

SUMMARY OF FINAL ACTIONS
BY
BOARD OF COUNTY COMMISSIONERS

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

(Ordinance Nos. 08-122 and 08-123; November 6, 2008)

Adopted April 2008-09 Cycle Small-Scale Amendments to the
Comprehensive Development Master Plan

November 2008

Prepared by the
Miami-Dade County Department of Planning and Zoning
111 NW 1 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) which were adopted by the Miami-Dade County Board of County Commissioners on November 6, 2008 (Ordinance Nos. 08-112 and 08-123) as part of the April 2008-09 CDMP amendment cycle. These actions are a portion of the April 2008 CDMP amendment cycle. The remaining portion contains a number of standard (non small-scale) amendments to the CDMP, which will be transmitted as a separate package to the Department of Community Affairs on a later date.

Summary of Actions

Included in this document is a section titled "Summary of Actions by Board of County Commissioners on April 2008-09 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 (LUP) map amendment applications filed in the April 2008 amendment cycle.

Four (4) LUP map amendment applications were filed for processing as small-scale amendments. Application Nos. 2, 3, 4 and 5 were adopted.

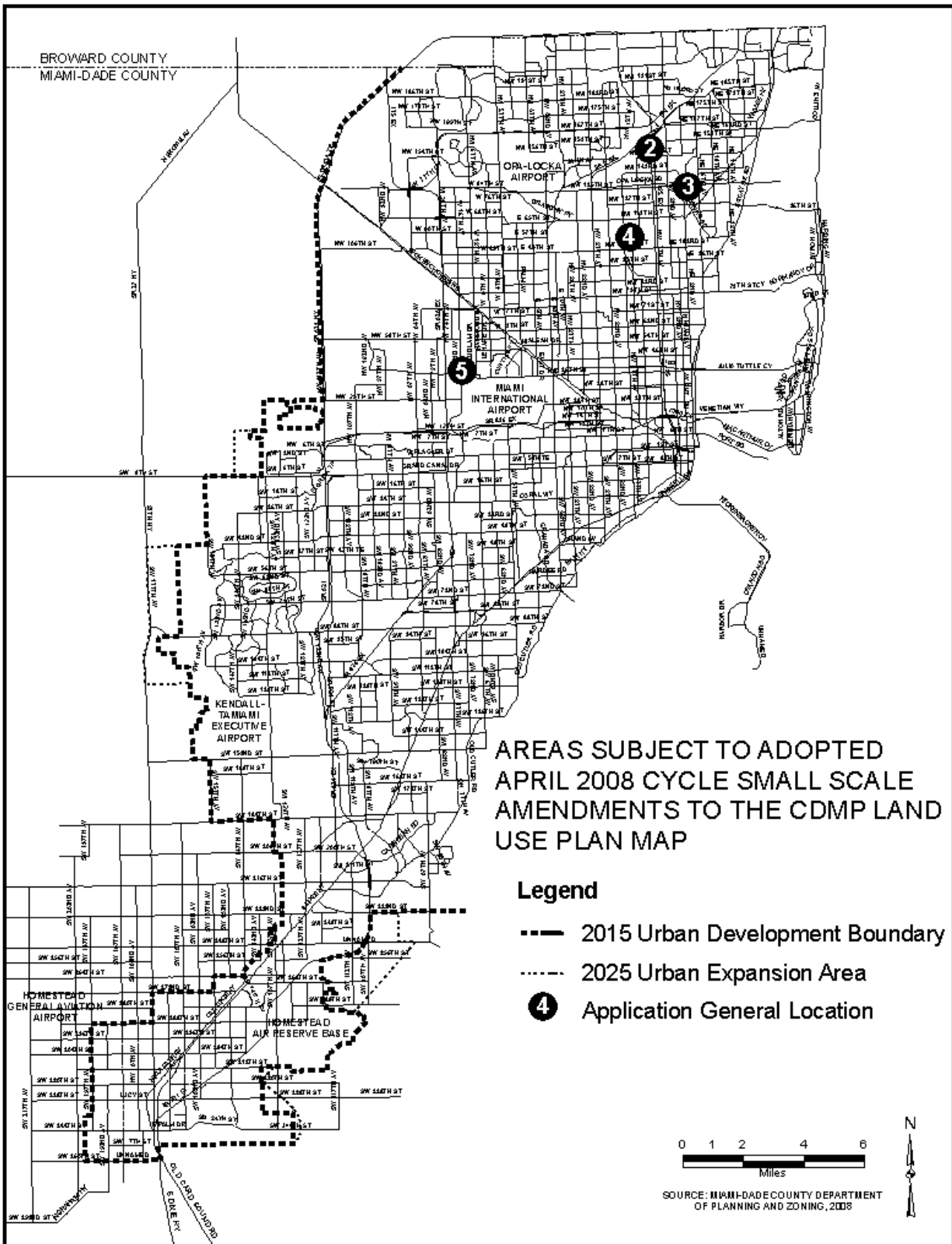
Adopted Small-scale Applications to Amend the CDMP Land Use Plan Map

Following the Summary of Actions table is a summary of the adopted small-scale LUP map amendments with corresponding maps, which identify the adopted designations and the locations of adopted Application Nos. 2, 3, 4 and 5 in relation to the surrounding future land use map designations of the CDMP. In addition, the report contains Replacement Pages to be inserted in the CDMP Adopted Components that were amended by the adoption of the April 2008-2009 cycle small-scale amendments. These pages amend the Declaration of Restrictions table in the Land Use Element of the October 2006 Edition of the CDMP Adopted Components Report as Amended through July 17, 2008 (Beacon Lakes DRI amendments). The replacement pages are annotated with the date of the amendment and ordinance number in the lower right corner of the page.

Schedule Of Activities
April 2008-09 Small-Scale CDMP Amendments

Application Filing Period	April 1, 2008 to May 1, 2008
Deadline to Withdraw Application and Obtain Return of Full Fee	May 8, 2008
Initial Recommendations Report released by Department of Planning and Zoning	August 25, 2008
Community Council(s) Public Hearing(s)	
Application No	
2	September 17, 2008
3	September 17, 2008
4	September 17, 2008
5	September 17, 2008
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 6, 2008 Commission Chambers 111 NW 1 st Street
Board of County Commissioners Hearing and Action on Adoption of Small-Scale Amendments and Transmittal of Standard Amendment Requests to DCA	November 6, 2008 Commission Chambers 111 NW 1 st Street

Figure 1



**SUMMARY OF ACTIONS
BY BOARD OF COUNTY COMMISSIONERS
ON APRIL 2008-09 CDMP AMENDMENTS
(Ordinance No. 08-122; November 6, 2008)**

Application Number	Applicant (Representative) Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP, POLICIES OR TEXT	Final Commission Action
4	<p>Sunshine Lakes LLC (Jeffrey Bercow, Esq. and Matthew Amster, Esq.)</p> <p>10940 NW 14 Avenue (4.81 Gross Acres)</p> <p>From: Low-Medium Density Residential (6 to 13 DU/Ac) To: Medium Density Residential (13 to 26 DU/Ac)</p>	<p>ADOPT With Change as recommended by staff and Acceptance of Proffered Covenant</p>

**SUMMARY OF ACTIONS
BY BOARD OF COUNTY COMMISSIONERS
ON APRIL 2008-09 CDMP AMENDMENTS
(Ordinance No. 08-123; November 6, 2008)**

Application Number	Applicant (Representative) Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP, POLICIES OR TEXT	Final Commission Action
2	Tibor Hollo (Jeff Bercow, Esq. and Michael Marrero, Esq.) West side of NW 7 Avenue between NW 155 Lane and Biscayne Canal (0.84 Gross Acres) From: Medium-High Density Residential (13 to 25 DU/Ac) To: Business and Office	ADOPT With Acceptance of Proffered Covenant
3	Lunar Real Estate Services, Inc. (Mario Garcia-Serra, Esq. and N. Patrick Range, Esq.) Southwest corner of NE 135 Street and NE 3 Court (2.5Gross Acres) From: Low-Medium Density Residential (6 to 13 DU/Ac) To: Business and Office	ADOPT With Acceptance of Proffered Covenant
5	Miami-Dade Aviation Department (Jose Abreu, Director) Northeast corner of NW 72 Avenue and NW 36 Street (3.6 Gross Acres) From: Institutions, Utilities and Communications To: Business and Office	ADOPT With Acceptance of Proffered Covenant

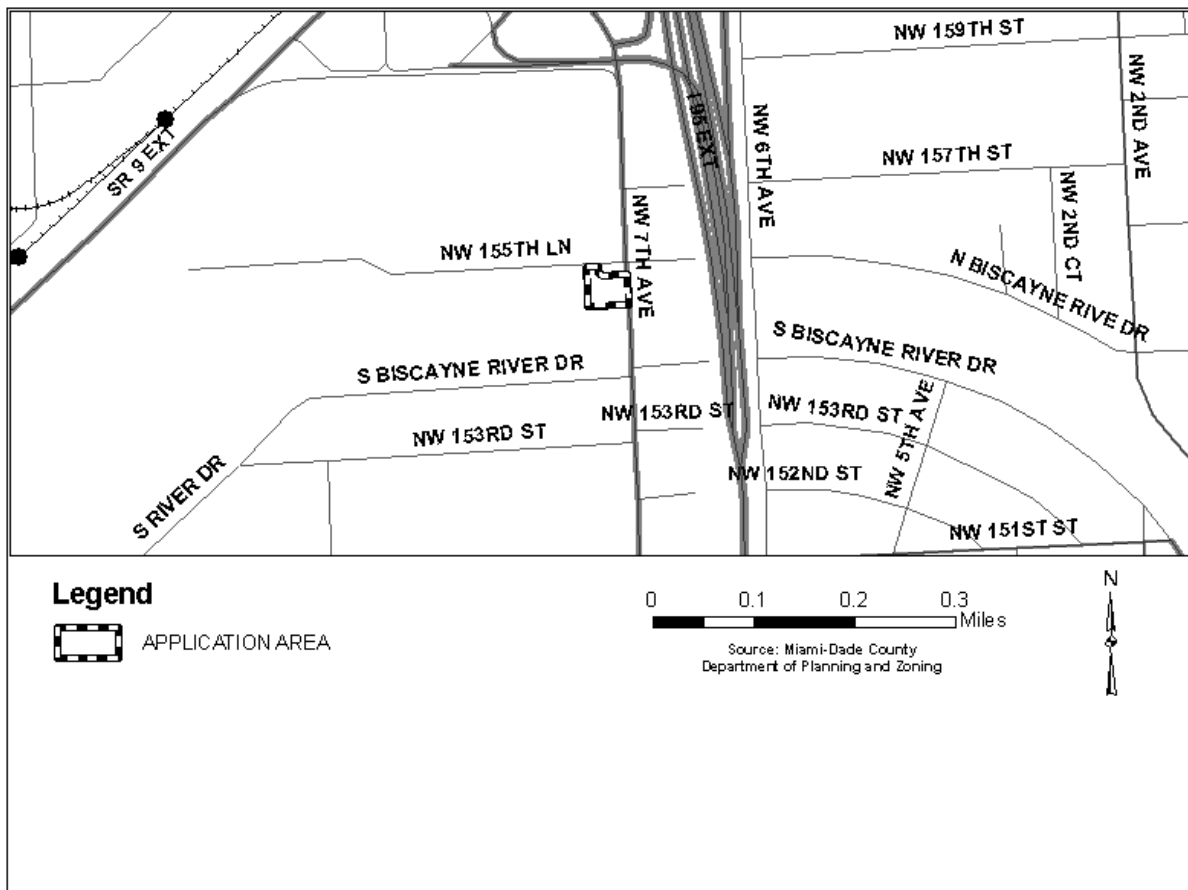
**APRIL 2008-09 CYCLE
STANDARD AMENDMENT APPLICATION NO. 2
ADOPTED BY BOARD OF COUNTY COMMISSIONERS NOVEMBER 6, 2008**

<u>Applicant</u>	<u>Applicant's Representative</u>
Tibor Hollo 100 South Biscayne Boulevard, Suite 1100 Miami, Florida 33131	Jeffrey Bercow, Esq. and Mickey J. Marrero, Esq. Bercow Radell & Fernandez, P.A. 200 South Biscayne Boulevard, Suite 850 Miami, Florida 33131 305-374-5300

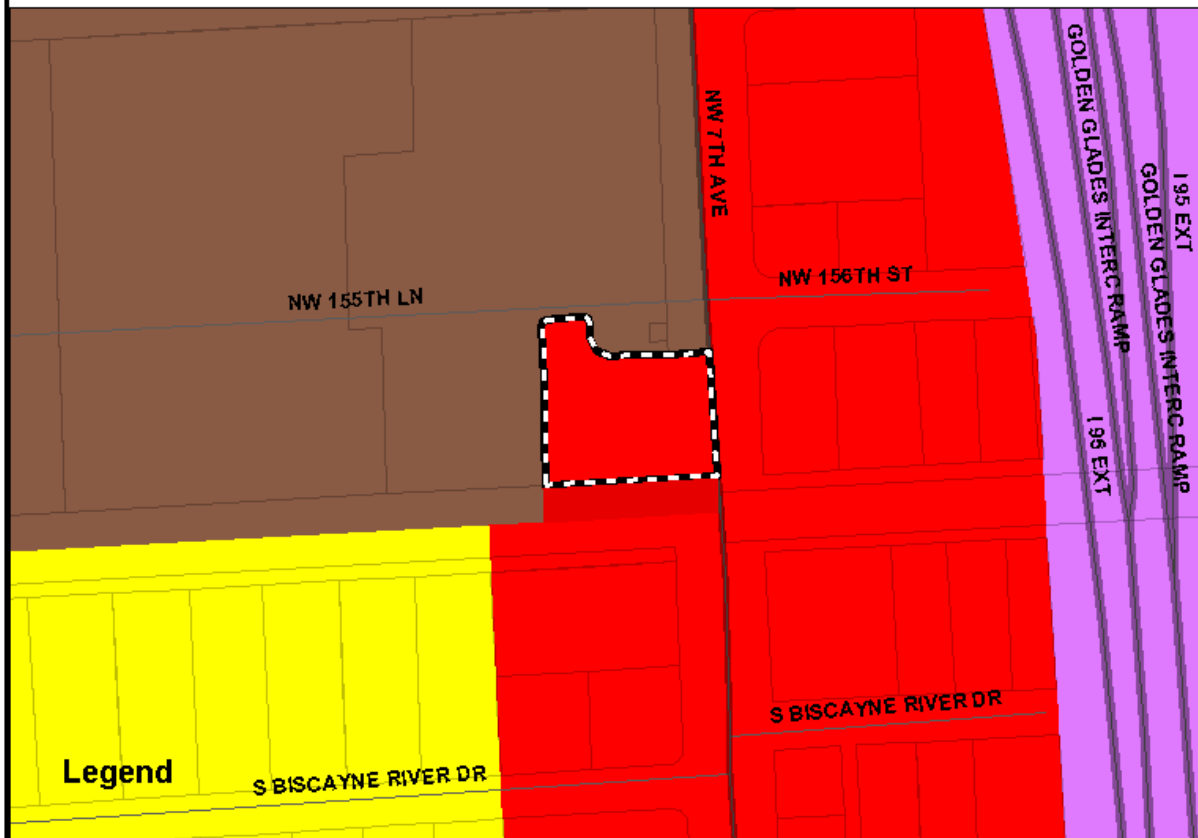
Requested Amendment to the Land Use Plan Map

From: MEDIUM-HIGH DENSITY RESIDENTIAL (25 to 60 DU/ GROSS ACRES)
To: BUSINESS AND OFFICE
Location: West side of NW 7 Avenue between NW 155 Lane and Biscayne Canal
Acreage: Application area: 0.84 Gross Acres; 0.72 Net Acres
Acreage Owned by Applicant: 0.72 Acres.

Adopted: Adopted on November 6, 2008, Ordinance No. 08-123 as follows:
Adopt with Acceptance of Proffered Covenant



APPLICATION NO. 2 CDMP LAND USE



LEGEND



APPLICATION AREA

CDMP LAND USE



LOW DENSITY (2.5-6 DU/AC)



MEDIUM-HIGH DENSITY (25-60 DU/AC)



BUSINESS AND OFFICE



TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)

0 0.02 0.04 0.06
Miles

Source: Miami-Dade County
Department of Planning and Zoning, 2008



**APRIL 2008-09 CYCLE
STANDARD AMENDMENT APPLICATION NO. 3
ADOPTED BY BOARD OF COUNTY COMMISSIONERS NOVEMBER 6, 2008**

<u>Applicant</u>	<u>Applicant's Representative</u>
Lunar Real Estate Services, Inc. 3003 English Creek Avenue, Suite 205 Egg Harbor Town, New Jersey 08234	Mario J. Garcia-Serra, Esq. and N. Patrick Range II, Esq. Greenberg Traurig, P.A. 1221 Brickell Avenue Miami, Florida 33131 305-579-0798

Requested Amendment to the Land Use Plan Map

From: Low-Medium Density Residential (6 to 13 DU/Ac)

To: Business and Office

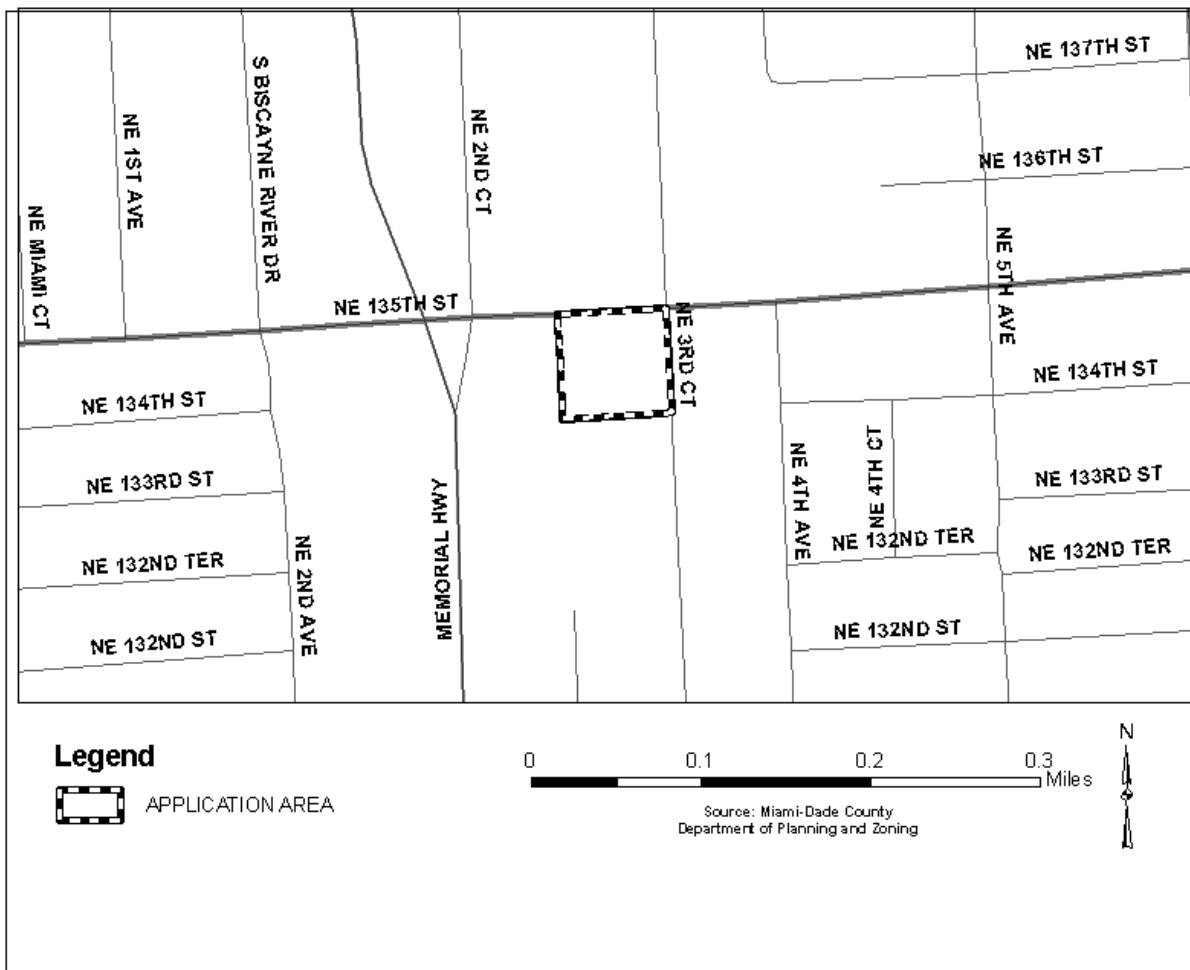
Location: Southeast corner of NE 135 Street and NE 3 Lane

Acreage: 2.5 Gross Acres; 2.065 Net Acres

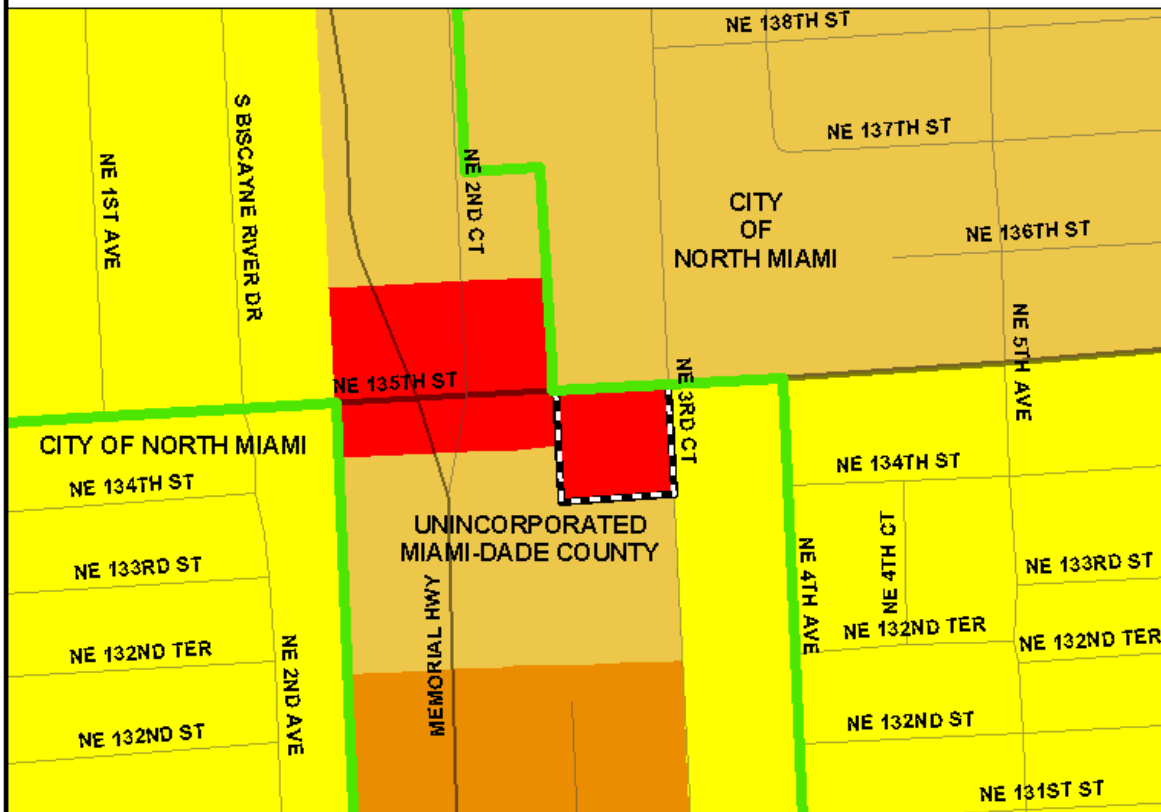
Acreage Owned by Applicant: 0 acres

Adopted: Adopted on November 6, 2008, Ordinance No. 08-123, as follows:

Adopt with Acceptance of Proffered Covenant



APPLICATION NO. 3 CDMP LAND USE



LEGEND



APPLICATION AREA

CDMP LAND USE



LOW DENSITY (2.5-6 DU/AC)



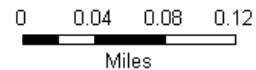
LOW-MEDIUM DENSITY (6-13 DU/AC)



BUSINESS AND OFFICE



MUNICIPAL BOUNDARY



Miles

Source: Miami-Dade County
Department of Planning and Zoning, 2008

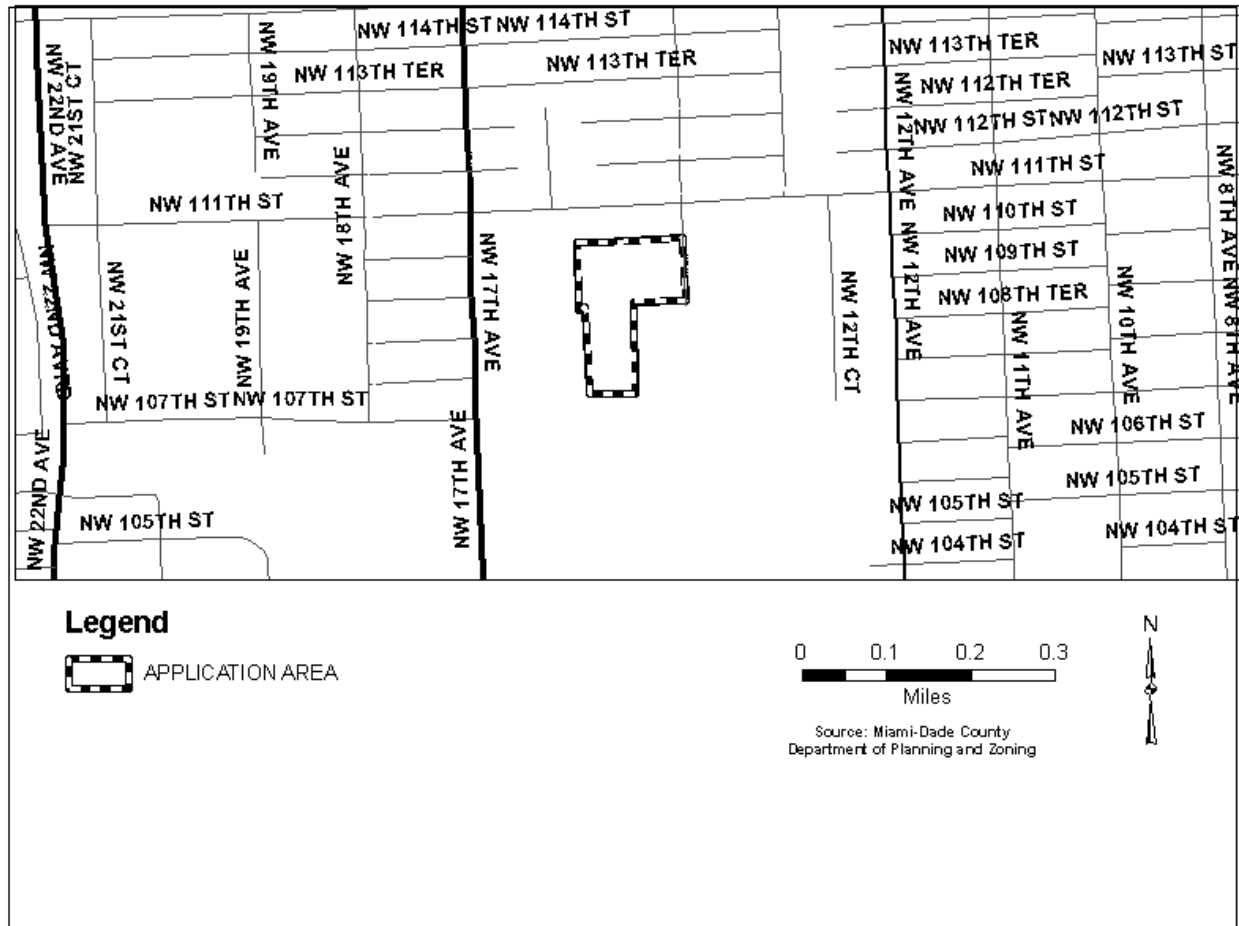


**APRIL 2008-09 CYCLE
STANDARD AMENDMENT APPLICATION NO. 4
ADOPTED BY BOARD OF COUNTY COMMISSIONERS NOVEMBER 6, 2008**

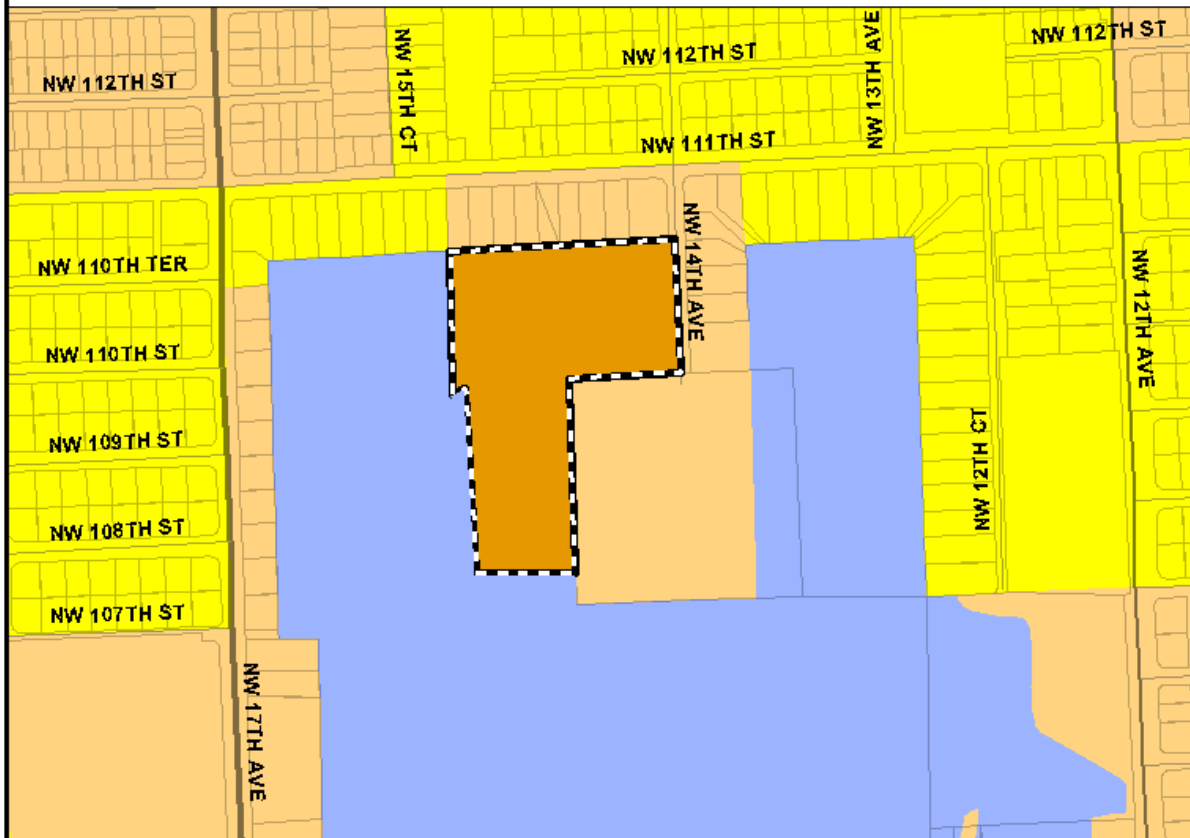
<u>Applicant</u>	<u>Applicant's Representative</u>
Sunshine Lakes, LLC 4661 SW 71 Avenue Miami, Florida 33155	Jeffrey Berrow, Esq. and Matthew Amster, Esq. Berrow Radell & Fernandez P.A. 200 South Biscayne Boulevard, Suite 850 Miami, Florida 33131 305-374-5300

Requested Amendment to the Land Use Plan Map


From: Low-Medium Density Residential (6 to 13 DU/Ac)
To: Medium Density Residential With One Density 1 Increase With Urban Design (DI-1; 13 to 60 DU/Ac)
Location: 10940 NW 14 Avenue (an area southwest of intersection of NW 14 Avenue and NW 111 Street)
Acreage: Application area: (9.99 Gross Acres; 9.77 Net Acres)
Acreage Owned by Applicant: 9.77 Acres
Adopted: Adopted on November 6, 2008, Ordinance No. 08-122, as follows:
Adopt with Change by adding 5.18 acres to the south and by changing the LUP designation to Medium Density Residential and Acceptance of Proffered Covenant







APPLICATION NO. 4 CDMP LAND USE MAP

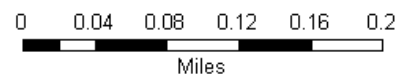


LEGEND

 APPLICATION AREA

CDMP LAND USE

-  LOW DENSITY RESIDENTIAL (2.5-6 DU/AC)
-  LOW-MEDIUM DENSITY RESIDENTIAL (5-13 DU/AC)
-  MEDIUM DENSITY RESIDENTIAL (13-25 DU/AC)
-  WATER



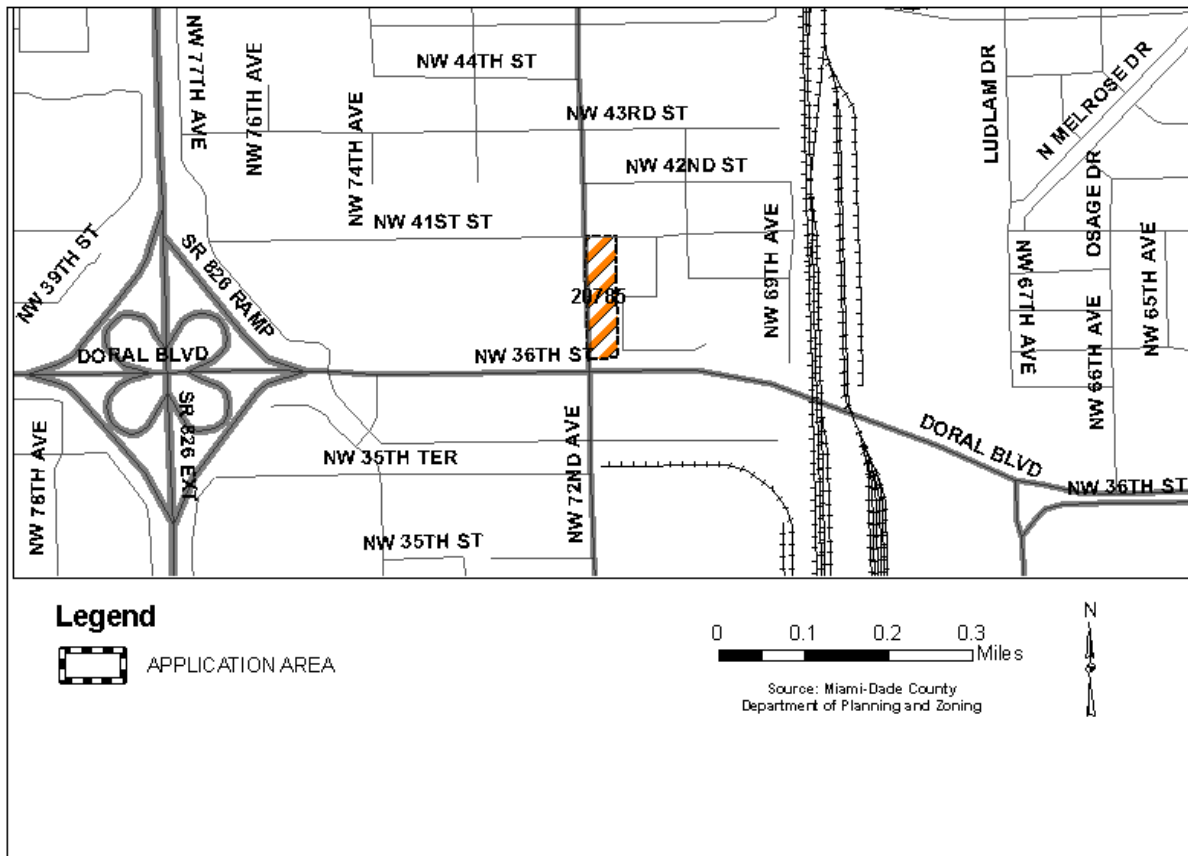
Source: Miami-Dade County
Department of Planning and Zoning, 2008

**APRIL 2008-09 CYCLE
STANDARD AMENDMENT APPLICATION NO. 5
ADOPTED BY BOARD OF COUNTY COMMISSIONERS NOVEMBER 6, 2008**

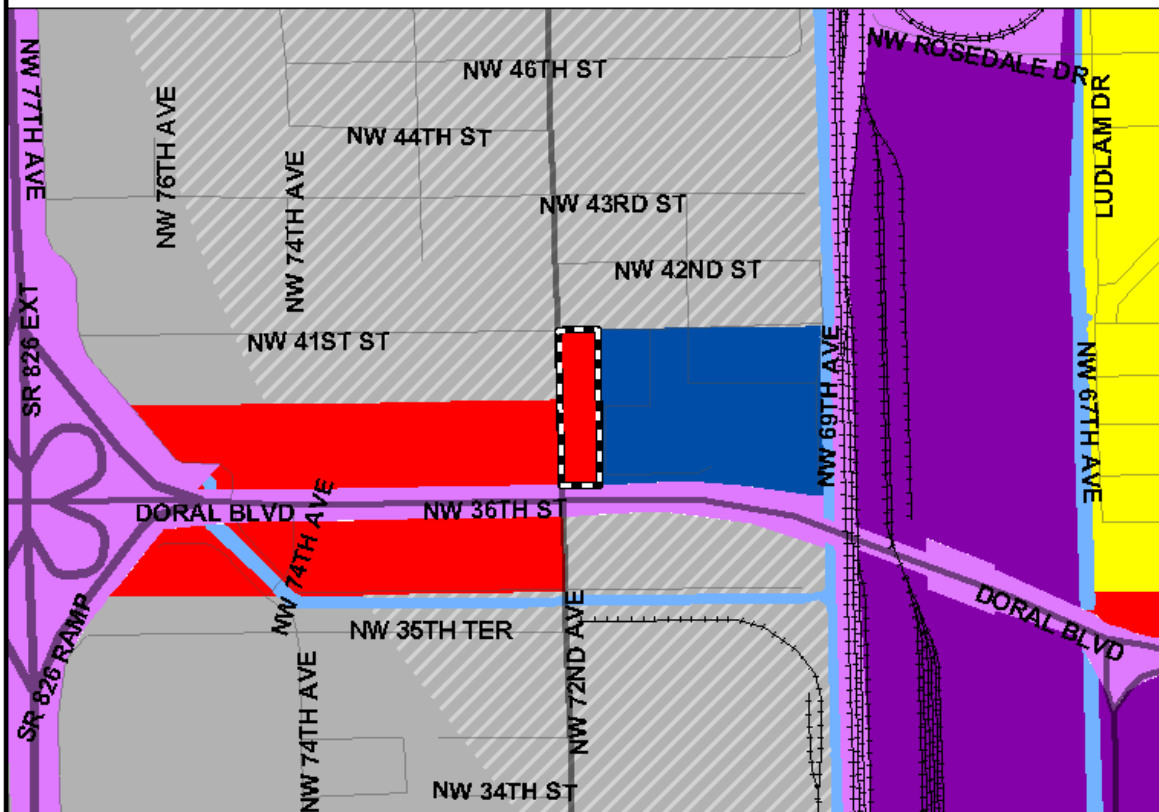
<u>Applicant</u>	<u>Applicant's Representative</u>
Miami-Dade County Aviation Department PO Box 025504 Miami, Florida 33102-5504	Jose Abreu, PE, Aviation Director Miami-Dade County Aviation Department PO Box 025504 Miami, Florida 33102-5504

Requested Amendment to the Land Use Plan Map

From: Institutions Utilities and Communications
To: Business and Office
Location: East side of NW 72 Avenue between NW 36 and NW 41 Streets
Acreage: Application area: (3.4 Gross Acres; 2.4 Net Acres)
Acreage Owned by Applicant: 2.4 acres
Adopted: Adopted on November 6, 2008, Ordinance No. 08-123, as follows:
Adopt with Acceptance of Proffered Covenant.



APPLICATION NO. 5 CDMP LAND USE



LEGEND



APPLICATION AREA

CDMP LAND USE



LOW DENSITY RESIDENTIAL (2.5-6 DU/AC)



INDUSTRIAL AND OFFICE



RESTRICTED INDUSTRIAL AND OFFICE



BUSINESS AND OFFICE



INSTITUTIONS, UTILITIES AND COMMUNICATION



TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)



TERMINALS



WATER



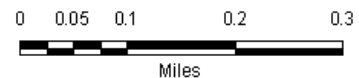
WATER



EXPRESSWAYS



MAJOR ROADWAYS (3 OR MORE LANES)



Source: Miami-Dade County Department
of Planning and Zoning, July 2008

ADOPTED COMPONENTS COMPREHENSIVE DEVELOPMENT MASTER PLAN

**For
Miami-Dade County, Florida**

November 6, 2008

**October 2006 Edition
As amended through November 6, 2008**

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

October 2005-06 Amendment Cycle
2006 Remedial Amendment
April 2006-07 Amendment Cycle
April 2007-08 Amendment Cycle (Small-scale)
October 2007-08 Amendment Cycle (Small-scale)
Special Application to Amend the CDMP (October 2007)
Metrozoo DRI NOPC (July 2008)
Beacon Lakes DRI NOPC (July 2008)
April 2008-09 Amendment Cycle (Small-scale)

Miami-Dade County
Department of Planning and Zoning
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305-375-2835

Carlos Alvarez
Mayor

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**Restrictions Accepted by the Board of County Commissioners
in Association with Land Use Plan Map Amendments**

Amendment Cycle	Appl. No.	General Location/ (Township-Range-Section)	Type of Restriction	Summary of Restrictions
April 2008-2009	No. 2	West side of NW 7 Avenue between NW 155 Lane and Biscayne Canal / (52-41-14)	Declarations of Restrictions Ord. 08-123	Limits residential development to the density currently allowed under the existing Medium-High Density Residential (25-60 DU/Acres).
April 2008-2009	No. 3	Southeast corner of NE 135 Street and NE 3 Lane / (52-42-30)	Declarations of Restrictions Ord. 08-123	Limits development to a conceptual site plan, has a maximum of 102,600 sq. feet of floor area, prohibits residential development, and restricts development to retail, office and commercial uses including self-storage.
April 2008-2009	No. 4	10940 NW 14 Avenue (an area southwest of intersection of NW 14 Avenue and NW 111 Street) / (52-41-35)	Declarations of Restrictions Ord. 08-122	Restricts the development to an increase of 100 dwelling units, for a maximum number 308 dwelling units, with the utilization of the workforce housing program which provides for a 25% increase in residential density.
April 2008-2009	No. 5	East side of NW 72 Avenue between NW 36 and NW 41 Streets / (53-40-26)	Declarations of Restrictions Ord. 08-123	Prohibits residential development.