

SUMMARY OF FINAL ACTIONS
BY
BOARD OF COUNTY COMMISSIONERS

STANDARD AMENDMENTS
TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN
FOR MIAMI-DADE COUNTY
(Ordinance Nos. 08-131; November 20, 2008)

Adopted October 2007-08 Cycle Standard Amendments to the
Comprehensive Development Master Plan

November 20, 2008

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

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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 November 20, 2008 (Ordinance No. 08-131; November 20, 2008) as part of the October 2007-08 CDMP amendment cycle.

Summary of Actions

Included in the document is a section titled "Summary of Final Actions by Board of County Commissioners on the October 2007-08 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 Land Use Plan Map

Following the "Summary of Final Actions" section is a summary of the standard amendments to the CDMP. Application No. 4 amends the Land Use Plan map and the Restrictions Table in the Land Use Element. Application No. 5 amends the text and the Population Estimates and Projections 2000, 2015, 2025 (Figure 8) in the Land Use Element.

Replacement Pages for the CDMP Adopted Components Report

This section of the report contains pages to be inserted into the CDMP Adopted Components as replacements for those pages that were amended by the adoption of the October 2007-08 Cycle amendment applications. These pages, which amend the Land Use Element, are provided for insertion into the element as contained in the October 2006 Edition of the Adopted Components of the Comprehensive Development Master Plan, as amended through July 17, 2008. The pages are annotated with the date of amendment and the Ordinance number at the corner of the page.

**SCHEDULE OF ACTIVITIES
OCTOBER 2007-08 CDMP AMENDMENT CYCLE**

Pre-application Conference for the Private Sector	September 1- September 30, 2007
Application Filing Period	October 1- October 31, 2007
Deadline to Withdraw Application and Obtain Return of Full Fee. Notify Applicants of Deficiencies.	November 7, 2007
Deadline for Resubmittal of Unclear or Incomplete Applications	Seventh business day after notice of deficiency (November 16, 2007)
Applications Report published by DP&Z	December 5, 2007
Deadline for Submittal of Technical Reports	December 29, 2007
Deadline for Submitting Declarations of Restrictions to be Considered in the Initial Recommendations Report	January 28, 2008
Initial Recommendations Report Released by DP&Z	February 25, 2008
Community Council(s) Public Hearing(s)	See specific dates below
Northeast Community Council (2) Application Nos. 1 and 2	7:00 pm, Wednesday, March 19, 2008 Highland Oaks Park 20300 NE 24 Avenue
North Central Council (8) Application No. 3	6:00 p.m., Wednesday, March 26, 2008 Dr. Martin Luther King, Jr. Office Bldg 2525 NW 62 Street
Kendall Community Council (12) Application No. 4	6:30 p.m., Wednesday, March 19, 2008 Kendall Branch Library 9101 SW 97 Avenue
Planning Advisory Board (PAB), Acting as Local Planning Agency (LPA), Hearing to Formulate Recommendations Regarding Adoption of Small-Scale Amendments and Transmittal of Standard Amendment Requests to DCA	2:00 p.m., Monday, April 28, 2008* County Commission Chamber 111 NW 1st Street
Board of County Commissioners, Hearing and Action on Adoption of Small-Scale Amendments and Transmittal of Standard Amendment Requests to DCA	9:30 a.m., Thursday, May 29, 2008 County Commission Chamber 111 NW 1 Street
Transmittal to DCA for Comment	June, 2008**
Deadline for Filing Supplementary Reports by the Public	Forty-five (45) days after Commission transmittal hearing
Receipt of DCA Objections, Recommendations and Comments (ORC) Report	The ORC was not provided
Public Hearing and Final Recommendations: Planning Advisory Board (Local Planning Agency)	November 19, 2008
Public Hearing and Final Action on Applications: Board of County Commissioners	November 20, 2008

Note: ** Estimated Date

Figure 1
Area Subject To Adopted Standard October 2007 Cycle Applications To Amend the
CDMP Land Use Map

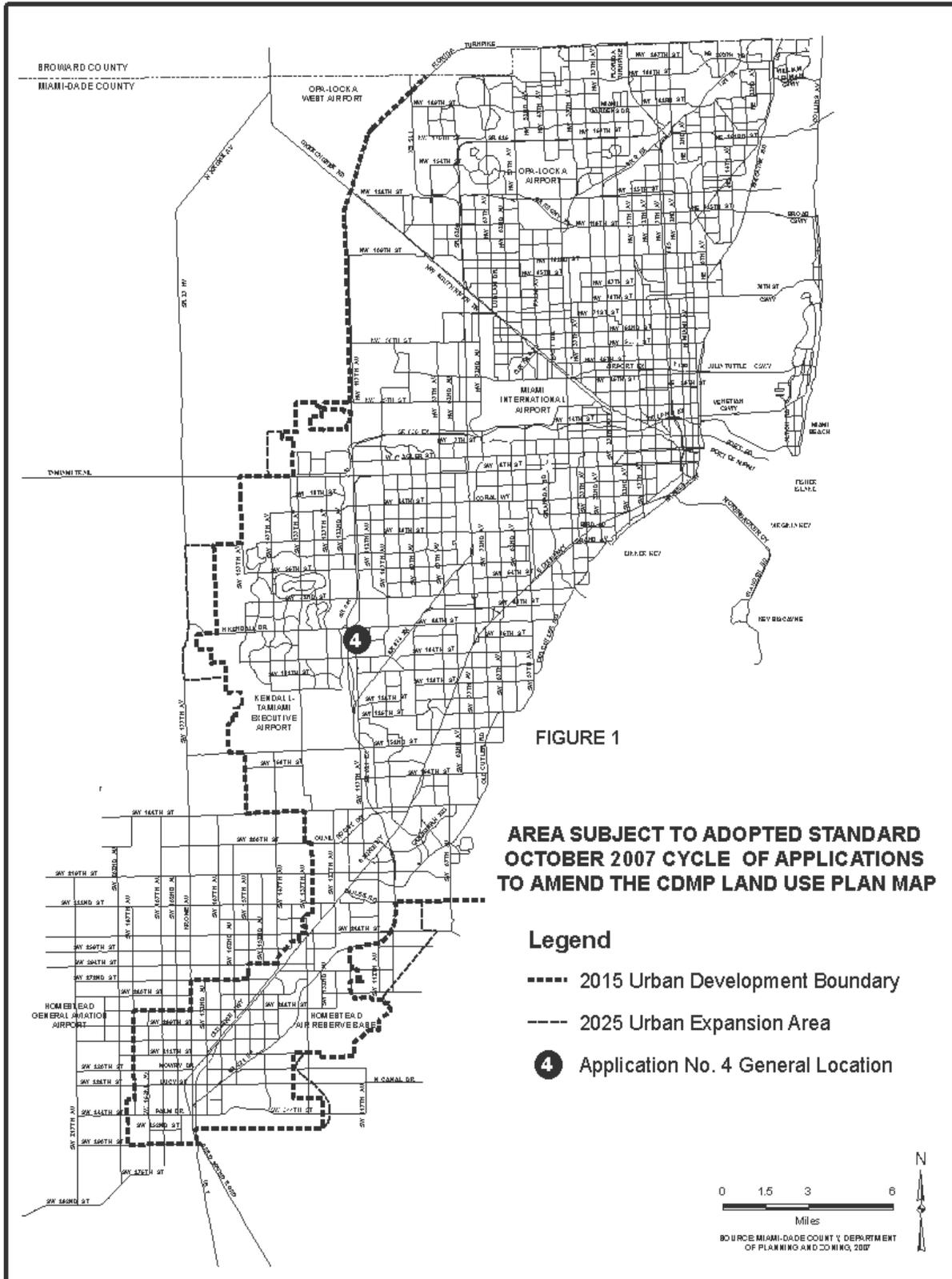


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**CHAPTER 1
SUMMARY OF ACTIONS
BY BOARD OF COUNTY COMMISSIONERS ON OCTOBER 2007-08 CDMP AMENDMENTS
NOVEMBER 20, 2008**

Application Number	Applicant/Representative Location (Size) REQUESTED AMENDMENT TO THE CDMP	Final Commission Action
(Ordinance No. 08-131 for Application Nos. 4 and 5; November 20, 2008)		
4	Alfredo Garcia Menocal/Miguel De La Portilla, Esq. Northwest corner of SW 117 Avenue and SW 95 Street (2.5 Gross Acres) From: Estate Density Residential Communities (1 to 2.5 DU/Ac) To: Office/Residential	ADOPTED with Acceptance of Proffered Covenant with additional prohibition of call centers as permitted use
5	Miami-Dade County Department of Planning and Zoning/ Subrata Basu, Interim Director LAND USE ELEMENT: Revise the Population Estimates and Projections by replacing Figure 8 on Page I-71 of the CDMP	ADOPTED
Appendix	Replacement Pages (include Table of Adopted Declarations of Restrictions)	

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**CHAPTER 2
OCTOBER 2007-08 CYCLE
STANDARD AMENDMENT APPLICATION NO. 4
ADOPTED BY BOARD OF COUNTY COMMISSIONERS NOVEMBER 20, 2008**

<u>Applicant</u>	<u>Applicant's Representative</u>
Alfredo Garcia Menocal 730 NW 107 Avenue, Suite 115 Miami, Florida 33172-3104	Miguel Diaz De La Portilla, Esq. Becker & Poliakoff, PA 121 Alhambra Plaza, 10th Floor Coral Gables, Florida 33134 305-422-2232

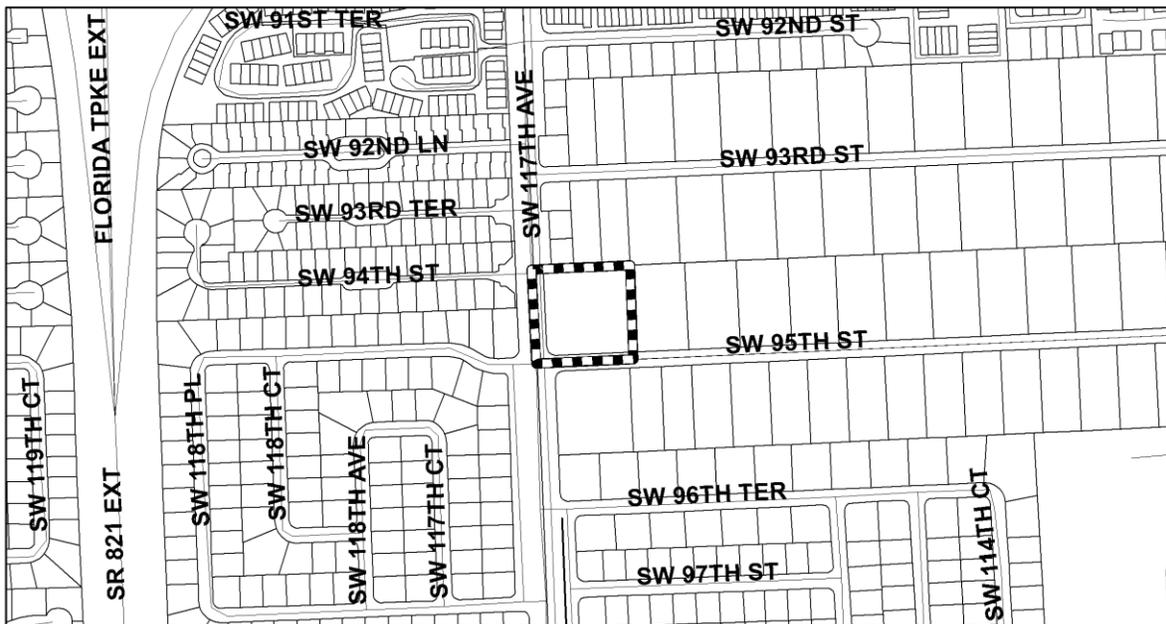
Requested Amendment to the Land Use Plan Map

From: "Estate Density Residential Communities (1to 2.5 DU/Ac)"
To: "Office/Residential"

Location: Northwest corner of SW 117 Avenue and SW 95 Street

Acreege: Application area: 2.5 Gross Acres
 Acreege Owned by Applicant: 2.1 Acres

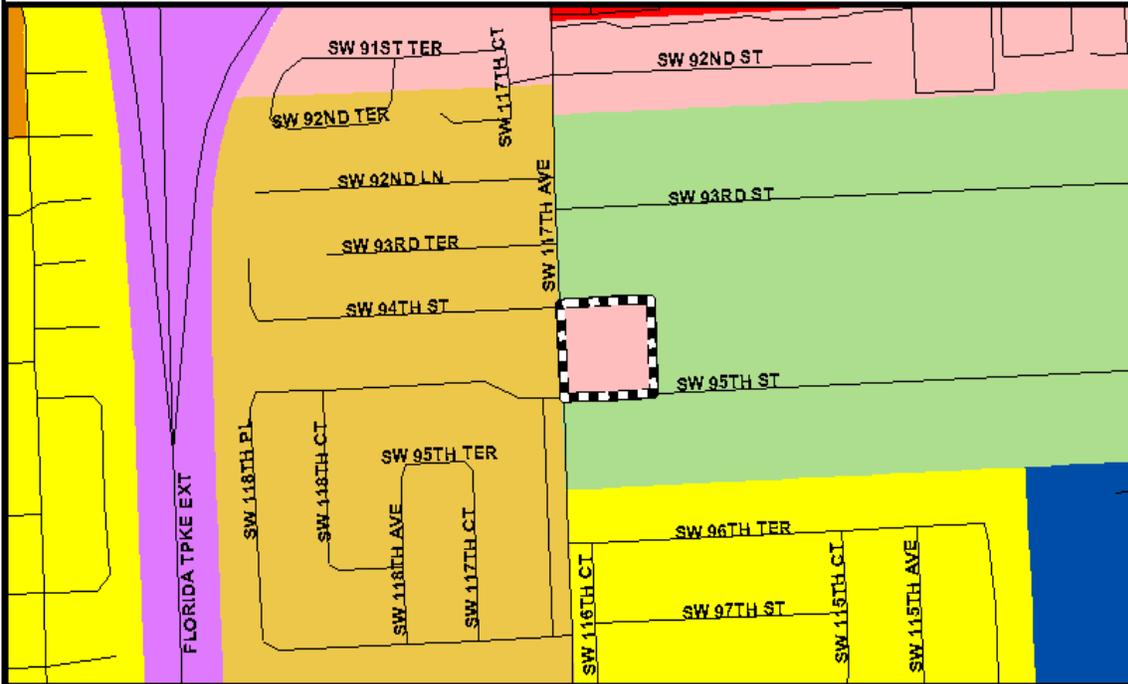
Adopted: November 20, 2008, Ordinance No. 08-131 as follows:
 Adopt with Acceptance of Proffered Covenant with additional prohibition of call centers as permitted use.



APPLICATION AREA



**CDMP STANDARD AMENDMENT
APPLICATION NO. 4 TO THE ADOPTED
2015 AND 2025 LAND USE PLAN MAP
ORDINANCE 08-131 ADOPTED NOVEMBER 20, 2008**



LEGEND

 APPLICATION AREA

CDMP LAND USE

-  RESIDENTIAL COMMUNITIES
-  ESTATE DENSITY RESIDENTIAL (1 TO 2.5 DU/AC)
-  LOW DENSITY RESIDENTIAL (2.5 TO 6 DU/AC)
-  LOW-MEDIUM DENSITY RESIDENTIAL (6 TO 13 DU/AC)
-  BUSINESS AND OFFICE
-  OFFICE/RESIDENTIAL
-  TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)
-  EXPRESSWAYS
-  MAJOR ROADWAYS (3 OR MORE LANES)

N



Source: Miami-Dade County
Department of Planning and Zoning

**OCTOBER 2007-08 CYCLE
STANDARD AMENDMENT APPLICATION NO. 5
ADOPTED BY BOARD OF COUNTY COMMISSIONERS, NOVEMBER 20, 2008**

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

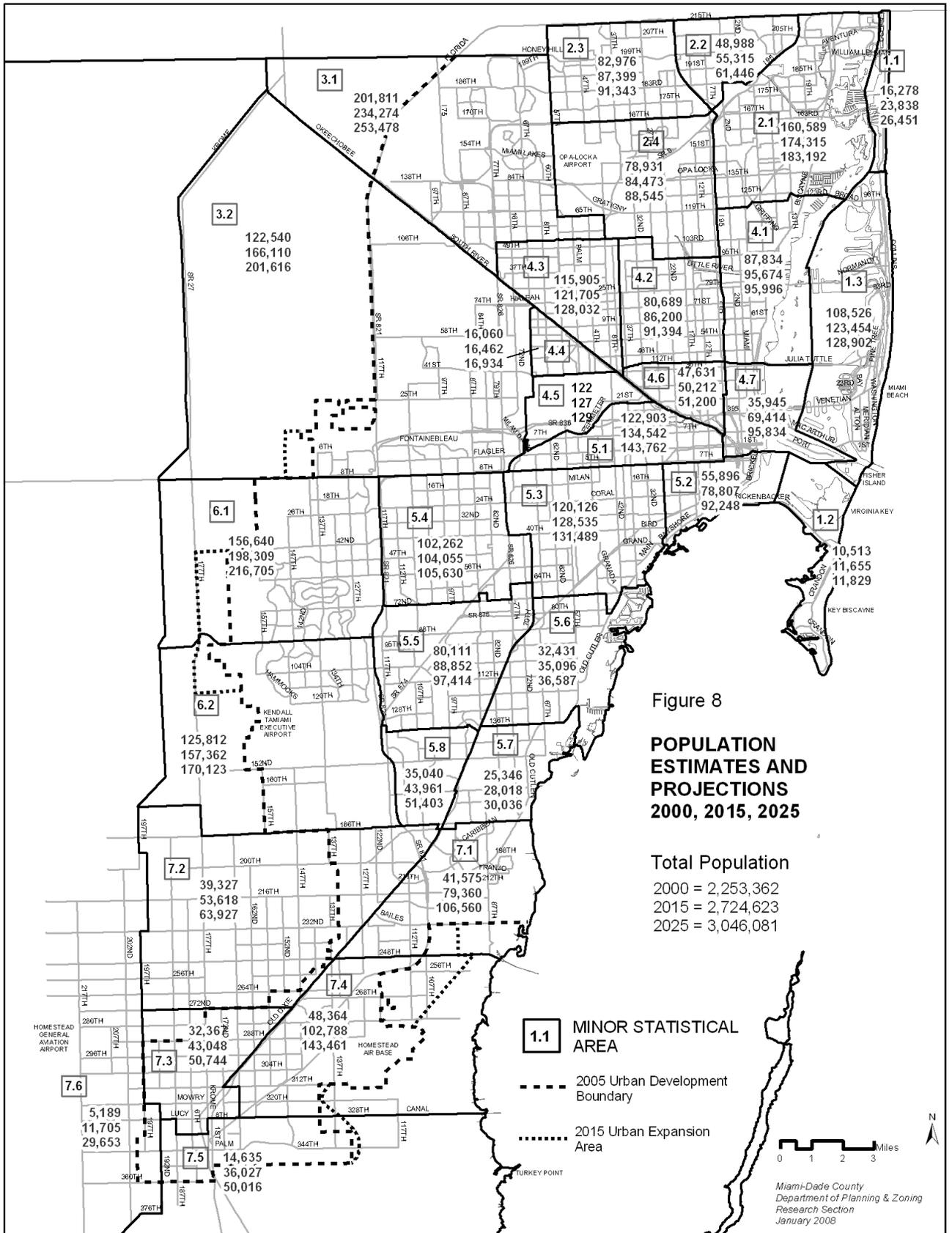
Subrata Basu, AICP, Interim Director
Miami-Dade County Department of Planning and Zoning
111 NW 1 Street, Suite 1210
Miami, Florida 33128-1972

Adopted:

November 20, 2008; Ordinance No. 08-131 as follows:
Adopt the Population Estimates and Projections by replacing (Figure 8) of the Land Use Element.

Description of Text Amendment As adopted

In the Land Use Element revise and replace the "Population Estimates and Projections" figure with a new Figure 8 that has been updated and contains revised estimates and projections of the County from Year 2000 to 2025. See Figure 8 below.



CHAPTER 3

Replacement Pages, dated November 20, 2008
(Includes Table of Adopted Declaration of Restrictions)

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October 2007-08 Cycle

REPLACEMENT PAGES

Adopted Amendments in the Comprehensive Development Master Plan October 2007-08 Cycle

**Replace Pages in the October 2006 Edition of the
CDMP As amended through November 20, 2008**

Remove Existing Pages

I-71 and I-72
I-74.9, and I-74.10

Replace with New Pages

I-71 and I-72
I-74.9, and I-74.10

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**ADOPTED COMPONENTS
COMPREHENSIVE DEVELOPMENT
MASTER PLAN**

**For
Miami-Dade County, Florida**

**October 2006 Edition
As amended through November 20, 2008**

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

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

Miami-Dade County
Department of Planning and Zoning
1110 Stephen P. Clark Center
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Carlos Alvarez
Mayor

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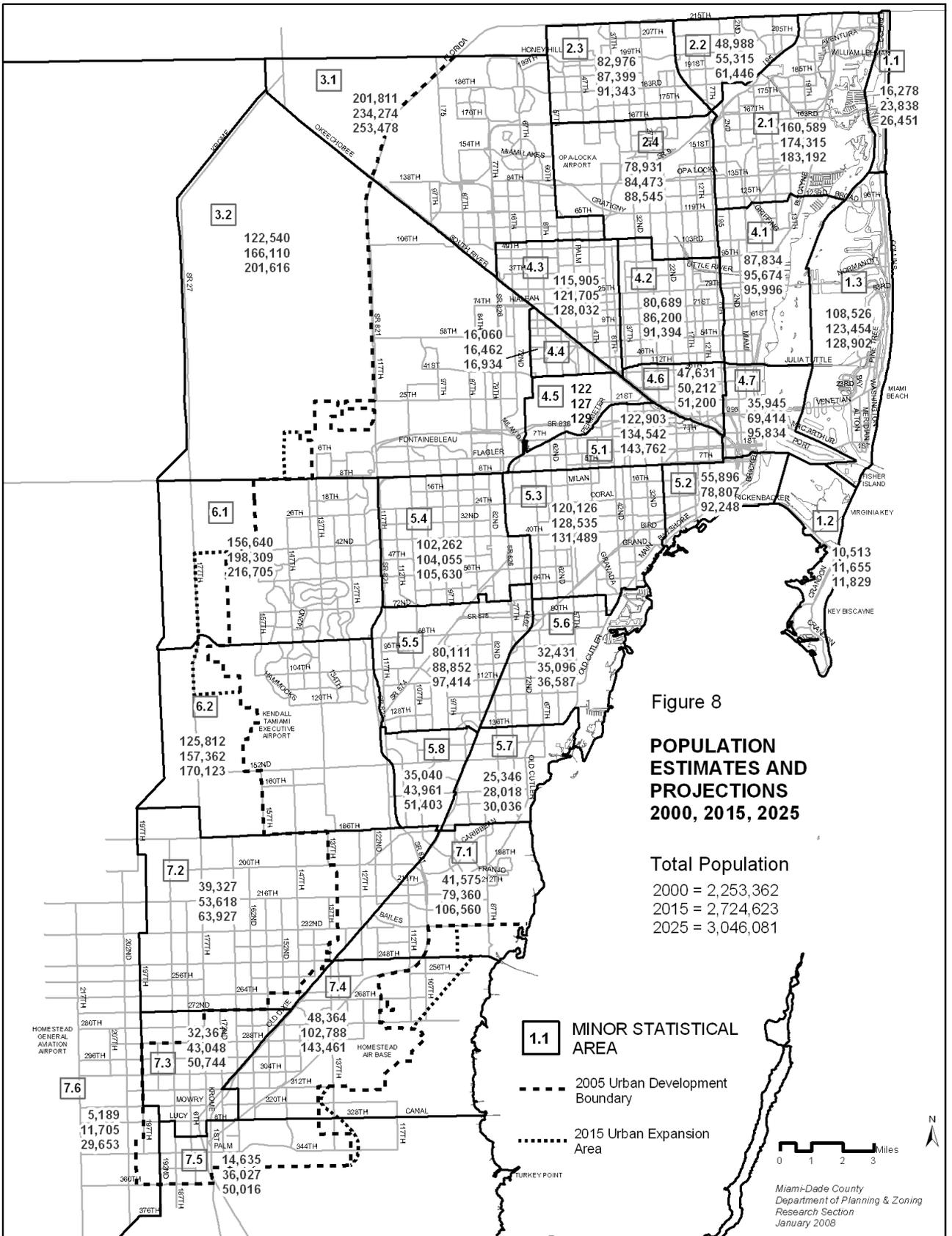
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provide facilities in unanticipated locations. Such uncoordinated single-purpose decision making can be fiscally damaging to government and can undermine other comprehensive plan objectives.

Plan Amendments. It is recognized that the development capacity of the area within the UDB and UEA will vary with time. Part of the supply will be utilized and additional supply will be added from time-to-time through the approval of Plan amendments. Some land will be built upon at densities, which are higher than permitted by existing zoning because rezonings will occur in the future, and some development will occur at densities lower than that permitted by zoning. Moreover, impediments can arise to the maximum utilization of all lands within the boundaries. In some urbanized areas, it may be difficult to acquire sufficiently large parcels of land. In other areas, neighborhood opposition to proposed developments could alter the assumed density or character of a particular area. Because the development capacity of the LUP map fluctuates with time, it will be reevaluated on a periodic basis as part of the Plan review and amendment process.

Limitations. The Comprehensive Plan, as used in large metropolitan areas, establishes broad parameters within which the various levels of government can conduct detailed land use planning and zoning activities, and functional planning and programming of urban infrastructure and services. It also serves the full range of other governmental planning and programming activities which required information about the location and extent of future population growth and land use. Among the primary purposes for adopting the long-range Land Use Plan map are to establish continuity and certainty as bases for individual, small-scale land use decisions in both the public and private sectors, and to enable coordinated, timely, cost-effective expansion, maintenance and utilization of the full range of urban facilities and services. The existence of an adopted comprehensive plan does not obviate the need to conduct detailed examinations of localized land use and service conditions. Nor does the Comprehensive Plan substitute for detailed functional plans for infrastructure such as roadways, water and sewer facilities.

Given the range and scope of the comprehensive plan elements as now required in Florida, the extent and complexity of development patterns in Miami-Dade County, the long-range time horizons of the plan and the legal status of the comprehensive plan, it is critical to maintain viable programs to augment the CDMP. The Land Use Plan map of the CDMP is a framework indicating the large-scale pattern of future land use in the metropolitan area. The land use pattern indicated on the Plan map is very detailed from a countywide perspective. However, the map does not specifically depict each and every individual occurrence of land use and zoning throughout the hundreds of neighborhoods, which comprise Miami-Dade County; each of the land use categories indicated on the LUP map contains dominant uses, ancillary uses and secondary uses.

The land use categories used on the LUP map are necessarily broad, and there are numerous instances where existing uses and parcels zoned for a particular use, are not specifically depicted on the Land Use Plan map. This is due largely to graphic limitations. Miami-Dade County encompasses more than 1,549,792 acres (2,420 square miles) of land and water, of which about 362,464 acres (510.1 square miles) were developed for urban or agricultural uses in 2003. In addition, the mixing of uses in individual buildings, projects and neighborhoods is common in

Amendment Cycle	Appl. No.	General Location/ (Township-Range-Section)	Type of Restriction	Summary of Restrictions
October 2007-2008	4	Northwest corner of SW 117 Avenue and SW 95 Street / (55-40-06)	Declaration of Restrictions Ord. 08-131	Prohibits call centers as permitted use. Professional offices residential in appearance, excluding medical offices, with building heights not exceeding 2 stories or 35 feet above finished grade. Prior to issuance of CO, a decorative wall of masonry or reinforced concrete compatible with the main structure, 6 feet in height, shall be erected along all interior property lines abutting residentially zoned property. Limits residential development to the density currently allowed under the Estate Density Residential and Section 33B-45, Miami-Dade County Code.
April 2008-2009	2	West side of NW 7 Avenue between NW 155 Lane and Biscayne Canal / (52-41-14)	Declarations of Restrictions Ord. 08-123	Limits residential development to the density currently allowed under the existing Medium-High Density Residential (25-60 DU/Acres).
April 2008-2009	3	Southeast corner of NE 135 Street and NE 3 Court / (52-42-30)	Declarations of Restrictions Ord. 08-123	Limits development to a conceptual site plan, has a maximum of 102,600 sq. feet of floor area, prohibits residential development, and restricts development to retail, office and commercial uses including self-storage.
April 2008-2009	4	10940 NW 14 Avenue (an area southwest of intersection of NW 14 Avenue and NW 111 Street) / (52-41-35)	Declarations of Restrictions Ord. 08-122	Restricts the development to an increase of 100 dwelling units, for a maximum number 308 dwelling units, with the utilization of the workforce housing program which provides for a 25% increase in residential density.
April 2008-2009	5	East side of NW 72 Avenue between NW 36 and NW 41 Streets / (53-40-26)	Declarations of Restrictions Ord. 08-123	Prohibits residential development.

October 2007-08 Amendment Cycle
Ordinance No. 08-131, Adopted November 20, 2008

April 2008-09 Amendment Cycle
Ordinance Nos. 08-122 and 08-123, Adopted November 6, 2008

Amendment Cycle	Appl. No.	General Location/ (Township-Range-Section)	Type of Restriction	Summary of Restrictions
April 2008-2009	8	North side of W. Flagler Street between theoretical NW 90 and NW 94 Avenues / (54-40-04)	Declarations of Restrictions Ord. 09-28	Existing Declaration of Restrictions on property modified to restrict development of residential dwelling units to 824 on residentially designated areas. An additional Declaration of Restrictions limits development on property to 240,000 sq. ft of retail. Prohibits residential, office and certain commercial uses on commercially designated area. Owner agrees to afford Miami-Dade County Public Library Department first choice to lease space for neighborhood library. Restricts building height on property. Owner agrees to maintain pedestrian pathway between commercial development and neighboring residential areas. Limits hours of operation of commercial development.
April 2008-2009	9	Northeast corner of West Flagler Street and NW 102 Avenue / (54-40-05)	Declarations of Restrictions Ord. 09-28	Restricts development on property to 375,000 square feet of retail, commercial, personal services, and offices, and at least 150 dwelling units for elderly housing. Any storm water retention areas may occupy the north 2 acres of the property. Restricts height of buildings and proximity to residential areas to west of property. Landscaped buffer shall be installed to the west and north area of property, including a six feet high CBS wall along the outside line of buffer. Prohibits certain uses on property. Prohibits delivery trucks from entering/exiting property from West Park Drive. Owner agrees to implement water conservation and re-use standards. Owner to allow encroachment on property for the provision of a bus pull-out bay and bus shelter along property frontage on West Park Drive and W. Flagler Street.

April 2008-09 Amendment Cycle
Ordinance No. 09-28, Adopted May 6, 2009