

**SUMMARY OF FINAL ACTIONS  
BY  
BOARD OF COUNTY COMMISSIONERS**

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

(Ordinance Nos. 14-114 and 14-115; Adopted November 19, 2014)

Adopted May 2014 Cycle Small-Scale Amendments to the  
Comprehensive Development Master Plan

November 2014

Prepared by the  
Miami-Dade County Department of Regulatory and Economic Resources  
Planning Division  
111 NW 1 Street, 12<sup>th</sup> Floor  
Miami, Florida 33128-1972  
Telephone: (305) 375-2835

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## INTRODUCTION

This report presents Application Nos. 1 and 2 small-scale amendments to the Adopted 2020 and 2030 Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP), which were adopted by the Miami-Dade Board of County Commissioners (Board) on November 19, 2014. Application No. 1 was assigned Ordinance No. 14-115 and Application No. 2 was assigned Ordinance No. 14-114.

A total of eight (8) applications were filed during the May 2014 filing period. Five of these applications (Application Nos. 1 through 5) were filed by private parties requesting land use designation changes to the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map while the remaining Application Nos. 6, 7 and 8 were filed by Miami-Dade County Departments. Application Nos. 1 and 2 are being transmitted as Board adopted small-scale amendments. Application Nos. 3, 4, 5, 6, 7 and 8 will be transmitted as standard amendments in a separate package(s) to the State Land Planning Agency (SLPA).

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

The following pages contain a presentation of the adopted small-scale amendments (Application Nos. 1 and 2) with illustrations of how they amend the CDMP LUP map.

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**MAY 2014 CYCLE  
SMALL-SCALE AMENDMENT APPLICATION NO. 1  
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS**

**(Ordinance No. 14-115; Adopted November 19, 2014)**

**Applicant**

3000 NW 62 Street, Inc.

**Applicant's Representative**

Felix M. Lasarte, Esq.  
The Lasarte Law firm, LLP  
3250 NE 1 Avenue, Suite 334  
Miami, Florida  
305.394.2877

**Board of County Commissioners Final Action:**

“Adopt with Change as a Small-scale Amendment by expanding the Application to include a ±0.592-acre property, owned by the applicant (Folio 30-3115-009-7510) and located at the northeast corner of NW 60 Street and NW 29 Avenue abutting the southwest boundary of the original application site.” (Ordinance No. 14-115)

**Description of CDMP Amendment As Adopted**

From: Low-Medium Density Residential (6 to 13 dwelling units per gross acre) and Business and Office  
To: Business and Office

The following pages present the Land Use Plan maps depicting the current and adopted CDMP land use designations on the application site.

# APPLICATION NO. 1

## CURRENT CDMP LAND USE



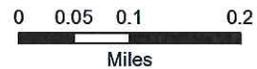
APPLICATION AREA

Source: Miami Dade County  
Department of Regulatory and Economic Resources  
July 2014

**CDMP LAND USE**

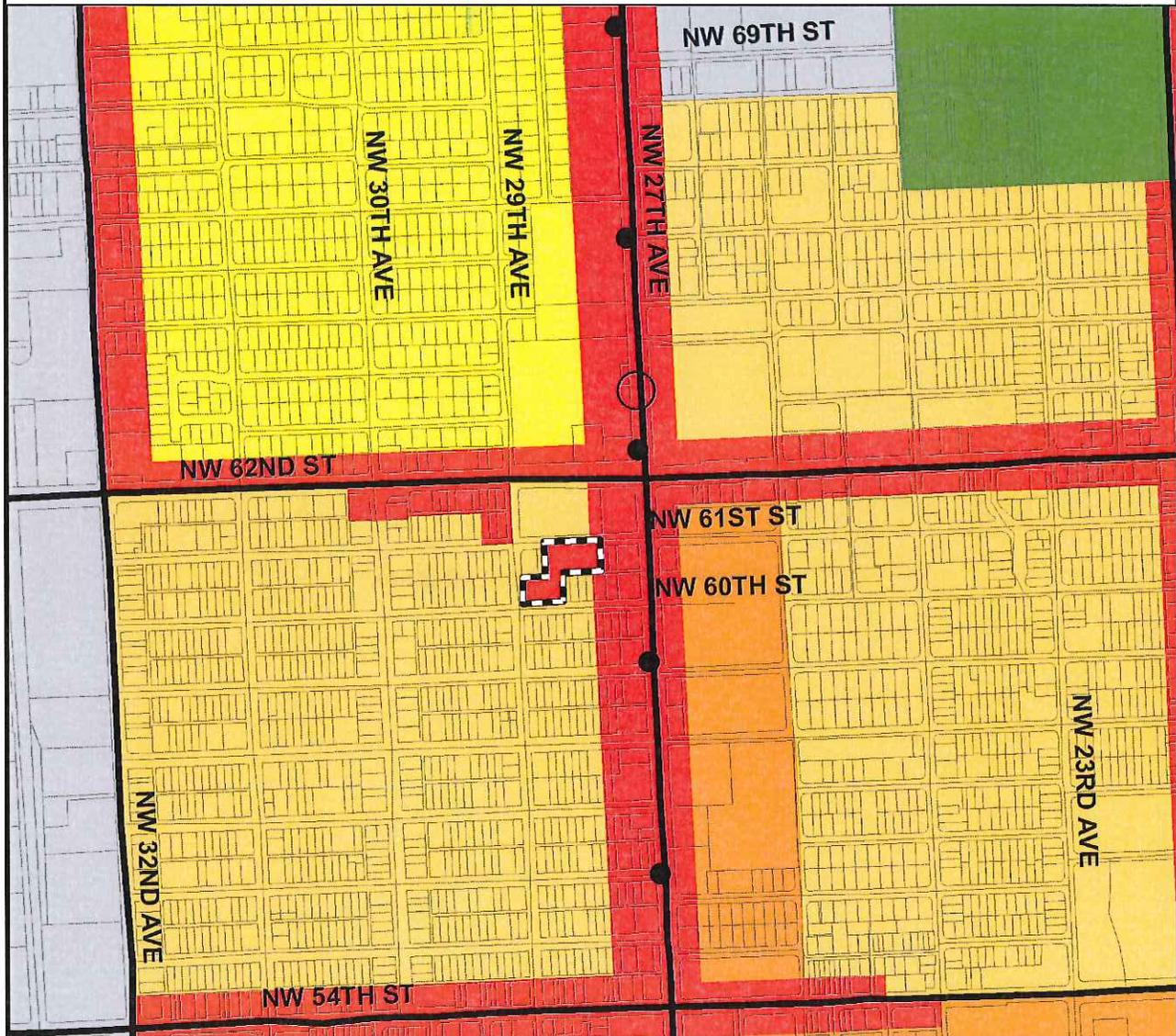
- LOW DENSITY (2.5-6 DU/AC)
- LOW-MEDIUM DENSITY (6-13 DU/AC)
- MEDIUM DENSITY (13-25 DU/AC)
- INDUSTRIAL AND OFFICE
- BUSINESS AND OFFICE
- PARKS AND RECREATION

- MAJOR ROADWAYS (3 OR MORE LANES)
- COMMUNITY URBAN CENTER
- EXISTING RAPID TRANSIT



# APPLICATION NO. 1

## ADOPTED CDMP LAND USE



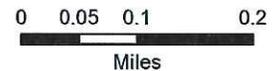
APPLICATION AREA

Source: Miami Dade County  
Department of Regulatory and Economic Resources  
November 2014

**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
- PARKS AND RECREATION

- MAJOR ROADWAYS (3 OR MORE LANES)
- COMMUNITY URBAN CENTER
- EXISTING RAPID TRANSIT



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**MAY 2014 CYCLE  
SMALL-SCALE AMENDMENT APPLICATION NO. 2  
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS**

**(Ordinance No. 14-114; Adopted November 19, 2014)**

**Applicant**

Wilbur Bell Living Trust  
18271 SW 109 Avenue  
Miami, Florida 33157

**Applicant's Representative**

Gilberto Pastoriza, Esq.  
Weiss Serota Helfman Pastoriza Cole and Boniske, P.L.  
2525 Ponce de Leon Blvd., Suite 700  
Coral Gables, Florida 33134  
305.354.0800

**Board of County Commissioners Final Action:**

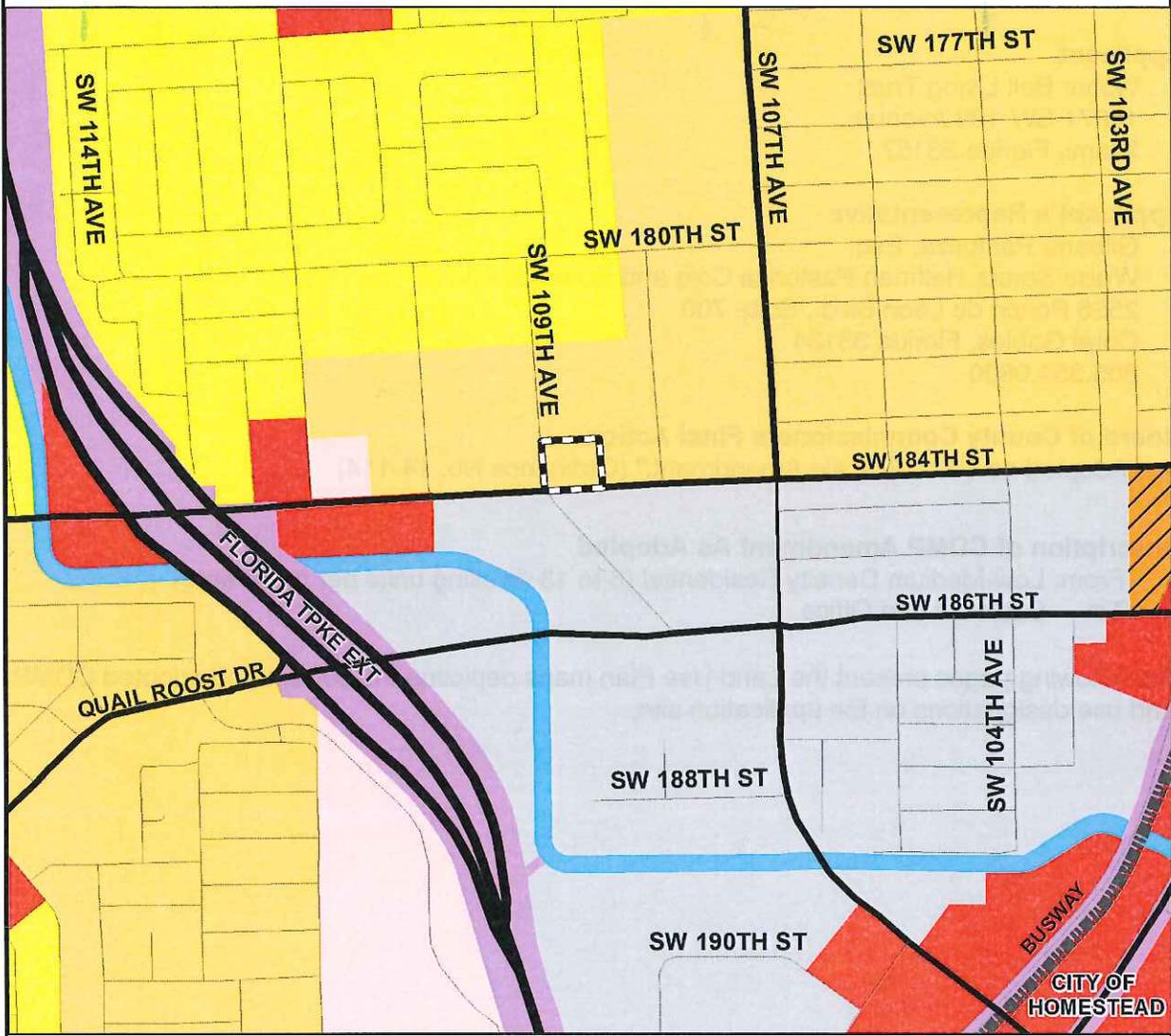
"Adopted as a Small-Scale Amendment." (Ordinance No. 14-114)

**Description of CDMP Amendment As Adopted**

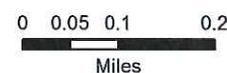
From: Low-Medium Density Residential (6 to 13 dwelling units per gross acre)  
To: Business and Office

The following pages present the Land Use Plan maps depicting the current and adopted CDMP land use designations on the application site.

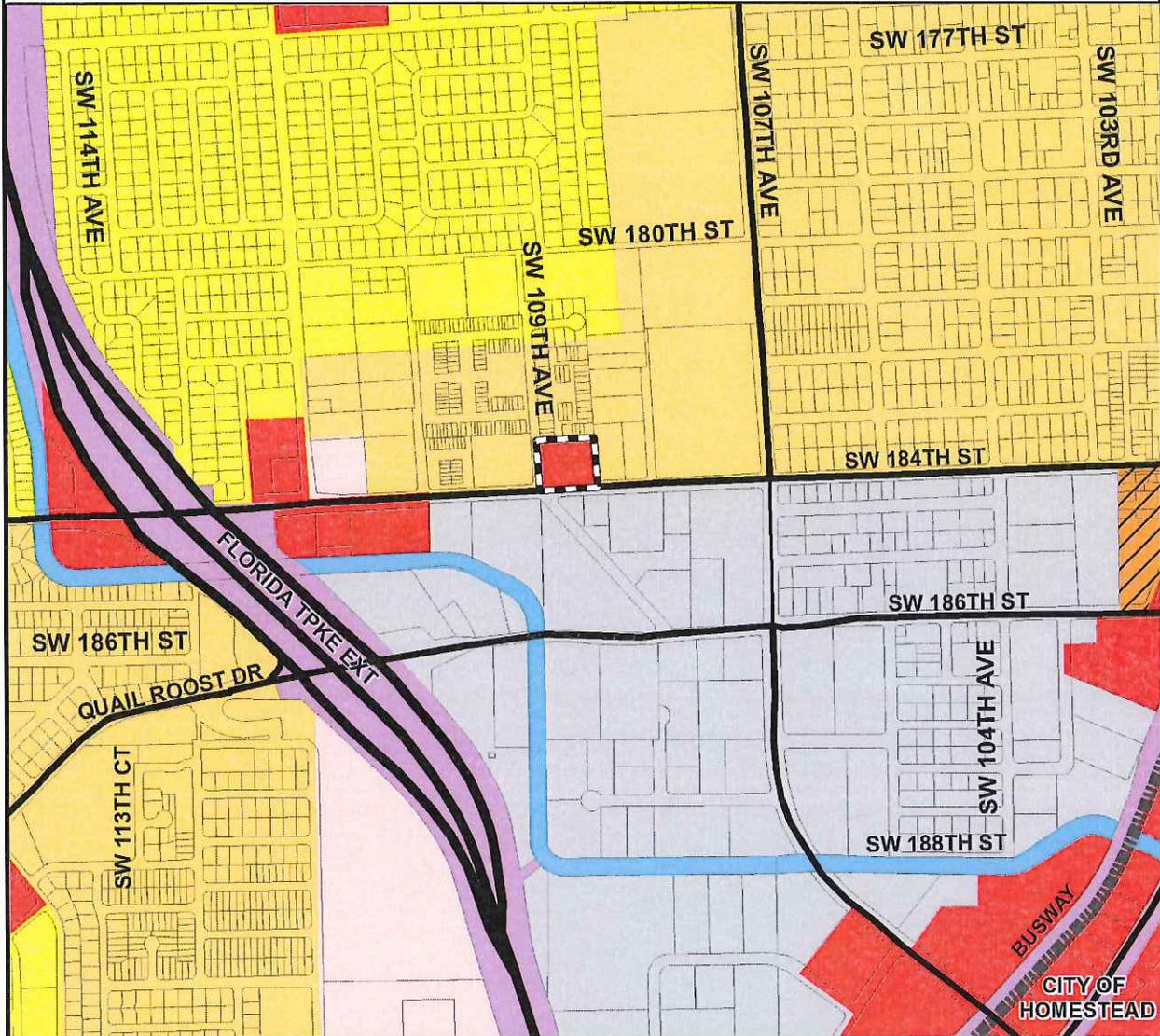
# APPLICATION NO. 2 CURRENT CDMP LAND USE



	APPLICATION AREA	Source: Miami-Dade County Department of Regulatory and Economic Resources September 2014	
	MUNICIPAL BOUNDARY		MAJOR ROADWAYS (3 OR MORE LANES)
<b>CDMP LAND USE</b>			EXPRESSWAYS
	LOW DENSITY (2.5-6 DU/AC)		
	LOW-MEDIUM DENSITY (6-13 DU/AC)		
	MEDIUM DENSITY W/ DENSITY INCREASE 1		
	INDUSTRIAL AND OFFICE		
	BUSINESS AND OFFICE		
	OFFICE/RESIDENTIAL		
	WATER		
	TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)		




# APPLICATION NO. 2 ADOPTED CDMP LAND USE



-  APPLICATION AREA
-  MUNICIPAL BOUNDARY
- CDMP LAND USE**
-  LOW DENSITY (2.5-6 DU/AC)
-  LOW-MEDIUM DENSITY (6-13 DU/AC)
-  MEDIUM DENSITY W/ DENSITY INCREASE 1
-  INDUSTRIAL AND OFFICE
-  BUSINESS AND OFFICE
-  OFFICE/RESIDENTIAL
-  WATER
-  TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)

Source: Miami Dade County  
Department of Regulatory and Economic Resources  
November 2014

-  MAJOR ROADWAYS (3 OR MORE LANES)
-  EXPRESSWAYS

