

**REVISED
RECOMMENDATIONS
*SECOND EDITION***

**OCTOBER 2004
APPLICATIONS TO AMEND THE
COMPREHENSIVE DEVELOPMENT
MASTER PLAN**

FOR MIAMI-DADE COUNTY, FLORIDA



November 30, 2005

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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."

**REVISED RECOMMENDATIONS
*SECOND EDITION***

**OCTOBER 2004 CYCLE
APPLICATIONS TO AMEND THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

November 30, 2005

Miami-Dade County
Department of Planning and Zoning
1210 Stephen P. Clark Center
111 NW 1 Street
Miami, Florida 33128-1972

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INTRODUCTION

This document contains the revised recommendations of the Miami-Dade County Department of Planning and Zoning (DP&Z) on the eleven pending October 2004-cycle applications requesting amendments to the Miami-Dade County Comprehensive Development Master Plan (CDMP). These recommendations reflect the information addressing these applications contained in the Department's *Initial Recommendations* report (March 30, 2005), with Modifications (April 12, 2005) and with Errata (April 20, 2005); in the Objections Recommendations and Comments (ORC) report issued by the Florida Department of Community Affairs (DCA); and on comments and information received and formulated since the issuance of the printing of the Initial Recommendations.

Background on the CDMP

The CDMP was originally adopted by the County Commission in 1975 as the official guide for managing growth and development in Metropolitan Dade County. Major updates to the plan were adopted in 1979, 1983, 1988 and 1996. This October 2004-05 cycle concludes another major update.

Section 2-116.1 of the Miami-Dade County Code establishes the exclusive procedures for the Plan to be re-evaluated and amended periodically. Amendments to the Plan may be need to correct an error, to reflect changing circumstances in the community, or to enable the Plan to better fulfill its intent, goals and policies. The Plan review and amendment process provides for the periodic filing of applications requesting amendments, staff analysis of the applications and public participation in the process. For this amendment cycle, the application filing period extended from October 1-31, 2004.

Application Review Process and Schedule of Activities

The October 2004 cycle of Evaluation and Appraisal Report (EAR) based amendments has completed a series of public hearings to comply with requirements of Section 2-116.1, Code of Miami-Dade County, and with State law. Table 1 on page iv lists the principal activities which will occur throughout this process and presents the time frames for those activities in accordance with the State requirements and County Code.

The CDMP amendment process involves two phases. The first phase occurs between the time applications are filed and the time the Board of County Commissioners (BCC) conducts its first hearing and takes action to transmit applications to the Florida Department of Community affairs (DCA) and associated state agencies for possible review and comment. During this first phase, local Community Councils conduct public hearings and issue recommendations on applications that directly affect their areas, the Planning Advisory Board (PAB), acting as the County's LPA, also holds a public hearing and issues recommendations on all the applications, and these recommendations from both boards are sent to the BCC for their perusal. The PAB held a public hearing on April 20, 2005, and the BCC held a public hearing on May 23, 2005 to consider transmittal of the all requested amendments to DCA. The second phase of the amendment

process involves DCA creating an Objections, Recommendations and Comments Report (ORC) addressing the amendments that have been transmitted to them. The County staff will then address the State concerns in a Revised Recommendations report, which contains recommendations to the PAB and BCC to approve, approve with change, or to deny each of the applications. Then the PAB will conduct its final public hearing, and the BCC will conduct its final public hearing, and take final action on all the amendments. Final action by the BCC will be to adopt, adopt with change, or not adopt each of the transmitted applications.

After the BCC takes its final action, the adopted amendments will be transmitted to DCA for their determination of whether or not the adopted amendments comply with State law. DCA will then publish its Notice of Intent to find the amendments in compliance or non-compliance in the Miami Herald approximately 45 days after they received the adopted amendments from Miami-Dade County. Chapter 163.3184, Florida Statutes, provides a procedure for administrative review of DCA's published finding. Affected persons may petition for a review or to intervene within 231 days after publication of DCA's Notice of Intent.

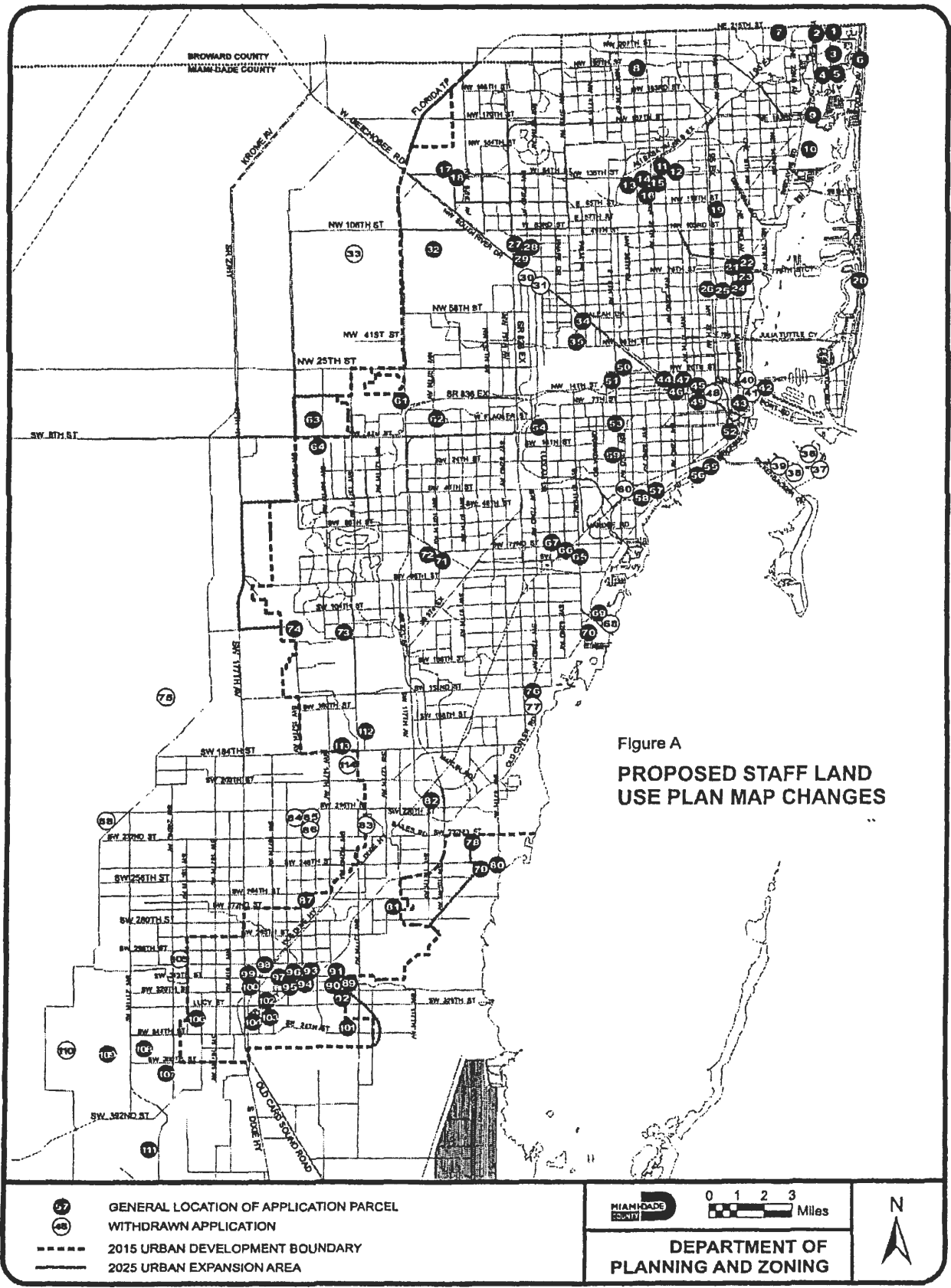
Additional Information

Anyone having questions regarding any aspect of the Comprehensive Plan review and amendment process should visit or call the Metropolitan Planning Section of the Miami-Dade County DP&Z at 111 NW 1st Street, Suite 1220; Miami, Florida 33128-1972; telephone (305) 375-2835.

Table 1
Schedule of Activities
October 2004 CDMP Amendment Cycle

Application Filing Period	October 1 - 31, 2004
Applications Report Published by DP&Z	March 8, 2005
Initial Recommendations Report Released by DP&Z	March 30, 2005
Community Council(s) Public Hearing(s) To Formulate Recommendations on Applications Impacting Specific Council's Area:*	Specific date(s)
South Bay Community Council (15)	7:00 P.M. Thursday, March 31, 2005 South Dade Government Center 10710 SW 211 Street
Northeast Community Council (2)	7:00 P.M. Wednesday, April 6, 2005 Highland Oaks Middle School 2375 NE 203 Street
North Central Community Council (8)	7:00 P.M. Wednesday, April 6, 2005 MLK Office Building 2525 NW 62 Street
Kendall Community Council (12)	6:30 P.M. Wednesday, April 6, 2005 Kendall Village Center - Civic Pavilion 8625 SW 124 Avenue
West Kendall Community Council (11)	6:30 P.M. Wednesday, April 13, 2005 West Kendall Regional Library 10201 Hammocks Boulevard
Redland Community Council (14)	6:30 P.M. Thursday, April 14, 2005 South Dade Government Center 10710 SW 211 Street
Planning Advisory Board acting as Local Planning Agency Hearing to Formulate Recommendations Regarding Transmittal of Amendments to DCA	11:00A.M. Wednesday, April 20, 2005 County Commission Chamber 111 NW 1st Street
Board of County Commissioners Hearing and Action on Transmittal of Amendments to DCA	9:30 A.M., Monday, May 23, 2005 County Commission Chamber 111 NW 1 Street
Transmittal to DCA for Comment	Tuesday, June 29, 2005
Deadline for Filing Supplementary Reports by the Public	Forty-five (45) days after Commission transmittal hearing
Receipt of DCA Objections, Recommendations and Comments	September 7, 2005 (Approximately 75 days after transmittal)
Public Hearing and Final Recommendations: Planning Advisory Board (Local Planning Agency)	9:30 A.M., Tuesday, November 29, 2005 (Within 95 days after DCA comments received)
Public Hearing and Final Action on Applications: Board of County Commissioners	9:30 A.M., Monday, December 12, 2005 No later than 120 days after receipt of DCA comments

Future dates are currently scheduled but subject to change. All hearings will be noticed by newspaper advertisement.



Chapter 1

PREVIOUS ACTIONS

Pending final action are eleven applications filed by the Department of Planning and Zoning to implement the recommendations of the 2003 Evaluation and Appraisal Report by substantially amending and updating all eleven Elements of the CDMP. These applications will be the subject of a public hearing by the Planning Advisory Board (PAB), acting as the Local Planning Agency (LPA), on November 29, 2005, and by the board of County Commissioners (BCC) on December 12, 2005.

Transmittal Actions

The eleven applications were transmitted with some changes to the Florida Department of Community Affairs (DCA) for State agency review and comment. Changes were made at the transmittal hearing on May 23, 2005 to Land Use Plan Map requests and to CDMP text applications. These changes are detailed below.

APPLICATION NO. 1 (~~Future~~ Land Use Element)

Requested Amendments: Numerous changes to the Future Land Use Element, and CDMP Statement of Legislative Intent and Introduction are proposed as presented in the Staff Applications" report dated March 8, 2005. This Application is organized as follows:*

Part A: ~~Future~~ Land Use Plan Map;

Part B: ~~Future~~ Land Use Element Goals, Objectives, Policies and Text; and,

Part C: Statement of Legislative Intent, Preface, and Introduction.

Commission Action: Approve and Transmit to DCA (Some parcels withdrawn, as shown in Table 2 below)

* Note: Underlined words and ~~strikethrough~~ words are recommended additions or deletions to the proposed CDMP amendments made at or prior to the May 23, 2005 Board of County Commission (BCC) transmittal hearing. Double underlined words or ~~double-strikethrough~~ words are recommended additions or deletions to the proposed CDMP amendments made at or prior to the May 23, 2005 BCC transmittal hearing but which were omitted from the Revised Recommendations Report dated November 22, 2005. All other words exist in the transmitted applications and are recommended for adoption as transmitted.

PART A -

Table 2: Previous Action on October 2004 EAR Amendments to the Land Use Map

Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A			
Parcel Number	Municipality	Location (Approximate Size in Acres) Requested Change to the Land Use Plan Map	Previous BCC Action
1	Aventura	North and South sides of NE 213 Street East of NE 30 Court (23 acres) From: Medium Density Residential (13-25 DU/Ac.) To: Business and Office	TRANSMIT
2	Aventura	SE corner of NE 213 Street and NE 27 Court (14 acres) From: Low-Medium Density Residential (5-13 DU/Ac.) To: Business and Office	TRANSMIT
3	Aventura	East side of Country Club Drive West, south of Aventura Blvd. (17 acres) From: Parks and Recreation To: Business and Office	TRANSMIT
4	Aventura	North of NE 187 Street, East and West of NE 29 Avenue (15 acres) From: Industrial and Office To: Business and Office	TRANSMIT
5	Aventura	North and South sides of NE 188 Street, East of NE 30 Avenue (32 acres) From: Industrial and Office To: Medium-High Density Residential (25-60 DU/Ac.) and Business and Office	TRANSMIT
6	Sunny Isles Beach	NW corner of Ocean Blvd. and NE 193 Street (18 acres) From: Medium-High Density Residential (25-60 DU/Ac.) and Business and Office To: Low Density Residential (2.5-6.0 DU/Ac.)	TRANSMIT
7	NE Dade Community Council (2)	West of I-95, between NE 215 Street and NE 207 Street (94 acres) From: Industrial and Office To: Parks and Recreation	TRANSMIT
8	Miami Gardens	SE corner of NW 199 Street and NW 32 Avenue (29 acres) From: Office and Residential and Business and Office To: Parks and Recreation	TRANSMIT
9	North Miami Beach	North side of Sunny Isles Blvd west of Oleta River (3 acres) From: Business and Office To: Environmentally Protected Parks	TRANSMIT
10	North Miami	SE corner of NE 151 Street and Biscayne Blvd. (188 acres) From: Parks and Recreation To: Medium Density Residential (13-25 DU/Ac.) / Metro. Ctr.	TRANSMIT
11	Opa Locka	NE corner of NW 22 Avenue and NW 139 Street (10 acres) From: Business and Office & Industrial and Office To: Medium Density Residential (13-25 DU/Ac.)	TRANSMIT
12	Opa Locka	NW corner of NW 17 Avenue and Opa Locka Blvd (10 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Industrial and Office	TRANSMIT
13	Opa Locka	SW corner of NW 32 Avenue and SW 132 Street (11 acres) From: Industrial and Office To: Low-Medium Density Residential (5-13 DU/Ac.)	TRANSMIT

Applicant: Miami-Dade County Department of Planning and Zoning
 Representative Diane O'Quinn Williams
 Application: No. 1, Part A

Parcel Number	Municipality	Location (Approximate Size in Acres) Requested Change to the Land Use Plan Map	Previous BCC Action
14	Opa Locka	SW corner of NW 28 Avenue and NW 132 Street (11 acres) From: Industrial and Office To: Low-Medium Density Residential (5-13 DU/Ac.)	TRANSMIT
15	Opa Locka	SW corner of NW 27 Avenue and NW 132 Street (18 acres) From: Industrial and Office To: Business and Office	TRANSMIT
16	Opa Locka	NW corner of NW 27 Avenue and SW 127 Street (5 acres) From: Industrial and Office To: Low-Medium Density Residential (5-13 DU/Ac.)	TRANSMIT
17	Hialeah	NE corner of NW 102 Avenue and NW 138 Street (72 acres) From: Estate Density Residential w/ DI-1 To: Business and Office	TRANSMIT
18	Hialeah	NE corner of NW 97 Avenue and West 80 Street (10 acres) From: Industrial and Office To: Medium Density Residential (13-25 DU/Ac.)	TRANSMIT
19	Miami Shores	South side NW 115 Street between NW 2 Ave and <u>NW 5 Ave I-95</u> (34 24 acres)* From: Low-Medium Density Residential (5-13 DU/Ac.) Institutional and Public Facility	TRANSMIT
20	Miami Beach	South side of West 63 Street, West between Inter Coastal Waterway (9 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Medium Density Residential (13-25 DU/Ac.)	TRANSMIT
21	Miami	NE corner of NE 80 Street and NE 1 Avenue (17 acres) From: Business and Office To: Office/Residential	TRANSMIT
22	Miami	NW corner NE 4 Avenue and NE 80 Terrace (8 acres) From: Business and Office To: Office / Residential	TRANSMIT
23	Miami	Between NE 75 Street and NE 78 Street, Between NE 2 Court and NE 3 Place (19 acres) From: Industrial and Office To: Medium Density Residential (13-25 DU/Ac.)	TRANSMIT
24	Miami	NE Miami Court to NE 2 Avenue, Between 71 Street and 72 Street (12 acres) From: Industrial and Office To: Medium Density Residential (13-25 DU/Ac.)	TRANSMIT
25	Miami	Between I-95 and NE Miami Court, Between 71 Street and 72 Street (45 acres) From: Industrial and Office To: Business and Office	TRANSMIT

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Applicant: Miami-Dade County Department of Planning and Zoning
 Representative Diane O'Quinn Williams
 Application: No. 1, Part A

Parcel Number	Municipality	Location (Approximate Size in Acres) Requested Change to the Land Use Plan Map	Previous BCC Action
26	Miami	Between NW 7 Avenue and I-95, Between NW 71 Street and NW 72 Street (11 acres) From: Industrial and Office To: Business and Office	TRANSMIT
27	Hialeah	NE Corner West 20 Avenue and West 41 Street (12 acres) From: Medium Density Residential (13-25 DU/Ac.), Medium-High Density Residential (13-25 DU/Ac.) and Industrial and Office To: Business and Office	TRANSMIT
28	Hialeah	East and West side of West 16 Avenue from West 41 Street to 42 Street (6 acres) From: Medium Density Residential (13-25 DU/Ac.) To: Business and Office	TRANSMIT
29	Hialeah	SW corner of West 16 Avenue and West 37 Street (20 acres) From: Industrial and Office To: Business and Office	TRANSMIT
30	Medley	Between NW 74 Avenue and NW South River Drive North of NW 78 Terrace (0 acres) From: Low-Medium Density Residential (5-13 DU/Ac.) To: Industrial and Office and Restricted Industrial and Office	WITHDRAWN BY APPLICANT
31	Medley	NE corner of NW 74 Street and NW 69 Avenue (0 acres) From: Low-Medium Density Residential (5-13 DU/Ac.) To: Industrial and Office	WITHDRAWN BY APPLICANT
32	Medley	Northeast corner of NW 107 Avenue and NW 90 Street (88 acres) From: Medium Density Residential (13-25 DU/Ac.) To: Industrial and Office	TRANSMIT
33	Country Club of Miami Community Council (5)	Only the Boundary changes, West: NW 142 Avenue, North: NW 100 Street, East NW 127 Avenue to NW 90 Street, Then East is theo. NW 137 Avenue (1431 acres) From: Open Land To: Open Land with an Institutional and Public Facility Border Delineating Boundary Expansion of Wellfield	WITHDRAWN BY APPLICANT
34	Miami Springs	East and West side of Curtis Parkway south of the circle (23 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Low-Medium Density Residential (5-13 DU/Ac.)	TRANSMIT
35	Miami Springs	NE corner of Curtis Parkway and NW 38 Street (15 acres) From: Medium Density Residential (13-25 DU/Ac.) To: Business and Office	TRANSMIT
36	Miami	North side of Virginia Key: Waste Water Treatment Plant (29 acres) From: Environmentally Protected Park To: Institutional and Public Facility	WITHDRAWN BY APPLICANT
37	Miami	Southeast of Virginia Key Treatment Plant (31 acres) From: Environmentally Protected Park To: Parks and Recreation	WITHDRAWN BY APPLICANT
38	Miami	North side of entrance road into Virginia Key Park (11 acres) From: Institutional and Public Facility To: Environmentally Protected Park	WITHDRAWN BY APPLICANT

Applicant: Miami-Dade County Department of Planning and Zoning
 Representative Diane O'Quinn Williams
 Application: No. 1, Part A

Parcel Number	Municipality	Location (Approximate Size in Acres) Requested Change to the Land Use Plan Map	Previous BCC Action
39	Miami	NE of Rickenbacker Causeway and on Virginia Key Road (64.37 acres) From: Parks and Recreation To: Business and Office	WITHDRAWN BY APPLICANT
40	Miami	SE corner of Biscayne Blvd. and NE 14 Street (8 acres) From: Business and Office To: Institutional and Public Facility	TRANSMIT
41	Miami	NE corner of NE 9 Street and Biscayne Blvd. (North Bay Front Park) (35 acres) From: Transportation Terminals To: Institutional and Public Facility	TRANSMIT
42	Miami	NW corner of Watson Island (7 acres) From: Parks and Recreation To: Business and Office	TRANSMIT
43	Miami	Between NW 1 Avenue and NE 2 Avenue, Between NW 3 Street and NW 5 Street (29 acres) From: Business and Office To: Institutional and Public Facility	TRANSMIT
44	Miami	North side of Miami River between NW 22 Avenue to NW 26 Avenue (16 acres) From: Industrial and Office To: Medium Density Residential (13-25 DU/Ac.)	TRANSMIT
45	Miami	From Miami River to NW 16 Street between NW 13 Avenue and NW 17 Avenue (47 acres) From: Medium-High Density Residential (13-25 DU/Ac.) and Institutional and Public Facility To: Office/Residential	TRANSMIT
46	Miami	Between Miami River and NW South River Drive between NW 18 Court and NW 19 Court (7 acres) From: Industrial and Office To: Medium-High Density Residential (13-25 DU/Ac.)	TRANSMIT "
47	Miami	SE corner of NW North River Drive and NW 18 Avenue (8 acres) From: Industrial and Office To: Medium-High Density Residential (13-25 DU/Ac.)	TRANSMIT
48	Miami	NW corner of NW 7 Street and NW 13th Avenue (20 acres) From: Business and Office To: Medium-High Density Residential (13-25 DU/Ac.)	WITHDRAWN BY APPLICANT
49	Miami	SE corner of NW 7 Street and NW 17 Avenue (Orange Bowl) (47 acres) From: Business and Office To: Institutional and Public Facility	TRANSMIT
50	North Central Community Council (8)	Area bounded by NW 21 Street, NW 37 Avenue, NW 25 Street and NW 42 Avenue (approx. 58 acres) From: Business and Office and Industrial and Office To: Transportation Terminals	TRANSMIT "
51	Miami	West of NW 42 Avenue between State Road 836 and NW 20 Street (24 acres) From: Business and Office To: Transportation	TRANSMIT

Applicant: Miami-Dade County Department of Planning and Zoning
 Representative Diane O'Quinn Williams
 Application: No. 1, Part A

Parcel Number	Municipality	Location (Approximate Size in Acres) Requested Change to the Land Use Plan Map	Previous BCC Action
52	Miami	Between I-95 and SW 15 Road, Between SW 1 Avenue and Coral Way (18 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Office/ Residential	TRANSMIT
53	Miami	Between SW 7 Street and SW 2 Street on both sides of SW 42 Avenue (15 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Office/Residential	TRANSMIT
54	Miami	West Flagler to SW 8 Street between 2 FEC RR ROW (27 acres) From: Industrial and Office To: Business and Office	TRANSMIT
55	Miami	SE corner of Brickell Avenue and SW 32 Road (11 acres) From: Institutional and Public Facility To: Low Density Residential (2.5-6.0 DU/Ac.)	TRANSMIT
56	Miami	North side of Biscayne Bay between East Glencoe Street and West Fairview Street (6 acres) From: Low-Medium Density Residential (5-13 DU/Ac.) To: High Density Residential (50-125 DU/Ac.)	TRANSMIT
57	Miami	SE corner of Virginia Avenue and Day Avenue (6 acres) From: Business and Office To: Medium Density Residential (13-25 DU/Ac.)	TRANSMIT
58	Miami	SW corner Florida Avenue and <u>An area north and south of Grand Avenue</u> From: between Margaret Street and Plaza Street (10 acres)* To: Low-Medium Density Residential (5-13 DU/Ac.) Office/Residential	TRANSMIT
59	Coral Gables	North side of Coral Way from SW 42 Avenue to Segovia Street (6 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Medium Density Residential (13-25 DU/Ac.)	TRANSMIT
60	Coral Gables/ Miami	SE corner of SW 42 Avenue and SW 40 Street (78 acres: 51 acres Coral Gables, 27 acres Miami) From: Industrial and Office To: Business and Office	WITHDRAWN BY BCC
61	Country Club of Miami Community Council (5)	North of NW 12 Street, west of the turnpike, under the overpass (24 acres) From: Industrial and Office To: Transportation	TRANSMIT

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Applicant: Miami-Dade County Department of Planning and Zoning
 Representative Diane O'Quinn Williams
 Application: No. 1, Part A

Parcel Number	Municipality	Location (Approximate Size in Acres) Requested Change to the Land Use Plan Map	Previous BCC Action
62	Westchester Community Council (10)	NE corner of NW 107 Avenue and West Flagler Street, between NW 107 east to approx. SW 105 place (39 acres) From: Office/ Residential To: Institutional and Public Facility	TRANSMIT
63	Country Club of Miami Comm. Council (5)	Between SW 8 Street and NW 12th Street and between 147 Avenue and 157 Avenue (910 acres) From: Open Land To: Environmental Protection and UEA moved back to SW 147 Avenue between NW 12 Street and SW 8 Street.	TRANSMIT
64	Westchester Community Council (10)	Between-SW 10 Street and theo. SW 22 Street and between SW 147 Avenue and theo SW 149 Avenue (122 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Environmentally Protected Parks and Parks and Recreation	TRANSMIT
65	South Miami	West side of SW 57 Avenue between SW 76 Street and SW 80 Street (7 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Office/Residential	TRANSMIT
66	South Miami	SE corner of SW 62 Avenue and SW 76 Street (5 acres) From: Business and Office and Medium Density Residential (13-25 DU/Ac.) To: Office/Residential	TRANSMIT
67	South Miami	NE corner of SW 64 Court and SW 72 Street (8 acres) From: Office/Residential To: Low Density Residential (2.5-6.0 DU/Ac.)	TRANSMIT
68	Coral Gables	SE corner of Neda Avenue and Monfero Street (21 acres) From: Environmentally Protected Park To: Low Density Residential (2.5-6.0 DU/Ac.)	WITHDRAWN BY APPLICANT
69	Coral Gables	SW corner of Neda Avenue and Monfero Street (10 acres) From: Estate Density Residential (1-2.5 DU/Ac.) To: Environmentally Protected Parks	TRANSMIT
70	Coral Gables	SE corner of SW 120 Street and SW 57 Avenue (30 acres) From: Estate Density Residential (1-2.5 DU/Ac.) To: Institutional and Public Facility	TRANSMIT
71	Kendall Community Council (12)	NW corner of SW 80 Terrace and SW 107 Avenue, an area between SW 107 Avenue and SW 109 Avenue (21 acres) From: Parks and Recreation To: Institutional and Public Facility	TRANSMIT
72	Kendall Community Council (12)	SE corner of SW 76 Street and SW 110 Avenue, an area between SW 110 Avenue and SW 109 Avenue (8 acres) From: Institutional and Public Facility To: Parks and Recreation	TRANSMIT
73	West Kendall Community Council (11)	North of SW 120 Street, an area between SW 142 Avenue and SW 137 Avenue (22 acres) From: Industrial and Office and Office/ Residential To: Parks and Recreation	TRANSMIT

Applicant: Miami-Dade County Department of Planning and Zoning
 Representative Diane O'Quinn Williams
 Application: No. 1, Part A

Parcel Number	Municipality	Location (Approximate Size in Acres) Requested Change to the Land Use Plan Map	Previous BCC Action
74	West Kendall Community Council (11)	West side of SW 157 Avenue between SW 157 Avenue and SW 162 Avenue and between SW 120 Street and SW 112 Terrace (162 acres) From: Industrial and Office To: Parks and Recreation	TRANSMIT
75	Redland Community Council (14)	SW corner of SW 104 Street and SW 187 Avenue, an area between SW 104 Street and SW 168 Street and an area between SW 187 Avenue and SW 221 Avenue (2119 acres) From: Open Land To: Environmental Protection (western portion of 8 1/2 Sq. Mi.)	TRANSMIT
76	Village of Palmetto Bay	West of Old Cutler Road and south of SW 157 Terrace (10 acres) From: Estate Density Residential (1-2.5 DU/Ac.) To: Environmentally Protected Parks	TRANSMIT
77	Palmetto Bay	NW corner of Old Cutler Road and SW 164 Street (10 acres) From: Estate Density Residential (1-2.5 DU/Ac.) To: Environmentally Protected Parks	WITHDRAWN BY APPLICANT
78	South Bay Community Council (15)	SW corner of SW 232 Street and SW 97 Avenue, an area between SW 232 Street and SW 236 Street (13 acres) From: Agriculture To: Institutional and Public Facility	TRANSMIT
79	South Bay Community Council (15)	SE corner of SW 97 Avenue <u>Plummer Drive</u> and SW 248 Street (80-121 acres) From: Open Land, <u>Agriculture</u> * and Environmental Protection To: Institutional and Public Facility	TRANSMIT
80	South Bay Community Council (15)	SE corner of SW 248 Street and SW 95 Avenue (124 acres) From: Open Land To: Environmental Protection	TRANSMIT
81	South Bay Community Council (15)	SW corner of SW 268 Street and SW 121 Court (Florida Avenue), an area between SW 268 Street and SW 280 Street (222 acres) From: Institutional and Public Facility To: Parks and Recreation	TRANSMIT
82	South Bay Community Council (15)	NE corner of SW 112 Avenue and theo. SW 214 Street (8 acres) From: Medium Density Residential (13-25 DU/Ac.) To: Environmentally Protected Parks	TRANSMIT

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Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A			
Parcel Number	Municipality	Location (Approximate Size in Acres) Requested Change to the Land Use Plan Map	Previous BCC Action
83	Redland Community Council (14)	West of SW 133 Avenue between SW 220 Street and SW 232 Street (33 acres) From: Estate Density Residential (1-2.5 DU/Ac.) To: Institutional and Public Facility (Wellfield)	WITHDRAWN BY APPLICANT
84	Redland Community Council (14)	South of SW 218 Street, between SW 157 Avenue and theo. SW 160 Avenue (21 acres) From: Parks and Recreation To: Environmentally Protected Parks	WITHDRAWN BY APPLICANT
85	Redland Community Council (14)	North of SW 224 Street between SW 154 Avenue and SW 157 Avenue (5 acres) From: Agriculture To: Environmentally Protected Parks	WITHDRAWN BY APPLICANT
86	Redland Community Council (14)	Opposite of SW 224 Street between SW 154 Avenue and SW 157 Avenue (8 acres) From: Agriculture To: Environmentally Protected Parks	WITHDRAWN BY APPLICANT
86a	Redland Community Council (14)	SE corner of Newton Road (SW 157 Avenue) and SW 224 Street (5 acres) From: Agriculture To: Environmentally Protected Parks	TRANSMIT
87	Redland Community Council (14)	NE and SE corners of SW 157 Avenue (Newton Road) and SW 268 Street (Moody Drive) (15 acres) From: Estate Density Residential (1-2.5 DU/Ac.) To: Environmentally Protected Parks	TRANSMIT -
88	Redland Community Council (14)	SW corner of SW 197 Avenue and SW 168 Street, an area between SW 168 Street and SW 292 Street (4971 acres) From: Agriculture To: Environmental Protection	TRANSMIT
89	Homestead	SE corner of Campbell Drive (SW 312 Street) and SW 142 Avenue (17 acres) From: Industrial and Office To: Business and Office	TRANSMIT
90	Homestead	SW corner of SW 142 Avenue and Campbell Drive (SW 312 Street) (44 acres) From: Industrial and Office To: Low Density Residential (2.5-6.0 DU/Ac.)	TRANSMIT
91	Homestead	NE corner of Campbell Drive and SW 147 Avenue (21 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Institutional and Public Facility	TRANSMIT
92	Homestead	Between North Canal Drive (SW 328 Street) and C-103 Canal along Three Mile Road (275 acres) From: Industrial and Office To: Low Density Residential (2.5-6.0 DU/Ac.)	TRANSMIT

Applicant: Miami-Dade County Department of Planning and Zoning
 Representative Diane O'Quinn Williams
 Application: No. 1, Part A

Parcel Number	Municipality	Location (Approximate Size in Acres) Requested Change to the Land Use Plan Map	Previous BCC Action
93	Homestead	SE corner of SW 157 Avenue and SW 308 Street (39 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Business and Office	TRANSMIT
94	Homestead	South side of Campbell Drive and East of the Canal (14 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) and Office/ Residential To: Business and Office	TRANSMIT
95	Homestead	South side of Campbell Drive and West of Canal (19 acres) From: Low-Medium Density Residential (5-13 DU/Ac.) To: Business and Office	TRANSMIT
96	Homestead	Between NE 16 Avenue and NE 20 Avenue and Between NE 9 Court and NE 5 Street (32 acres) From: Low-Medium Density Residential (5-13 DU/Ac.) and Office/ Residential To: Business and Office	TRANSMIT
97	Homestead	Between NE 12 Avenue and NE 16 Avenue and Between NE 9 Street and NE 5 Street (42 acres) From: Low-Medium Density Residential (5-13 DU/Ac.) and Office / Residential To: Business and Office	TRANSMIT
98	Homestead	SE corner of SW 169 Avenue and SW 304 Street (Kings Highway) (11 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Business and Office	TRANSMIT
99	Homestead	SE corner of NE Washington Avenue and NE 9 Street east of Krome Avenue (6 acres) From: Low-Medium Density Residential (5-13 DU/Ac.) To: Business and Office	TRANSMIT
100	Homestead	NE corner of Park Place and English Avenue (6 acres) From: Business and Office To: Institutional and Public Facility	TRANSMIT
101	Homestead	NW corner of Palm Drive And SW 142 Avenue (7 acres) From: Business and Office To: Parks and Recreation	TRANSMIT
102	Homestead/ Florida City	North side of SR 821 Ext. (HEFT) approx. between US 1 and NE 12th Avenue (199 acres) From: Low-Medium Density Residential (5-13 DU/Ac.) To: Business and Office	TRANSMIT
103	Homestead	NW corner of SW 169 Avenue and East Palm Drive (69 acres) From: Low-Medium Density Residential (5-13 DU/Ac.) and Low Density Residential (2.5-6.0 DU/Ac.) To: Business and Office	TRANSMIT
104	Florida City	NE corner of Factory Shops Blvd and East Palm Drive (SW 344 St.) (20 acres) From: Low-Medium Density Residential (5-13 DU/Ac.) To: Business and Office	TRANSMIT
105	Redland Community Council (14)	South side of SW 300 Street between theo. SW 199 Avenue and SW 202 Avenue (10 acres) From: Agriculture To: Environmentally Protected Parks	WITHDRAWN BY APPLICANT

Applicant: Miami-Dade County Department of Planning and Zoning
 Representative Diane O'Quinn Williams
 Application: No. 1, Part A

Parcel Number	Municipality	Location (Approximate Size in Acres) Requested Change to the Land Use Plan Map	Previous BCC Action
106	Redland Community Council (14)	SW corner of SW 192 Avenue (Tower Road) and SW 336 Street (10 acres) From: Estate Density Residential (1-2.5 DU/Ac.) To: Environmentally Protected Parks	TRANSMIT
107	Redland Community Council (14)	West of SW 202 Avenue from SW 364 Street to SW 368 Street (40 acres) From: Agriculture To: Environmentally Protected Parks	TRANSMIT
108	Redland Community Council (14)	South of SW 354 Street between SW 210 Avenue and SW 209 Avenue (21 acres) From: Agriculture To: Environmentally Protected Parks	TRANSMIT
109	Redland Community Council (14)	SW corner of theo. SW 355 Street and theo. SW 223 Avenue (21 acres) From: Agriculture To: Environmentally Protected Parks	WITHDRAWN BY APPLICANT
110	Redland Community Council (14)	North: theo. SW 304 Street, South: theo SW 408 Street, East: theo SW 227 Avenue, West: theo. SW 247 Avenue (5432 acres) From: Agriculture To: Environmental Protection	TRANSMIT
111	South Bay Community Council (15)	South of theo. SW 408 St. and east of SW 212 Avenue (20 acres) From: Agriculture To: Environmentally Protected Parks	TRANSMIT
112	Redland Community Council (14)	East of SW 137th Avenue, an area between theo SW 176 Street and theo SW 168 Street (134 acres) From: Institutional and Public Facility To: Parks and Recreation	TRANSMIT
113	Redland Community Council (14)	SE corner of SW 180 Street and SW 142 Avenue (19 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Environmentally Protected Parks	TRANSMIT
114	Redland Community Council (14)	East of SW 139 Avenue, Between SW 184 Street (Eureka Drive) and SW 200 Street (Quail Roost Drive) (89 acres) From: Agriculture To: Institutional and Public Facility (Wellfield)	WITHDRAWN BY APPLICANT

PART B

Gross Residential Density subsection of Residential Communities section- Pages 51-52 of Application No. 1*

Para. 105 The Land Use Plan map includes six residential density categories, each of which is defined in terms of its minimum and maximum allowable gross residential density. Development at a lower than maximum density may be required where conditions warrant. For example, in instances where a large portion of the "gross residential acreage" is not part of the "net" residential building area, the necessity to limit the height and scale of the buildings to that compatible with the surrounding area may limit the gross density. Severable Use Rights (SURs) or Transfer of Development Rights (TDRs) may be transferred to parcels within ~~the Urban Development Boundary the designated receiving area~~. When Severable Use Rights or Transfer of Development Rights are utilized on residentially designated parcels, development will be allowed to exceed the maximum limits designated for the site or affected portions of it; however, this provision does not authorize the granting of a zoning district that, without use of SURs or TDRs, would exceed the Plan density limit. When an inclusionary zoning program required by policy HO-3F is adopted to promote work force housing, development will be allowed to exceed by up to 25% the maximum limits designated for the site or affected portions of it; however, this provision does not authorize the granting of a zoning district or zoning approval that without the use of the inclusionary zoning program, would exceed the plan density limit.

Industrial and Office Section- Pages 62-63 of Application No. 1

Para. 125 If the land ~~in questions~~ is the a subject of an application for rezoning, zoning approval or a plan amendment and is located in an MSA with less than a 15-year supply of industrial land, in order to receive approval for a non-industrial use, the applicant must demonstrate that such use will not ~~be detrimental~~ have a significant adverse impact on the future industrial development.

Para. 126 In general, the typical residential development is incompatible with major industrial concentrations and shall not occur in areas designated as "Industrial and Office" on the LUP map to avoid use conflicts and for health and safety, reasons. Exceptions may be granted for the following: (1) the development of live-work or work-live buildings or the adaptive reuse of existing structures for these purposes in areas of light industrial uses such as office, wholesale, distribution and the assembling of pre-manufactured parts, (2) the development of a TND as provided herein, and (3) the residential development of a portion of an industrially designated area where the portion is, a) 10 acres or smaller and is bounded on two or more sides by existing residential development or zoning, or is b) the perimeter of a Plan-designated

* Note: Underlined words and ~~striketrough~~ words are recommended additions or deletions to the proposed CDMF amendments made at or prior to the May 23, 2005 Board of County Commission (BCC) transmittal hearing. Double underlined words or ~~double striketrough~~ words are recommended additions or deletions to the proposed CDMF amendments made at or prior to the May 23, 2005 BCC transmittal hearing but which were omitted from the Revised Recommendations Report dated November 22, 2005. All other words exist in the transmitted applications and are recommended for adoption as transmitted.

industrial area which perimeter does not exceed 150 feet; and c) the subject portion of the industrially designated site immediately adjoins a currently developed or platted residential area and the Director of the Department of Planning and Zoning determines that the inclusion of a residential component in the Industrially designated area, designed to provide compatible transition along the boundary, is the best means of maintaining the quality of the adjoining residential area. Notwithstanding the foregoing applications for residential zoning that were properly filed prior to August 25, 2000, can be considered where adjoining land is residentially zoned, designated or developed. Residential developments in this land use category may participate in the inclusionary zoning program. The properties utilized for residential development will be eligible within the limits provided in this paragraph for the density allowances of the inclusionary zoning program in the Residential Communities Section.*

Business and Office Section – Pages 64-65 of Application No.1.

Para. 129 Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum allowable residential density will be that which exists or which this plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively commercial use of the site. Where SURs or TDRs are transferred to Business-designated parcels which are zoned or to be used for residential development or when a residential project utilizes the inclusionary zoning program the ~~SUR~~ allowances of the Residential communities section may be used within the limits provided in this paragraph.

* Note: Underlined words and ~~striketrough~~ words are recommended additions or deletions to the proposed CDMP amendments made at or prior to the May 23, 2005 Board of County Commission (BCC) transmittal hearing. Double underlined words or ~~double-striketrough~~ words are recommended additions or deletions to the proposed CDMP amendments made at or prior to the May 23, 2005 BCC transmittal hearing but which were omitted from the Revised Recommendations Report dated November 22, 2005. All other words exist in the transmitted applications and are recommended for adoption as transmitted.

APPLICATION NO. 2 (Transportation Element)

Requested Amendments: Numerous changes to the Transportation Element, which includes the Traffic Circulation Subelement; Mass Transit Subelement; Aviation Subelement; Port of Miami River Subelement; Port of Miami Master Plan Subelement, are proposed as presented in the "Staff Applications" report dated March 8, 2005.

Commission Action: APPROVE WITH CHANGES as transmitted to DCA with additional changes listed below:

PART A, TRANSPORTATION ELEMENT

1. Page 2-4, Staff App Report, Policy TE-1E. Revise policy as follows: *

TE-1E. As provided in the Aviation, Port of Miami River, and Port of Miami Master Plan Subelements, the County shall promote improved intermodal linkages for the movement of passengers and freight, including the consideration of water transportation. (See Aviation Subelement Policies AV-5A and AV-5B; Port of Miami River Subelement Objective PMR-2 and Policy PMR-2A; and Port of Miami Master Plan Subelement Policies PM-8A and PM-8B.)

PART C, MASS TRANSIT SUBELEMENT

2. Page 2-43, Staff App Report, Policy MT-3A. Revise policy as follows:

MT-3A. Miami-Dade County shall strive to establish, through legislative or electoral approval or other means, a dedicated source of revenue that will support current and future transit operations. Source to be considered may include: a sales tax; levies on motor fuels, motor vehicles, and parking facilities through special benefit assessments; transit impact fees; joint development; and advertising and concessions proposal.

4. Page 2-45, Staff App Report, Policy MT-6B. Revise policy as follows:

MT-6B. Miami-Dade County shall coordinate with FDOT in its efforts to develop intrastate transit systems, including regional transit systems and a ~~publicly or~~ privately financed high speed intrastate rail system linking Tampa, Orlando and Miami, and shall support efforts to create a statewide rail network to improve inter-regional and intermodal linkages serving Miami-Dade County.

* Note: Underlined words and ~~strikethrough~~ words are recommended additions or deletions to the proposed CDMP amendments made at or prior to the May 23, 2005 Board of County Commission (BCC) transmittal hearing. Double underlined words or ~~double-strikethrough~~ words are recommended additions or deletions to the proposed CDMP amendments made at or prior to the May 23, 2005 BCC transmittal hearing but which were omitted from the Revised Recommendations Report dated November 22, 2005. All other words exist in the transmitted applications and are recommended for adoption as transmitted.

5. Page 2-45, Staff App Report, Policy MT-6E. Revise policy as follows:*

~~MT-6E. Evaluate benefits and feasibility of a regional transit authority as recommended by the Governor's Commission for a Sustainable South Florida, and support creation of such an entity if found to benefit the residents of Miami Dade County.~~ Miami-Dade County shall support the efforts of the South Florida Regional Transportation Authority.

6. Page 2-47, Staff App Report, third paragraph, item No. 3. Revise as follows:

3. The North line from ~~Northside~~ Dr. Martin Luther King, Jr. Metrorail Station to Broward County line;

7. Page 2-47, Staff App Report, fourth paragraph, first sentence. Revise as follows:

Also, the Tri-County commuter rail line operated by the SFRTA linking Miami-Dade, Broward and Palm Beach Counties is shown.

PART D, AVIATION SUBELEMENT

8. Page 2-61, Staff App Report, Policy AV-1A. Revise the forecast levels of passenger activity as follows:

<u>Total</u> <u>Passenger Level</u>	<u>Forecast Attainment Dates</u>		
	<u>High</u>	<u>Preferred</u>	<u>Low</u>
33 million	2006	2008	2010
36 million	2008	2010	2015
<u>39 million</u>	<u>2010</u>	<u>2015</u>	<u>2020</u>
<u>50 million</u>	<u>2015</u>	<u>2020</u>	<u>2035</u>

PART E, PORT OF MIAMI RIVER SUBELEMENT

9. Page 2-85, Staff App Report, Objective PMR-2. Add new Policy PMR-2A as follows:

PMR-2A. Initiate a Miami River Corridor multimodal transportation study with cooperation of all concerned agencies (i.e. County, City, MPO, FDOT, US Coast Guard, etc.)*

* Note: Underlined words and ~~striketrough~~ words are recommended additions or deletions to the proposed CDMP amendments made at or prior to the May 23, 2005 Board of County Commission (BCC) transmittal hearing. Double underlined words or ~~double-striketrough~~ words are recommended additions or deletions to the proposed CDMP amendments made at or prior to the May 23, 2005 BCC transmittal hearing but which were omitted from the Revised Recommendations Report dated November 22, 2005. All other words exist in the transmitted applications and are recommended for adoption as transmitted.

10. Page 2-85, Staff App Report, Objective PMR-2. Renumber remaining policies accordingly.

PMR-2AB In cooperation with other concerned agencies and organizations, Miami-Dade County shall investigate and implement ways of improving roadway access between the Port of Miami River shipping terminals and the adjacent surface transportation system.

PMR-2BC Miami-Dade County shall work with the Miami River Commission, the Miami Marine Group, and other concerned agencies and organizations to improve the vitality of the Port of Miami River and to minimize traffic conflicts on adjacent roadways.

11. Page 2-86, Staff App Report, Add new Objective and Policies as follows:

Objective PMR-4

The Port of Miami River thru the Miami River Commission (MRC) shall recognize local, state and federal security needs in all port operations, expansion and new construction.

Policies

PMR-4A. The Miami River Commission shall annually assess operations of the Port of Miami River in light of existing and new local, state and federal security requirements. The MRC shall consider developing a Security Plan to address security requirements as needed.

PMR-4B. The MRC shall seek funding from local, state and federal sources to address security issues related to the Security Plan.

PMR-4C. The MRC shall ensure that new projects are designed and constructed in accordance with the Security Plan and applicable local, state and federal security laws.

PMR-4D. In the event of an apparent conflict between the Port of Miami River's security requirements (as defined by the MRC's approved Security Plan, local, state and federal law and/or agency directives) and other objectives in this Subelement, the security-based requirements shall prevail.

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12. Page 2-88. Staff App Report, add new monitoring measure for new Objective PMR-4 as follows:*

Objective PMR-4

Compliance with applicable security requirements and Security Plan.

APPLICATION NO. 3 (Housing Element)

Requested Amendments: Numerous changes to the Housing are proposed as presented in the "Staff Applications" report dated March 8, 2005.

Commission Action: APPROVE AND TRANSMIT to DCA with the following changes:

New Policy, page 3-5, Staff App Report.

Para. 20 HO-3F By the end of 2006 an inclusionary zoning program which involves private sector developments in the provision of work force housing will be implemented. Builders and developers who participate in this program will be entitled to exceed CDMP density ranges and certain other land use provisions according to provisions set forth in the Land Use Element text.

APPLICATION NO. 4 (Conservation, Aquifer Recharge and Drainage Element)

Requested Amendments: Numerous changes to the Conservation, Aquifer Recharge and Drainage Element are proposed as presented in the "Staff Applications" report dated March 8, 2005.

Commission Action: APPROVE AND TRANSMIT

APPLICATION NO. 5 (Water, Sewer, and Solid Waste Element)

Requested Amendments: Numerous changes to the Water, Sewer, and Solid Waste Element, which includes the Water and Sewer Subelement and the Solid Waste Subelement, are proposed as presented in the Staff Applications" report dated March 8, 2005.

Commission Action: APPROVE AND TRANSMIT

* Note: Underlined words and ~~strikethrough~~ words are recommended additions or deletions to the proposed CDMP amendments made at or prior to the May 23, 2005 Board of County Commission (BCC) transmittal hearing. Double underlined words or ~~double-strikethrough~~ words are recommended additions or deletions to the proposed CDMP amendments made at or prior to the May 23, 2005 BCC transmittal hearing but which were omitted from the Revised Recommendations Report dated November 22, 2005. All other words exist in the transmitted applications and are recommended for adoption as transmitted.

APPLICATION NO. 6 (Recreation and Open Space Element)

Requested Amendments: Numerous changes to the Recreation and Open Space Element are proposed as presented in the "Staff Applications" report dated March 8, 2005.

Commission Action: APPROVE AND TRANSMIT

APPLICATION NO. 7 (Coastal Management Element)

Requested Amendments: Numerous changes to the Coastal Management Element are proposed as presented in the "Staff Applications" report dated March 8, 2005.

Commission Action: APPROVE AND TRANSMIT

APPLICATION NO. 8 (Intergovernmental Coordination Element)

Requested Amendments: Numerous changes to the Intergovernmental Coordination Element are proposed as presented in the "Staff Applications" report dated March 8, 2005.

Commission Action: APPROVE AND TRANSMIT

APPLICATION NO. 9 (Capital Improvements Element)

Requested Amendments: Numerous changes to the Capital Improvements Element are proposed as presented in the "Staff Applications" report dated March 8, 2005.

Commission Action: APPROVE AND TRANSMIT

APPLICATION NO. 10 (Educational Element)

Requested Amendments: Numerous changes to the Educational Element are proposed as presented in the "Staff Applications" report dated March 8, 2005.

Commission Action: APPROVE AND TRANSMIT

APPLICATION NO. 11 (Economic Element)

Requested Amendments: Numerous changes to the Economic Element are proposed as presented in the Staff Applications" report dated March 8, 2005.

Commission Action: APPROVE AND TRANSMIT

Chapter 2

REVISED RECOMMENDATIONS

The Comprehensive Development Master Plan (CDMP) is Miami-Dade County's policy guide for countywide growth management. The Plan contains components such as goals, objectives and policies, which are countywide in scope, and components including the Land Use Plan (LUP) map and schedules of capital improvements which express policy for localized areas. First and foremost, the CDMP is a metropolitan-scale plan for long-range countywide development. While the most of the changes to the LUP map filed for review during this amendment cycle are localized in scope, achievement of long-term CDMP objectives is affected by cumulative small-scale amendment decisions. The principal factors considered by the Department of Planning and Zoning when evaluating each proposed land use change on the LUP map include compatibility of the proposed land uses with the neighboring area; availability of urban services; impact on environmental, historical and archeological resources; and consistency with the underlying objectives and policies of the CDMP. The Staff Applications are based on an intensive Evaluation and Appraisal Report, which reviewed the effectiveness of the CDMP at meeting its goals and objectives.

Format of Recommendations

Following are the Department's revised recommendations on each of the transmitted applications to amend the LUP map, text, objectives and policies of the CDMP, and the primary reasons for the recommendations. For Part A (Land Use Plan map) of the Land Use Element, a summary list of the application parcels has been prepared. For each application, the reasons for the revised recommendation are provided. The recommendations for Parts B and C of the Land Use Element and the other ten elements follow those for the proposed changes to the LUP map. As there are numerous changes proposed to the CDMP contain in the "Staff Applications," this Chapter only contains additional recommended changes to the applications as transmitted to the Florida Department of Community Affairs. Previous changes made to the original Applications at the transmittal hearing by the Board of County Commissioners are listed in Chapter 1.

APPLICATION NO. 1 (Land Use Element)

Requested Amendments: Numerous changes to the Land Use Element, and Statement of Legislative Intent, Preface and Introduction are proposed as presented in the "Staff Applications" report dated March 8, 2005 with errata, the "Initial Recommendations" report dated March 30, 2005 with errata and modifications, "Additional Changes to the Staff Applications Report for October 2004 CDMP Cycle Proposed by Department of Planning and Zoning" document dated May 20, 2005 and the modifications made by the Board of County Commissioners at the transmittal hearing on May 23, 2005 as noted in Exhibit B of Resolution No. 599-05.

This Application is organized as follows:

Part A: Land Use Plan Map;

Part B: Land Use Element Goals, Objectives, Policies and Text, including the Element Introduction and Monitoring Program; and
Part C: Statement of Legislative Intent, Preface and Report Introduction.

Part A: Land Use Plan Map

Table 2-1
Summary of Recommendations on Parcels

	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A	Recommendations for all Applications are to Adopt Unless Noted Below
Parcel Number	Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	
1	Aventura North and South sides of NE 213 Street East of NE 30 Court (23 acres) From: Medium Density Residential (13-25 DU/Ac.) To: Business and Office	
2	Aventura SE corner of NE 213 Street and NE 27 Court (14 acres) From: Low-Medium Density Residential (5-13 DU/Ac.) To: Business and Office	
3	Aventura East side of Country Club Drive West, south of Aventura Blvd. (17 acres) From: Parks and Recreation To: Business and Office	
4	Aventura North of NE 187 Street, East and West of NE 29 Avenue (15 acres) From: Industrial and Office To: Business and Office	
5	Aventura North and South sides of NE 188 Street, East of NE 30 Avenue (32 acres) From: Industrial and Office To: Medium-High Density Residential (25-60 DU/Ac.) and Business and Office <u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcels No. 1, 2, 3, 4 and 5 is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans. The adopted 1998 comprehensive plan for the City of Aventura designates parcels No. 1 and 2 for Mixed Use, Parcel No. 4 for Town Center, Parcel No. 5 for several uses including Medium-High Density (25-60 DU/gross Acre), Mixed Use and a Proposed Park. An amendment to the City's comprehensive plan in 2000 redesignated Parcel No. 3 to Business and Office.	
6	Sunny Isles Beach NW corner of Ocean Blvd. and NE 193 Street (18 acres) From: Medium-High Density Residential (25-60 DU/Ac.) and Business and Office To: Low Density Residential (2.5-6.0 DU/Ac.) <u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcel(s) No. 6 from Medium-High Density Residential (13-25 DU/Ac.) to Low Density Residential (2.5-6.0 DU/Ac.) is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The City of Sunny Isles Beach Comprehensive Plan that was adopted in September 2000 designates Parcel No. 6 for Low Density Residential (2.5-6 DU/Ac.).	

		Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A	Recommendations for all Applications are to Adopt Unless Noted Below
Parcel Number	Location (Approximate Size in Acres)	REQUESTED CHANGE TO THE LAND USE PLAN MAP	
7	North East Dade Community Council (2)	West of I-95, between NE 215 Street and NE 207 Street (94 acres) From: Industrial and Office To: Parks and Recreation <u>Principal Reasons for Recommendation:</u> The proposed redesignation of this parcel from Industrial and Office to Parks and Recreation is based on Revision No. 14 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to designate lands acquired since 1995 for community and regional parks as Parks and Recreation. Parcel No. 7, Ives Estates Park, was acquired with impact fees.	
8	Miami Gardens	SE corner of NW 199 Street and NW 32 Avenue (29 acres) From: Office and Residential and Business and Office To: Parks and Recreation <u>Principal Reasons for Recommendation:</u> The proposed redesignation of this parcel from "Office and Residential" and "Business and Office" to "Parks and Recreation" is based on Revision No. 14 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to designate lands acquired by the Parks and Recreation Department since 1995 for community and regional parks as "Parks and Recreation." Safe Neighborhood Parks (SNP) funds, the \$200 million 1996 general obligation bond, was utilized to purchase Parcel No. 8, Carol City Community Park in the City of Miami Gardens.	
9	North Miami Beach	North side of Sunny Isles Blvd west of Oleta River (3 acres) From: Business and Office To: Environmentally Protected Parks <u>Principal Reasons for Recommendation:</u> The proposed redesignation of this parcel from Business and Office to Environmentally Protected Parks is based on Revision No. 12 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to depict land acquired since 1995 by the County using the Environmentally Endangered Lands Program (EEL) with a designation as Environmentally Protected Parks. Management of this site by the County will help ensure continued environmental viability and preservation of these environmentally significant lands. Oleta River Tract C is a 2.5-acre coastal wetland that has been more than 50 percent acquired by the EEL program.	
10	North Miami	SE corner of NE 151 Street and Biscayne Blvd. (188 acres) From: Parks and Recreation To: Medium Density Residential (13-25 DU/Ac.) / Metro. Ctr.	

Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A		Recommendations for all Applications are to Adopt Unless Noted Below
Parcel Number	Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	
	<u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcel No. 10 from Parks and Recreation to Medium Density Residential (13-25 DU/Ac.) and Metropolitan Urban Center is based on Revision No. 10 to the Land Use Plan (LUP) map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or have been revised since 1995. An amendment to the City of North Miami Comprehensive Plan in 2003 redesignated Parcel No. 10 from Parks, Open Space, Recreational Facilities to Public Use-Planned Unit Development District. (PU-PUD) as a residential land use category. The PU-PUD category provides for residential density up to 40 DU per net acre, which corresponds to less than the 25 DU per gross acre specified in the Miami-Dade County CDMP. An additional 2003 amendment to the city's Comprehensive Plan designated the 188-acre area of Parcel No. 10 as a Chapter 380 Regional Activity Center, which would correspond to Miami-Dade County's CDMP designation as a Metropolitan Urban Center on the LUP map.	
11	Opa Locka NE corner of NW 22 Avenue and NW 139 Street (10 acres) From: Business and Office & Industrial and Office To: Medium Density Residential (13-25 DU/Ac.)	<u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcel No. 11 from Industrial and Office to Medium Density Residential (13-25 DU/Ac.) is based on Revision No. 10 to the Land Use Plan (LUP) map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or have been revised since 1995. The City of Opa-Locka Comprehensive Master Plan designates parcel No. 11 as Moderate Density Residential (15-18 DU/Ac.), which corresponds to the LUP map category of Medium Density Residential.
12	Opa Locka NW corner of NW 17 Avenue and Opa Locka Blvd (10 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Industrial and Office	<u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcel(s) No. 12 from Low Density Residential (2.5-6.0 DU/Ac.) to Industrial and Office is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The adopted comprehensive plan for the City of Opa-Locka designates parcel No. 12 for Limited Industrial, which corresponds to the LUP map category of Industrial and Office.
13	Opa Locka SW corner of NW 32 Avenue and SW 132 Street (11 acres) From: Industrial and Office To: Low-Medium Density Residential (5-13 DU/Ac.)	
14	Opa Locka SW corner of NW 28 Avenue and NW 132 Street (11 acres) From: Industrial and Office To: Low-Medium Density Residential (5-13 DU/Ac.)	
15	Opa Locka SW corner of NW 27 Avenue and NW 132 Street (18 acres) From: Industrial and Office To: Business and Office	

		Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A	Recommendations for all Applications are to Adopt Unless Noted Below
Parcel Number	Location (Approximate Size in Acres)	REQUESTED CHANGE TO THE LAND USE PLAN MAP	
16	Opa Locka NW corner of NW 27 Avenue and SW 127 Street (5 acres) From: Industrial and Office To: Low-Medium Density Residential (5-13 DU/Ac.)	<u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcel No. 13, from Industrial and Office to Office/Residential, parcel Nos. 14 and 16 from Industrial and Office to Low-Medium Density Residential (5-13 DU/Ac.), and parcel No. 15 from Industrial and Office to Business and Office, is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The adopted comprehensive plan for the City of Opa-Locka designates parcel No. 13 for Low Moderate Density Residential (9-13 DU/Ac.), parcel Nos. 14 and 16 for Low Moderate Density Residential (9-13 DU/Ac.), and parcel No. 15 for Liberal Commercial, which correspond, respectively, to the LUP map categories of Low-Medium Density Residential (5-13 DU/Ac.) and Business and Office.	
17	Hialeah NE corner of NW 102 Avenue and NW 138 Street (72 acres) From: Estate Density Residential w/ DI-1 To: Business and Office	<u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcel(s) No. 17 from Estate Density Residential with a One-Density Increase with Urban Design to Business and Office is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The area of parcel No. 17 was annexed by the City of Hialeah in 2003. The adopted comprehensive plan for the City of Hialeah designates parcel No. 17 for Mixed Use, which is in accordance with an Interlocal Agreement between Miami-Dade County and the City of Hialeah approved by the County in Resolution No. R-1177-03. The Interlocal Agreement provides that Hialeah would exclude residential land use classifications west of NW 97 Avenue in creating land use designations for the annexed territory. The LUP map category of Business and Office most closely accommodates mixed uses.	
18	Hialeah NE corner of NW 97 Avenue and West 80 Street (10 acres) From: Industrial and Office To: Medium Density Residential (13-25 DU/Ac.)	<u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcel(s) No. 18 from Industrial and Office to Medium Density Residential (13-25 DU/Ac.) is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The adopted 2003-2015 comprehensive plan for the City of Hialeah designates parcel 18 for Medium Density Residential (up to 24 units per net acre), which corresponds to the LUP map category of Medium Density Residential (13-25 DU/Ac.).	
19	South side of NW 115 Street between NW 2 Avenue and NW 5 Ave (24 acres) Miami Shores From: Low-Medium Density Residential (5-13 DU/Ac.) To: Institutional and Public Facility		

Parcel Number	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Recommendations for all Applications are to Adopt Unless Noted Below
<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcel No. 19 from Low-Medium Density Residential to Institutional and Public Facility is based on Revision No. 10 to the Land Use Plan (LUP) map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The adopted comprehensive plan for the Village of Miami Shores designates parcel No. 19 for Mixed Use Residential/Institutional in an area previously occupied by the Biscayne Kennel Club and owned by and intended for expansion of Barry University.</p>		
20	Miami Beach South side of West 63 Street, West between Inter Coastal Waterway (9 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Medium Density Residential (13-25 DU/Ac.)	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcel No. 20 from Low Density Residential (2.5-6.0 DU/Ac.) to Medium Density Residential (13-25 DU/Ac.) is on Revision No. 10 to the Land Use Plan (LUP) map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. A 1999 amendment to the adopted comprehensive plan for the City of Miami Beach designates parcel No. 20 for RM-PRD, Residential Multi-Family Planned Residential Development, and limiting development to 188 dwelling units, in an area previously occupied by St. Francis Hospital. The corresponding LUP map category is Medium Density Residential (13-25 DU/Ac.).</p>
21	Miami NE corner of NE 80 Street and NE 1 Avenue (17 acres) From: Business and Office To: Office/Residential	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 21 from Business and Office to Office/Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Office in the City of Miami's adopted Neighborhood Comprehensive Plan.</p>
22	Miami NW corner NE 4 Avenue and NE 80 Terrace (8 acres) From: Business and Office To: Office / Residential	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 22 from Business and Office to Office/Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Office in the City of Miami's adopted Neighborhood Comprehensive Plan.</p>

Parcel Number	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Recommendations for all Applications are to Adopt Unless Noted Below
23	Miami Between NE 75 Street and NE 78 Street, Between NE 2 Court and NE 3 Place (19 acres) From: Industrial and Office To: Medium Density Residential (13-25 DU/Ac.) <u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 23 from Business and Office to Office/Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Multi-Family High Density Residential in the City of Miami's adopted Neighborhood Comprehensive Plan.	
24	Miami NE Miami Court to NE 2 Avenue, Between 71 Street and 72 Street (12 acres) From: Industrial and Office To: Medium Density Residential (13-25 DU/Ac.) <u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 24 from Business and Office to Office/Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Multi-Family High Density Residential in the City of Miami's adopted Neighborhood Comprehensive Plan	
25	Miami Between I-95 and NE Miami Court, Between 71 Street and 72 Street (45 acres) From: Industrial and Office To: Business and Office <u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 25 from Business and Office to Office/Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Central Business District in the City of Miami's adopted Neighborhood Comprehensive Plan.	
26	Miami Between NW 7 Avenue and I-95, Between NW 71 Street and NW 72 Street (11 acres) From: Industrial and Office To: Business and Office <u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 26 from Business and Office to Office/Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Central Business District in the City of Miami's adopted Neighborhood Comprehensive Plan.	

		Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A	Recommendations for all Applications are to Adopt Unless Noted Below
Parcel Number	Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP		
27	Hialeah NE Corner West 20 Avenue and West 41 Street (12 acres) From: Medium Density Residential (13-25 DU/Ac.), Medium-High Density Residential (13-25 DU/Ac.) and Industrial and Office To: Business and Office		
28	Hialeah East and West side of West 16 Avenue from West 41 Street to 42 Street (6 acres) From: Medium Density Residential (13-25 DU/Ac.) To: Business and Office <u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcel Nos. 27 and 28 from Medium Density Residential, Medium-High Residential, and Industrial and Office, and Medium Density Residential, respectively, to Business and Office is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The adopted 2003-2015 comprehensive plan for the City of Hialeah designates parcel Nos. 27 and 28 for Commercial land use category, which corresponds to the LUP map category of Business and Office.		
29	Hialeah SW corner of West 16 Avenue and West 37 Street (20 acres) From: Industrial and Office To: Business and Office <u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcel No. 29 from Industrial and Office to Business and Office is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The adopted 2003-2015 comprehensive plan for the City of Hialeah designates parcel 29 for Commercial, which corresponds to the LUP map category of Business and Office.		
30	Medley Between NW 74 Avenue and NW South River Drive North of NW 78 Terrace (0 acres) From: Low-Medium Density Residential (5-13 DU/Ac.) To: Industrial and Office and Restricted Industrial and Office <u>Reason for withdrawal:</u> Upon closer examination, Parcel Nos. 30 and 31 are being withdrawn due to the correct representation on the Land Use Plan (LUP) map of the designations of the adopted Town of Medley Comprehensive Plan.	WITHDRAWN BY APPLICANT	
31	Medley NE corner of NW 74 Street and NW 69 Avenue (0 acres) From: Low-Medium Density Residential (5-13 DU/Ac.) To: Industrial and Office <u>Reason for withdrawal:</u> Upon closer examination, Parcel Nos. 30 and 31 are being withdrawn due to the correct representation on the Land Use Plan (LUP) map of the designations of the adopted Town of Medley Comprehensive Plan.	WITHDRAWN BY APPLICANT	
32	Medley Northeast corner of NW 107 Avenue and NW 90 Street (88 acres) From: Medium Density Residential (13-25 DU/Ac.) To: Industrial and Office		

	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A	Recommendations for all Applications are to Adopt Unless Noted Below
Parcel Number	Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	
<u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcel No. 32 from Medium Density Residential to Industrial and Office is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The area of parcel No. 32 was part of Medley Amendment No. 95-3 and redesignated from Residential to Industrial.		
33	Country Club of Miami Community Council (5) Only the Boundary changes, West: NW 142 Avenue, North: NW 100 Street, East NW 127 Avenue to NW 90 Street, Then East is theo. NW 137 Avenue (1431 acres) From: Open Land To: Open Land with an Institutional and Public Facility Border Delineating Boundary Expansion of Wellfield <u>Reason for Withdrawal:</u> The acquisition of the subject site by WASD in order to expand the Northwest Wellfield Protection Area has not yet been completed.	WITHDRAWN BY APPLICANT
34	Miami Springs East and West side of Curtiss Parkway south of the circle (23 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Low-Medium Density Residential (5-13 DU/Ac.) <u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcel No. 34 from Low Density Residential to Low-Medium Density Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The adopted comprehensive plan for the City of Miami Springs designates the area that encompasses parcel No. 34 for Multi Family Residential (up to 20 dwelling units per net acre). The corresponding LUP map category of Low-Medium Density Residential allows from 5 to 13 dwelling units per gross acre, which incorporates 20 units per net acre.	
35	Miami Springs NE corner of Curtiss Parkway and NW 38 Street (15 acres) From: Medium Density Residential (13-25 DU/Ac.) To: Business and Office <u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcel No. 35 from Medium Density Residential to Business and Office is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The adopted comprehensive plan for the City of Miami Springs designates the area encompassing parcel No. 35 for Airport Highway Marine Business, which is intended to foster large scale commercial uses on large sites with a limited number of highway access driveways. The corresponding Miami-Dade LUP map category that matches the Miami Springs category is Business and Office.	
36	Miami North side of Virginia Key: Waste Water Treatment Plant (29 acres) From: Environmentally Protected Park To: Institutional and Public Facility	WITHDRAWN BY APPLICANT

Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A		Recommendations for all Applications are to Adopt Unless Noted Below
Parcel Number	Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	
<u>Reason for Withdrawal:</u> Based on further review, the subject site cannot be redesignated as proposed until the City completes its Plan for the Virginia Key area.		
37	Miami Southeast of Virginia Key Treatment Plant (31 acres) From: Environmentally Protected Park To: Parks and Recreation	WITHDRAWN BY APPLICANT
<u>Reason for Withdrawal:</u> Based on further review, the subject site cannot be redesignated as proposed until the City completes its Plan for the Virginia Key area.		
38	Miami North side of entrance road into Virginia Key Park (11 acres) From: Institutional and Public Facility To: Environmentally Protected Park	WITHDRAWN BY APPLICANT
<u>Reason for Withdrawal:</u> Based on further review, the subject site cannot be redesignated as proposed until the City completes its Plan for the Virginia Key area.		
39	Miami NE of Rickenbacker Causeway on Virginia Key (37 acres) From: Parks and Recreation To: Business and Office	WITHDRAWN BY APPLICANT
<u>Reason for Withdrawal:</u> Based on further review, the subject site cannot be redesignated as proposed until the City completes its Plan for the Virginia Key area.		
40	Miami SE corner of Biscayne Blvd. and NE 14 Street (8 acres) From: Business and Office To: Institutional and Public Facility	WITHDRAWN BY APPLICANT
<u>Reason for Withdrawal:</u> This parcel is being withdrawn at the request of the City of Miami.		
41	Miami NE corner of NE 9 Street and Biscayne Blvd. (North Bay Front Park) (35 acres) From: Transportation Terminals To: Institutional and Public Facility	WITHDRAWN BY APPLICANT
<u>Reason for Withdrawal:</u> This parcel is being withdrawn at the request of the City of Miami.		
42	Miami NW corner of Watson Island (7 acres) From: Parks and Recreation To: Business and Office	
<u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 42 from Parks and Recreation to Business and Office based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Restricted Commercial on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.		
43	Miami Between NW 1 Avenue and NE 2 Avenue, Between NW 3 Street and NW 5 Street (29 acres) From: Business and Office To: Institutional and Public Facility	

Parcel Number	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Recommendations for all Applications are to Adopt Unless Noted Below
<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 43 from Business and Office to Institutional and Public Facility is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Major Institutional Public Facilities, Trans. & Utilities on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.</p>		
44	Miami North side of Miami River between NW 22 Avenue to NW 26 Avenue (16 acres) From: Industrial and Office To: Medium Density Residential (13-25 DU/Ac.)	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 44 from Industrial and Office to Medium Density Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Medium Density Multi-Family Residential on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.</p>
45	Miami From Miami River to NW 16 Street between NW 13 Avenue and NW 17 Avenue (47 acres) From: Medium-High Density Residential (13-25 DU/Ac.) and Institutional and Public Facility To: Office/Residential	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 45 from Medium-High Density Residential and Institutional and Public Facility to Office/Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Office on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.</p>
46	Miami Between Miami River and NW South River Drive between NW 18 Court and NW 19 Court (7 acres) From: Industrial and Office To: Medium-High Density Residential (13-25 DU/Ac.)	

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	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A	Recommendations for all Applications are to Adopt Unless Noted Below
Parcel Number	Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	
<u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 46 from Industrial and Office to Medium-High Density Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as High Density Multi-Family Residential on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.		
47	Miami SE corner of NW North River Drive and NW 18 Avenue (8 acres) From: Industrial and Office To: Medium-High Density Residential (13-25 DU/Ac.) <u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 47 from Industrial and Office to Medium-High Density Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as High Density Multi-Family Residential on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.	
48	Miami NW corner of NW 7 Street and NW 13th Avenue (20 acres) From: Business and Office To: Medium-High Density Residential (13-25 DU/Ac.) <u>Reason for Withdrawal:</u> The current designation would allow existing residential uses on the site.	WITHDRAWN BY APPLICANT
49	Miami SE corner of NW 7 Street and NW 17 Avenue (Orange Bowl) (47 acres) From: Business and Office To: Institutional and Public Facility <u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 49 from Business and Office to Institutional and Public Facility is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Major Institutional Public Facilities, Trans. & Utilities on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.	:
50	North Central Area bounded by NW 21 Street, NW 37 Avenue, NW 25 Street and NW 42 Avenue (approx. 58 acres) Community Council (8) From: Business and Office and Industrial and Office To: Transportation Terminals	

Parcel Number	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Recommendations for all Applications are to Adopt Unless Noted Below
	<p><u>Principal Reasons for Recommendation:</u></p> <p>Parcel No. 50 is the site of the Miami Intermodal Center (MIC), which will serve as a transportation hub for the greater Miami area by providing facilities that will enable connections and transfers between air, rail, bus and automobile modes. The term "intermodal" describes the connectivity between transportation options. The MIC is anticipated to be served by rail service such as Metrorail (both the programmed Earlington Heights Extension and the proposed East-West rapid transit line), Tri-Rail, Amtrak and a people mover to the airport; a bus depot for Greyhound, Miami-Dade Transit and courtesy buses; Airport-Seaport cruise line ground transportation; and private vehicular parking.</p> <p>This facility, which is under construction east of Miami International Airport (MIA), includes a consolidated Rental Car Facility and the Central Station, also known as the MIC Core, where local and regional means of transportation will be connected via the MIC/MIA Connector or automated people mover to the airport. The Florida Department of Transportation is responsible for major portions of this project including the roadway improvements, the MIC Core, the Rental Car Facility and land acquisition. The Rental Car Facility, which will be located on the western portion of the site, will have a "ready/return" vehicle capacity of 6,500, a "fleet storage" capacity (vehicles not in use) of 1,800 vehicles and a "quick turnaround" (facilities for fueling and washing) capacity of 1,280 vehicles. The MIC Core, situated on the eastern portion of the site, could have the potential for Joint Development of 500,000 sq. ft. of office space, a 700-room hotel, 100,000 sq. ft. of retail, and parking based on demand, for a total of 1.4 million sq. ft on the site. Joint Development is a public/private program to develop publicly owned lands at transit stations with uses that are supportive of transit and provide revenue.</p> <p>The redesignation of the parcel from "Business and Office" and "Industrial and Office" to "Transportation Terminals" reflects the proposed use of the parcel. Redesignation of this parcel to "Transportation Terminals" will not impact any potential Joint Development activity since the MIC is located in a Metropolitan Urban Center, which allows for mixed-use developments. In addition, new text is being proposed for the Transportation section of the Land Use Element that would permit at railroad terminals "...uses designed to serve the traveling public and on-site employees, such as offices, personal services, retail activities, restaurants, auto rental business, and lodging establishments."</p>	
51	Miami West of NW 42 Avenue between State Road 836 and NW 20 Street (24 acres) From: Business and Office To: Transportation	
	<p><u>Principal Reasons for Recommendation:</u></p> <p>The proposed redesignation of Parcel No. 51 from Business and Office to Transportation is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as General Commercial on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.</p>	
52	Miami Between I-95 and SW 15 Road, Between SW 1 Avenue and Coral Way (18 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Office/ Residential	

	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A	Recommendations for all Applications are to Adopt Unless Noted Below
Parcel Number	Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	
	<u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 52 from Low Density Residential to Office/ Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Office on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.	
53	Miami Between SW 7 Street and SW 2 Street on both sides of SW 42 Avenue (15 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Office/Residential <u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 53 from Low Density Residential to Office/Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Office on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.	
54	Miami West Flagler to SW 8 Street between 2 FEC RR ROW (27 acres) From: Industrial and Office To: Business and Office <u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 54 from Industrial and Office to Business and Office is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as General Commercial on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.	
55	Miami SE corner of Brickell Avenue and SW 32 Road (11 acres) From: Institutional and Public Facility To: Low Density Residential (2.5-6.0 DU/Ac.) <u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 55 from Institutional and Public Facility to Low Density Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Single Family Residential on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.	
56	Miami North side of Biscayne Bay between East Glencoe Street and West Fairview Street (6 acres) From: Low-Medium Density Residential (5-13 DU/Ac.) To: High Density Residential (50-125 DU/Ac.)	

Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A		Recommendations for all Applications are to Adopt Unless Noted Below
Parcel Number	Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	
<u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 56 from Low-Medium Density Residential to High Density Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Medium Density Multi-Family Residential on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.		
57	Miami SE corner of Virginia Avenue and Day Avenue (6 acres) From: Business and Office To: Medium Density Residential (13-25 DU/Ac.)	
<u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 57 from Business and Office to Medium Density Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Medium Density Multi-Family Residential on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.		
58	An area north and south of Grand Avenue between Margaret Street and Plaza Miami Street (10 acres) From: Low-Medium Density Residential (5-13 DU/Ac.) To: Office/Residential	
<u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 58 from Low-Medium Density Residential to Office/Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Office on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.		
59	Coral Gables North side of Coral Way from SW 42 Avenue to Segovia Street (6 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Medium Density Residential (13-25 DU/Ac.)	

		Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A	Recommendations for all Applications are to Adopt Unless Noted Below
Parcel Number	Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP		
<u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcel No. 59 from Low Density Residential to Medium Density Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The adopted comprehensive plan for the City of Coral Gables designates parcel No. 59 Low Density Residential Use (Multi Family), which allows 20 dwelling units per gross acre. The corresponding Miami-Dade LUP map category is Medium Density Residential that allows from 13 to 25 dwelling units per gross acre.			
60	Coral Gables/ Miami From: Industrial and Office To: Business and Office	SE corner of SW 42 Avenue and SW 40 Street (78 acres: 51 acres Coral Gables, 27 acres Miami)	WITHDRAWN BY BCC
<u>Reason for Withdrawal:</u> Actions by the PAB at its hearing on May 20, 2004 and the Commission at its hearing on May 23, 2005			
61	Country Club of Miami Community Council (5) From: Industrial and Office To: Transportation	North of NW 12 Street, west of the turnpike, under the overpass (24 acres)	
<u>Principal Reasons for Recommendation:</u> Parcel No. 61 is being proposed to be redesignated from "Industrial and Office" to "Transportation" to reflect the right-of-way of the extension for State Road 836 (Dolphin Expressway) west of the Homestead Extension of the Florida Turnpike.			
62	Westchester Community Council (10) From: Office/ Residential To: Institutional and Public Facility	NE corner of NW 107 Avenue and West Flagler Street, between NW 107 east to approx. SW 105 place (39 acres)	
<u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 62 from "Office/ Residential" to "Institutional and Public Facility" is based on Revision No. 15 to the Land Use Plan Map (See page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to designate large properties acquired since 1995 for institutional uses as "Institutional and Public Facility." This parcel is the location of Florida International University's Center for Engineering and Applied Sciences.			
63	Country Club of Miami Comm. Council (5) From: Open Land To: Environmental Protection	Between SW 8 Street and NW 12th Street and between 147 Avenue and 157 Avenue (910 acres) Urban Expansion Area boundary moved eastward to SW 147 Avenue between NW 12 Street and SW 8 Street.	PARTIALLY WITHDRAWN BY APPLICANT TO EXCLUDE REDESIGNATION TO ENVIRONMENTAL PROTECTION

Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A		Recommendations for all Applications are to Adopt Unless Noted Below
Parcel Number	Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	
<u>Reason for Partial Withdrawal:</u> In response to the ORC issued by the Florida Department of Community Affairs on September 2, 2005 and objections by the South Florida Water Management District, the Miami-Dade County Department of Planning and Zoning has withdrawn this parcel <u>redesignation</u> * from consideration so that differences between the agencies can be resolved. However, the Department is recommending to continue the action of removing this parcel from the Urban Expansion Area (UEA) based on Revision No. 1 to the Land Use Plan Map (see Page 4-16 of the Adopted 2003 Evaluation and Appraisal Report).		
64	Westchester Between SW 10 Street and theo. SW 22 Street and between SW 147 Avenue Community and theo SW 149 Avenue (122 acres) Council (10) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Environmentally Protected Parks and Parks and Recreation <u>Principal Reasons for Recommendation:</u> The proposed redesignation of this parcel from "Low Density Residential" (2.5-6.0 DU/Ac.) to "Environmentally Protected Parks" and "Parks and Recreation" is based on Revisions No. 12 and 14 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report). Revision No. 12 is to depict land acquired since 1995 by the County using the Environmentally Endangered Lands Program (EEL) with a designation as Environmentally Protected Parks. This parcel, Trees Island Park, contains a hammock and slough. Management of this site by the County will help ensure continued environmental viability and preservation of these environmentally significant lands. Revision No. 14 is to designate lands acquired by the Parks and Recreation Department since 1995 for community and regional parks as "Parks and Recreation." This park property was acquired with EEL funds and with other park funding such as impact fees, Bird Drive Special Area Management Plan and Florida Communities Trust (FCT).	
65	South Miami West side of SW 57 Avenue between SW 76 Street and SW 80 Street (7 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Office/Residential	
66	South Miami SE corner of SW 62 Avenue and SW 76 Street (5 acres) From: Business and Office and Medium Density Residential (13-25 DU/Ac.) To: Office/Residential	

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		Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A	Recommendations for all Applications are to Adopt Unless Noted Below
Parcel Number	Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP		
		The proposed redesignation of parcel Nos. 65 and 66 from Low Density Residential, and Business and Office and Medium Density Residential, respectively, to Office/Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The adopted comprehensive plan for the City of South Miami designates parcel Nos. 65 and 66 for Residential Office (Two Story). The corresponding Miami-Dade LUP map category is Office/Residential.	
67	South Miami	NE corner of SW 64 Court and SW 72 Street (8 acres) From: Office/Residential To: Low Density Residential (2.5-6.0 DU/Ac.) <u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcel No. 67 from Office/Residential to Low Density Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The adopted comprehensive plan for the City of South Miami designates parcel No. 67 for Single Family (2 Stories), which permits one dwelling unit per 10,000 square feet of land. The corresponding Miami-Dade LUP map category is Low Density Residential (2.5-6.0 DU/Ac.).	
68	Coral Gables	SE corner of Neda Avenue and Monfero Street (21 acres) From: Environmentally Protected Park To: Low Density Residential (2.5-6.0 DU/Ac.) <u>Reason for Withdrawal:</u> The subject site is currently consistent with the City's Plan	WITHDRAWN BY APPLICANT
69	Coral Gables	SW corner of Neda Avenue and Monfero Street (10 acres) From: Estate Density Residential (1-2.5 DU/Ac.) To: Environmentally Protected Parks <u>Principal Reasons for Recommendation:</u> The proposed redesignation of this parcel from Estate Density Residential (1-2.5 DU/Ac.) to Environmentally Protected Parks is based on Revision No. 12 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to depict land acquired since 1995 by the County using the Environmentally Endangered Lands Program (EEL) with a designation as Environmentally Protected Parks. Management of this site by the County will help ensure continued environmental viability and preservation of these environmentally significant lands.	:
70	Coral Gables	SE corner of SW 120 Street and SW 57 Avenue (30 acres) From: Estate Density Residential (1-2.5 DU/Ac.) To: Institutional and Public Facility	

		Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A	Recommendations for all Applications are to Adopt Unless Noted Below
Parcel Number	Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP		
<u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcel No. 70 from Estate Density Residential to Institutional and Public Facility is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The adopted comprehensive plan for the City of Coral Gables designate(s) parcel No. 70 Religious/Institutional Use, which the Miami-Dade LUP map designation of Institutional and Public Facility would be in accordance with.			
71	Kendall Community Council (12)	NW corner of SW 80 Terrace and SW 107 Avenue, an area between SW 107 Avenue and SW 109 Avenue (21 acres) From: Parks and Recreation To: Institutional and Public Facility <u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 71 from "Parks and Recreation" to "Institutional and Public Facility" is because this parcel was incorrectly identified on the 1997 Land Use Plan as part of Kendall Indian Hammocks Park. This parcel contains fire training facilities and the Sunset Kendall Neighborhood Trash and Recycling Center.	
72	Kendall Community Council (12)	SE corner of SW 76 Street and SW 110 Avenue, an area between SW 110 Avenue and SW 109 Avenue (8 acres) From: Institutional and Public Facility To: Parks and Recreation <u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 72 from "Institutional and Public Facility" to "Parks and Recreation" is because this parcel was incorrectly identified on the 1997 Land Use Plan as an institutional use. This parcel is located within the boundaries of Kendall Indian Hammocks Park.	
73	West Kendall Community Council (11)	North of SW 120 Street, an area between SW 142 Avenue and SW 137 Avenue (22 acres) From: Industrial and Office and Office/ Residential To: Parks and Recreation	

Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A		Recommendations for all Applications are to Adopt Unless Noted Below
Parcel Number	Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	
<u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 73 from "Industrial and Office" and "Office/ Residential" to "Parks and Recreation" is based on Revision No. 14 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to designate lands acquired by the Parks and Recreation Department since 1995 for community and regional parks as "Parks and Recreation." This parcel, a 22-acre portion of Camp Matecumbe, was acquired with funds from impact fees, Environmentally Endangered Lands Program and Florida Communities Trust. In 2003, the Miami-Dade Park and Recreation Department purchased this land at the former Boystown property from the Archdiocese of Miami, adjacent to the 76-acre County-owned Boystown Pineland, thereby expanding the Camp Matecumbe site to 98 acres. Camp Matecumbe, which became the "Ellis Island" for many Cuban children that were fleeing communism in the 1960's, has potential historic significance. The Office of Historic Preservation considers this site as eligible for County historic designation, of local significance, and potentially eligible for inclusion in the National Register of Historic Places.		
74	West Kendall Community Council (11) West side of SW 157 Avenue between SW 157 Avenue and SW 162 Avenue and between SW 120 Street and SW 112 Terrace (162 acres) From: Industrial and Office To: Parks and Recreation <u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 74 from "Industrial and Office" to "Parks and Recreation" is based on Revision No. 14 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to designate lands acquired by the Parks and Recreation Department since 1995 for community and regional parks as "Parks and Recreation." This parcel, West Kendall District Park, was purchased with funds from impact fees, Quality Neighborhoods Improvement Program, Safe Neighborhood Parks Proceeds, Florida Communities Trust and Capital Outlay Reserve. Resolution No. R-408-00 of the Board of County Commissioners authorized the construction and operation of this park.	
75	Redland Community Council (14) SW corner of SW 104 Street and SW 187 Avenue, an area between SW 104 Street and SW 168 Street and an area between SW 187 Avenue and SW 221 Avenue (2119 acres) From: Open Land To: Environmental Protection (western portion of 8 1/2 Sq. Mi.) <u>Reason for Withdrawal:</u> In response to the ORC issued by the Florida Department of Community Affairs on September 2, 2005 and objections by the South Florida Water Management District, the Miami-Dade County Department of Planning and Zoning has withdrawn this parcel <u>redesignation</u> * from consideration so that differences between the agencies can be resolved.	WITHDRAWN BY APPLICANT

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Parcel Number	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Recommendations for all Applications are to Adopt Unless Noted Below
76	<p>Village of West of Old Cutler Road and south of SW 157 Terrace (10 acres) Palmetto Bay</p> <p>From: Estate Density Residential (1-2.5 DU/Ac.) To: Environmentally Protected Parks</p> <p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of this parcel from Estate Density Residential (1-2.5 DU/Ac.) to Environmentally Protected Parks is based on Revision No. 12 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to depict land acquired since 1995 by the County using the Environmentally Endangered Lands Program (EEL) with a designation as Environmentally Protected Parks. Management of this site by the County will help ensure continued environmental viability and preservation of these environmentally significant lands.</p>	
77	<p>Palmetto Bay NW corner of Old Cutler Road and SW 164 Street (10 acres) From: Estate Density Residential (1-2.5 DU/Ac.) To: Environmentally Protected Parks</p> <p><u>Reason for Withdrawal:</u></p>	WITHDRAWN BY APPLICANT
78	<p>South Bay SW corner of SW 232 Street and SW 97 Avenue, an area between SW 232 Community Street and SW 236 Street (13 acres) Council (15)</p> <p>From: Agriculture To: Institutional and Public Facility</p> <p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 78 from "Agriculture" to "Institutional and Public Facility" is based on Revision No. 15 to the Land Use Plan Map (See page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to designate large properties acquired since 1995 for institutional uses as "Institutional and Public Facility." Miami-Dade Water and Sewer Department acquired this parcel for the expansion of the South District Wastewater Treatment Plant.</p>	"
79	<p>South Bay SE corner of Plummer Drive and SW 248 Street (121 acres) Community Council (15)</p> <p>From: Open Land, Agriculture and Environmental Protection To: Institutional and Public Facility</p> <p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 79 from "Open Land" and "Environmental Protection" to "Institutional and Public Facility" is based on Revision No. 15 to the Land Use Plan Map (See page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to designate large properties acquired since 1995 for institutional uses as "Institutional and Public Facility." Parcel No. 79 is a solid waste landfill site, which combined with the wetlands restoration activity on Parcel No. 80, is part of a closure enhancement project of the Department of Solid Waste Management that will halt the migration of ammonia nitrogen concentrations in the groundwater. These concentrations exceed the County's groundwater standards and the groundwater was migrating toward Biscayne Bay.</p>	"

		Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A	Recommendations for all Applications are to Adopt Unless Noted Below
Parcel Number	Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP		
80	South Bay Community Council (15)	SE corner of SW 248 Street and theoretical SW 95 Avenue (124 acres) From: Open Land To: Environmental Protection <u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 80 from "Open Land" to "Environmental Protection" is based on Revision No. 13 to the Land Use Plan Map (See page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to designate lands acquired since 1995 by governmental agencies for environmental purposes as "Environmental Protection." This parcel is a wetlands restoration project of Miami-Dade County for 124 acres.	
81	South Bay Community Council (15)	SW corner of SW 268 Street and SW 121 Court (Florida Avenue), an area between SW 268 Street and SW 280 Street (222 acres) From: Institutional and Public Facility To: Parks and Recreation <u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 81, Homestead Air Reserve Base Park, from "Institutional and Public Facility" to "Parks and Recreation" is based on Revision No. 14 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to designate lands acquired by the Parks and Recreation Department since 1995 for community and regional parks as "Parks and Recreation." This parcel is located at the north end of the Base was acquired by the County as federal surplus property.	
82	South Bay Community Council (15)	NE corner of SW 112 Avenue and theo. SW 214 Street (8 acres) From: Medium Density Residential (13-25 DU/Ac.) To: Environmentally Protected Parks <u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 82 from "Medium Density Residential" (13-25 DU/Ac.) to "Environmentally Protected Parks" is based on Revision No. 12 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to depict land acquired since 1995 by the County using the Environmentally Endangered Lands Program (EEL) with a designation as "Environmentally Protected Parks." This parcel is part of Black Creek Forest, a pineland and hammock. Management of this site by the County will help ensure continued environmental viability and preservation of these environmentally significant lands.	:
83	Redland Community Council (14)	West of SW 133 Avenue between SW 220 Street and SW 232 Street (33 acres) From: Estate Density Residential (1-2.5 DU/Ac.) To: Institutional and Public Facility (Wellfield) <u>Reason for Withdrawal:</u>	WITHDRAWN BY APPLICANT

		Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A	Recommendations for all Applications are to Adopt Unless Noted Below
Parcel Number	Location (Approximate Size in Acres)	REQUESTED CHANGE TO THE LAND USE PLAN MAP	
84	Redland South of SW 218 Street, between SW 157 Avenue and theo. SW 160 Avenue Community (21 acres) Council (14) From: Parks and Recreation To: Environmentally Protected Parks		WITHDRAWN BY APPLICANT
85	Redland North of SW 224 Street between SW 154 Avenue and SW 157 Avenue (5 Community acres) Council (14) From: Agriculture To: Environmentally Protected Parks		WITHDRAWN BY APPLICANT
86	Redland Opposite of SW 224 Street between SW 154 Avenue and SW 157 Avenue (8 Community acres) Council (14) From: Agriculture To: Environmentally Protected Parks		WITHDRAWN BY APPLICANT
86a	Redland SE corner of Newton Road (SW 157 Avenue) and SW 224 Street (5 acres) Community Council (14) From: Agriculture To: Environmentally Protected Parks		
		<u>Principal Reasons for withdrawal and recommendation:</u> To correctly reflect the configuration of the properties acquired since 1995 by using funds from the Environmentally Endangered Lands Program (EEL) for the Castellow/Ross Complex of hammocks, Parcels No. 84, 85 and 86 are being withdrawn as a proposed land use changes and Parcel No. 86a is recommended as a proposed land use change from "Agriculture" to "Environmentally Protected Parks." This recommendation is based on Revision No. 12 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to depict land acquired since 1995 by the County using the Environmentally Endangered Lands Program (EEL) with a designation as "Environmentally Protected Parks." Management of this site by the County will help ensure continued environmental viability and preservation of these environmentally significant lands	
87	Redland NE and SE corners of SW 157 Avenue (Newton Road) and SW 268 Street Community (Moody Drive) (15 acres) Council (14) From: Estate Density Residential (1-2.5 DU/Ac.) To: Environmentally Protected Parks		
		<u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 87 from "Estate Density Residential" (1-2.5 DU/Ac.) to "Environmentally Protected Parks" is based on Revision No. 12 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to depict land acquired since 1995 by the County using the Environmentally Endangered Lands Program (EEL) with a designation as "Environmentally Protected Parks." This parcel is the Hattie Bauer Hammock. Management of this site by the County will help ensure continued environmental viability and preservation of these environmentally significant lands.	

		Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A	Recommendations for all Applications are to Adopt Unless Noted Below
Parcel Number	Location (Approximate Size in Acres)	REQUESTED CHANGE TO THE LAND USE PLAN MAP	
88	Redland SW corner of SW 197 Avenue and SW 168 Street, an area between SW 168 Community Street and SW 292 Street (4971 acres) Council (14) From: Agriculture To: Environmental Protection <u>Reason for Withdrawal:</u> In response to the ORC issued by the Florida Department of Community Affairs on September 2, 2005 and objections by the South Florida Water Management District, the Miami-Dade County Department of Planning and Zoning has withdrawn this parcel <u>redesignation</u> * from consideration so that differences between the agencies can be resolved.	WITHDRAWN BY APPLICANT	
89	Homestead SE corner of Campbell Drive (SW 312 Street) and SW 142 Avenue (17 acres) From: Industrial and Office To: Business and Office		
90	Homestead SW corner of SW 142 Avenue and Campbell Drive (SW 312 Street) (44 acres) From: Industrial and Office To: Low Density Residential (2.5-6.0 DU/Ac.)		
91	Homestead NE corner of Campbell Drive and SW 147 Avenue (21 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Institutional and Public Facility		
92	Homestead Between North Canal Drive (SW 328 Street) and C-103 Canal along Three Mile Road (275 acres) From: Industrial and Office To: Low Density Residential (2.5-6.0 DU/Ac.)		
93	Homestead SE corner of SW 157 Avenue and SW 308 Street (39 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Business and Office		
94	Homestead South side of Campbell Drive and East of the Canal (14 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) and Office/ Residential To: Business and Office		
95	Homestead South side of Campbell Drive and West of Canal (19 acres) From: Low-Medium Density Residential (5-13 DU/Ac.) To: Business and Office		
96	Homestead Between NE 16 Avenue and NE 20 Avenue and Between NE 9 Court and NE 5 Street (32 acres) From: <u>Low Density Residential (5-13 DU/Ac.) and Office/ Residential</u> To: Business and Office		
97	Homestead Between NE 12 Avenue and NE 16 Avenue and Between NE 9 Street and NE 5 Street (42 acres) From: Low-Medium Density Residential (5-13 DU/Ac.) and Office / Residential To: Business and Office		

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		Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A	Recommendations for all Applications are to Adopt Unless Noted Below
Parcel Number	Location (Approximate Size in Acres)	REQUESTED CHANGE TO THE LAND USE PLAN MAP	
98	Homestead	SE corner of SW 169 Avenue and SW 304 Street (Kings Highway) (11 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Business and Office	
99	Homestead	SE corner of NE Washington Avenue and NE 9 Street east of Krome Avenue (6 acres) From: Low-Medium Density Residential (5-13 DU/Ac.) To: Business and Office	
100	Homestead	NE corner of Park Place and English Avenue (6 acres) From: Business and Office To: Institutional and Public Facility	
101	Homestead	NW corner of Palm Drive And SW 142 Avenue (7 acres) From: Business and Office To: Parks and Recreation <u>Principal Reasons for Recommendation:</u> The proposed redesignation of this parcel from Business and Office to Parks and Recreation is based on Revision No. 14 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to designate lands acquired since 1995 for community and regional parks as Parks and Recreation. Parcel No. 101 in the City of Homestead is proposed for redesignation from "Business and Office" to "Parks and Recreation" to reflect the eastern boundary of the Homestead Sports Complex.	
102	Homestead/ Florida City	North side of SR 821 Ext. (HEFT) approx. between US 1 and NE 12th Avenue (199 acres) From: Low-Medium Density Residential (5-13 DU/Ac.) To: Business and Office <u>Principal Reasons for Recommendations:</u> The proposed redesignation of Parcel No. 102 is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The changes recommended to Parcel Nos. 89 through 103 are intended to better reflect the adopted comprehensive plan Future Land Use maps for the Cities of Homestead and Florida City.	"
103	Homestead	NW corner of SW 169 Avenue and East Palm Drive (69 acres) Low-Medium Density Residential (5-13 DU/Ac.) and Low Density Residential (2.5-6.0 DU/Ac.) From: (2.5-6.0 DU/Ac.) To: Business and Office <u>Principal Reasons for Recommendations:</u> The proposed redesignation of Parcels Nos. 89 through 101 and 103 is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The changes recommended to Parcel Nos. 89 through 103 are intended to better reflect the adopted comprehensive plan Future Land Use map for the City of Homestead.	
104	Florida City	NE corner of Factory Shops Blvd and East Palm Drive (SW 344 St.) (20 acres) From: Low-Medium Density Residential (5-13 DU/Ac.) To: Business and Office	

Parcel Number	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A	Recommendations for all Applications are to Adopt Unless Noted Below
Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP		
<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 104 is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The changes recommended to Parcel No. 104 is intended to better reflect the adopted comprehensive plan Future Land Use map for the City of Florida City. The area contains the eastern portion of the Florida.</p>		
105	<p>Redland South side of SW 300 Street between theo. SW 199 Avenue and SW 202 Avenue (10 acres) Community Council (14) From: Agriculture To: Environmentally Protected Parks</p>	WITHDRAWN BY APPLICANT
<p><u>Reason for withdrawal</u> Parcel No. 105, Messiner Hammock, is being withdrawn as a proposed land use change because it is already designated on the 1997 Land Use Plan map as "Environmentally Protected Parks."</p>		
106	<p>Redland SW corner of SW 192 Avenue (Tower Road) and SW 336 Street (10 acres) Community Council (14) From: Estate Density Residential (1-2.5 DU/Ac.) To: Environmentally Protected Parks</p>	
<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 106 from "Estate Density Residential" (1-2.5 DU/Ac.) to "Environmentally Protected Parks" is based on Revision No. 12 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to depict land acquired since 1995 by the County using the Environmentally Endangered Lands Program (EEL) with a designation as "Environmentally Protected Parks." This parcel, also known as Rockpit No. 39, is a pineland. Management of this site by the County will help ensure continued environmental viability and preservation of these environmentally significant lands.</p>		
107	<p>Redland West of SW 202 Avenue from SW 364 Street to SW 368 Street (40 acres) Community Council (14) From: Agriculture To: Environmentally Protected Parks</p>	
<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 107 from "Agriculture" to "Environmentally Protected Parks" is based on Revision No. 12 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to depict land acquired since 1995 by the County using the Environmentally Endangered Lands Program (EEL) with a designation as "Environmentally Protected Parks." This parcel, also known as Sunny Palms, is a pineland. Management of this site by the County will help ensure continued environmental viability and preservation of these environmentally significant lands.</p>		

		Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A	Recommendations for all Applications are to Adopt Unless Noted Below
Parcel Number		Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	
108	Redland Community Council (14)	South of SW 354 Street between SW 210 Avenue and SW 209 Avenue (21 acres) From: Agriculture To: Environmentally Protected Parks <u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 108 from "Agriculture" to "Environmentally Protected Parks" is based on Revision No. 12 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to depict land acquired since 1995 by the County using the Environmentally Endangered Lands Program (EEL) with a designation as "Environmentally Protected Parks." This parcel, known as Navy Wells No. 39, is a pineland. Management of this site by the County will help ensure continued environmental viability and preservation of these environmentally significant lands.	
109	Redland Community Council (14)	SW corner of theo. SW 355 Street and theo. SW 223 Avenue (21 acres) From: Agriculture To: Environmentally Protected Parks <u>Reason for withdrawal:</u> Parcel No. 109 is being withdrawn as a proposed land use change because it represents a scrivener's error on the 1997 Land Use Plan (LUP) map rather than a land use change. The 1997 LUP map has an inaccurate shape for this parcel, also known as the Lucille Hammock.	WITHDRAWN BY APPLICANT
110	Redland Community Council (14)	North: theo. SW 304 Street, South: theo SW 408 Street, East: theo SW 227 Avenue, West: theo. SW 247 Avenue (5432 acres) From: Agriculture To: Environmental Protection <u>Principal Reason for Withdrawal:</u> In response to the ORC issued by the Florida Department of Community Affairs on September 2, 2005 and objections by the South Florida Water Management District, the Miami-Dade County Department of Planning and Zoning has withdrawn this parcel <u>redesignation</u> * from consideration so that differences between the agencies can be resolved.	WITHDRAWN BY APPLICANT
111	South Bay Community Council (15)	South of theo. SW 408 St. and east of SW 212 Avenue (20 acres) From: Agriculture To: Environmentally Protected Parks	

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		Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A	Recommendations for all Applications are to Adopt Unless Noted Below
Parcel Number	Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP		
<u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 111, which is a part of Holiday Hammock, from "Agriculture" to "Environmentally Protected Parks" is based on Revision No. 12 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to depict land acquired since 1995 by the County using the Environmentally Endangered Lands Program (EEL) with a designation as Environmentally Protected Parks. Management of this site by the County will help ensure continued environmental viability and preservation of these environmentally significant lands.			
112	Redland Community Council (14)	East of SW 137th Avenue, an area between the SW 176 Street and the SW 168 Street (134 acres) From: Institutional and Public Facility To: Parks and Recreation <u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 112 from "Institutional and Public Facility" to "Parks and Recreation" is based on Revision No. 14 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to designate lands acquired by the Parks and Recreation Department since 1995 for community and regional parks as "Parks and Recreation." This parcel of 134 acres, known as the Martinez property, was acquired by the County as federal surplus property in 2005 to provide an addition to Larry and Penny Thompson Park.	
113	Redland Community Council (14)	SE corner of SW 180 Street and SW 142 Avenue (19 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Environmentally Protected Parks <u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 113, also known as the Martinez Pineland, from "Low Density Residential" (2.5-6.0 DU/Ac.) to "Environmentally Protected Parks" is based on Revision No. 12 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to depict land acquired since 1995 by the County using the Environmentally Endangered Lands Program (EEL) with a designation as "Environmentally Protected Parks." Management of this site by the County will help ensure continued environmental viability and preservation of these environmentally significant lands.	
114	Redland Community Council (14)	East of SW 139 Avenue, Between SW 184 Street (Eureka Drive) and SW 200 Street (Quail Roost Drive) (89 acres) From: Agriculture To: Institutional and Public Facility (Wellfield) <u>Reason for withdrawal:</u> Parcel No. 114 is being withdrawn as a proposed land use change because Miami-Dade Water and Sewer Department, which is studying the general area for a wellfield location, has not acquired this site.	WITHDRAWN BY APPLICANT

Additional Land Use Plan Map Changes

Request Amendments in "Staff Applications" Report:

Figure S "Recommended Rapid Transit and Urban Centers" (Amendment No. 1 Page -11)

Figure T "Proposed Changes to the Transportation Network" (Amendment No. 1 Page -12)

Table 2 "Proposed Roadway Changes to the Adopted 2005 and 2015 Land Use Plan Map" (Amendment No. 1 Page - 13)

Figure U "Revised Land Use Plan Map Legend" (Amendment No. 1 Page -15)

Recommendations: ADOPT

Application No. 1 (Land Use Element), Parts B and C

Requested Amendments: Numerous changes to the Land Use Element Goal, Objectives, Policies and Text; Statement of Legislative Intent; and Preface and Introduction as proposed as presented in the "Staff Applications" report dated March 8, 2005.

Recommendations:

ADOPT WITH CHANGES as transmitted to DCA with additional changes listed below:

Additional Recommended Changes*

1. Amendment No. 1 Pages- 61 and 62, Paragraphs 123 and 124

Revise Paragraphs 123 and 124 as follows:

Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Free-standing retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Free-standing retail and personal service uses and shops that are approved in Industrial and Office areas

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should front on major access roads, particularly near major intersections. In addition, uncomm commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources. ~~The following lists these commercial activities that may be permitted in the Industrial and Office category, in addition to the uses mentioned in the text.~~

- ~~• Automobile service stations, including washing~~
- ~~• Automobile parts outlets, including tire, battery and muffler installation~~
- ~~• Banks, including drive-through services~~
- ~~• Dry cleaning (4000 sq. ft. maximum, drop-off and pick-up only)~~
- ~~• Employment agencies~~
- ~~• Hardware stores and nursery supplies (4000 sq. ft. maximum)~~
- ~~• Health and exercise clubs~~
- ~~• Newsstands~~
- ~~• Office supplies and equipment sales (4000 sq. ft. maximum)~~
- ~~• Post office stations and branches~~
- ~~• Printing shops~~
- ~~• Paint stores~~
- ~~• Restaurants (including drive through, 5000 sq. ft. maximum)~~
- ~~• Food and drug stores (4000 sq. ft. maximum)~~

2. Amendment No. 1 Page- 67, Paragraph 133

Revise Paragraph 133 as follows:*

Mixed Use Development

Mixed-Use development ~~encourages~~ allows a mix of compatible uses in a high quality pedestrian oriented environment. This form of development includes permitted uses within the same building (vertical) or ~~within~~ in separate buildings on the same site or in the same block (horizontal). As stated in Policy LU-9U, the County will consider at a later time provisions for allowing horizontal mixed-use development in various land use categories. In general, mixed-use development may occur, as provided herein, inside and/or outside designated urban centers.

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Mixed-use development within urban centers are addressed in the section entitled 'Urban Centers.' The purpose of this section is to address the mixed-use projects that are to be located outside of the designated urban centers.

3. Amendment No. 1 Page- 67, Paragraph 134

Revise Paragraph 134 as follows:*

Vertical mixed-use development is hereby defined as the vertical integration of primary uses, with business and office uses located on the ground floor and residential and/or office uses on the upper floors. These mixed-use projects shall contain both residential and non-residential components, such as live-work spaces, neighborhood and specialty retail space, convenience services, entertainment, other businesses providing for day-to-day living needs, institutional and civic uses, and professional offices. The residential component must be at least 20 percent of the total floor area but not more than 75 percent of the total floor area. Hotels and apartment hotels, government offices, civic uses and schools may be exempt from these mix requirements.

Vertical mixed-use development may only be allowed ~~in neighborhood activity nodes at the intersection of section line roads and corridors along Major Roadways as identified on the adopted Land Use Plan map that are for the following land use categories~~ within the Urban Development Boundary (UDB): in areas designated Residential Communities, with the exception of Estate Density and Low Density; Business and Office; and Office/Residential provided that these areas are located in:

1. "Neighborhood activity nodes" of 40 gross acres which as shown in Figure 2 of the Land Use Element, Generalized Neighborhood Development Pattern, are located at the intersections of section line roads; or
2. Corridors with a maximum depth of 660 feet that are located along 'Major Roadways' as identified on the adopted Land Use Plan map; or
3. Corridors designated as mixed-use corridors in an area plan that has been accepted by the Board of County Commissioners.

~~Vertical mixed-use development is hereby defined as the vertical integration of primary uses, with business and office uses located on the ground floor and residential and/or office uses on the upper floors. These mixed-use projects shall contain both residential and non-residential components, such as residences, live work spaces, neighborhood and specialty space, convenience services, entertainment, other businesses providing for day-to-day living needs, institutional and civic uses, and professional offices. The residential component must be at least 20 percent of the total floor area but not more than 75 percent of the total floor area. Hotels and apartment hotels, government offices, civic uses and schools may be exempt from the mix requirements.~~

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4. Amendment No. 1 Pages- 67 and 68, Paragraph 135

Revise Paragraph 135 as follows:*

Appropriate design standards are essential to ensure that the uses permitted in mixed-use developments are compatible with each other and adjacent properties and contribute to the character of the street and the surrounding community. A specific objective in designing mixed-use developments is that the development shall be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent uses. The exact residential density that can be achieved on a particular property will depend upon the intensity permitted, the average size of the residential units, the residential percentage of the project and land development regulations concerning building envelopes, parking and open space. Intensities are generally measured as floor area ratios (FARs), which for a particular property is the square footage of the buildings (not counting parking structures or covered pedestrian walkways that are open to the street) divided by the net land area of the parcel. ~~FARs ranging from 1.0 to 1.5 for corridors along Major Roadways and from 0.75 to 1.0 for neighborhood activity node may be allowed for vertical mixed use development. The table below shows the allowed range of intensities and the maximum residential densities for mixed use developments under this section. If the allowed or permitted underlying residential density is higher than the one provided in the table below, the former shall be used. The maximum intensities and densities shall be the greater of those provided in the table below or the maximum intensities and densities of the underlying land use designation. However, the entire development must fit within the building envelope established by the floor area ratio.~~

<u>Mixed-Use Developments Located within:</u>	<u>Floor Area Ratio Range</u>	<u>Maximum Residential Density (dwelling units)</u>
Major Corridors	from 1.0 to 1.5	36
Neighborhood Activity Nodes	from 0.75 to 1.0	18
Other corridors designated mixed use through an accepted area plan*	from 0.75 to 1.5*	36*
* The specific range of intensities and maximum residential density of these corridors shall be defined through the area planning process but shall not exceed those provided herein unless the underlying intensity and/or density are higher.		

5. Amendment No. 1 Page- 70 and 71, Subsection on Intensity

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Revise Subsection on Intensity as follows:*

Density and Intensity. ~~Regional and Metropolitan Urban Centers shall be intensively developed. They should be developed at the highest intensities of development in the urbanized area. Floor area ratios (FARs) in Regional Urban Centers designated on the LUP map should average not less than 4.0 in the core of the center and around mass transit stations, and should taper to an average of not less than 2.0 near the edge of the center. Average FARs for developments in Metropolitan Urban Centers designated on the LUP map should be not less than 3.0 at the core adjacent to transit station sites and should taper to not less than 0.75 at the edge. Community centers should average an FAR of not less than 1.5 at the core adjacent to transit station sites and should taper to an average of approximately 0.5 at the edge, but~~ The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.

	<u>Average Floor Area Ratios (FAR)</u>	<u>Max. Densities Dwelling Units per Gross Acre</u>
<u>Regional Activity Centers</u>	<u>greater than 4.0 in the core not less than 2.0 in the edge</u>	<u>500</u>
<u>Metropolitan Urban Centers</u>	<u>greater than 3.0 in the core not less than 0.75 in the edge</u>	<u>250</u>
<u>Community Urban Centers</u>	<u>Greater than 1.5 in the core not less than 0.5 in the edge</u>	<u>125</u>

In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should be developed at densities and intensities not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.

As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities and densities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section and Policy LU-7F4.

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6. Amendment No. 1 Page-76, Paragraph 144

Revise Paragraph 144 as follows:*

Electric power transmission line corridors are permitted in every land use category when located in established right-of-ways or certified under either the Florida Electrical Power Plant Siting Act (Sections 403.501-403.518, F.S.) as an ancillary use to a new power plant, or the Transmission Line Siting Act (Sections 403.52 – 403.5365 F.S.) for individual electrical transmission lines. If an electric power transmission line corridor does not meet either of the above conditions, it shall be situated in an area designated as Communications, Institutions and Utilities; Industrial and Office; Business and Office; or Parks and Recreation on the adopted Land Use Plan map. When compatible with adjacent uses and permitted by County and State regulations, non-utility ancillary uses that may be located in transmission line corridors include agriculture, parking lots, open space, golf courses, bikeways and paths for walking and exercising.

7. Amendment No. 1 Page-82, Paragraph 158

Replace proposed text on Agricultural Subarea 1 with original text as located in the CDMP (original narrative as follows).

Agricultural Subarea 1 (East Everglades Agricultural Area). This Subarea is bounded on the north by SW 168 Street; on the east by Levee 31N and Canal 111; on the south by Environmental Protection Subareas A and D; and on the west by Environmental Protection Subareas A and B (See Figure 3). Notwithstanding any uses otherwise permitted in the Agriculture area, uses in Agricultural Subarea 1 are limited solely to: (1) lawful agricultural uses; (2) rural residences at a maximum density of one dwelling unit per 40 acres, or one dwelling unit per 20 acres if ancillary to a lawfully established agricultural use; and (3) uses permitted under the vested rights provisions of Section 33B-29, Code of Dade County, Florida.

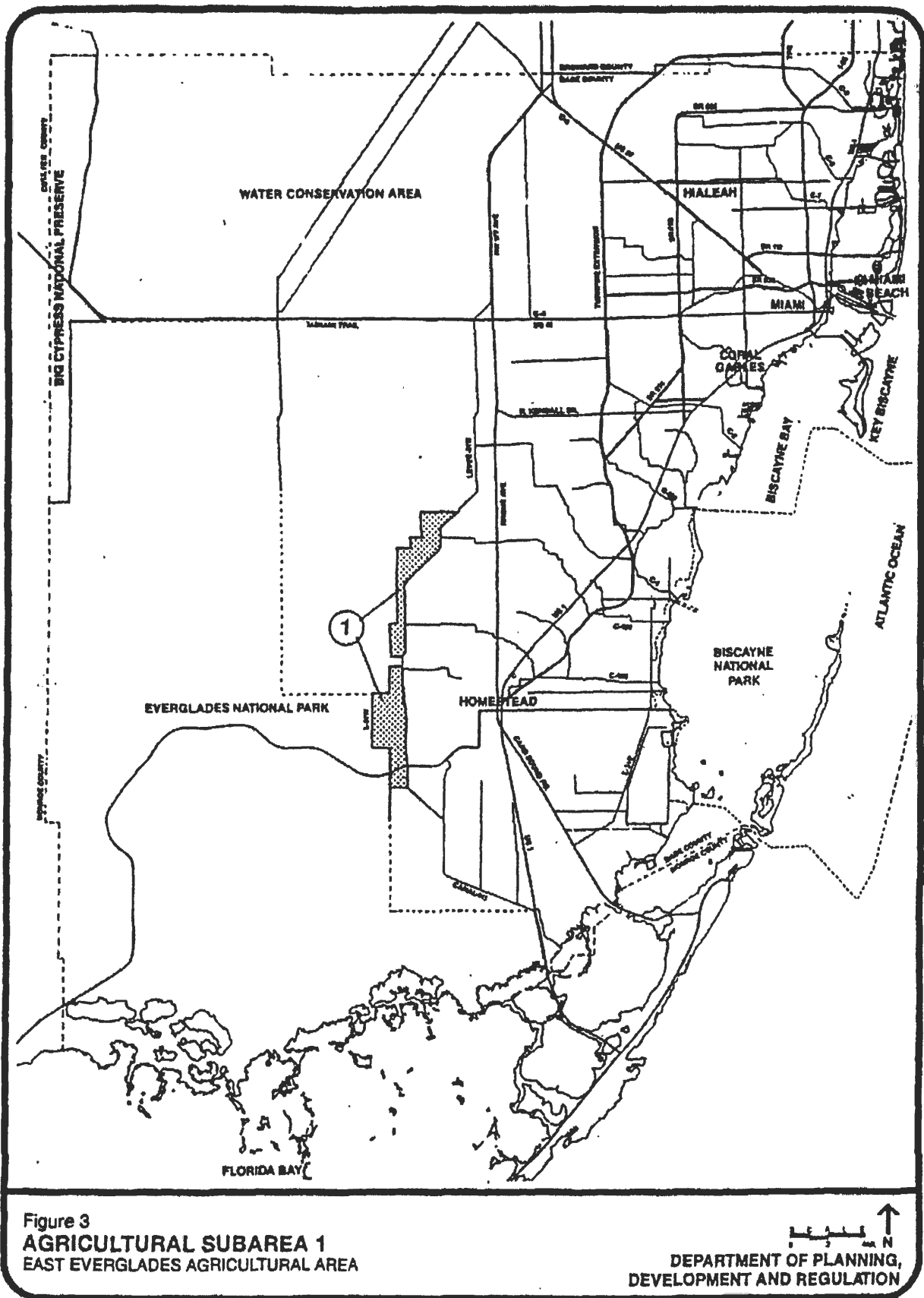
8. Amendment No. 1 Page-83, Paragraph 159

Retain Figure 3 entitled Agricultural Subarea 1 as originally displayed in the CDMP and attached as Figure 3.

9. Amendment No. 1 Page-85, Paragraph 162

Retain Figure 4 entitled Open Land Subareas as originally displayed in the CDMP and attached as Figure 4.

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Replace proposed text on Open Land Subarea 4 with original text as located in the CDMP (original narrative as follows).*

Open Land Subarea 4 (East Everglades Residential Areas). This subarea is bounded on the north, west and southwest by Environmental Protection Subarea B, on the east by Levee 31N, and on the south by SW 168 Street. Uses which may be considered for approval in this area are seasonal agriculture and rural residences at a density of 1 dwelling unit per 40 acres, or 1 dwelling unit per 20 acres if ancillary to an established agricultural operation, or 1 dwelling unit per 5 acres, after such time as drainage facilities become available to protect this area from a one-in-ten-year flood event in keeping with the adopted East Everglades zoning overlay regulation (Section 33B, Code of Metro-Dade County) and compatible and necessary utility facilities. Uses that could compromise groundwater quality shall not occur in this area.

11. Amendment No. 1 Page-89, Paragraph 171

Modify proposed Figure 5 to delete new Subareas B, G, and H and replace with new modified Figure 5 to add additional lands to Subarea A. New figure is attached as Figure 5.

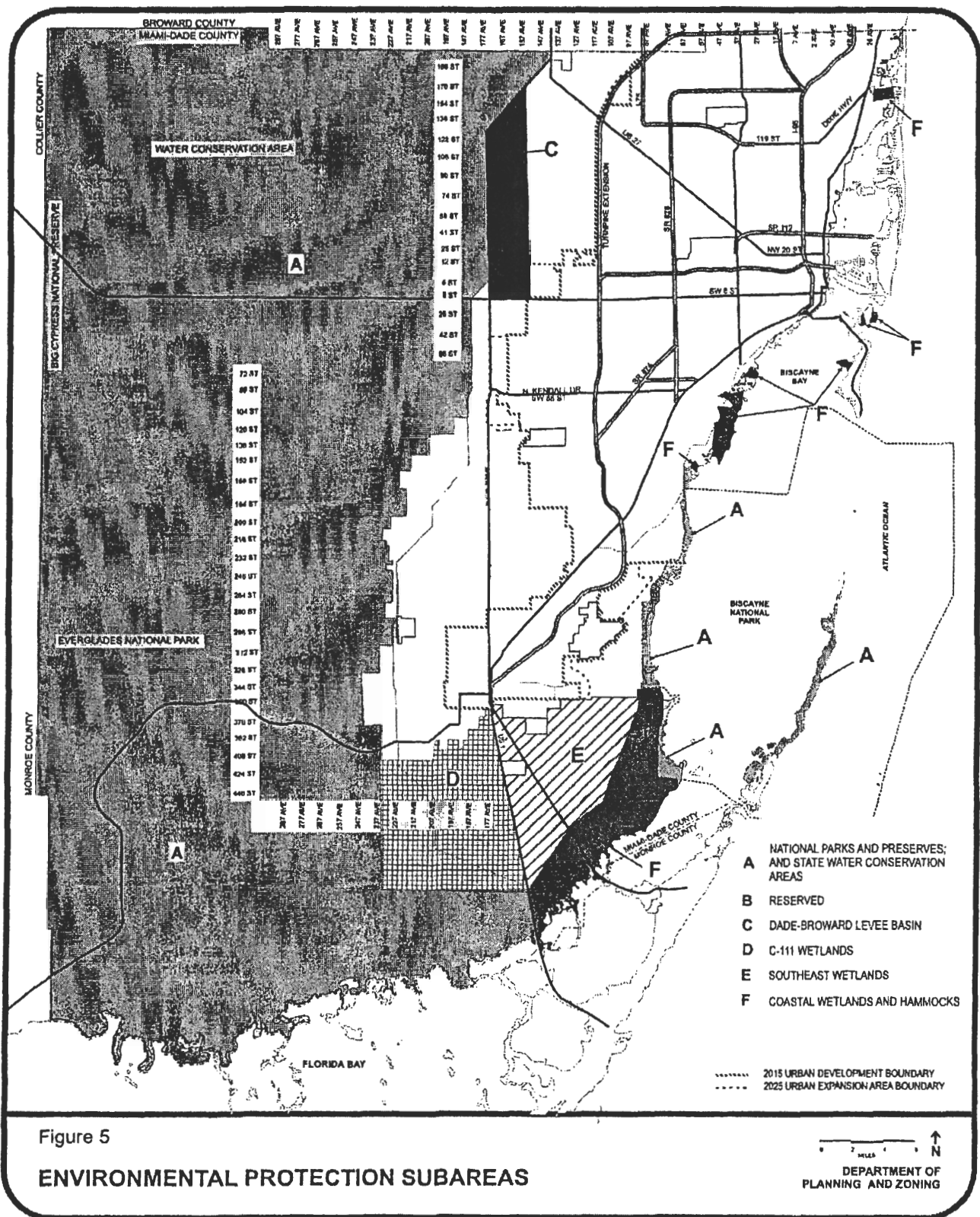
12. Amendment No. 1 Page-91, Paragraph 177

Delete the proposed text for Environmental Protection Subarea B – (Frog Pond/Rocky Glades Transition Zone) as follows:

~~**Environmental Protection Subarea B – (Frog Pond/Rocky Glades Transition Zone).**~~

~~This Subarea is bounded on the north by SW 168 Street; on the east by Levee 31N and Canal 111; on the south by Environmental Protection Subareas A and D; and on the west by Environmental Protection Subarea A (See Figure 5). The area serves as a transition zone between Everglades National Park and highly productive agricultural lands located to the east. The transition zone is designed to restore a more natural hydrology to Taylor Slough and its headwaters in the Rocky Glades, while maintaining flood protection within the C-111 Basin east of Levee 31N and Canal 111. Uses in the Frog Pond/Rocky Glades Transition Zone are limited solely to: (1) lawful agricultural uses; (2) rural residences at a maximum density of one dwelling unit per 40 acres, or one dwelling unit per 20 acres if ancillary to a lawfully established agricultural use; (3) uses permitted under the vested rights provisions of Section 33B-29, Code of Miami Dade County, Florida; and (4) uses authorized under the Central and Southern Florida C-111 Canal Project 1994 General Reevaluation Report, authorized by Congress through the 1996 Water Resources Development Act. Additional drainage in this area is prohibited.~~

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13. Amendment No. 1 Page-93, Paragraph 184

Delete the proposed text for Environmental Protection Subarea G (C-4 Emergency Detention Basin) as follows:*

~~**Environmental Protection Subarea G (C-4 Emergency Detention Basin).**~~

~~Bounded by SW/NW 147 Avenue on the east, SW 8 Street on the south, SW/NW 157 Avenue on the west, and NW 12 Street on the north, this 910-acre tract was acquired by the South Florida Water Management District and developed as an emergency detention basin in response to severe flooding from Hurricane Irene in 1999 and the "No Name Storm" in 2000. Designed to capture and store 1,800 acre-feet of water when canals rise, the project will have a capacity of 3,600 acre-feet on completion of Phase II, scheduled for spring 2005. When flooding subsides, water is released back into the Tamiami Canal. Because of its function as a floodwater storage facility, there are no other appropriate uses of the land within the detention basin.~~

14. Amendment No. 1 Page-93, Paragraph 185

Delete the proposed text for Environmental Protection Subarea H (Shark River Slough Flow-way) as follows:

~~**Environmental Protection Subarea H (Shark River Slough Flow-way)**~~

~~This subarea is bounded on the on the north, west and southwest by Everglades National Park, on the east by a proposed perimeter levee designed by the Army Corps of Engineers as part of the Modified Water Deliveries (MWD) to Everglades National Park, and on the south by SW 168 Street. The MWD project was authorized by the Everglades National Park Protection and Expansion Act of 1989, and is designed to restore a more natural hydrological pattern of water flowing through the Northeast Shark River Slough into Everglades National Park. Project features include the perimeter levee, a seepage canal, an interior levee, and a pump station designed to provide flood mitigation to the 8.5 Square Mile Area, which could be affected by water flows from other components of the project. Because of its function as a flow-way, there are no other appropriate uses of the land within this subarea.~~

15. Amendment No. 1 Page-116, Paragraph 240

Revise Objective LU-11 monitoring measure as follows:

The reports ~~forthcoming from~~ documenting the methodology for determining the identification of sites suitable for redevelopment potential as referenced in Policy LU-11A will serve as the monitoring measure for this Objective.

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16. Amendment No. 1 Page- 116, Paragraph 241

Revise Objective LU-12 Monitoring measure as follows:*

The reports ~~forthcoming from~~ that identify sites which might be suitable for infill housing and infrastructure assessment as referenced in Policy LU-12A will serve as the monitoring measure.

Principal Reasons for Recommended Changes:

1. The changes to paragraph reference numbers 123-124 reflect the need to further study the commercial uses that can be allowed in an industrial and office area. Until the study is completed, the current criteria in the text will be utilized.
2. The changes to paragraph reference numbers 133-135 are to address the objection of DCA that the amendment did not specify a maximum residential density.
3. The changes to the Intensity Subsection of the Urban Center text are to address the objection of DCA that the text does not specify a maximum residential density.
4. The changes to the Agricultural, Open Land and Environmental Protection Subarea texts and related Figures (paragraphs 158, 159, 162, 166, 171, 175, 176, 177, 184 and 185) are made to address the objections of DCA that there was insufficient coordination between the County and the South Florida Water Management District prior to proposing the changes.
5. The changes to paragraph reference number 144 is to recognize that electrical transmission lines may be certified under the Florida Electrical Plant Siting Act or the Transmission Line Siting Act.
6. The changes to paragraph reference numbers 240 and 241 are to identify the policies that will generate the reports that can be utilized in monitoring the infill and redevelopment objectives of the Land Use Element.

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APPLICATION NO. 2 (Transportation Element)

Requested Amendments: Numerous changes to the Transportation Element, which includes the Traffic Circulation Subelement; Mass Transit Subelement; Aviation Subelement; Port of Miami River Subelement; and the Port of Miami Master Plan Subelement, are proposed as presented in the "Staff Applications" report dated March 8, 2005 and the modifications made by the Board of County Commissioners at the transmittal hearing on May 23, 2005 as noted in Exhibit B of Resolution No. 599-05.

Recommendations: ADOPT WITH CHANGES as transmitted to DCA with additional changes listed below.*

Additional Recommended Changes:

1. Revise language added through Board of County Commissioners Modifications to Objective PMR-2 as noted in Chapter 1 - Previous Actions of this report as follows:

PMR-2A. Initiate a Miami River Corridor Multimodal Transportation Study with cooperation of all concerned agencies (i.e. County, City, MPO, FDOT, MDX, US Coast Guard, etc.)

2. Revise language added through Board of County Commissioners Modifications to new Objective PMR-4 as noted in Chapter 1 - Previous Actions of this report as follows:

Objective PMR-4

The Port of Miami River, thru the owners and operators of its international shipping terminal facilities regulated by the Maritime Transportation Security Act, with assistance from the Miami River Commission (MRC) and Miami River Marine Group (MRMG), shall recognize local, state and federal security needs in all port operations, expansion and new construction.

Policies

PMR-4A. The Port of Miami River, ~~thru~~ through the owners and operators of its international shipping terminal facilities regulated by the Maritime Transportation Security Act, shall annually ~~audit~~ audit a-operations of the Port of Miami River in light of the Miami River Port Security Plan and any new local, state and federal security requirements.

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- PMR-4B. The County, MRC and MRMG shall seek funding from local, state and federal sources to address domestic homeland security issues
- PMR-4C. The Port of Miami River, ~~then~~ through the owners and operators of its international shipping terminal facilities regulated by the Maritime Transportation Security Act, with assistance from the MRC and MRMG, shall ensure that new projects are designed and constructed in accordance with the Miami River Port Security Plan, as approved by the Miami River Security Committee on June 8, 2004, and applicable local, state and federal security laws.
- PMR-4D. In the event of an apparent conflict between the Miami River Port Security Plan, approved by the Miami River Security Committee on June 8, 2004, local, state and federal law and/or agency directives, and other objectives in any Subelement, the Homeland Security-based requirements shall prevail.
3. Revise language added through Board of County Commissioners Modifications to the Monitoring Measure for new Objective PMR-4 as noted in Chapter 1 - Previous Actions of this report as follows:*

Objective PMR-4

- Compliance with applicable security requirements, Maritime Transportation Security Act and the Miami River Port Security Plan. .

Principal Reasons for Recommendations and Changes:

New Objective PMR-4 and Policies PMR-4A, PMR-4B, PMR-4C and PMR-4D were added to this Subelement at the request of the Board of County Commissioners at its May 23, 2005 Transmittal Public Hearing. The Department of Planning and Zoning (DP&Z) staff forwarded the new objective and policies to DCA and the Miami River Commission for their review and comments. As a result of these reviews, DP&Z staff made additional revisions to the new objective and policies to reflect the existence of a security plan, the Miami River Security Plan, and its implementation by the owners and operators of the international shipping terminals along the Miami River.

APPLICATION NO. 3 (Housing Element)

Requested Amendments: Numerous changes to the Housing Element are proposed as presented in the "Staff Applications" report dated March 8, 2005 and the "Additional Changes to the Staff

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Applications Report for October 2004 CDMP Cycle Proposed by Department of Planning and Zoning” document dated May 20, 2005.

Recommendations: ADOPT

APPLICATION NO. 4 (Conservation, Aquifer Recharge and Drainage Element)

Requested Amendments: Numerous changes to the Conservation, Aquifer Recharge and Drainage Element are proposed as presented in the “Staff Applications” report dated March 8, 2005.

Recommendations: ADOPT

APPLICATION NO. 5 (Water, Sewer, and Solid Waste Element)

Requested Amendments: Numerous changes to the Water, Sewer, and Solid Waste Element, which includes the Water and Sewer Subelement and the Solid Waste Subelement, are proposed as presented in the Staff Applications” report dated March 8, 2005.

Recommendations: ADOPT

APPLICATION NO. 6 (Recreation and Open Space Element)

Requested Amendments: Numerous changes to the Recreation and Open Space Element are proposed as presented in the “Staff Applications” report dated March 8, 2005.

Recommendations: ADOPT

APPLICATION NO. 7 (Coastal Management Element)

Requested Amendments: Numerous changes to the Coastal Management Element are proposed as presented in the “Staff Applications” report dated March 8, 2005.

Recommendations: ADOPT

APPLICATION NO. 8 (Intergovernmental Coordination Element)

Requested Amendments: Numerous changes to the Intergovernmental Coordination Element are proposed as presented in the "Staff Applications" report dated March 8, 2005.

Recommendations: ADOPT

APPLICATION NO. 9 (Capital Improvements Element)

Requested Amendments: Numerous changes to the Capital Improvements Element are proposed as presented in the "Staff Applications" report dated March 8, 2005.

Recommendations: ADOPT WITH CHANGES as transmitted to DCA with additional changes listed below

Additional Recommended Changes:

1. Amendment No. 9 Page 19, Paragraph A 2) (No Paragraph Reference Number). Revise paragraph as follows:^{*}
 - 2) Necessary parkland must be acquired or dedicated, or funds in the developer's fair share are must be committed no later than 12 months after prior to the issuance of a CO if the development is located within the Urban Development Boundary (UDB)²; and
 - 3) Necessary transportation facilities must be contracted for construction no later than 36 months after issuance of a CO if the development is located within the UDB, and no later than the date of issuance of a CO if the development is located outside the UDB.
- B. Assurance that the facilities³ will be constructed or acquired and available within the timeframes established in forgoing paragraph A 2) and 3) shall be provided by the following means:
2. Amendment No. 9 Page-21, Paragraph D (No Paragraph Reference Number). Revise paragraph as follows:

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² The Urban Development Boundary is presented on the Land Use Plan Map.

³ The term facilities shall mean or shall include land, and the phrase construction or facilities shall mean acquisition of land, when applicable to a CDMP LOS standard.

- D. A proposed development that conforms to the criteria enumerated in Section 163.3180(6), F.S., and is located in an existing urban service area within the UDB where an affected transportation facility is operating below its adopted LOS standard is ~~element~~ deemed to have a de minimis impact that, along or in combination with other similar or lesser impacts, will not cause unacceptable degradation of the level of service on affected transportation facilities; however no impact will be de minimis impact if it would exceed the adopted level of service standard of any affected designated evacuation routes, as mapped in the Traffic Circulation Subelement. *

Principal Reasons for Recommendations:

1. In response to DCA Comments in the ORC Report and in order to comply with F.A.C. Rule 9J-05.0055(3)(b), the time frame for acquisition and dedication of parkland has been revised to occur prior to issuance of a CO. Further, clarification is provided that for water, sewer, solid waste, and drainage facilities must be in place and available at time of issuance of CO.
2. In response to the Objections raised by the DCA, a revision has been made to the de minimis impact language providing for protection of hurricane evacuation routes by not permitting roadways designated hurricane evacuation routes to exceed their adopted level of service standards.

APPLICATION NO. 10 (Educational Element)

Requested Amendments: Numerous changes to the Educational Element are proposed as presented in the "Staff Applications" report dated March 8, 2005.

Recommendations: ADOPT

APPLICATION NO. 11 (Economic Element)

Requested Amendments: Numerous changes to the Economic Element are proposed as presented in the Staff Applications" report dated March 8, 2005.

Recommendations: ADOPT

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