

SUMMARY OF FINAL ACTIONS  
BY  
BOARD OF COUNTY COMMISSIONERS

STANDARD AMENDMENTS  
TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN  
FOR MIAMI-DADE COUNTY  
(Ordinance No. 07-52, March 28, 2007)

Adopted April 2006-07 Cycle Standard Amendments to the  
Comprehensive Development Master Plan

April 2007

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

## INTRODUCTION

This report presents the standard amendments to the Comprehensive Development Master Plan (CDMP) which were adopted by the Miami-Dade County Board of County Commissioners on March 28, 2007 (Ordinance No. 07-52) as part of the April 2006-07 CDMP amendment cycle.

### Summary of Actions

Included in the document is a section titled "Summary of Final Actions by Board of County Commissioners on April 2006-07 Cycle Applications to Amend the CDMP" which lists the final actions taken by the Board of County Commissioners on the applications.

### Adopted Standard Applications to Amend the CDMP Land Use Plan Map

Following the Summary of Final Actions section is a summary of the standard amendments to the CDMP. Applications Nos. 7, 8, 13, 14 and 15 amend the Land Use Plan map (Application No. 6 was withdrawn at the hearing). Application No. 16 amends the Capital Improvements Element (CIE) Schedules of Improvements Tables 2 thru 12 and related text. The specific changes made to the CIE Tables are not presented in the first portion of this document, but can be found in the April 2006 Revised Recommendations Report dated March 5, 2007 prepared by the Department of Planning and Zoning and updated for the public hearing on March 28, 2007. An addition to Table 10 was made regarding SW 344 Street at the public hearing.

The "Replacement Pages" portion of this document, described below, does however contain these tables as amended with the related CIE text as revised as a response to the Objections, Recommendations and Comments Report from the Florida Department of Community Affairs (DCA). The Department of Planning and Zoning prepared a text amendment to the Land Use Element, Appendix A in the Revised Recommendations Report, tying restrictions proffered in association with Land Use Plan (LUP) map amendments as the CDMP that was adopted at the public hearing.

### Replacement Pages for the CDMP Adopted Components Report

This section of the report contains pages to be inserted into the CDMP Adopted Components Reports as replacements for those pages that were amended by the adoption of the April 2006-07 cycle amendment applications. These pages, which amend the Land Use Element, the Traffic Circulation Subelement and the Capital Improvements Element are provided for insertion into the element as contained in the October 2006 Edition of the CDMP Adopted Components Comprehensive Development Master Plan, as amended through April 19, 2006. The pages are annotated with the date of amendment and the Ordinance number at the corner of the page.

**Table 1**  
**Schedule Of Activities**  
**April 2006-07 CDMP Amendment Cycle**

Application Filing Period	April 1, 2006 to May 1, 2006
Deadline to Withdraw Application and Obtain Return of Full Fee	May 8, 2006
Initial Recommendations Report released by Department of Planning and Zoning	August 25, 2006
Community Council(s) Public Hearing(s)	
Application No	
6 Kendall Community Council (12)	September 27, 2006
7 Redlands Community Council (14)	September 29, 2006
8 West Kendall Community Council (11)	September 20, 2006
13 Redlands Community Council (14)	September 29, 2006
14 Redlands Community Council (14)	September 29, 2006
15 South Bay Community Council (15)	September 21, 2006
<b>Planning Advisory Board (PAB)</b> acting as Local Planning Agency (LPA) Public Hearing to Formulate Recommendations Regarding Adoption of Small-Scale Amendments and Transmittal of Standard Amendments to Florida Department of Community Affairs (DCA)	October 16, 2006 County Commission Chamber 111 NW 1 <sup>st</sup> Street
Board of County Commissioners Hearing and Action on Adoption of Small-Scale Amendments and Transmittal of Standard Amendment Requests to DCA	November 20, 2006 County Commission Chamber 111 NW 1 <sup>st</sup> Street
Transmittal to DCA for Comment	December 8, 2006
Deadline for Filing Supplementary Reports by the Public	Forty-five (45) days after Commission transmittal hearing
Receipt of DCA Comments	February 21, 2007
Public Hearing and Final Recommendations: Planning Advisory Board (Local Planning Agency)	March 12, 2007
Public Hearing and Final Action on Applications: Board of County Commissioners	March 28, 2007

Figure 1

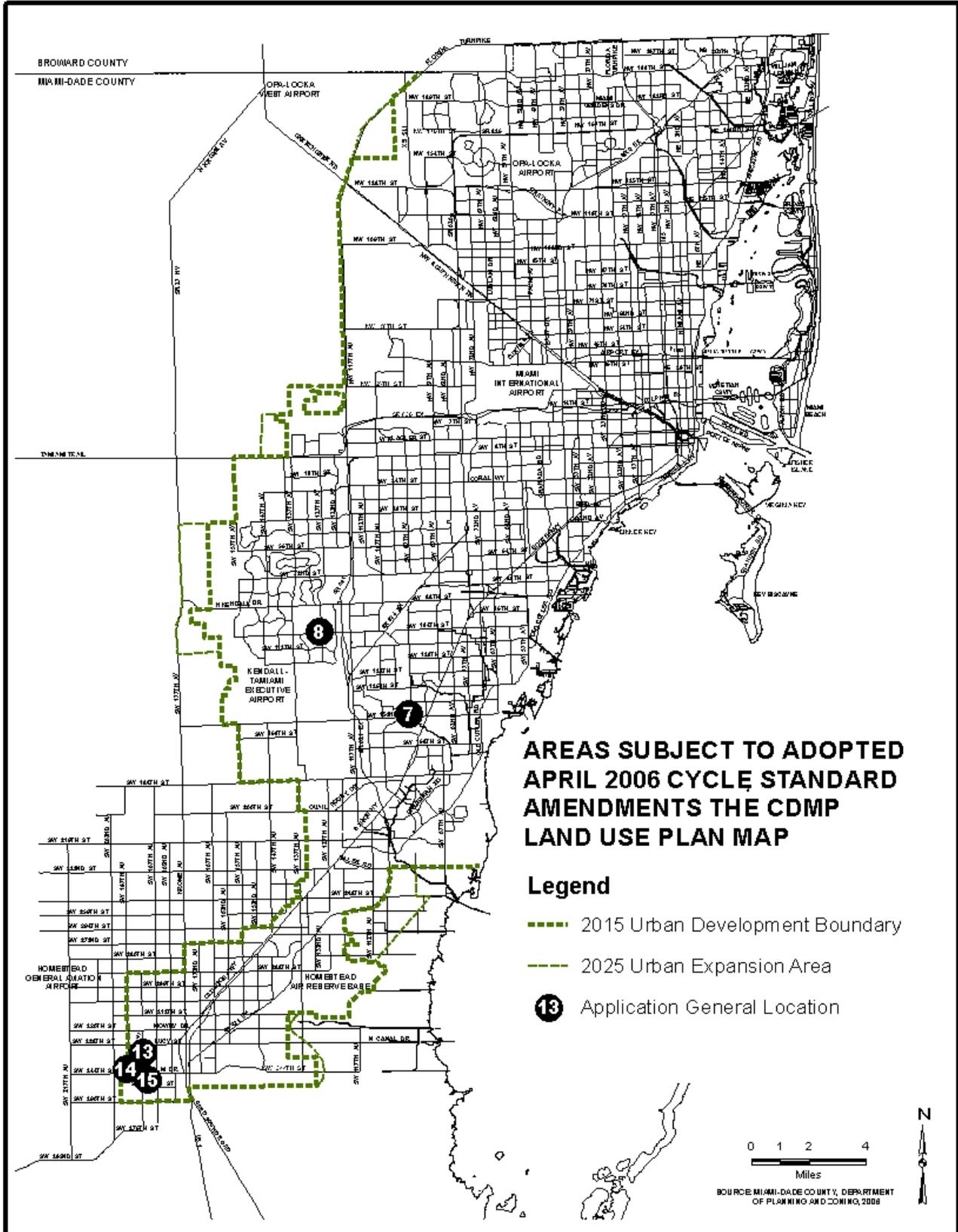


TABLE OF CONTENTS

<u>Chapter</u>		<u>Page</u>
	INTRODUCTION -----	i
	SCHEDULE OF ACTIVITIES – April 2006-07 CDMP Amendment Cycle -----	ii
	Figure 1 – Areas Subject to April 2006-07 Standard Applications to Amend the CDMP Land Use Plan Map -----	iv
	Table of Contents	v
1	SUMMARY OF FINAL ACTIONS OF BOARD OF COUNTY COMMISSIONERS -----	1
2	ADOPTED STANDARD APPLICATIONS TO AMEND CDMP	
	Application No. 7 -----	4
	Application No. 8 -----	6
	Application No. 13 -----	8
	Application No. 14 -----	10
	Application No. 15 -----	12
	Application No. 16 -----	14
	Appendix A -----	15
3	REPLACEMENT PAGES; Adopted April 2006-07 Cycle Standard Amendments to the CDMP (Attachment B) -----	Attached

**SUMMARY OF ACTIONS**  
**BY BOARD OF COUNTY COMMISSIONERS ON APRIL 2005-06 CDMP AMENDMENTS**  
**(Ordinance Nos. 07-52; March 28, 2007)**

Application Number	Applicant (Representative) Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP, POLICIES OR TEXT	Final Commission Action
6	Blue Cloisters, Inc., Red Rainbow Corporation and The Cloisters Investments, Inc. (Guillermo Olmedillo) The area bounded by SW 57 Avenue on the east; SW 60 Street on the south; SW 58 Avenue on the west and SW 58 Terrace on the north (7.8 Gross Acres) From: Low-Medium Density Residential (6 to 13 DU/Ac) To: Office/Residential	WITHDRAWN
7	Coral Reef Drive Land Development, LLC (Juan J. Mayol, Jr., Esq.) North side of SW 152 Street along the east and west sides of theoretical SW 97 Avenue ( <i>Originally 8.9 gross acres but revised by partial withdrawal request received February 28, 2007 to a total of 7.98 gross acres</i> ) From: Low Density Residential (2.5 to 6 DU/Ac) To: Business and Office	ADOPT With Change to Office / Residential and accept withdrawal of 0.92 gross acres
8	Vanguardian Village L.L.P. (Felix M. Lasarte, Esq.) Northeast corner of SW 127 Avenue and SW 104 Street (5.37 Gross Acres) From: Estate Density Residential (1 to 2.5 DU/Ac) To: Medium-High Density Residential (25 to 60 DU/Ac)	ADOPT With Acceptance of Proffered Covenant
13	Tagoror Investments, L.L.C., A Florida limited liability company (Juan J. Mayol, Jr., Esq.) North side of theoretical SW 338 Street between theoretical SW 194 and SW 192 Avenues ( $\pm$ 9.89 Gross Acres; $\pm$ 9.83 Net Acres) From: Estate Density Residential (1 to 2.5 DU/Ac) To: Low-Medium Density Residential (6 to 13 DU/Ac)	ADOPT With Change to Low Density Residential with DI-1 designation and Acceptance of Proffered Covenant

Application Number	Applicant (Representative) Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP, POLICIES OR TEXT	Final Commission Action
14	<p>Q2 Florida City I, L.L.C., Q2 Florida City II, L.L.C., Q2 Florida City III, L.L.C. and Q2 Florida City IV, L.L.C. (Juan J. Mayol, Jr., Esq.)  Between SW 336 and SW 344 Streets and between SW 192 and SW 197 Avenues (± 119.7 Gross Acres; ± 114 Net Acres)  From: Estate Density Residential (1 to 2.5 DU/Ac)  To: Low-Medium Density Residential (6 to 13 DU/Ac)</p>	<p>ADOPT  With changes to Estate Density Residential with DI-1 designation west of SW 194 Avenue (78 gross acres), to Low Density Residential with DI-1 designation east of SW 194 Avenue (41.7 gross acres), Acceptance of Proffered Covenant, and addition of SW 344 Street between SW 192 and SW 182 Avenues as: 1) a Major Roadway on the Adopted 2015 and 2025 LUP map, 2) as a 4 lane roadway on Figure 1 of the Traffic Circulation Sub-element, and 3) Table 10 of CIE Schedules of Improvement.</p>

Application Number	Applicant (Representative) Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP, POLICIES OR TEXT	Final Commission Action
15	Q2 Kings Mountain 485 L.L.C. (Juan J. Mayol, Jr., Esq.) Southeast corner of SW 344 Street and SW 192 Avenue (± 20.76 Gross Acres; ± 20 Net Acres) From: Low Density Residential (2.5 to 6 DU/Ac) To: Low-Medium Density Residential (6 to 13 DU/Ac)	ADOPT With change to Low Density Residential with DI-1 designation & Acceptance of Proffered Covenant.
16	Miami-Dade County Department of Planning and Zoning / Diane O'Quinn Williams, Director CAPITAL IMPROVEMENTS ELEMENT Tables of Proposed Projects. Modify the following currently adopted tables as indicated in the application and related information: Table 2, Aviation; Table 3, Coastal Management; Table 4, Conservation; Table 5, Drainage; Table 6, Park and Recreation; Table 7, Seaport; Table 8, Sewer Facilities; Table 9, Solid Waste Management; Table 10, Traffic Circulation; Table 11, Mass Transit; and Table 12, Water Facilities. Standard Amendment	ADOPT With Changes to CIE Tables 8 and 12
Appendix A	Staff proposal in response to ORC report that ties proffered Declarations of Restrictions associated with Land Use Plan map amendments to the CDMP	ADOPT

**APRIL 2006-07 CYCLE  
STANDARD AMENDMENT APPLICATION NO. 7  
ADOPTED BY BOARD OF COUNTY COMMISSIONERS MARCH 28, 2007**

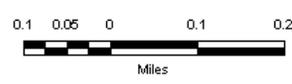
<b><u>Applicant</u></b>	<b><u>Applicant's Representative</u></b>
Coral Reef Drive land Development, LLC 9155 South Dadeland Boulevard, Suite 1810 Miami, Florida 33156	Juan J. Mayol, Jr., Esq. Holland and Knight, LLP 701 Brickell Avenue, Suite 3000 Miami, Florida 33131 305-789-7787 305-789-7799 (fax)

**Requested Amendment to the Land Use Plan Map**

**From:** LOW DENSITY RESIDENTIAL (2.5 to 6 DU/ GROSS ACRES)  
**To:** BUSINESS AND OFFICE  
**Location:** North side of SW 152 Street along the east and west sides of theoretical SW 97 Avenue (Originally 8.9 gross acres but revised by partial withdrawal request received February 28, 2007 to a total of 7.98 gross acres)  
**Acreage:** Application area: 7.98 Gross Acres  
Acreage Owned by Applicant: 7.23 Acres  
  
**Adopted:** Adopted on March 28, 2007, Ordinance No. 07-52 as follows:  
Adopt with change to Office/Residential and acceptance of withdrawal of 0.92 acres.



 APPLICATION AREA



**CDMP STANDARD AMENDMENT  
APPLICATION NO. 7 TO THE ADOPTED  
2015 AND 2025 LAND USE PLAN MAP  
ORDINANCE 07-52, ADOPTED MARCH 28, 2007**



**LEGEND**

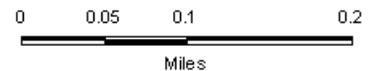


APPLICATION AREA

**CDMP LAND USE**

-  RESIDENTIAL COMMUNITIES
-  ESTATE DENSITY RESIDENTIAL (EDR) 1 TO 2.5 DU/AC
-  LOW DENSITY RESIDENTIAL (LDR) 2.5 TO 6 DU/AC
-  OFFICE/RESIDENTIAL
-  INSTITUTIONS, UTILITIES AND COMMUNICATIONS
-  PARKS AND RECREATION
-  WATER
-  MAJOR ROADWAYS (3 OR MORE LANES)
-  CANAL

NOTE: This figure is a graphic representation drawn at a different scale than the Official Adopted 2015 and 2025 Land Use Plan (LUP) map, which was adopted at a scale of one inch to a mile. The LUP map with subsequent adopted amendments, governs where this figure differs.



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





**CDMP STANDARD AMENDMENT  
APPLICATION NO. 8 TO THE ADOPTED  
2015 AND 2025 LAND USE PLAN MAP  
ORDINANCE 07-52, ADOPTED MARCH 28, 2007**



**LEGEND**

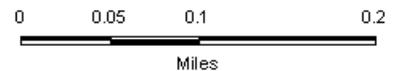


APPLICATION AREA

**CDMP LAND USE**

- RESIDENTIAL COMMUNITIES
  -  ESTATE DENSITY RESIDENTIAL (EDR) 1 TO 2.5 DU/AC
  -  LOW DENSITY RESIDENTIAL (LDR) 2.5 TO 6 DU/AC
  -  MEDIUM-HIGH DENSITY RESIDENTIAL (MHDR) 25 TO 60 DU/AC
-  PARKS AND RECREATION
-  MAJOR ROADWAYS (3 OR MORE LANES)

NOTE: This figure is a graphic representation drawn at a different scale than the Official Adopted 2015 and 2025 Land Use Plan (LUP) map, which was adopted at a scale of one inch to a mile. The LUP map with subsequent adopted amendments, governs where this figure differs.



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

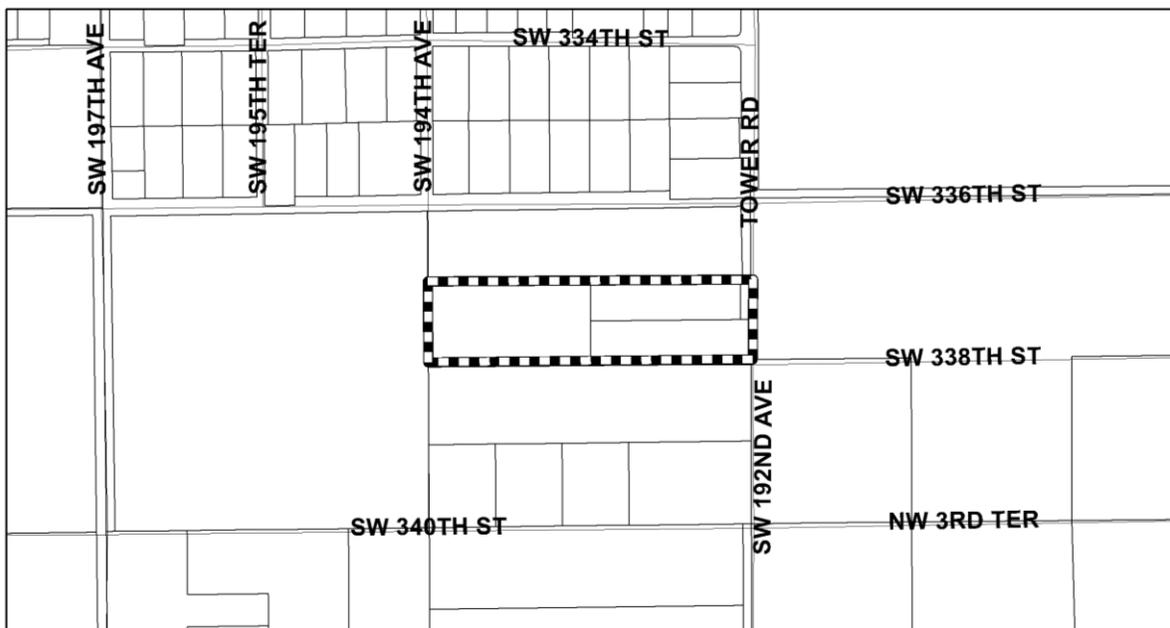


**APRIL 2006-07 CYCLE  
STANDARD AMENDMENT APPLICATION NO. 13  
ADOPTED BY BOARD OF COUNTY COMMISSIONERS MARCH 28, 2007**

<u>Applicant</u>	<u>Applicant's Representative</u>
Tagoror Investments, LLC A Florida Limited Liability Company 7625 SW 84 Court Miami, Florida 33143	Juan J. Mayol, Jr., Esq. Holland and Knight, LLP 701 Brickell Avenue, Suite 3000 Miami, Florida 33131 305-789-7787 305-789-7799 (fax)

**Requested Amendment to the Land Use Plan Map**

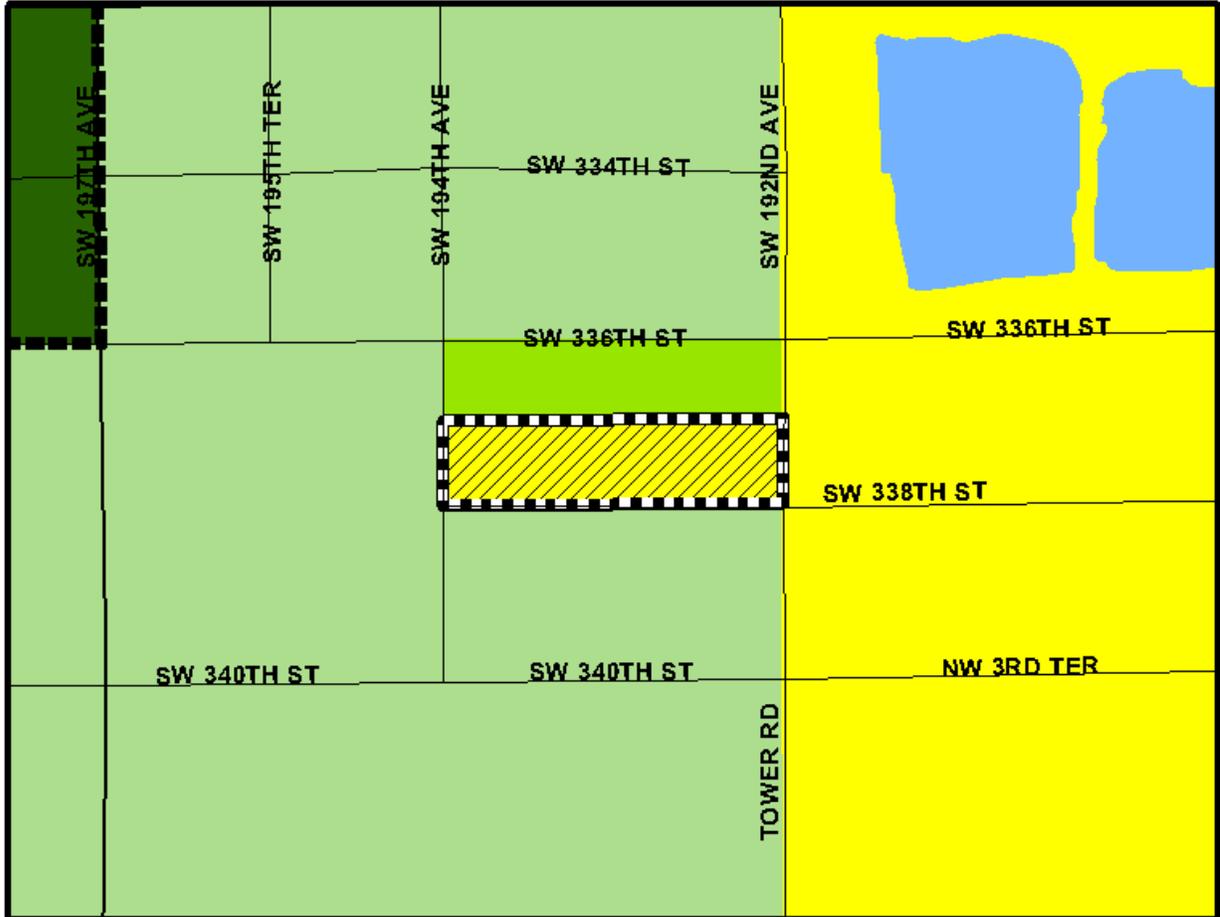
- From:** Estate Density Residential (1 to 2.5 DU/Ac)  
**To:** Low-Medium Density Residential (6 to 13 DU/Ac)  
**Location:** North side of theoretical SW 338 Street between theoretical SW 194 and SW 192 Avenues  
**Acreeage:** Application area: (± 9.89 Gross Acres; ± 9.83 Net Acres)  
 Acreeage Owned by Applicant: 9.83 acres.  
**Adopted:** Adopted on April 19, 2006, Ordinance No. 07-52, as follows:  
 Adopt with Change to Low Density Residential with DI-1 designation and Acceptance of Proffered Covenant



APPLICATION AREA



**CDMP STANDARD AMENDMENT  
APPLICATION NO. 13 TO THE ADOPTED  
2015 AND 2025 LAND USE PLAN MAP  
ORDINANCE 07-52, ADOPTED MARCH 28, 2007**



**LEGEND**

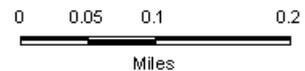


APPLICATION AREA

**CDMP LAND USE**

-  RESIDENTIAL COMMUNITIES
-  ESTATE DENSITY RESIDENTIAL (EDR) 1 TO 2.5 DU/AC
-  LOW DENSITY RESIDENTIAL (LDR) 2.5 TO 6 DU/AC
-  LOW DENSITY RESIDENTIAL (LDR) 2.5 TO 6 DU/AC WITH ONE DENSITY INCREASE WITH URBAN DESIGN (DI-1)
-  AGRICULTURE
-  ENVIRONMENTALLY PROTECTED PARKS
-  WATER
-  MINOR ROADWAYS (2 LANES)
-  2015 URBAN DEVELOPMENT BOUNDARY

NOTE: This figure is a graphic representation drawn at a different scale than the Official Adopted 2015 and 2025 Land Use Plan (LUP) map, which was adopted at a scale of one inch to a mile. The LUP map with subsequent adopted amendments, governs where this figure differs.



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



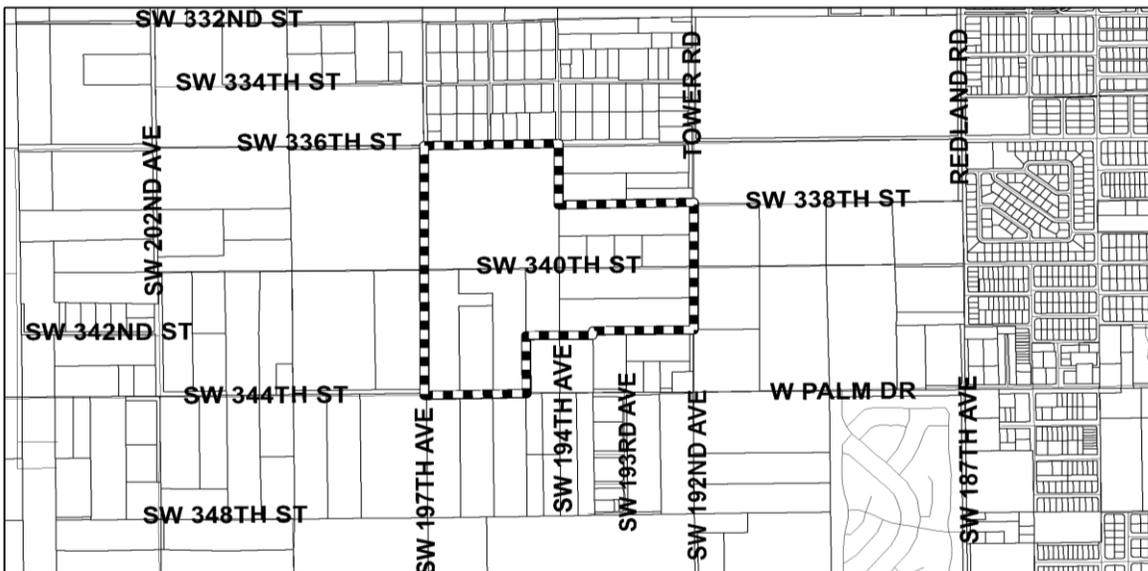
**APRIL 2006-07 CYCLE  
STANDARD AMENDMENT APPLICATION NO. 14  
ADOPTED BY BOARD OF COUNTY COMMISSIONERS MARCH 28, 2007**

<u>Applicant</u>	<u>Applicant's Representative</u>
Q2 Florida City I, LLC Q2 Florida City II, LLC Q2 Florida City III, LLC Q2 Florida City IV, LLC	Juan J. Mayol, Jr., Esq. Holland and Knight, LLP 701 Brickell Avenue, Suite 3000 Miami, Florida 33131 305-789-7787 305-789-7799 (fax)

**Requested Amendment to the Land Use Plan Map**

**From:** Estate Density Residential (1 to 2.5 DU/Ac)  
**To:** Low-Medium Density Residential (6 to 13 DU/Ac)  
**Location:** Between SW 336 and SW 344 Streets and between SW 192 and SW 197 Avenues  
**Acreage:** Application area: (± 119.7 Gross Acres; ± 114 Net Acres)  
 Acreage Owned by Applicant: 109 acres.

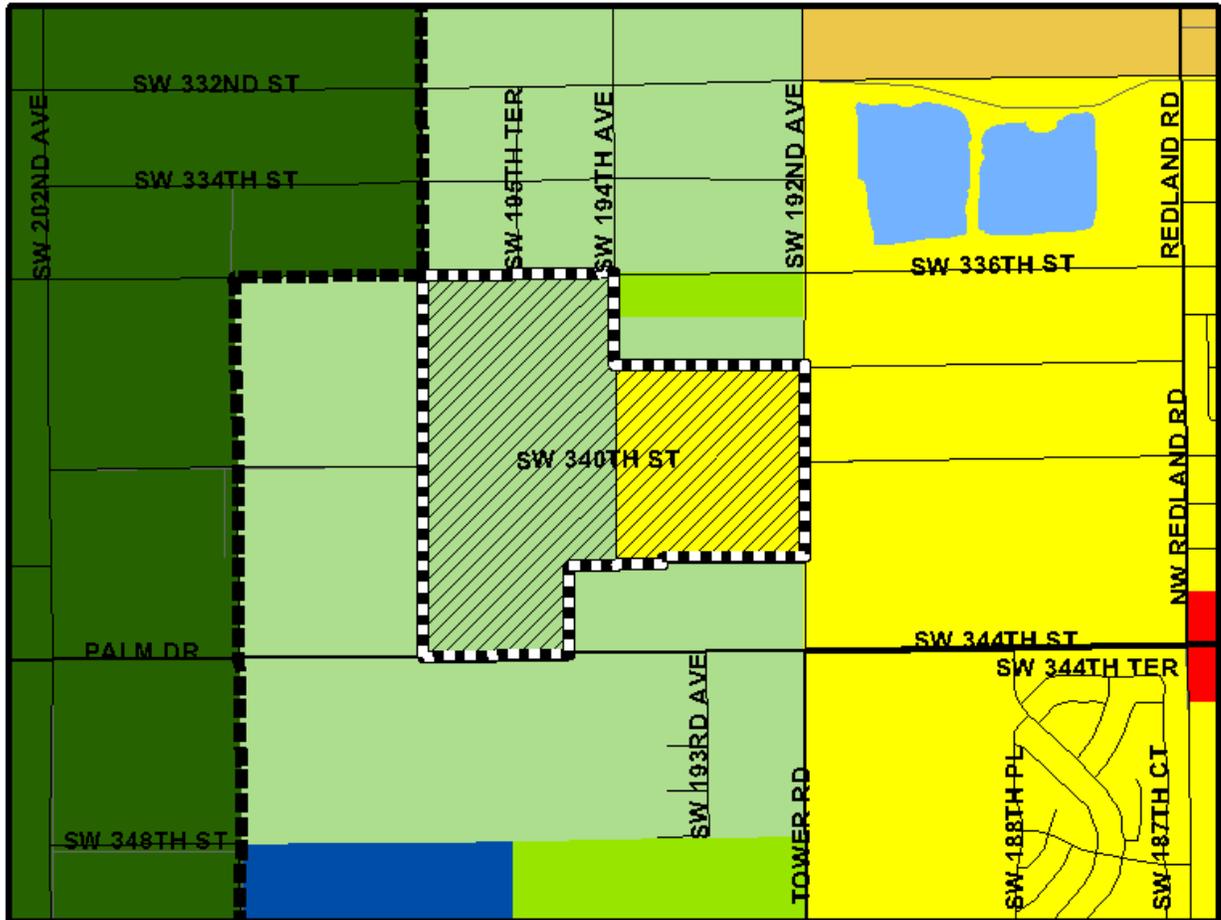
**Adopted:** Adopted on April 19, 2006, Ordinance No. 07-52, as follows:  
 Adopt with Change to Estate Density Residential with DI-1 designation west of SW 194 Avenue (78 gross acres) and Low Density Residential with DI-1 designation east of SW 194 Avenue (41.7 gross acres) and Acceptance of Proffered Covenant limiting total dwellings to 940.



 APPLICATION AREA



**CDMP STANDARD AMENDMENT  
APPLICATION NO. 14 TO THE ADOPTED  
2015 AND 2025 LAND USE PLAN MAP  
ORDINANCE 07-52, ADOPTED MARCH 28, 2007**



**LEGEND**



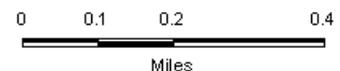
APPLICATION AREA

**CDMP LAND USE**

- RESIDENTIAL COMMUNITIES
- ESTATE DENSITY RESIDENTIAL (EDR) 1 TO 2.5 DU/AC
- LOW DENSITY RESIDENTIAL (LDR) 2.5 TO 6 DU/AC
- ESTATE DENSITY RESIDENTIAL (EDR) 1 TO 2.5 DU/AC WITH ONE DENSITY INCREASE FOR URBAN DESIGN (DI-1)
- LOW DENSITY RESIDENTIAL (LDR) 2.5 TO 6 DU/AC WITH ONE DENSITY INCREASE FOR URBAN DESIGN (DI-1)
- LOW-MEDIUM DENSITY RESIDENTIAL (LMDR) 6 TO 13 DU/AC
- BUSINESS AND OFFICE
- INSTITUTIONS, UTILITIES AND COMMUNICATIONS

- AGRICULTURE
- ENVIRONMENTALLY PROTECTED PARKS
- WATER
- MINOR ROADWAYS (2 LANES)
- MAJOR ROADWAYS (3 OR MORE LANES)
- 2015 URBAN DEVELOPMENT BOUNDARY

NOTE: This figure is a graphic representation drawn at a different scale than the Official Adopted 2015 and 2025 Land Use Plan (LUP) map, which was adopted at a scale of one inch to a mile. The LUP map with subsequent adopted amendments, governs where this figure differs.



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

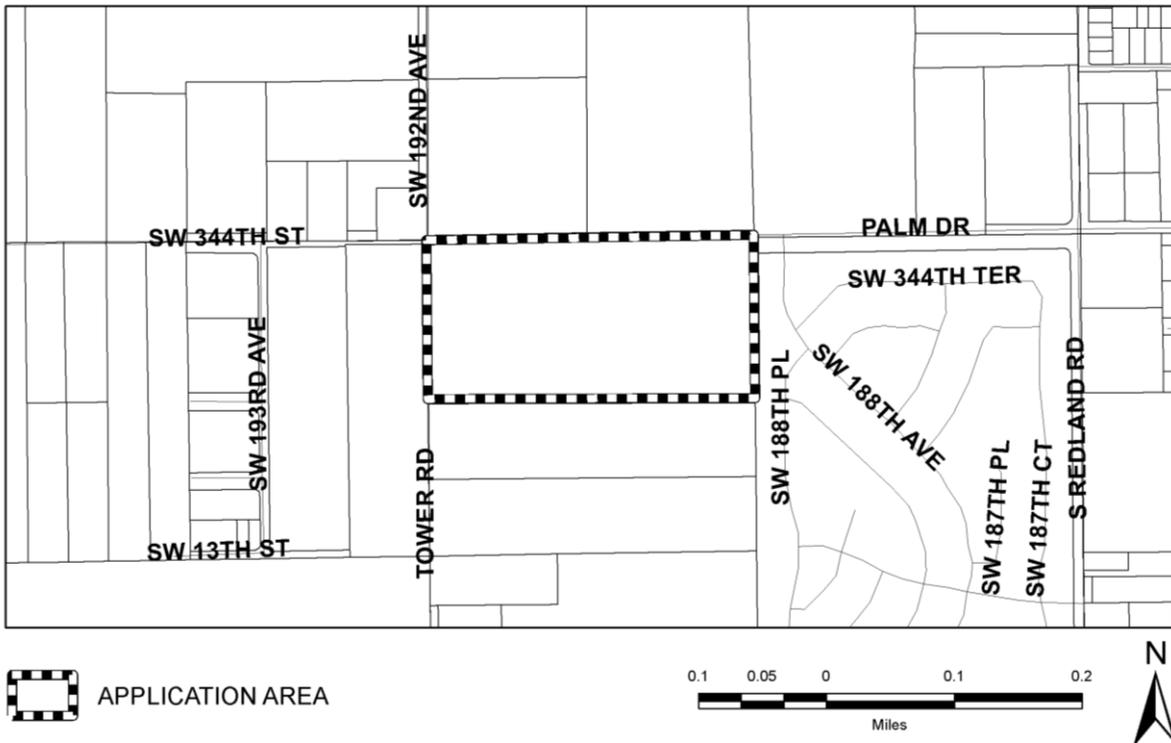
**APRIL 2006-07 CYCLE  
STANDARD AMENDMENT APPLICATION NO. 15  
ADOPTED BY BOARD OF COUNTY COMMISSIONERS MARCH 28, 2007**

<u>Applicant</u>	<u>Applicant's Representative</u>
Q2 Kings Mountain 485 LLC	Juan J. Mayol, Jr., Esq. Holland and Knight, LLP 701 Brickell Avenue, Suite 3000 Miami, Florida 33131 305-789-7787; 305-789-7799 (fax)

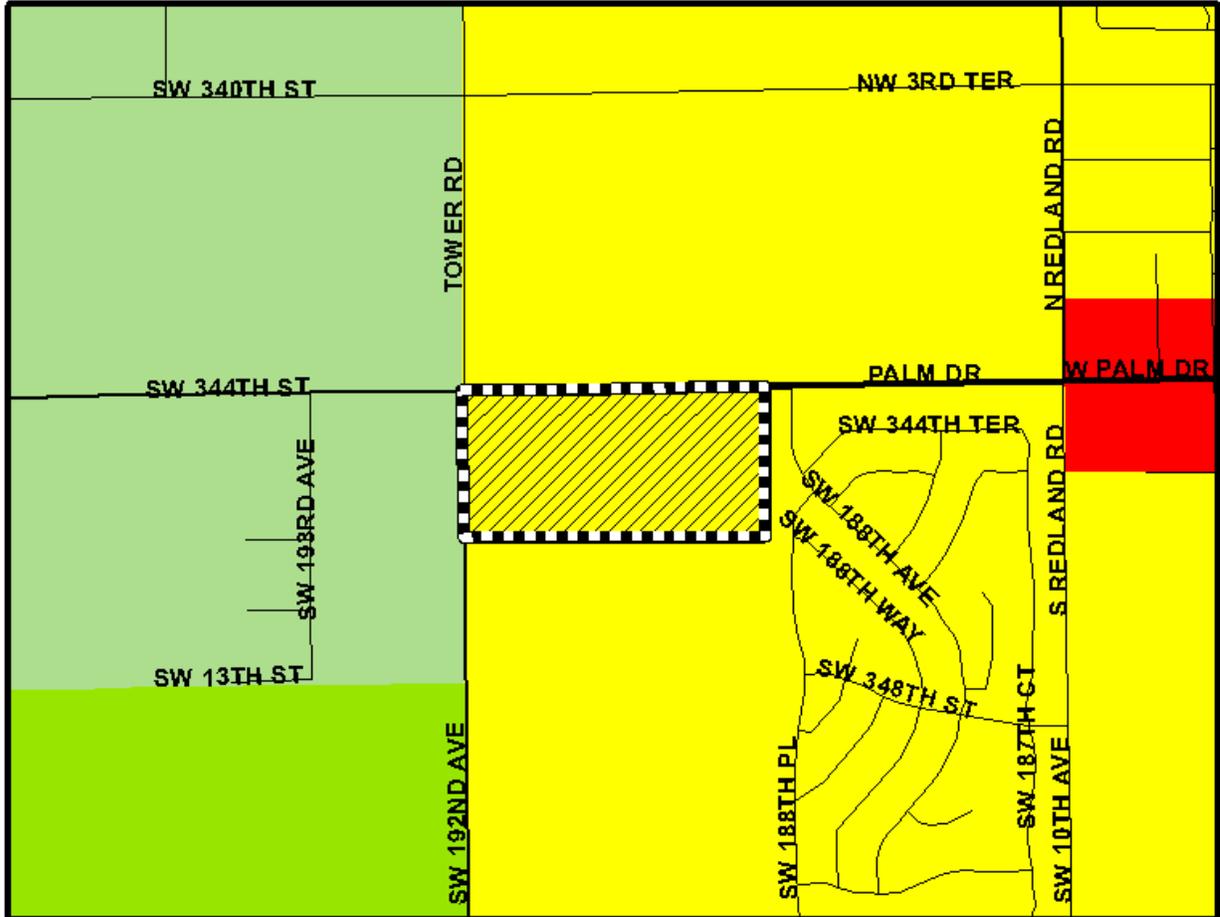
**Requested Amendment to the Land Use Plan Map**

**From:** LOW DENSITY RESIDENTIAL (2.5 to 6.0 DU/AC)  
**To:** LOW-MEDIUM DENSITY RESIDENTIAL (6 to 13 DU/AC)  
**Location:** Southeast corner of SW 344 Street and SW 192 Avenue  
**Acreage:** ±20.76 Gross Acres; ±20.00 Net Acres  
 Acreage Owned by Applicant: 20 acres

**Adopted:** Adopted on April 19, 2006, Ordinance No. 07-52, as follows:  
 Adopt With Change to Low Density Residential with DI-1 designation and  
 Acceptance of Proffered Covenant limiting the maximum density to 10 DU/gross  
 acre and providing 10% of total dwelling units as Workforce Housing



**CDMP STANDARD AMENDMENT  
APPLICATION NO. 15 TO THE ADOPTED  
2015 AND 2025 LAND USE PLAN MAP  
ORDINANCE 07-52, ADOPTED MARCH 28, 2007**



**LEGEND**



APPLICATION AREA

**CDMP LAND USE**

- RESIDENTIAL COMMUNITIES
-  ESTATE DENSITY RESIDENTIAL (EDR) 1 TO 2.5 DU/AC
-  LOW DENSITY RESIDENTIAL (LDR) 2.5 TO 6 DU/AC
-  LOW DENSITY RESIDENTIAL (LDR) 2.5 TO 6 DU/AC WITH ONE DENSITY INCREASE FOR URBAN DESIGN (DI-1)
-  BUSINESS AND OFFICE
-  ENVIRONMENTALLY PROTECTED PARKS
-  MINOR ROADWAYS (2 LANES)
-  MAJOR ROADWAYS (3 OR MORE LANES)

NOTE: This figure is a graphic representation drawn at a different scale than the Official Adopted 2015 and 2025 Land Use Plan (LUP) map, which was adopted at a scale of one inch to a mile. The LUP map with subsequent adopted amendments, governs where this figure differs.

0 0.05 0.1 0.2

Miles

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



**APRIL 2006-07 CYCLE  
STANDARD AMENDMENT APPLICATION NO. 16  
ADOPTED BY BOARD OF COUNTY COMMISSIONERS, MARCH 28, 2007**

**APPLICANT**

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

**APPLICANT'S REPRESENTATIVE**

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

**Adopted:** Adopted on March 28, 2007, Ordinance No. 07-52 as follows:  
Adopt with changes to CIE Tables 8 and 12

**Description Of Amendment As Adopted**

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

- A. In the CIE Schedules of Improvements, Tables of Proposed Projects, modify the following currently adopted tables as indicated in the attached tables: Table 2, Aviation; Table 3, Coastal Management; Table 4, Conservation; Table 5, Drainage; Table 6, Park and Recreation; Table 7, Seaport; Table 8, Sewer Facilities; Table 9, Solid Waste Management; Table 10, Traffic Circulation; Table 11, Mass Transit; and Table 12, Water Facilities.
- B. Revise any other summary table or related text in the Capital Improvements Element as necessary to be consistent with the additions, deletions, or changes made by Part A of this application.

**APRIL 2006-07 CYCLE  
STANDARD AMENDMENT APPENDIX A  
ADOPTED BY BOARD OF COUNTY COMMISSIONERS, MARCH 28, 2007**

**DESCRIPTION OF MARCH 28, 2007 AMENDMENT AS ADOPTED  
(ORDINANCE NO. 07-52)**

**Land Use Element Amendment**

Revise the Footnote for the Land Use Plan map to address restrictions accepted by the Board of County Commissioners as follows:

1. THIS PLAN IS NOT A ZONING MAP! Within each map category on this plan map, numerous land uses, zoning districts and housing types may occur. This plan map may be interpreted only as provided in the adopted plan text entitled “Interpretation of the Land Use Plan Map: Adopted Policy of the Land Use Element.” That adopted text provides necessary definitions and standards for allowable land uses, densities or intensities of use for each map category, and for interpretation and application of the plan as a whole. The adopted text must be consulted in its entirety in interpreting any one plan map category, and no provision shall be used in isolation from the remainder. Restrictions accepted by the Board of County Commissioners in association with Land Use Plan map amendments shall be considered as an adopted part of the Comprehensive Development Master Plan (CDMP) and are delineated in the adopted text.

This Land Use Plan (LUP) map, in conjunction with all other adopted components of the ~~Comprehensive Development Master Plan (CDMP)~~, will govern all development-related actions taken or authorized by Miami-Dade County. The LUP map generally reflects municipal land use policies adopted in comprehensive plans. However, with limited exceptions enumerated in the Statement of Legislative Intent, this plan does not supersede local land use authority of incorporated municipal governments authorized in accordance with the Miami-Dade County Charter. For further guidance on future land uses authorized within incorporated municipalities, consult the local comprehensive plan adopted by the pertinent municipality.

NOTICE: The original true and correct copy of the official Land Use Plan map is maintained by the Director of the Department of Planning and Zoning. This is a reproduction. Any questions regarding information shown on this reproduction shall be resolved by reference to the original.

2. Revise the “Interpretation of the Land Use Plan Map” section by adding a new subsection entitled “Restrictions” after the subsection titled “Concepts and Limitations of the Land Use Plan,” on page I-74, to address restrictions accepted by the Board of County Commissioners.

**Uses and Zoning Not Specifically Depicted on the LUP Map.** Within each map category numerous land uses, zoning classifications and housing types may occur... However, changes may be approved to lawful uses and zoning not depicted which would make the use or zoning substantially more consistent with the Plan, and in particular the Land Use Element, than the existing use or zoning.

**Restrictions.** Restrictions accepted by the Board of County Commissioners in association with applications to amend the CDMP, including LUP map amendments, such as Declarations of Restrictions, shall be considered as an adopted part of the CDMP. Restrictions that have been accepted and take effect on or after July 1, 2006, are identified in the table below:

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

<u>Amendment Cycle</u>	<u>Application No.</u>	<u>General Location</u>	<u>Township-Range-Section</u>	<u>Type of Restriction</u>	<u>Summary of Restrictions</u>
<u>April 2005-2006</u>	<u>No. 1</u>	<u>Change 26.13 gross acres on the south side of NE 215 Street approximately 900 feet west of San Simeon Way</u>	<u>51-31-42</u>	<u>Declarations of Restrictions</u>	<u>Requires provision of workforce housing units; commits to water conservation measures and to connecting to any regional wastewater re-use system constructed by the County.</u>
<u>April 2005-2006</u>	<u>No. 3</u>	<u>Change 15.5 gross acres on the west side of Biscayne Boulevard to NW 13 Avenue between NE 112 and NE 115 Streets</u>	<u>52-42-32</u>	<u>Declarations of Restrictions</u>	<u>Limits development of the property in accordance with design guidelines (Exhibit B); commits to neighborhood outreach meeting and to coordinate with the Biscayne Corridor Redevelopment Agency prior to seeking rezoning for the property; commits to educational facilities mitigation, transit improvements, public park contribution, workforce housing units, and water-saving measures.</u>

<u>Amendment Cycle</u>	<u>Application No.</u>	<u>General Location</u>	<u>Township-Range-Section</u>	<u>Type of Restriction</u>	<u>Summary of Restrictions</u>
<u>April 2005-2006</u>	<u>No. 15</u>	<u>Change 10 gross acres at Northwest corner of SW 147 Avenue and SW 184 Street, lying southeast of CSX Railroad ROW</u>	<u>55-39-33</u>	<u>Declarations of Restrictions</u>	<u>Prohibits residential uses and requires initial development of the property to include a grocery store.</u>
<u>April 2005-2006</u>	<u>No. 21</u>	<u>Change 0.91 gross acres at the southeast corner of SW 112 Avenue and SW 224 Street</u>	<u>56-40-18</u>	<u>Declarations of Restrictions</u>	<u>Prohibits residential uses.</u>
<u>April 2005-2006</u>	<u>No. 22</u>	<u>Change 62.51 gross acres located at northwest and southeast corners of SW 127 Avenue and SW 240 Street</u>	<u>56-39-23,24</u>	<u>Declarations of Restrictions</u>	<u>Limits development to be consistent with Princeton CUC and Urban Design Manual; commits to educational facilities mitigation, transit improvements, traffic impact mitigation, workforce housing units, water conservation measures, and preservation of specimen sized trees; and exempts from restrictions any portion of the property developed in accordance with existing zoning approval.</u>

<u>Amendment Cycle</u>	<u>Application No.</u>	<u>General Location</u>	<u>Township-Range-Section</u>	<u>Type of Restriction</u>	<u>Summary of Restrictions</u>
<u>October 2005-2006</u>	No. 1	<u>North East 116 to 117 Street and Lying west of NE 16<sup>th</sup> Avenue.</u>	<u>52-42-32</u>	<u>Declarations of Restrictions</u>	<u>Include site plan depicting a development program according to design guidelines; Applicant to accommodate future transit facilities within property by allowing transit-related encroachments on property.; Applicant to contribute to County for park improvements; Applicant to comply with County, or municipality workforce housing requirements; Applicant to incorporate water conservation measures.</u>
<u>October 2005-2006</u>	<u>No. 4</u>	<u>East side of Biscayne Boulevard/East Dixie Highway between North east 108 and 109 Streets</u>	<u>52-42-32</u>	<u>Declarations of Restrictions</u>	<u>Applicant to comply with County, or municipality workforce housing requirements; Applicant to incorporate water conservation measures.</u>
<u>October 2005-2006</u>	<u>No. 5</u>	<u>North side of NW 78 Street between NW 22 and NW 24 Avenues</u>	<u>53-41-10</u>	<u>Declarations of Restrictions</u>	<u>Uses of property limited to mixed-use multi story structures, ground floor for retail uses, residential on second and higher floors, temporary staging of construction equipment for development of Poinciana Bio-Pharmaceutical Park; Applicant to comply with County, or municipality workforce housing requirements.</u>

<u>Amendment Cycle</u>	<u>Application No.</u>	<u>General Location</u>	<u>Township-Range-Section</u>	<u>Type of Restriction</u>	<u>Summary of Restrictions</u>
<u>October 2005-2006</u>	<u>No. 6</u>	<u>Between theoretical North West 33 and NW 34 Avenues and between NW 79 Street and theoretical NW 78 Street</u>	<u>53-41-9</u>	<u>Declarations of Restrictions</u>	<u>Property limited from certain uses as listed in exhibit C; Applicant to provide vehicular and pedestrian interconnections between property and adjacent parcels; Applicant to accommodate future transit facilities within property by allowing transit-related encroachments on property.</u>
<u>October 2005-2006</u>	<u>No. 7</u>	<u>3200 and 3500 NW 79 Street west of NW 32 Avenue</u>	<u>53-41-9</u>	<u>Declarations of Restrictions</u>	<u>Prohibits residential use; limits development to retail use, to include one single retail use of at least 100,000 square feet.</u>
<u>October 2005-2006</u>	<u>No. 12</u>	<u>Northeast corner of SW 186 Street and Homestead Avenue</u>	<u>56-40-5</u>	<u>Declarations of Restrictions</u>	<u>Applicant to provide a minimum of 25% of units for residential independent senior housing and/or affordable housing or minimum 10% for workforce housing.</u>
<u>April 2006-2007</u>	<u>No. 3</u>	<u>2260 NW 27 Avenue between NW 22 Street and NW 23 Street.</u>	<u>53-41-28</u>	<u>Declarations of Restrictions</u>	<u>Limits residential development to no more than 500 units; 90-foot maximum height limit; provides minimum of 25% workforce housing; provides transit improvements; implement water conservation and re-use.</u>

<u>Amendment Cycle</u>	<u>Application No.</u>	<u>General Location</u>	<u>Township-Range-Section</u>	<u>Type of Restriction</u>	<u>Summary of Restrictions</u>
<u>April 2006-2007</u>	<u>No. 8</u>	<u>Northeast corner of SW 127 Avenue and SW 104 Street</u>	<u>55-39-01</u>	<u>Declarations of Restrictions</u>	<u>Limits the property's use to a senior residential building with a maximum of 176 "affordable housing" units; 28-ft. maximum height limit; provide ancillary residential services; a 20-ft wide landscaped buffer on east side of property; plant trees at a minimum of 25-feet on center for the length of the berm and buffer; on-site professional management; and provide units with "Florida Water Star Basic Qualification Checklist" water conservation measures.</u>
<u>April 2006-2007</u>	<u>No. 9</u>	<u>East side of Hammocks Boulevard approximately 360-ft north of SW 88 Street/Kendall Drive.</u>	<u>54-39-32</u>	<u>Declarations of Restrictions</u>	<u>Prohibits residential use of the property.</u>
<u>April 2006-2007</u>	<u>No. 12</u>	<u>Northwest corner of SW 200 Street/Quail Roost Drive and SW 127 Avenue/Burr Road.</u>	<u>56-39-02</u>	<u>Declarations of Restrictions</u>	<u>Prohibits development of auditoriums, auto and truck sales; auto service and gas stations, bowling alleys, medical observation dormitories, skating rinks, heavy truck rentals and residential uses.</u>

<u>Amendment Cycle</u>	<u>Application No.</u>	<u>General Location</u>	<u>Township-Range-Section</u>	<u>Type of Restriction</u>	<u>Summary of Restrictions</u>
<u>April 2006-2007</u>	<u>No. 13</u>	<u>North side of theoretical SW 338 Street between theoretical SW 194 and SW 192 Avenues</u>	<u>57-38-23</u>	<u>Declarations of Restrictions</u>	<u>Provide a minimum set aside of 20% “workforce housing” units if property receives zoning approval for 90% of maximum density permitted under approved CDMP designation, but provide a set aside of no less than 10% “workforce housing” units; provide transit improvements; provide units with “Florida Water Star Basic Qualification Checklist” water conservation measures; owner shall not seek a certificate of completion for more than 24 residential units until owner, at its cost, connects to a water treatment plant with sufficient water treatment capacity.</u>

<u>Amendment Cycle</u>	<u>Application No.</u>	<u>General Location</u>	<u>Township-Range-Section</u>	<u>Type of Restriction</u>	<u>Summary of Restrictions</u>
<u>April 2006-2007</u>	<u>No. 14</u>	<u>Between SW 336 and SW 344 Streets and between SW 192 and SW 197 Avenues</u>	<u>57-38-23</u>	<u>Declarations of Restrictions</u>	<u>Provide a minimum set aside of 20% “workforce housing” units if property receives zoning approval for 90% of maximum density permitted under approved CDMP designation, but provide a set aside of no less than 10% “workforce housing” units; provide transit improvements; maximum of 940 residential units; maximum of 6 DU/Ac west of SW 194 Avenue; provide transit improvements; provide units with “Florida Water Star Basic Qualification Checklist” water conservation measures; owner shall not seek a certificate of completion for more than 299 residential units until owner, at its cost, connects to a water treatment plant with sufficient water treatment capacity; and owner shall not seek a certificate of completion for more than 255 residential units until the owner, at its expense, completes construction of SW 344 St between SW 182 and SW 192 Avenues.</u>

<u>Amendment Cycle</u>	<u>Application No.</u>	<u>General Location</u>	<u>Township-Range-Section</u>	<u>Type of Restriction</u>	<u>Summary of Restrictions</u>
<u>April 2006-2007</u>	<u>No. 15</u>	<u>Southwest corner of SW 344 Street and SW 192 Avenue</u>	<u>57-38-26</u>	<u>Declarations of Restrictions</u>	<u>Property shall be developed at a maximum of 10 residential units per gross acre; minimum of 10% units for “workforce housing;” transit improvements; provide units with “Florida Water Star Basic Qualification Checklist” water conservation measures; owner shall not seek a certificate of completion for more than 124 residential units until owner, at its cost, connects to a water treatment plant with sufficient water treatment capacity; and owner shall dedicate, at no cost to a government entity, the right-of-way along the property’s frontage as required to allow improvement of SW 344 Street as a 4-lane arterial.</u>