

SUMMARY OF FINAL ACTION
BY
BOARD OF COUNTY COMMISSIONERS

ADOPTED OCTOBER 2011 CYCLE STANDARD AMENDMENT
TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN
FOR MIAMI-DADE COUNTY
(Ordinance No. 12-87; October 3, 2012)

Prepared by the
Miami-Dade Department of Regulatory and Economic Resources
111 NW 1 Street, 12th Floor
Miami, Florida 33128-1972

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INTRODUCTION

This report presents Application Nos. 2 and 3, standard amendments to the Comprehensive Development Master Plan (CDMP) that were adopted by the Miami-Dade Board of County Commissioners (Board) on October 3, 2012 (Ordinance No. 12-87) as part of the October 2011 CDMP Amendment Cycle. Application No. 2 is an amendment to the CDMP Land Use Element text and Application No. 3 is an amendment to the CDMP Adopted 2015 and 2025 Land Use Plan (LUP) map.

At its October 3, 2012 CDMP public hearing, the Board took final action on Application Nos. 2 and 3, and continued the public hearing to November 8, 2012, at which time final action will be taken on Application No. 1. Consequently, Application No. 1 (a Standard LUP map amendment) will be addressed separately subsequent to the Board's final action on November 8, 2012.

Summary of Final Actions

Included in this document (on page 1) is a section titled "Summary of Final Actions by the Board of County Commissioners on October 2011 Cycle Applications to Amend the CDMP". The Summary of Final Actions outlines the requests of the October 2011 Cycle standard CDMP amendment Application Nos. 2 and 3 and lists the final actions taken by the Board on each of the adopted applications.

Adopted Standard CDMP Amendment Applications

Following the Summary of Final Actions is an individual presentation of each of the adopted October 2011 Cycle Standard CDMP Amendment Application Nos. 2 and 3, on pages 2 through 6. A description of each adopted application is presented along with illustrations of how they amend the CDMP LUP map and/or text.

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**SUMMARY OF FINAL ACTIONS
BY BOARD OF COUNTY COMMISSIONERS
ON OCTOBER 2011 CYCLE APPLICATIONS TO AMEND THE CDMP**

(Ordinance No. 12-87; Adopted October 3, 2012)

| Application Number | Applicant (Representative) Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE ELEMENT TEXT/ LAND USE PLAN MAP | Final Commission Action |
|--------------------|---|---|
| 2 | <p>Applicant/Representative: Kendall Investors LLC/ Juan J. Mayol, Jr.</p> <p>Location and Size: South of SW 88 Street/Kendall Drive and west of SW 167 Avenue (±42 gross acres).</p> <p>Requested Amendment to the CDMP: Land Use Element Text Release and delete current Declaration of Restrictions that prohibits residential development on the 42-acre application area from the Restrictions Table in the Land Use Element on Page I-74.1 of the CDMP</p> | Adopt as Transmitted |
| 3 | <p>Applicant/Representative: RAM Development Company/Juan J. Mayol, Jr., Joseph G. Goldstein, Esq and Tracy R. Slavens, Esq</p> <p>Location and Size: Southwest corner of the intersection of SW 152 Street and SW 124 Avenue (±141.57 gross acres).</p> <p>Requested Amendment to the CDMP:</p> <ol style="list-style-type: none"> 1. Redesignate Parcel A (±67.89 acres) of the application site From: Low-Medium Density Residential (6 to 13 dwelling units per gross acre) To: Business and Office 2. Release current Declaration of Restrictions governing the overall application site 3. Revise the Restrictions Table in the Land Use Element on page I-74.1 of the CDMP, as necessary, to include the new proffered Declaration of Restrictions, if accepted by the Board. | Adopt as Transmitted with Acceptance of the Proffered Declaration of Restrictions |

**OCTOBER 2011 CYCLE
STANDARD AMENDMENT APPLICATION NO. 2
ADOPTED BY THE MIAMI-DADE BOARD OF COUNTY COMMISSIONERS
Ordinance No. 12-87; Adopted October 3, 2012**

Applicant

Kendall Investors 172, LLC
8530 SW 124 Avenue, Suite 206
Miami, Florida 33183

Applicant's Representative

Juan J. Mayol, Jr.
Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

Board of County Commissioners Final Action:

“Adopt as Transmitted” (Ordinance No. 12-87)

Description of Amendment as Adopted

Release and delete current Declaration of Restrictions that prohibits residential development on the 42-acre application area from the Restrictions Table in the Land Use Element on Page I-74.1 of the CDMP, as follows:

Revise the Restrictions Table in the Land Use Element (page I-74.5) as follows:

| Amendment Cycle | Appl. No. | General Location/ (Township-Range-Section) | Type of Restriction | Summary of Restrictions |
|------------------------|------------------|---|------------------------------------|---|
| April 2007-2008 | 8 | Southside of SW 88 Street west of SW 167 Avenue / (54-31-39) | Declarations of Restrictions | Two separate covenants proffered by the applicant include: limiting development to non-residential uses and to Construct and dedicate to Miami-Dade County, a 70-foot wide right-of-way containing 4, travel lanes - identified as SW 172 Avenue (the roadway improvement) - prior to the issuance of any Certificate of Occupancy. The roadway improvement will extend SW 172 Avenue from the southern boundary of the Property to the northern boundary of the Property and be at the Owner's cost and expense. In addition, the applicant proffers to seek a signal warrant for the intersection of SW 172 Avenue and Kendall Drive and, if warranted, fund the signalization of the intersection. |

**OCTOBER 2011 CYCLE
STANDARD AMENDMENT APPLICATION NO. 3
ADOPTED BY THE MIAMI-DADE BOARD OF COUNTY COMMISSIONERS
Ordinance No. 12-87; Adopted October 3, 2012**

Applicant

RAM Development Company
4801 PGA Boulevard
Palm Beach Gardens, Florida 33418

Applicant's Representative

Juan J. Mayol
Joseph G. Goldstein
Tracy R. Slavens
Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

Board of County Commissioners Final Action:

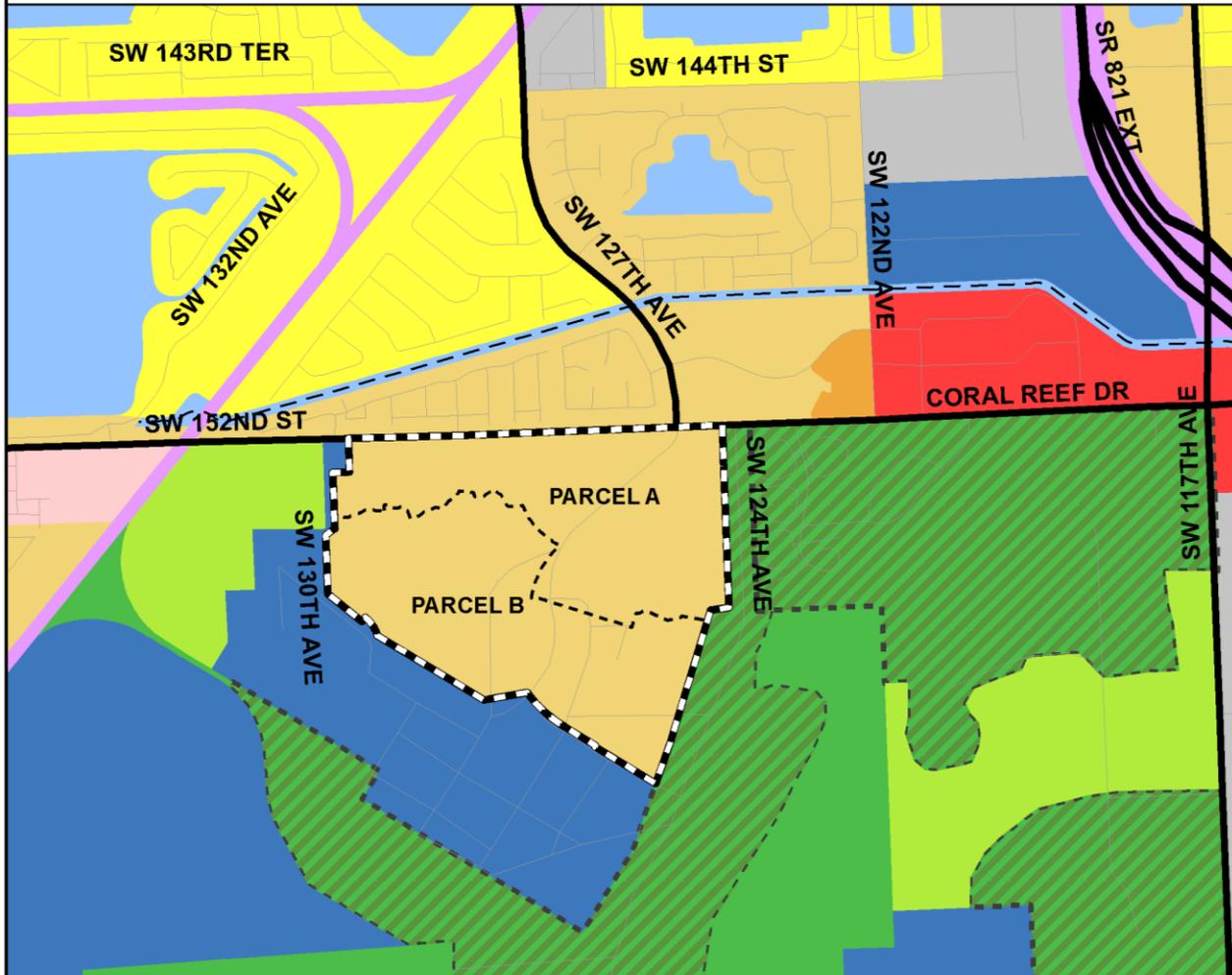
“Adopt as Transmitted with Acceptance of the Proffered Declaration of Restrictions” (Ordinance No. 12-87)

Description of CDMP Amendment as Adopted:

1. Re-designate Parcel A (±67.89 gross acres) of the ±141.57-gross acre application site on the Adopted 2015-2025 CDMP Land Use Plan Map:
 - From: “Low-Medium Density Residential” (6 to 13 dwelling units per gross acre)
 - To: “Business and Office”
2. Release current Declaration of Restrictions governing the overall application site.
[The Land Use Element includes a summary of all CDMP Declaration of Restrictions accepted by the Board of County Commissioners after July 2006. The Declaration of Restrictions released through adoption of this application was accepted prior to July 2006 and was therefore not included in the CDMP.]
3. Revise the Restrictions Table in the Land Use Element on CDMP page I-74.1 to include the new proffered Declaration of Restrictions.

The following pages present the Land Use Plan maps depicting the CDMP land use designation change on the application site and text revision to the Land Use Element.

APPLICATION NO. 3 CURRENT FUTURE LAND USE PLAN MAP



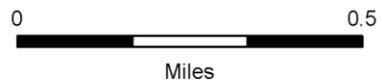
APPLICATION AREA

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

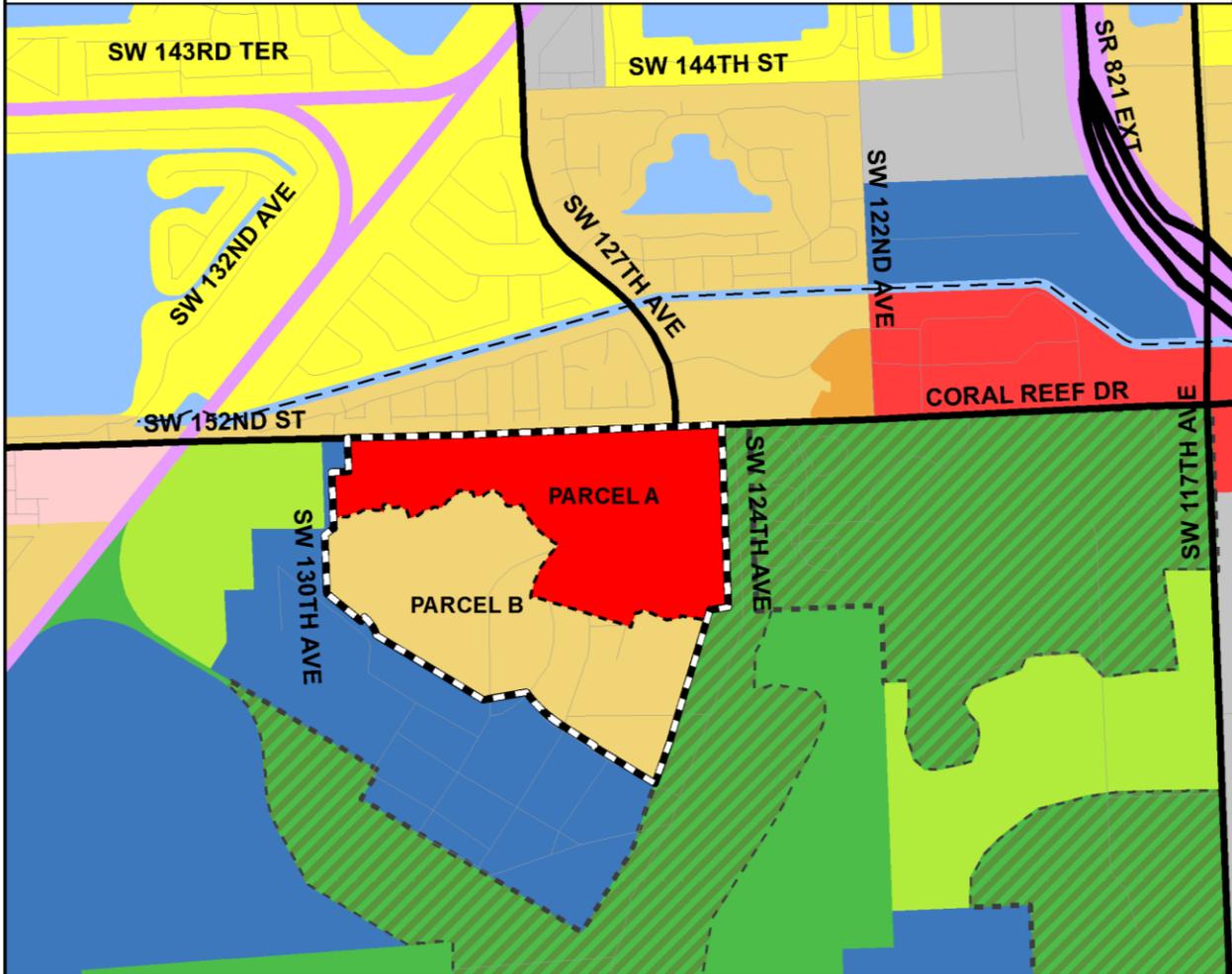
CDMP LAND USE

- LOW DENSITY (2.5-6 DU/AC)
- LOW-MEDIUM DENSITY (6-13 DU/AC)
- MEDIUM DENSITY (13-25 DU/AC)
- INDUSTRIAL AND OFFICE
- BUSINESS AND OFFICE
- OFFICE/RESIDENTIAL
- INSTITUTIONS, UTILITIES AND COMMUNICATION
- PARKS AND RECREATION
- ZOO MIAMI ENTERTAINMENT AREA

- ENVIRONMENTALLY PROTECTED PARKS
- WATER
- TRANSPORTATION
- EXPRESSWAYS
- MAJOR ROADWAYS (3 OR MORE LANES)
- MINOR ROADWAYS (2 LANES)
- CANALS



APPLICATION NO. 3 ADOPTED FUTURE LAND USE PLAN MAP



APPLICATION AREA

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

CDMP LAND USE

- LOW DENSITY (2.5-6 DU/AC)
- LOW-MEDIUM DENSITY (6-13 DU/AC)
- MEDIUM DENSITY (13-25 DU/AC)
- INDUSTRIAL AND OFFICE
- BUSINESS AND OFFICE
- OFFICE/RESIDENTIAL
- INSTITUTIONS, UTILITIES AND COMMUNICATION
- PARKS AND RECREATION
- ZOO MIAMI ENTERTAINMENT AREA

- ENVIRONMENTALLY PROTECTED PARKS
- WATER
- TRANSPORTATION
- EXPRESSWAYS
- MAJOR ROADWAYS (3 OR MORE LANES)
- MINOR ROADWAYS (2 LANES)
- CANALS



Revise the Restrictions Table in the Land Use Element (page I-74.10) to include following:

| Amendment Cycle | Appl. No. | General Location/ (Township-Range-Section) | Type of Restriction | Summary of Restrictions |
|--------------------------|------------------|---|------------------------------------|--|
| <u>October 2011-2012</u> | <u>3</u> | <u>Southwest corner of SW 124 Avenue and SW 152 Street (25 and 26-55-39E)</u> | <u>Declaration of Restrictions</u> | <u>Restricts development to 370,000 square feet of retail, commercial, office, and service uses; up to 900 residential units; a minimum 18,000 square feet library site; a school for up to 1,350 students; and up to a 35% simultaneous increase and decrease in uses provided that in no event vehicular trip generation exceeds 1,660 net external PM peak hour trips. Also Requires agreement between the owner and the County for management of Natural Forest Communities (NFC) on site and that all future owners/lessees be provided written notice of NFC management activities and impacts from the proximate Zoo Miami and its further development.</u> |