD OF COUNTY COMMISSIONERS  
ON APRIL 2007 SMALL-SCALE CDMP AMENDMENTS  
(Ordinance No. 07-170; November 27, 2007)**

<b>Application Number</b>	<b>Applicant/Representative Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP, POLICIES OR TEXT</b>	<b>Final Commission Action</b>
1	100 feet east of NW 27 Avenue between NW 87 Terrace and theoretical NW 89 Street 1. Redesignate the subject property From: Business and Office and Low-Medium Density Residential (6-13 DU/Ac) To: Business and Office	<b>DENIED</b> Transmitted as Standard Amendment
2	Southeast corner of NW 57 Avenue and Blue Lagoon Drive 1. Redesignate the subject property From: Office/Residential To: Business and Office 2. Add the Declaration of Restrictions to the Restrictions Table in the Land Use Element	<b>ADOPTED</b> With acceptance of Proffered Covenant
7	Northwest corner of SW 101 Avenue and SW 88 Street (N. Kendall Drive) From: Low Density Residential (2.5 to 6.0 DU/Ac.) To: Office/Residential (Originally was to Business and Office but revised to Office/Residential by applicant's letter dated September 12, 2007.	<b>WITHDRAWN</b>
10	1. Requested Amendment to the Land Use Plan map Southwest corner of Homestead Avenue and SW 184 Street (Eureka Drive) From: Industrial and Office To: Medium Density Residential w/ Density Increase 1(DI-1) (13 to 60 DU/Ac) 2. Add the Declaration of Restrictions to the Restrictions Table in the Land Use Element	<b>ADOPTED</b> With acceptance of Proffered Covenant

Application Number	Applicant/Representative Location (Size) <b>REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP, POLICIES OR TEXT</b>	<b>Final Commission Action</b>
11	34250 SW 192 Avenue 1. Requested Amendment to the Land Use Plan map From: Estate Density Residential (1 to 2.5 DU/Ac) To: Low-Medium Density Residential (6 to 13 DU/Ac) 2. Add the Declaration of Restrictions to the Restrictions Table in the Land Use Element	<b>ADOPTED</b> With Change to Low Density Residential with Density Increase (DI-1) and acceptance of Proffered Covenant

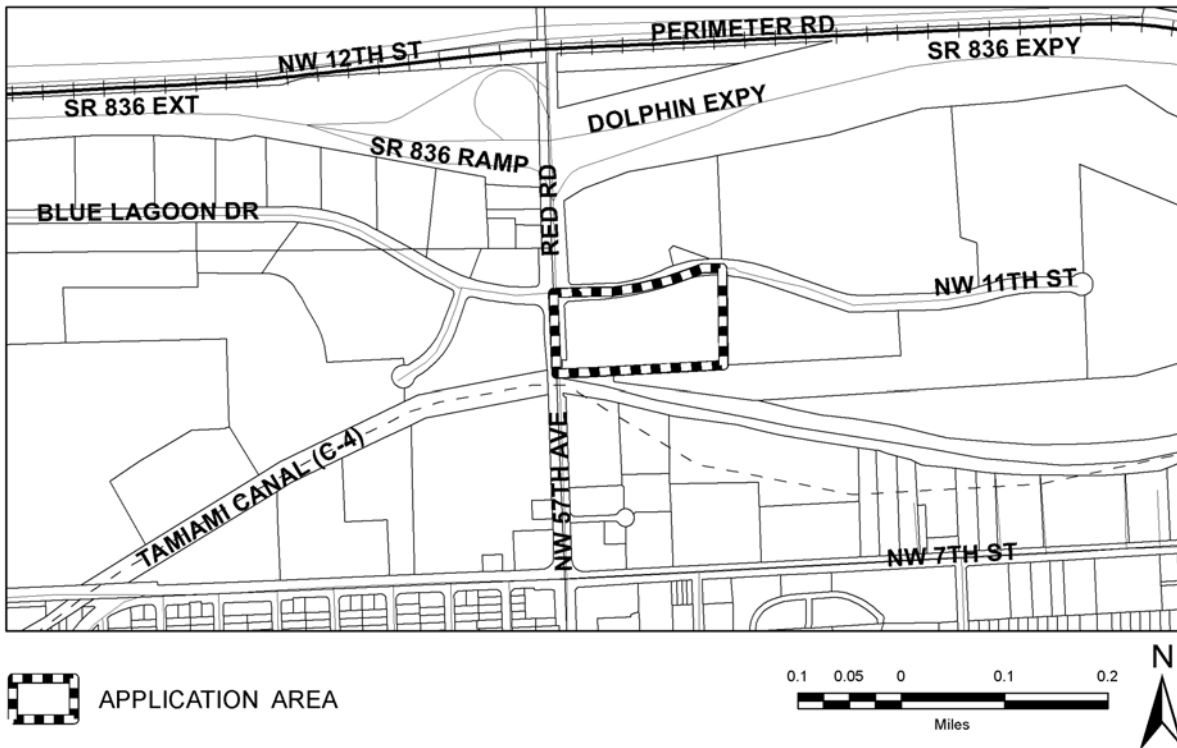


**ADOPTED APRIL 2007 CYCLE  
SMALL-SCALE AMENDMENTS TO THE CDMP  
LAND USE MAP PLAN**

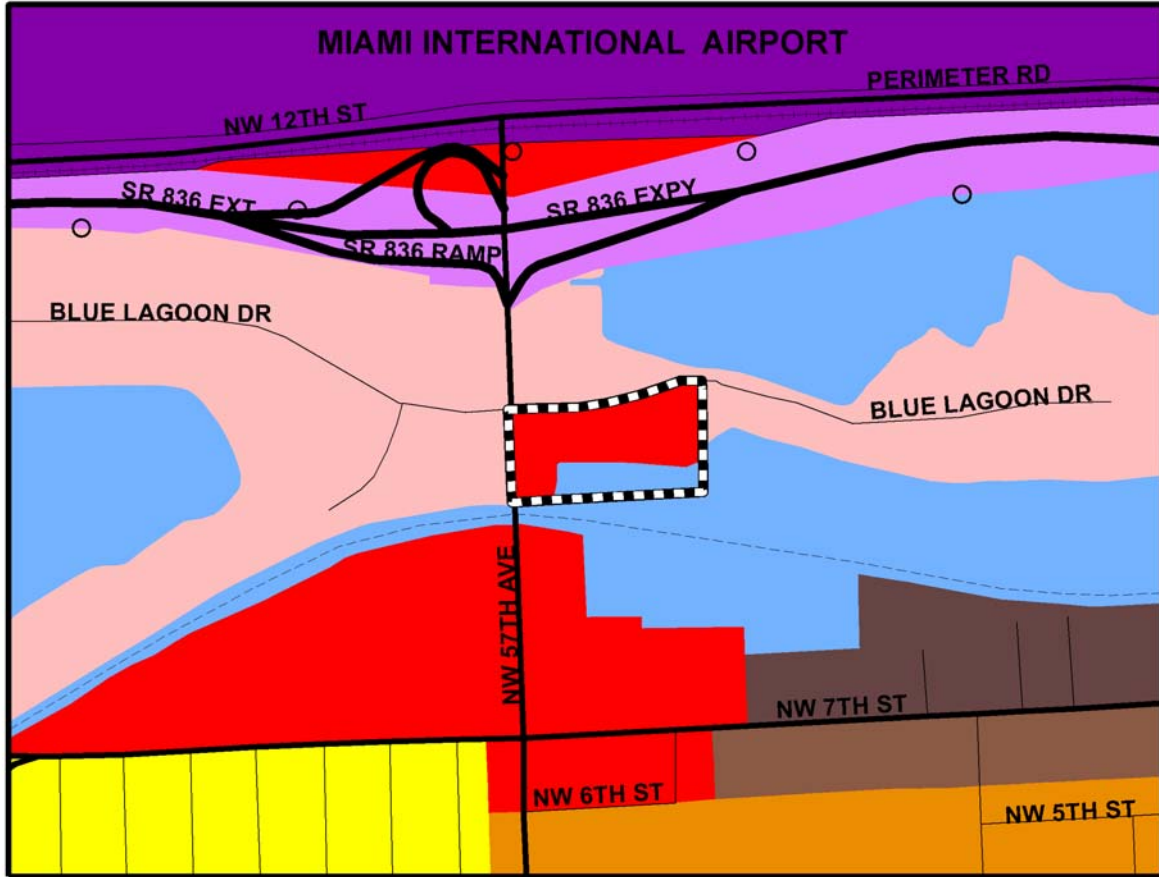
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**APRIL 2007 CYCLE  
SMALL-SCALE AMENDMENT APPLICATION NO. 2  
ADOPTED BY BOARD OF COUNTY COMMISSIONERS  
NOVEMBER 27, 2007**

<b>Applicant</b>	<b>Applicant's Representative</b>
Blue Lagoon Development, LLC, a Florida limited liability company c/o Felix M. Lasarte, Esq.	Felix M. Lasarte, Esq. Holland & Knight LLP 701 Brickell Avenue, Suite 3000 Miami, Florida 33131 (305) 789-7580
<b>Requested Amendment to the Land Use Plan Map</b> From: OFFICE/RESIDENTIAL To: BUSINESS AND OFFICE Location: Southeast corner of NW 57 Avenue and Blue Lagoon Drive Acreage: Application area: 8.6 Gross Acres; 7.63 Net Acres Acreage Owned by Applicant: 7.63 Acres Adopted: Adopted on November 27, 2007 with acceptance of proffered covenant; Ordinance No. 07-170	



**CDMP SMALL-SCALE AMENDMENT  
APPLICATION NO. 2 TO THE ADOPTED  
2015 AND 2025 LAND USE PLAN MAP  
ORDINANCE 07-170 ADOPTED NOVEMBER 27, 2007**



**LEGEND**



APPLICATION AREA

**CDMP LAND USE**

- RESIDENTIAL COMMUNITIES
  - LOW DENSITY RESIDENTIAL (LDR) 2.5 TO 6 DU/AC
  - MEDIUM-DENSITY RESIDENTIAL (MDR) 13 TO 25 DU/AC
  - MEDIUM HIGH DENSITY RESIDENTIAL (MHDR) 25 TO 60 DU/AC
  - HIGH DENSITY RESIDENTIAL (HDR) 60 TO 125 DU/AC
- BUSINESS AND OFFICE
- OFFICE/RESIDENTIAL
- WATER
- TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)
- TERMINALS
- EXPRESSWAYS
- MAJOR ROADWAYS (3 OR MORE LANES)

FUTURE RAPID TRANSIT CANAL

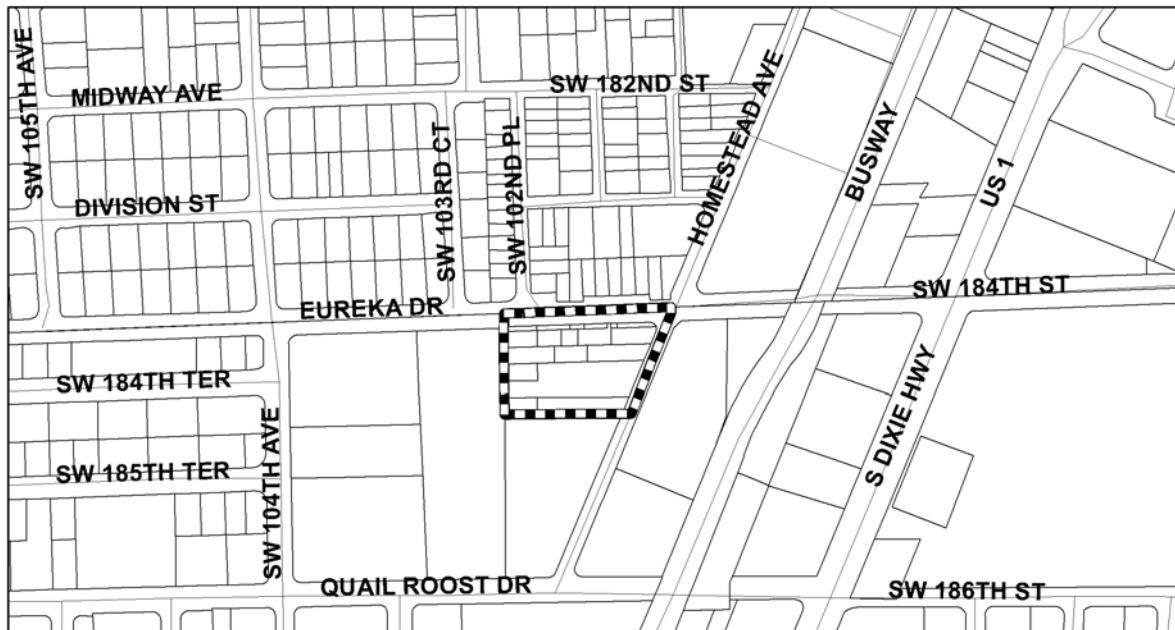
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Miles

SOURCE: MIAMI-DADE COUNTY, DEPARTMENT OF PLANNING AND ZONING, NOVEMBER 2007

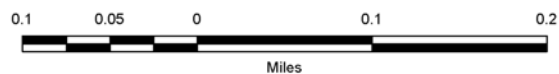


**APRIL 2007 CYCLE  
SMALL-SCALE AMENDMENT APPLICATION NO. 10  
ADOPTED BY BOARD OF COUNTY COMMISSIONERS  
NOVEMBER 27, 2007**

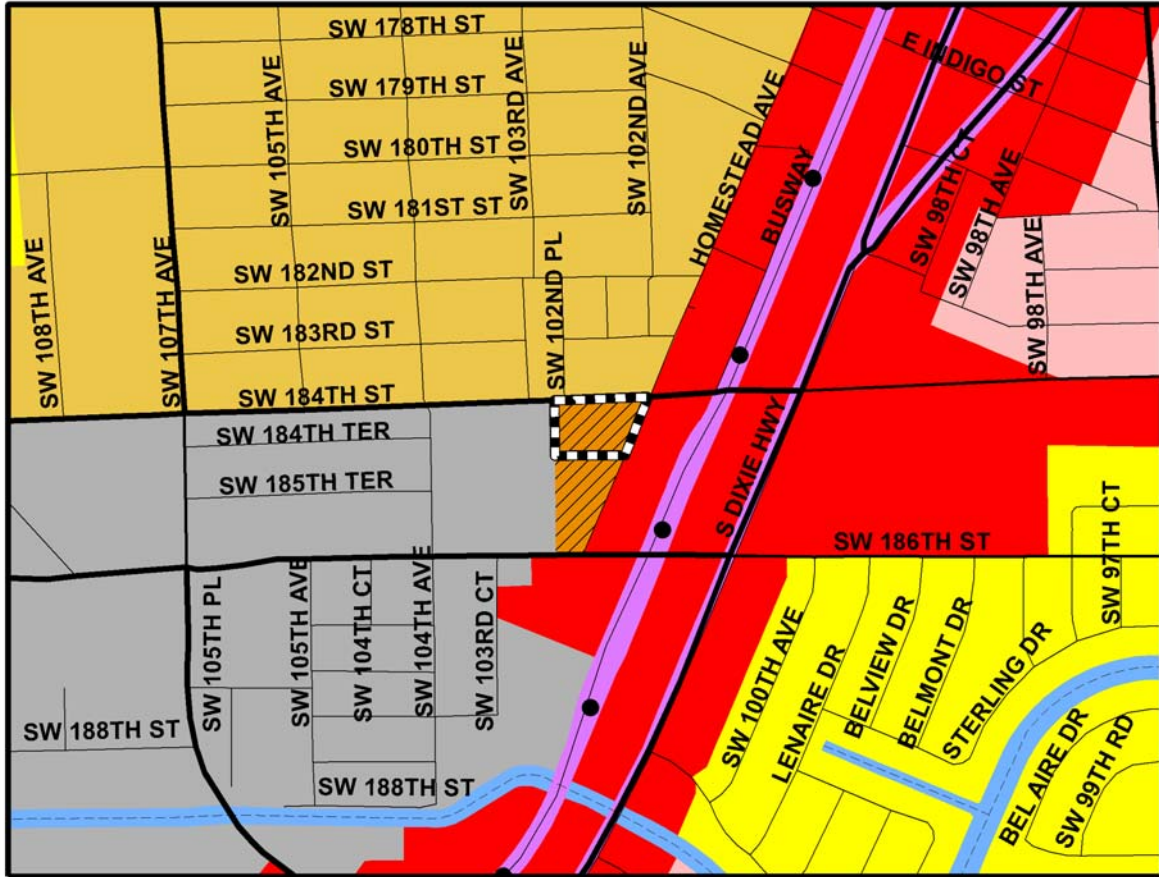
<b>Applicant</b>	<b>Applicant's Representative</b>
West Perrine Land Trust, Inc., a Florida corporation and Wilbur B. Bell Trustee c/o Gilberto Pastoriza, Esq.	Gilberto Pastoriza, Esq. Weiss Serota Helfman Pastoriza Cole & Boniske, P.A. 2525 Ponce de Leon Blvd., Suite 700 Coral Gables, Florida 33134 (305) 854-0800
<b>Requested Amendment to the Land Use Plan Map</b> From: INDUSTRIAL AND OFFICE To: MEDIUM DENSITY RESIDENTIAL w/ Density Increase 1 Location: Southwest corner of Homestead Avenue and SW 184 Street (Eureka Drive) Acreage: Application area: 3.2 Gross Acres; 2.63 Net Acres Acreage Owned by Applicant: 2.41 Acres Adopted: Adopted on November 27, 2007 with acceptance of proffered covenant; Ordinance No. 07-170	



APPLICATION AREA



**CDMP SMALL-SCALE AMENDMENT  
APPLICATION NO. 10 TO THE ADOPTED  
2015 AND 2025 LAND USE PLAN MAP  
ORDINANCE 07-170 ADOPTED NOVEMBER 27, 2007**



**LEGEND**



APPLICATION AREA

**CDMP LAND USE**

RESIDENTIAL COMMUNITIES



LOW DENSITY RESIDENTIAL (LDR) 2.5 TO 6 DU/AC



LOW-MEDIUM DENSITY RESIDENTIAL (LMDR) 6 TO 13 DU/AC



MEDIUM DENSITY RESIDENTIAL W/ DENSITY INCREASE 1



INDUSTRIAL AND OFFICE



RESTRICTED INDUSTRIAL AND OFFICE



BUSINESS AND OFFICE



OFFICE / RESIDENTIAL



TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)



WATER



MAJOR ROADWAY



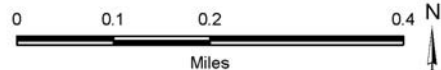
MINOR ROADWAY



RAIL



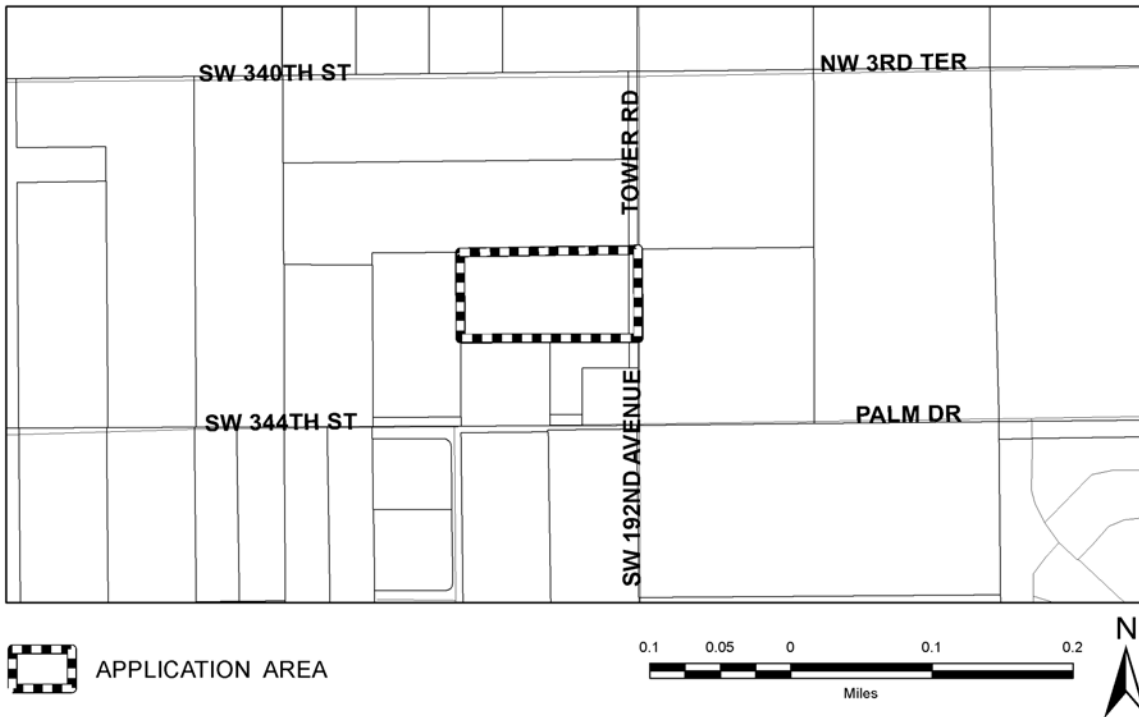
EXISTING RAPID TRANSIT



SOURCE: MIAMI-DADE COUNTY, DEPARTMENT  
OF PLANNING AND ZONING, NOVEMBER 2007

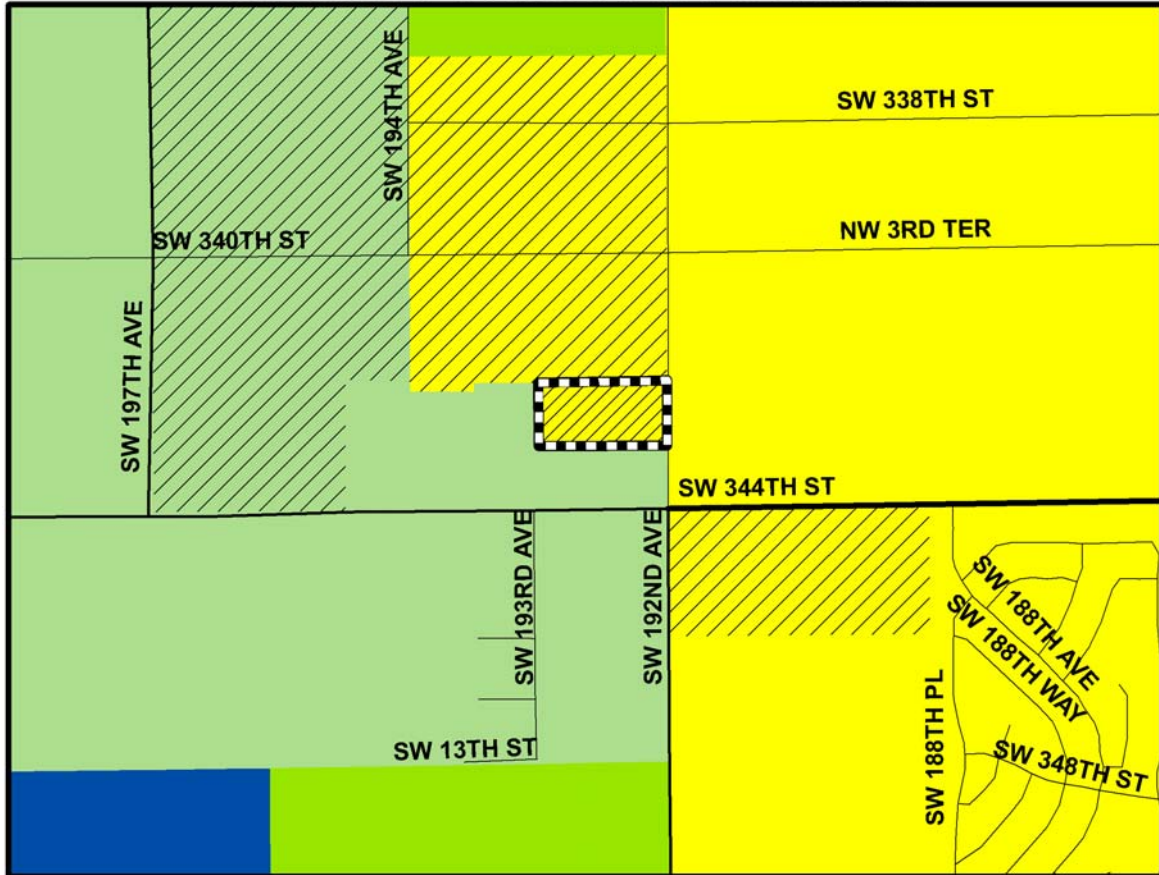
**APRIL 2007 CYCLE  
SMALL-SCALE AMENDMENT APPLICATION NO. 11  
ADOPTED BY BOARD OF COUNTY COMMISSIONERS  
NOVEMBER 20, 2007**

<b>Applicant</b>	<b>Applicant's Representative</b>
BDG Florida City, LLC 2655 LeJeune Road, Suite 409 Coral Gables, FL 33134	Jeff Bercow, Esq. & Melissa Tapanes Llahues, Esq. Bercow Radell & Fernandez, PA 200 South Biscayne Boulevard, Suite 850 Miami, Florida 33131 305-374-5300
<b>Requested Amendment to the Land Use Plan Map</b> From: ESTATE DENSITY RESIDENTIAL To: LOW-MEDIUM DENSITY RESIDENTIAL Location: 34250 SW 192 Avenue Acreage: Application area: 5.04 Gross Acres; 4.75 Net Acres Acreage Owned by Applicant: 4.75 Net Acres Adopted: Adopted with Change to Low Density Residential with Density Increase 1 (DI-1) and acceptance of proffered covenant on November 27, 2007; Ordinance No. 07-170	





**CDMP SMALL-SCALE AMENDMENT  
APPLICATION NO. 11 TO THE ADOPTED  
2015 AND 2025 LAND USE PLAN MAP  
ORDINANCE 07-170 ADOPTED NOVEMBER 27, 2007**











**LEGEND**



APPLICATION AREA

**CDMP LAND USE**

-  RESIDENTIAL COMMUNITIES
-  ESTATE DENSITY RESIDENTIAL (EDR) 1 TO 2.5 DU/AC
-  ESTATE DENSITY RESIDENTIAL WITH ONE DENSITY INCREASE WITH URBAN DESIGN (DI-1)
-  LOW DENSITY RESIDENTIAL (LDR) 2.5 TO 6 DU/AC
-  LOW DENSITY RESIDENTIAL WITH ONE DENSITY INCREASE WITH URBAN DESIGN (DI-1)
-  INSTITUTIONAL AND PUBLIC FACILITY
-  ENVIRONMENTALLY PROTECTED PARKS
-  MAJOR ROADWAY

0 0.05 0.1 0.2  
Miles

SOURCE: MIAMI-DADE COUNTY, DEPARTMENT  
OF PLANNING AND ZONING, NOVEMBER 2007





April 2007-2008 Cycle

REPLACEMENT PAGES

Adopted Amendments in the  
Comprehensive Development Master Plan  
April 2007 Cycle

Replace Pages in the October 2006 Edition of the  
CDMP as amended through November 27, 2007

**Remove Pages**

Inside Cover Page  
I-74.9

**Replace with New Pages**

Inside Cover Page  
I-74.9  
I-74.10  
I-74.11  
I-74.12



**ADOPTED COMPONENTS  
COMPREHENSIVE DEVELOPMENT  
MASTER PLAN**

**For**

**Miami-Dade County, Florida**

**October 2006 Edition  
As amended through November 27, 2007**

This volume incorporates all amendments made to the CDMP through the:

April 2005-06 Amendment Cycle  
2006 Remedial Amendment  
October 2005-06 Amendment Cycle  
April 2006-07 Amendment Cycle  
April 2007-08 Amendment Cycle (Small-Scale)

Miami-Dade County  
Department of Planning and Zoning  
1110 Stephen P. Clark Center  
111 NW First Street  
Miami, Florida 33128-1972  
305-375-2835

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*Mayor*

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**Barbara J. Jordan**  
*Vice Chairwoman*

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Miami-Dade County provides equal access and equal opportunity in employment and services and does not discriminate on the basis of disability. “It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disabilities Act.”

**ADOPTED COMPONENTS  
COMPREHENSIVE DEVELOPMENT  
MASTER PLAN**

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Miami-Dade County  
Department of Planning and Zoning  
1110 Stephen P. Clark Center  
111 NW First Street  
Miami, Florida 33128-1972  
305-375-2835



Amendment Cycle	Application No.	General Location	Township-Range-Section	Type of Restriction	Summary of Restrictions
April 2007-2008	No. 2	Southeast corner of NW 57 Avenue and Blue Lagoon Drive	53-41-31	Declaration of Restrictions	Water conservation measures in Exhibit B; a site plan at the time of initial rezoning that incorporates design concepts from the County's Urban Design Manual and includes a pedestrian promenade along the waterfront; and limit uses to those permitted under the existing RU-4A zoning category or BU-1A for rezoned portions of the property (See Declaration of Restrictions for the 22 prohibited BU-1A uses).
April 2007-2008	No. 10	Southwest corner of Homestead Avenue and SW 184 Street (Eureka Drive)	56-40-5	Declaration of Restrictions	A minimum of 10% workforce housing units for sale or rental to persons within the income range of 65% to 140% of medium family income for

Amendment Cycle	Application No.	General Location	Township-Range-Section	Type of Restriction	Summary of Restrictions
					Miami-Dade County.
April 2007-2008	No. 11	34250 SW 192 Avenue	57-38-23	Declaration of Restrictions	A minimum of 20% workforce housing under certain conditions with 25% set aside of workforce housing units for sale or rent to persons with 65% to 105% of median family income. A maximum density of 50 dwelling units; incorporate water conservation measures; owner will not seek a certificate of use and occupancy for more than 17 dwelling units until the owner, at own expense, connects to a water treatment plant with sufficient treatment capacity; owner will not seek a certificate of use or occupancy for more than 30 dwelling



Amendment Cycle	Application No.	General Location	Township-Range-Section	Type of Restriction	Summary of Restrictions
					units until the construction of SW 344 Street as a 4-lane divided arterial roadway from SW 182 and SW 192 Avenues is completed.

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