

SUMMARY OF FINAL ACTION
BY
BOARD OF COUNTY COMMISSIONERS

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

(Ordinance No. 12-98; Adopted November 27, 2012)

Adopted April 2012 Cycle Small-Scale Amendment to the
Comprehensive Development Master Plan

November 2012

Prepared by the
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INTRODUCTION

This report presents Application No. 1, small-scale amendment to the Adopted 2015-2025 Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP), which was adopted by Miami-Dade Board of County Commissioners (Board) on November 27, 2012 (Ordinance No. 12-98). Three (3) LUP map amendments (Application Nos. 1, 2 and 3) were filed, all by private parties, in the April 2012-13 Cycle of Applications, of which Application No. 1 requested processing as small-scale amendment to the CDMP. Application Nos. 2 and 3 are standard and will be transmitted as a separate package to the State Land Planning Agency.

Summary of Final Actions

Included in this document (page 1) is a section titled "Summary of Final Actions by Board of County Commissioners on the April 2012-13 Cycle Small-Scale Application to Amend the CDMP," which lists the final action taken by the Board of County Commissioners on the small-scale amendment application.

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

Following the "Summary of Final Action", is a presentation of the adopted small-scale amendment (Application No. 1) with an illustration of how it amends the CDMP LUP map and text of the CDMP.

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**SUMMARY OF FINAL ACTION
 BY BOARD OF COUNTY COMMISSIONERS ON APRIL 2012-13 CYCLE
 SMALL-SCALE APPLICATION TO AMEND THE CDMP**

(Ordinance No. 12-98; Adopted on November 27, 2012)

Application Number	Applicant (representative) Location (size) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP	Final Commission Action
1	<p>Applicant/Representative: Weitzer Aventura, LLC /Jeffrey Bercow, Esq. & Graham Penn, Esq.</p> <p>Location : Southeast corner of the intersection of NE 213 Street and NE 26 Avenue (±4.4 Gross Acres; ±3.17 Net Acres)</p> <p>Requested Amendment to the CDMP:</p> <p>1. From: Low-Medium Density Residential and Business and Office</p> <p style="padding-left: 40px;">To: Low-Medium Density Residential with One density Increase (D1-1) with Urban Design; and Business and Office</p> <p>2. Add the Proffered Declaration of Restrictions to the Restrictions Table on Page I-74.1 of the CDMP Land Use Element</p>	<p>Adopt as Small-scale Amendment With Change and With Acceptance of the Proffered Declaration of Restrictions</p>

**APRIL 2012 CYCLE
SMALL-SCALE AMENDMENT APPLICATION NO. 1
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS**

(Ordinance No. 12-98; Adopted on November 27, 2012)

Applicant

Weitzer Aventura, LLC.
3725 NE 214th Street
Aventura, Florida 33180

Applicant's Representative

Jeffrey Bercow, Esq. &
Graham Penn, Esq.
Bercow, Radell, & Fernandez, P. A.
200 South Biscayne Boulevard, Suite 830
Miami, Florida 33131
(305) 374-5300

Board of County Commissioners Final Action:

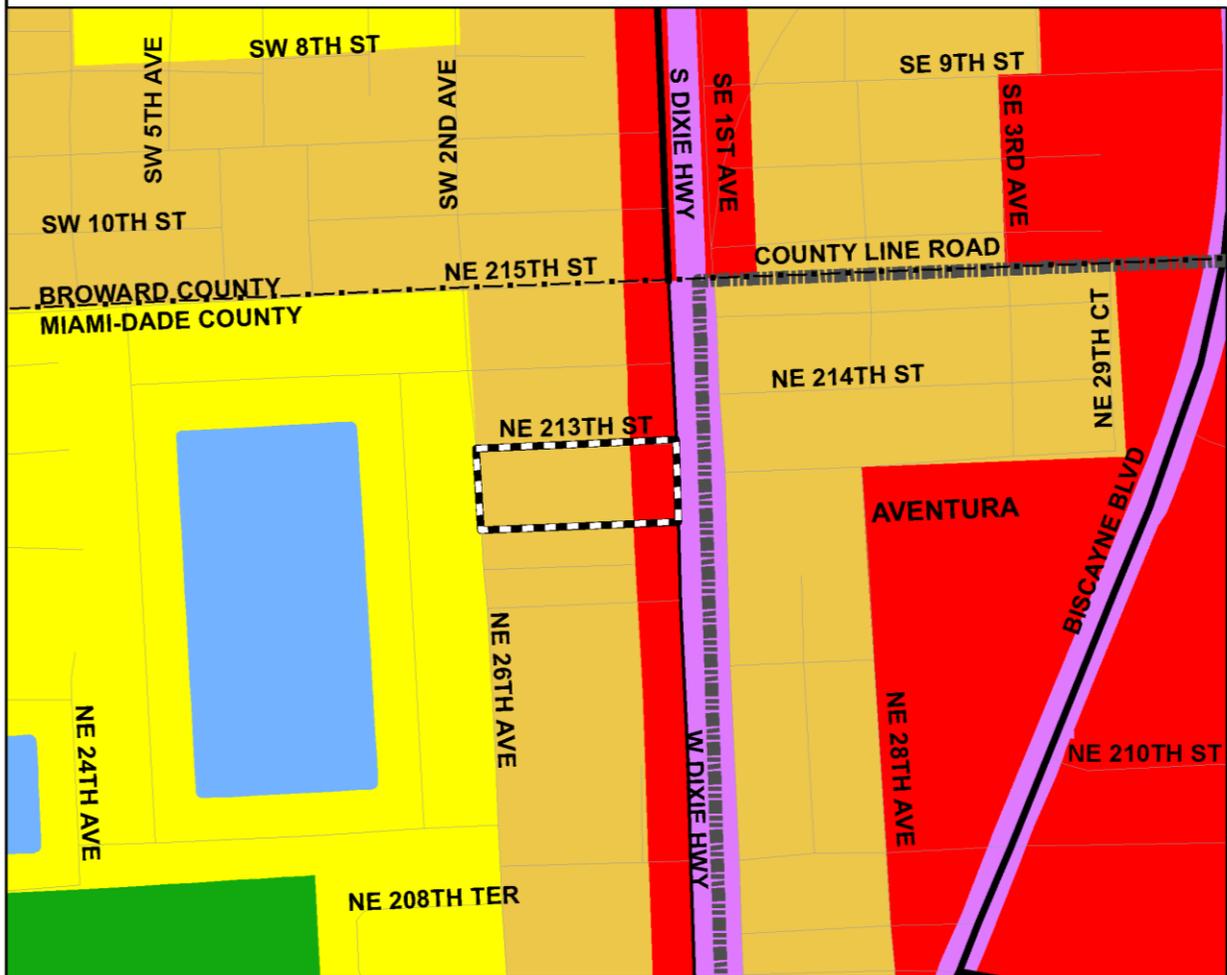
"Adopt As Small-Scale Amendment With Change and With the Acceptance of the Proffered Declaration of Restrictions." (Ordinance No. 12-98)

Description of CDMP Amendment As Adopted

1. From: Low-Medium Density Residential (6 to 13 DU/Ac) and Business and Office
To: Low-Medium Density Residential with One density Increase (D1-1) with Urban Design; and Business and Office
2. Revise the Restrictions Table in the Land Use Element on Page I-74.1 of the CDMP to include the Proffered Declaration of Restrictions, as accepted by the Board

The following pages present the Land Use Plan maps depicting the CDMP land use designation change on the application site, and text revision to the Restriction Table in the Land Use Element to include the Proffered Declaration of Restrictions

APPLICATION NO. 1 CURRENT FUTURE LAND USE PLAN MAP

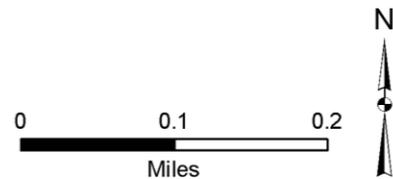


-  APPLICATION AREA
-  MUNICIPAL BOUNDARY
-  COUNTY BOUNDARY

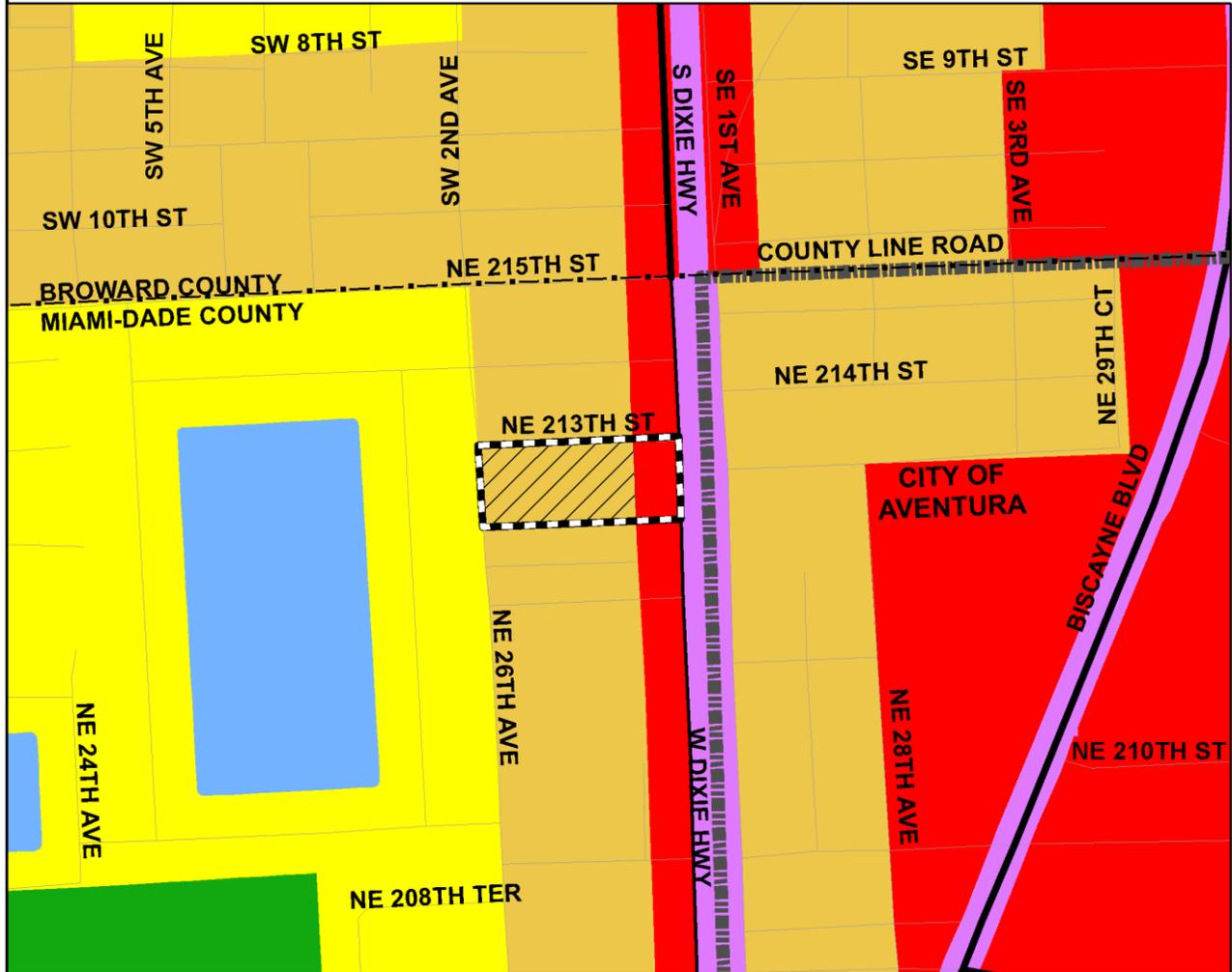
Source: Miami-Dade County
Department of Regulatory and Economic Resources
June 2012

CDMP LAND USE

-  LOW DENSITY (2.5-6 DU/AC)
-  LOW-MEDIUM DENSITY (LMDR) 6-13 DU/AC
-  BUSINESS AND OFFICE
-  PARKS AND RECREATION
-  WATER
-  TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)
-  MAJOR ROADWAYS (3 OR MORE LANES) - 10 point
-  MINOR ROADWAYS (2 LANES)



APPLICATION NO. 1 ADOPTED FUTURE LAND USE PLAN MAP

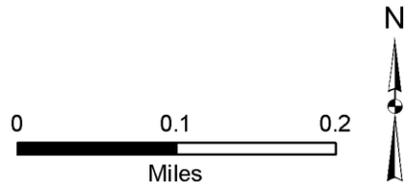


-  APPLICATION AREA
-  MUNICIPAL BOUNDARY
-  COUNTY BOUNDARY

Source: Miami-Dade County
Department of Regulatory and Economic Resources
November 2012

- CDMP LAND USE**
-  LOW DENSITY (2.5-6 DU/AC)
 -  LOW-MEDIUM DENSITY (6-13 DU/AC)
 -  LOW-MEDIUM DENSITY W/ ONE DENSITY INCREASE (DI-1)
 -  BUSINESS AND OFFICE
 -  PARKS AND RECREATION
 -  WATER
 -  TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)

-  MAJOR ROADWAYS (3 OR MORE LANES)
-  MINOR ROADWAYS (2 LANES)



Revise the Restrictions Table in the CDMP Land Use Element (Page I-74.1), to include the following:

Amendment Cycle	Appl. No.	General Location/ (Township-Range-Section)	Type of Restriction	Summary of Restrictions
<u>April 2012</u>	<u>1</u>	<u>Southeast corner of the intersection of NE 213 Street and NE 26 Avenue (±4.4 Gross Acres; ±3.17 Net Acres) (34-51-42)</u>	<u>Declaration of Restrictions</u>	<u>Restricts maximum residential development on the property to 125 units, and requires the incorporation of good urban design principles into any development application seeking the density increase provided by the DI-1 overlay.</u>