

SUMMARY OF FINAL ACTIONS
BY
BOARD OF COUNTY COMMISSIONERS

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

(Ordinance Nos. 15-37, 15-38, 15-39, 15-40 and 15-41; Adopted May 6, 2015)

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

May 2015

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

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INTRODUCTION

This report presents Application Nos. 1, 2, 3, 4 and 5 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 May 6, 2015. The applications were assigned Ordinance No. 15-37 for Application No. 1, Ordinance No. 15-38 for Application No. 2, Ordinance No. 15-39 for Application No. 3, Ordinance No. 15-40 for Application No. 4, and Ordinance No. 15-41 for Application No. 5.

A total of seven (7) applications requesting changes to the land use designations of the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map and/or CDMP Land Use Element text were filed during the November 2014 filing period, all filed by private parties. Five of these applications (Application Nos. 1 through 5) are being transmitted herein as Board adopted small-scale amendments. The remaining Application Nos. 6 and 7 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 through 5) with illustrations of how they amend the CDMP LUP map.

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

(Ordinance No. 15-37; Adopted May 6, 2015)

Applicant

Barry University, Inc.
c/o Ms. Sara B. Herald
Vice President for Institutional Advancement and External Affairs
LaVoie Building – 110
11300 NE Second Avenue
Miami Shores, Florida 33161

Applicant's Representative

Stanley B. Price, Esq and Carter N. McDowell, Esq.
Bilzin, Sumberg, Baena, Price & Axelrod, LLP
1450 Brickell Avenue, 23rd Floor
Miami, Florida 33131
305.374.7580

Board of County Commissioners Final Action:

“Adopt as a Small-scale Amendment.” (Ordinance No. 15-37)

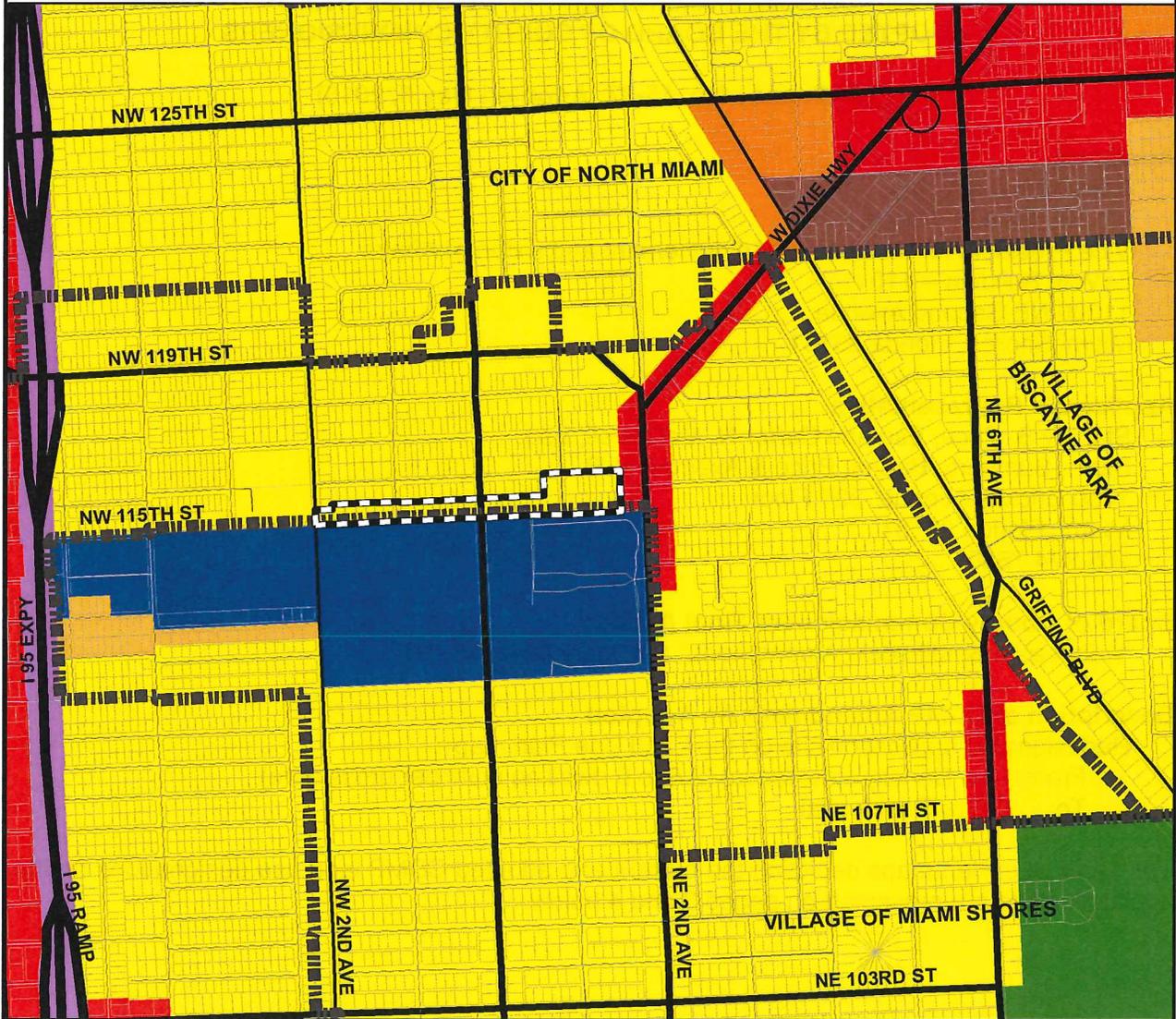
Description of CDMP Amendment As Adopted

Redesignated application site on the Land Use Plan map
From: Low Density Residential (2.5 to 6 dwelling units per gross acre)
To: Office/Residential

The Land Use Plan maps depicting the current and adopted CDMP land use designations on the application site are presented on pages 3 and 4 below.

APPLICATION NO. 1

CURRENT 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 ((13-25 DU/AC)

 HIGH DENSITY ((60-125 DU/AC)

 BUSINESS AND OFFICE

 PARKS AND RECREATION

 TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)

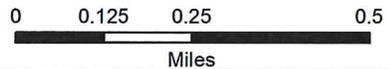
 EXPRESSWAYS

 MAJOR ROADWAYS (3 OR MORE LANES)

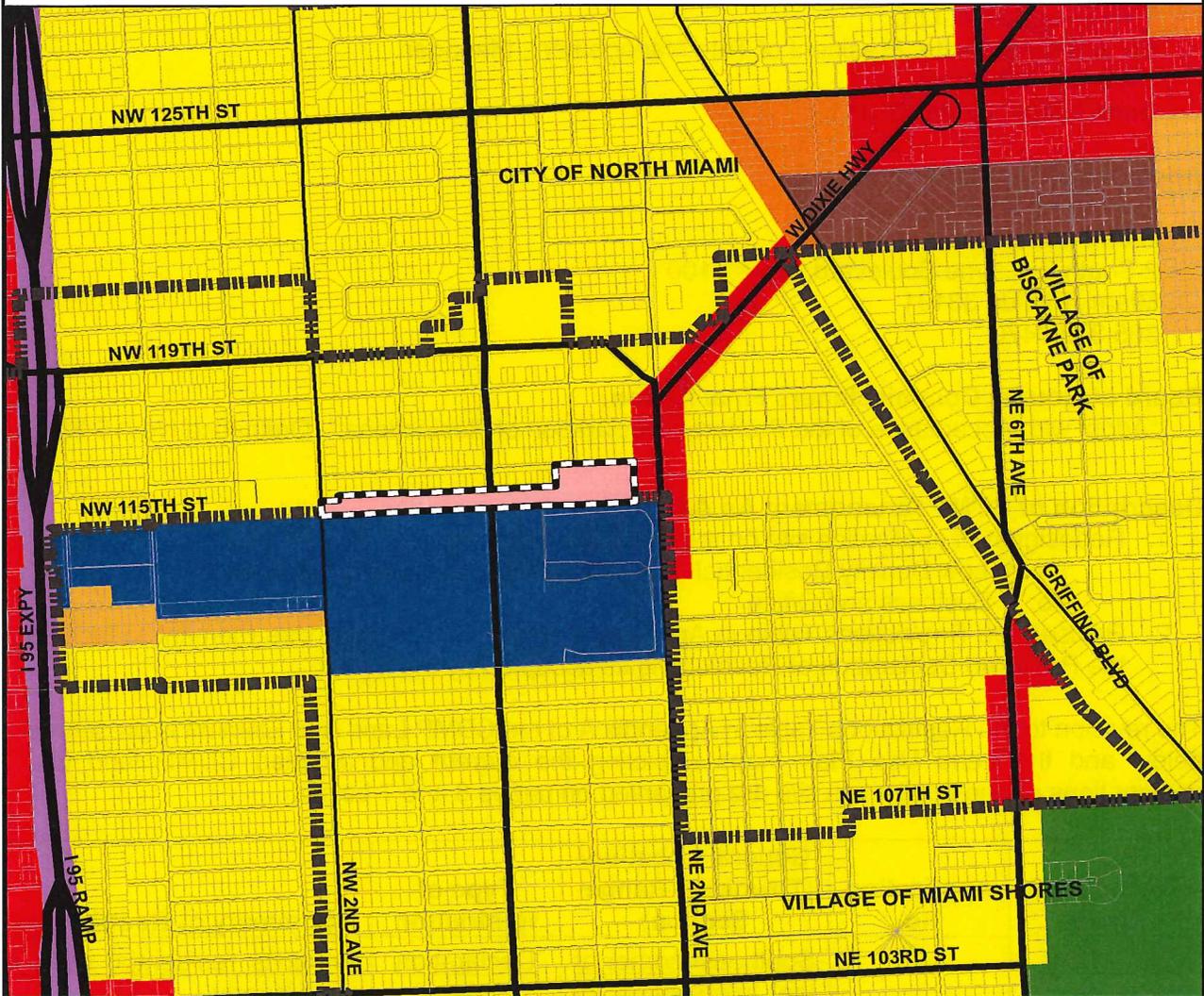
 MINOR ROADWAYS (2 LANES)

 COMMUNITY URBAN CENTER

Source: Miami-Dade County
Department of Regulatory and Economic Resources
May 2015



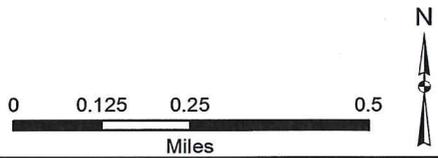
APPLICATION NO. 1 ADOPTED CDMP LAND USE



-  APPLICATION AREA
-  MUNICIPAL BOUNDARY
- CDMP LAND USE**
-  LOW DENSITY (2.5-6 DU/AC)
-  LOW-MEDIUM DENSITY (6-13 DU/AC)
-  MEDIUM DENSITY (13-25 DU/AC)
-  HIGH DENSITY (60-125 DU/AC)
-  BUSINESS AND OFFICE
-  OFFICE/RESIDENTIAL
-  PARKS AND RECREATION
-  TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)

Source: Miami-Dade County
Department of Regulatory and Economic Resources
May 2015

-  EXPRESSWAYS
-  MAJOR ROADWAYS (3 OR MORE LANES)
-  MINOR ROADWAYS
-  COMMUNITY URBAN CENTER



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

(Ordinance No. 15-38; Adopted May 6, 2015)

Applicant

TRR Everglades, LLC
c/o J. Kenneth Tate, President of Tate Management, Manager
1175 NE 125 Street
North Miami, Florida 33161

Applicant's Representative

Patricia M. Baloyra, Esq.
Broad and Cassel
2 South Biscayne Boulevard, Suite 2100
Miami, Florida 33131
305.373.9470

Board of County Commissioners Final Action:

“Adopt with Acceptance of the Proffered Declaration of Restrictions.” (Ordinance No. 15-38)

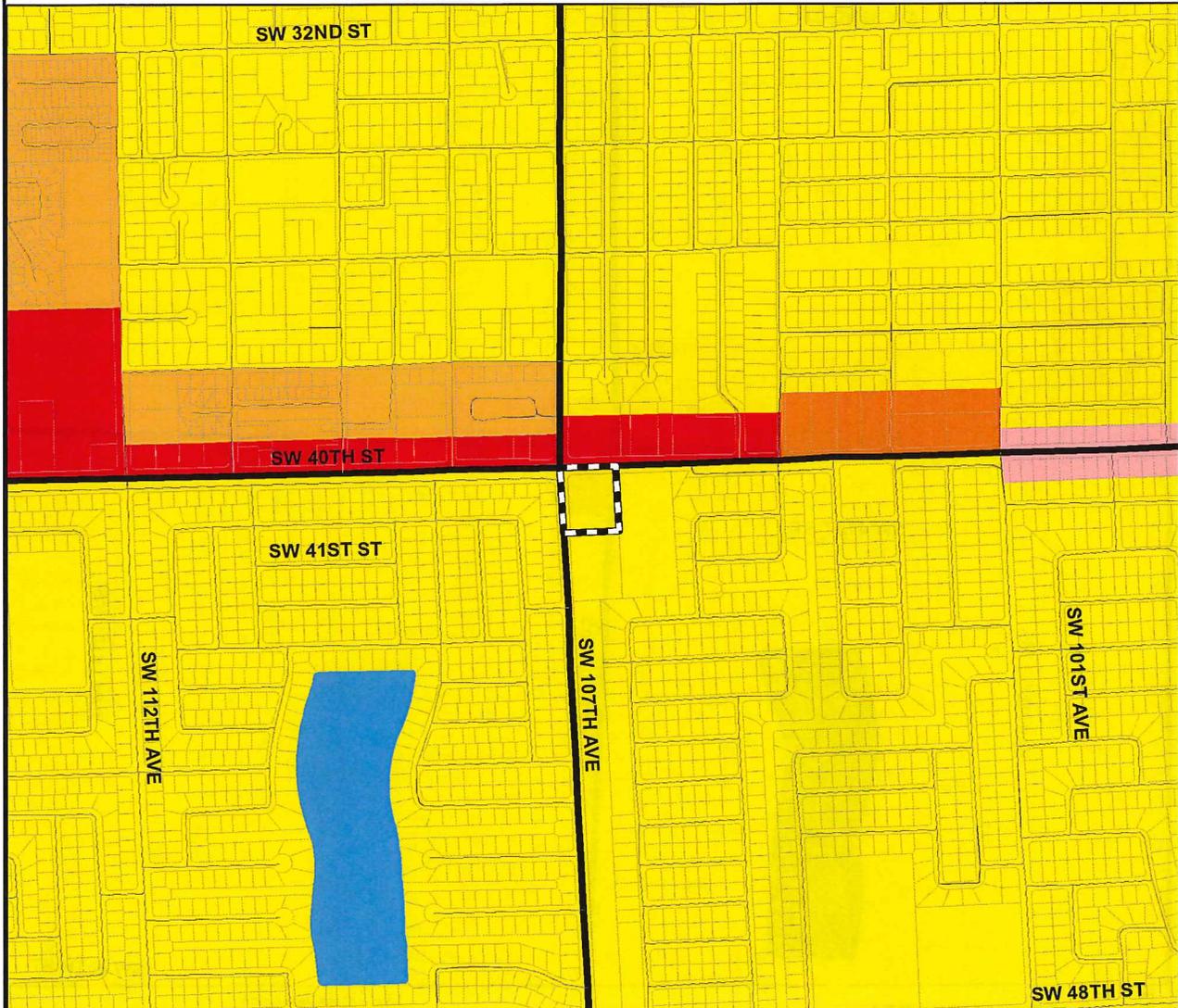
Description of CDMP Amendment As Adopted

1. Redesignated application site on the Land Use Plan map
From: Low Density Residential (2.5 to 6 dwelling units per gross acre)
To: Business and Office
2. Revised the Restrictions Table in Appendix A of the CDMP Land Use Element to include the Proffered Declaration of Restrictions as accepted by the Board.

The revision to the Restrictions Table in Appendix A of the CDMP Land Use Element is presented below and the Land Use Plan maps depicting the current and adopted CDMP land use designations on the application site are presented on pages 6 and 7 below.

Amendment Cycle	Application No.	General Location/ (Township-Range-Section)	Type of Restriction	Summary of Restrictions
<u>November 2014-2015</u>	<u>2</u>	<u>Southeast corner of the intersection of SW 40 Street and SW 107 Avenue / (54-40-20)</u>	<u>Declaration of Restrictions</u>	<u>Prohibits residential uses on the property.</u>

APPLICATION NO. 2 CURRENT CDMP LAND USE

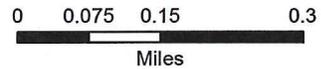


APPLICATION AREA

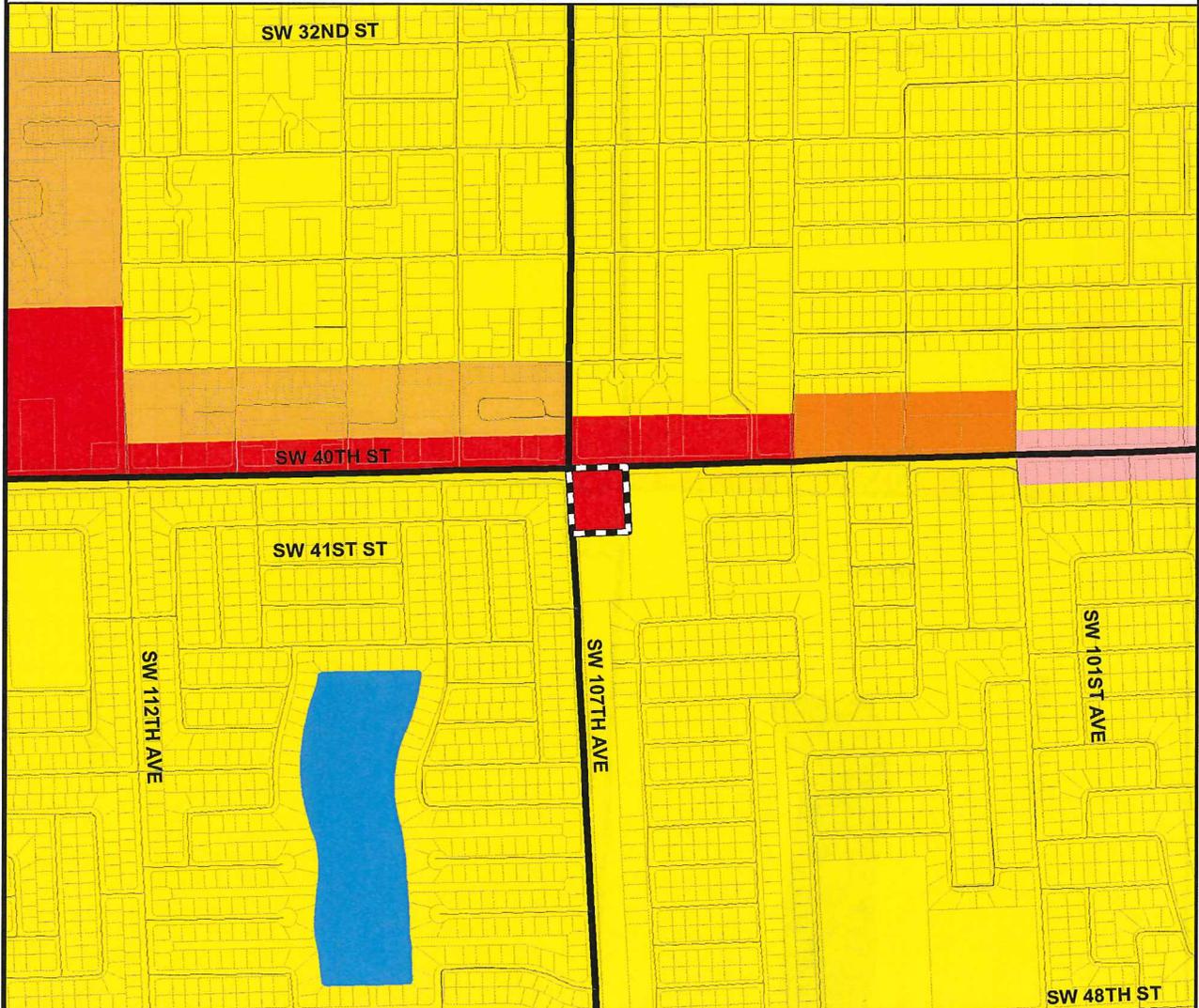
Source: Miami-Dade County
Department of Regulatory and Economic Resources
May 2015

CDMP LAND USE

- LOW DENSITY (2.5-6 DU/AC)
- LOW-MEDIUM DENSITY (6-13 DU/AC)
- MEDIUM DENSITY (13-25 DU/AC)
- BUSINESS AND OFFICE
- OFFICE/RESIDENTIAL
- WATER
- MAJOR ROADWAYS (3 OR MORE LANES)



APPLICATION NO. 2 ADOPTED CDMP LAND USE

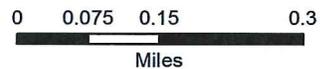


APPLICATION AREA

CDMP LAND USE

- LOW DENSITY (2.5-6 DU/AC)
- LOW-MEDIUM DENSITY (6-13 DU/AC)
- MEDIUM DENSITY (13-25 DU/AC)
- BUSINESS AND OFFICE
- OFFICE/RESIDENTIAL
- WATER
- MAJOR ROADWAYS (3 OR MORE LANES)

Source: Miami-Dade County
Department of Regulatory and Economic Resources
May 2015



**NOVEMBER 2014 CYCLE
SMALL-SCALE AMENDMENT APPLICATION NO. 3
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS**

(Ordinance No. 15-39; Adopted May 6, 2015)

Applicant

Hamlet Tomas Mendez and Rosanna Mendez
3228 SW 62 Court
Miami, Florida 33155

Applicant's Representative

Jorge Navarro, Esq.
Greenberg Traurig, LLP
333 SE 2 Avenue, Suite 4400
Miami, Florida 33131
305.579.0821

Board of County Commissioners Final Action:

“Adopt with Change and with Acceptance of the Proffered Declaration of Restrictions as recommended by staff to Low-Medium Density Residential.” (Ordinance No. 15-39)

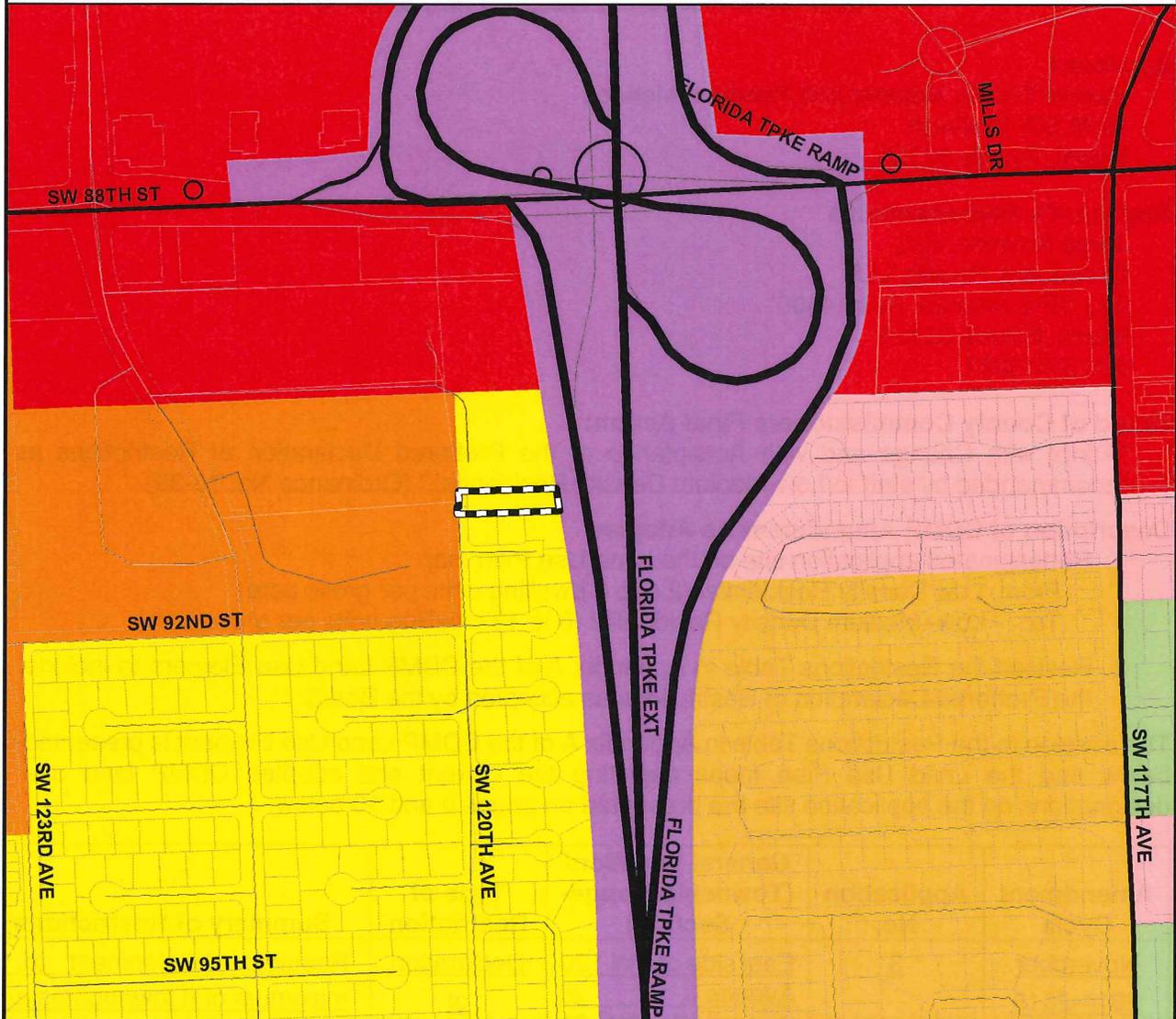
Description of CDMP Amendment As Adopted

1. Redesignated application site on the Land Use Plan map
From: Low Density Residential (2.5 to 6 dwelling units per gross acre)
To: Low-Medium Density Residential (6 to 13 dwelling units per gross acre)
2. Revised the Restrictions Table in Appendix A of the CDMP Land Use Element to include the Proffered Declaration of Restrictions as accepted by the Board.

The revision to the Restrictions Table in Appendix A of the CDMP Land Use Element is presented below and the Land Use Plan maps depicting the current and adopted CDMP land use designations on the application site are presented on pages 9 and 10 below.

Amendment Cycle	Application No.	General Location/ (Township-Range-Section)	Type of Restriction	Summary of Restrictions
<u>November 2014-2015</u>	<u>3</u>	<u>East side of SW 120 Avenue at theoretical SW 91 Street (55-39-01)</u>	<u>Declaration of Restrictions</u>	<u>Restricts development to a maximum of 6 townhomes at a maximum 2-story in height; and Requires landscape buffer along the southern boundary of the property</u>

APPLICATION NO. 3 CURRENT CDMP LAND USE



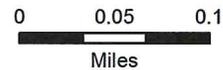
APPLICATION AREA

Source: Miami-Dade County
Department of Regulatory and Economic Resources
May 2015

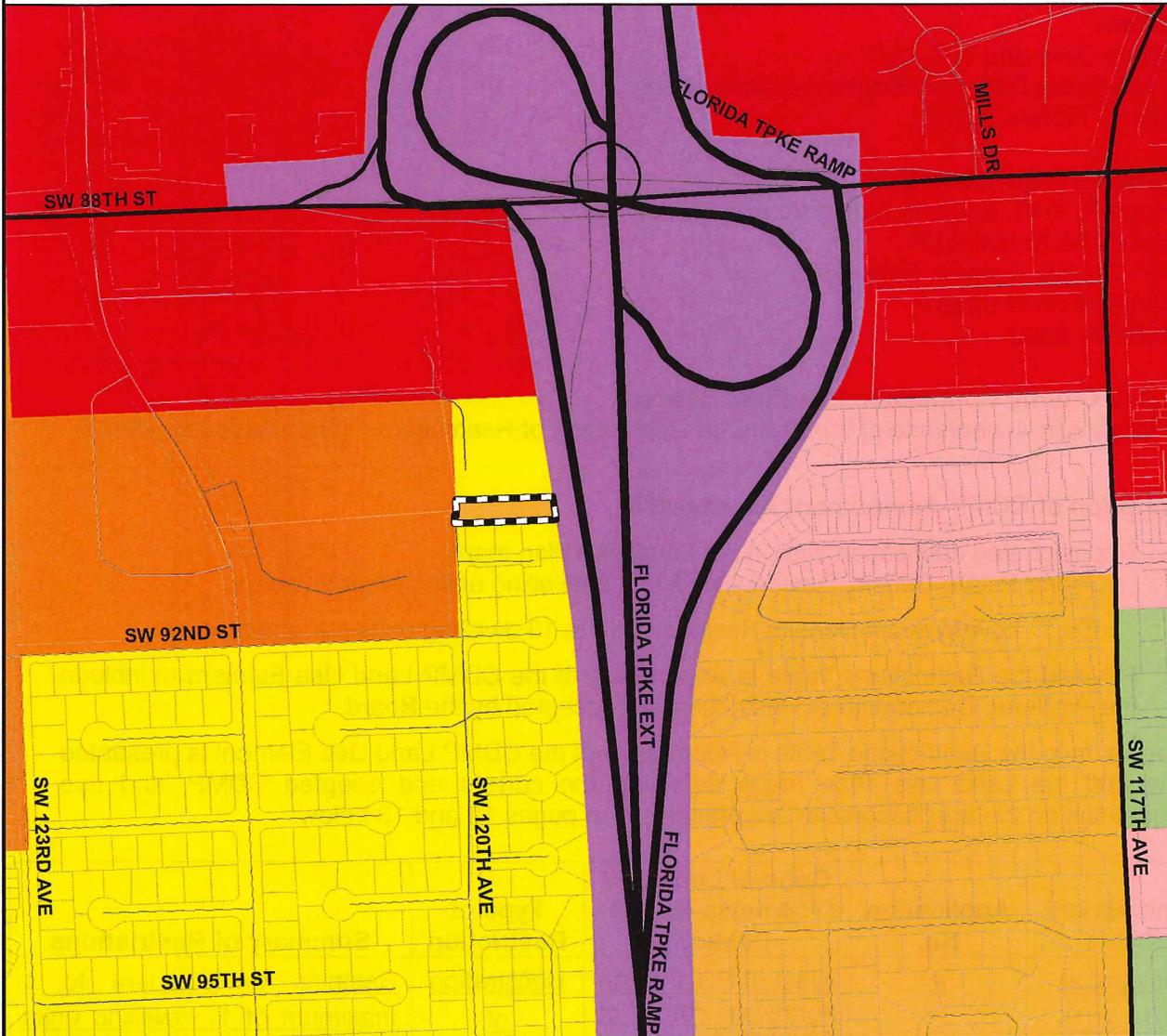
CDMP LAND USE

- ESTATE DENSITY
- LOW DENSITY (2.5-6 DU/AC)
- LOW-MEDIUM DENSITY (6-13 DU/AC)
- MEDIUM DENSITY (13-25 DU/AC)
- BUSINESS AND OFFICE
- OFFICE/RESIDENTIAL
- TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)

- EXPRESSWAYS
- MAJOR ROADWAYS (3 OR MORE LANES)
- FUTURE RAPID TRANSIT
- METROPOLITAN URBAN CENTER



APPLICATION NO. 3 ADOPTED CDMP LAND USE



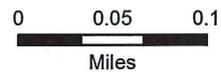
APPLICATION AREA

Source: Miami-Dade County
Department of Regulatory and Economic Resources
May 2015

CDMP LAND USE

- ESTATE DENSITY
- LOW DENSITY (2.5-6 DU/AC)
- LOW-MEDIUM DENSITY (6-13 DU/AC)
- MEDIUM DENSITY (13-25 DU/AC)
- BUSINESS AND OFFICE
- OFFICE/RESIDENTIAL
- TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)

- EXPRESSWAYS
- MAJOR ROADWAYS (3 OR MORE LANES)
- FUTURE RAPID TRANSIT
- METROPOLITAN URBAN CENTER



**NOVEMBER 2014 CYCLE
SMALL-SCALE AMENDMENT APPLICATION NO. 4
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS**

(Ordinance No. 15-40; Adopted May 6, 2015)

Applicant

South Dixie and 122, LLC
9155 South Dadeland Boulevard, Suite 1418
Miami, Florida 33156

Applicant's Representative

Hugo P. Arza, Esq and Alejandro Arias, Esq.
Holland & Knight, LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131
305.374.8500

Board of County Commissioners Final Action:

“Adopt with Acceptance of the Proffered Declaration of Restrictions.” (Ordinance No. 15-40)

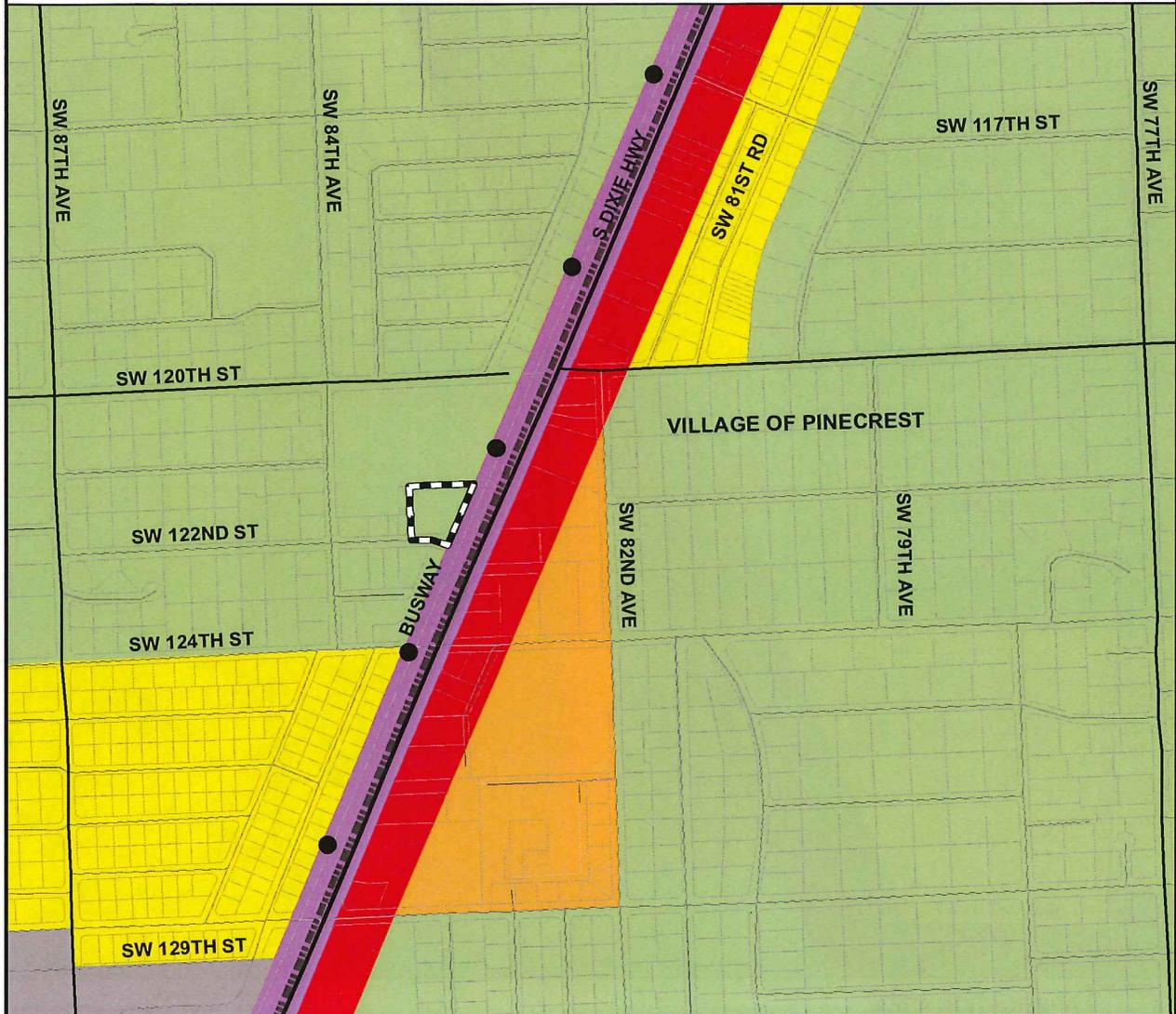
Description of CDMP Amendment As Adopted

1. Redesignated application site on the Land Use Plan map
From: Estate Density Residential (1 to 2.5 dwelling units per gross acre)
To: Low-Medium Density Residential (6 to 13 dwelling units per gross acre)
2. Revised the Restrictions Table in Appendix A of the CDMP Land Use Element to include the Proffered Declaration of Restrictions as accepted by the Board.

The revision to the Restrictions Table in Appendix A of the CDMP Land Use Element is presented below and the Land Use Plan maps depicting the current and adopted CDMP land use designations on the application site are presented on pages 12 and 13 below.

Amendment Cycle	Application No.	General Location/ (Township-Range-Section)	Type of Restriction	Summary of Restrictions
<u>November 2014-2015</u>	<u>4</u>	<u>West of US-1 at the northwest corner of SW 122 Street and the South Dade Busway (55-40-15)</u>	<u>Declaration of Restrictions</u>	<u>Restricts development to a maximum of 12 dwelling units consisting of 6 residential buildings and one accessory building; Requires preservation of specimen trees on the property; and Requires owner to prepare a traffic calming measure on SW 84 Avenue and SW 122 Street and pay for such improvement if approved by the County</u>

APPLICATION NO. 4 CURRENT CDMP LAND USE



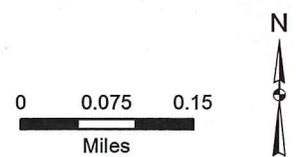
-  APPLICATION AREA
-  MUNICIPAL BOUNDARY

CDMP LAND USE

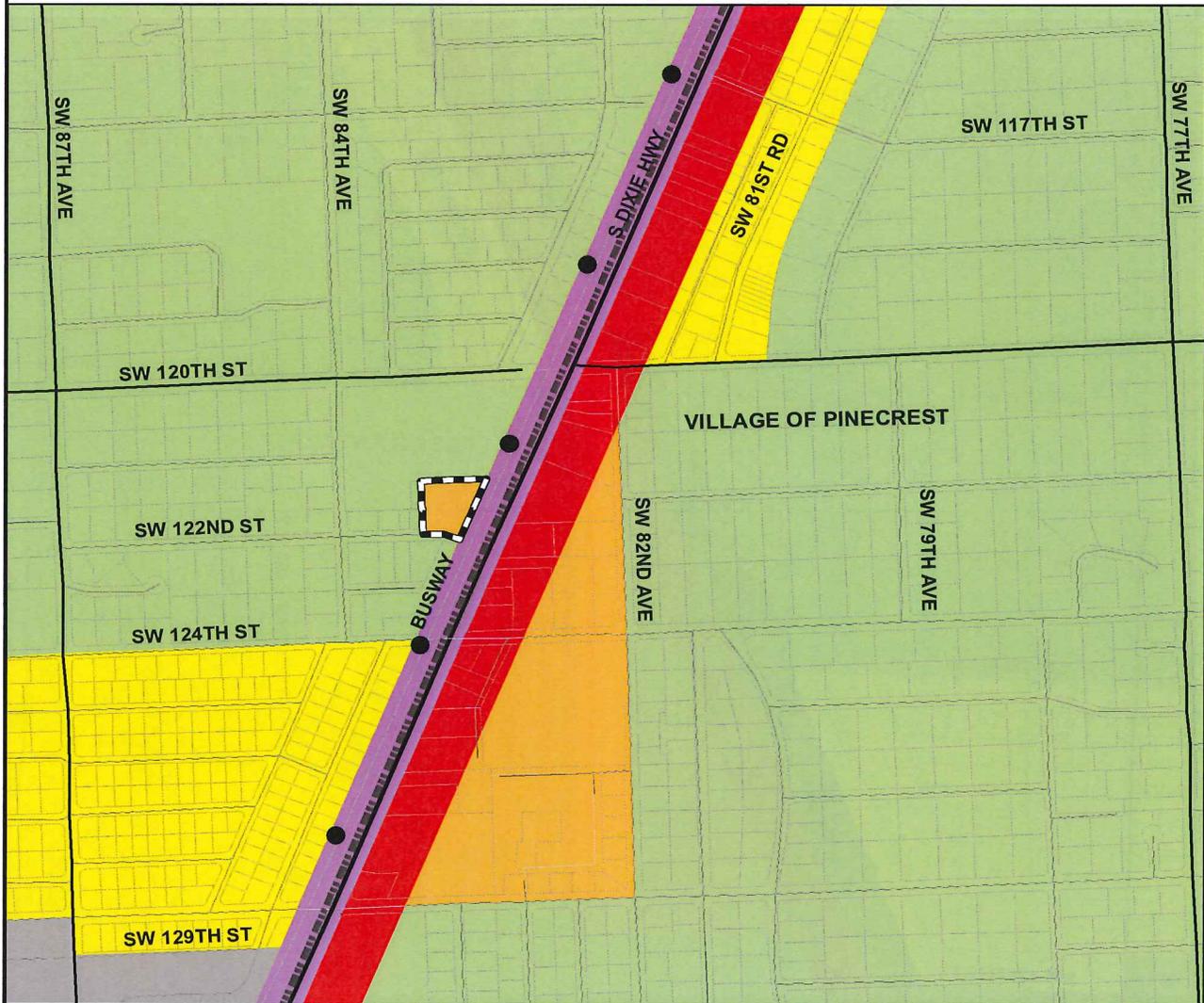
-  ESTATE DENSITY
-  LOW DENSITY (2.5-6 DU/AC)
-  LOW-MEDIUM DENSITY (6-13 DU/AC)
-  INDUSTRIAL AND OFFICE
-  BUSINESS AND OFFICE
-  TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)

-  MINOR ROADWAYS (2 OR MORE LANES)
-  MAJOR ROADWAYS (3 OR MORE LANES)
-  EXISTING RAPID TRANSIT

Source: Miami-Dade County
Department of Regulatory and Economic Resources
May 2015



APPLICATION NO. 4 ADOPTED CDMP LAND USE



 APPLICATION AREA

 MUNICIPAL BOUNDARY

CDMP LAND USE

 ESTATE DENSITY

 LOW DENSITY (2.5-6 DU/AC)

 LOW-MEDIUM DENSITY (6-13 DU/AC)

 INDUSTRIAL AND OFFICE

 BUSINESS AND OFFICE

 TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)

 MINOR ROADWAYS (2 OR MORE LANES)

 MAJOR ROADWAYS (3 OR MORE LANES)

 EXISTING RAPID TRANSIT

Source: Miami-Dade County
Department of Regulatory and Economic Resources
May 2015



**NOVEMBER 2014 CYCLE
SMALL-SCALE AMENDMENT APPLICATION NO. 5
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS**

(Ordinance No. 15-41; Adopted May 6, 2015)

Applicant

Village at Coral Reef, LLC
18001 Old Cutler Road, 600
Palmetto Bay, Florida 33157

Applicant's Representative

Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., and Alejandro Arias, Esq
Holland and Knight, LLP
701 Brickel Avenue, Suite 3000
Miami, Florida 33131
305.374.8500

Board of County Commissioners Final Action:

“Adopt with Acceptance of the Proffered Declaration of Restrictions” (Ordinance No. 15-41)

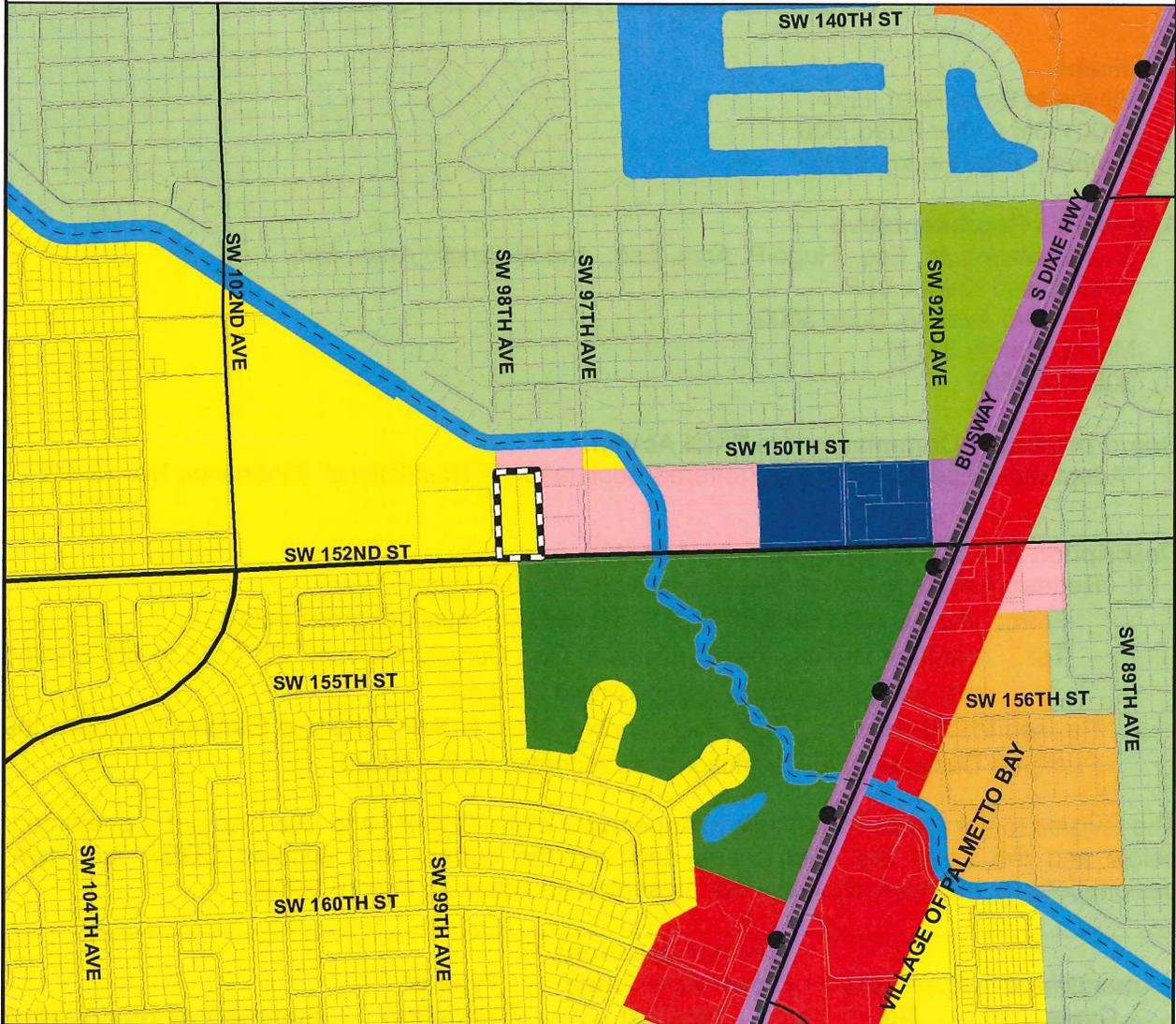
Description of CDMP Amendment As Adopted

1. Redesignated application site on the Land Use Plan map
From: Low Density Residential (2.5 to 6 dwelling units per gross acre)
To: Medium Density Residential with One Density Increase (DI-1; 25 to 60 dwelling units per gross acre with good urban design,”
2. Revised the Restrictions Table in Appendix A of the CDMP Land Use Element to include the Proffered Declaration of Restrictions, as accepted by the Board.

The revision to the Restrictions Table in Appendix A of the CDMP Land Use Element is presented below and the Land Use Plan maps depicting the current and adopted CDMP land use designations on the application site are presented on pages 15 and 16 below.

Amendment Cycle	Application No.	General Location/ (Township-Range-Section)	Type of Restriction	Summary of Restrictions
<u>November 2014-2015</u>	<u>5</u>	<u>North of SW 152 Street and 300 feet west of theoretical SW 97 Avenue (55-40-20)</u>	<u>Declaration of Restrictions</u>	<u>Requires the incorporation of sound urban design principles into any development seeking to utilize the density increase provided by the DI-1 overlay designation;</u> <u>Limits development to a maximum of 175 workforce housing dwelling units; and</u> <u>Requires the owner to work with Miami Dade Transit to accommodate transit facilities within the property or on adjacent streets</u>

APPLICATION NO. 5 CURRENT CDMP LAND USE

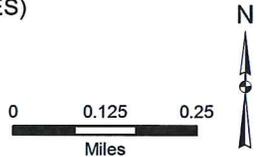


-  APPLICATION AREA
-  MUNICIPAL BOUNDARY

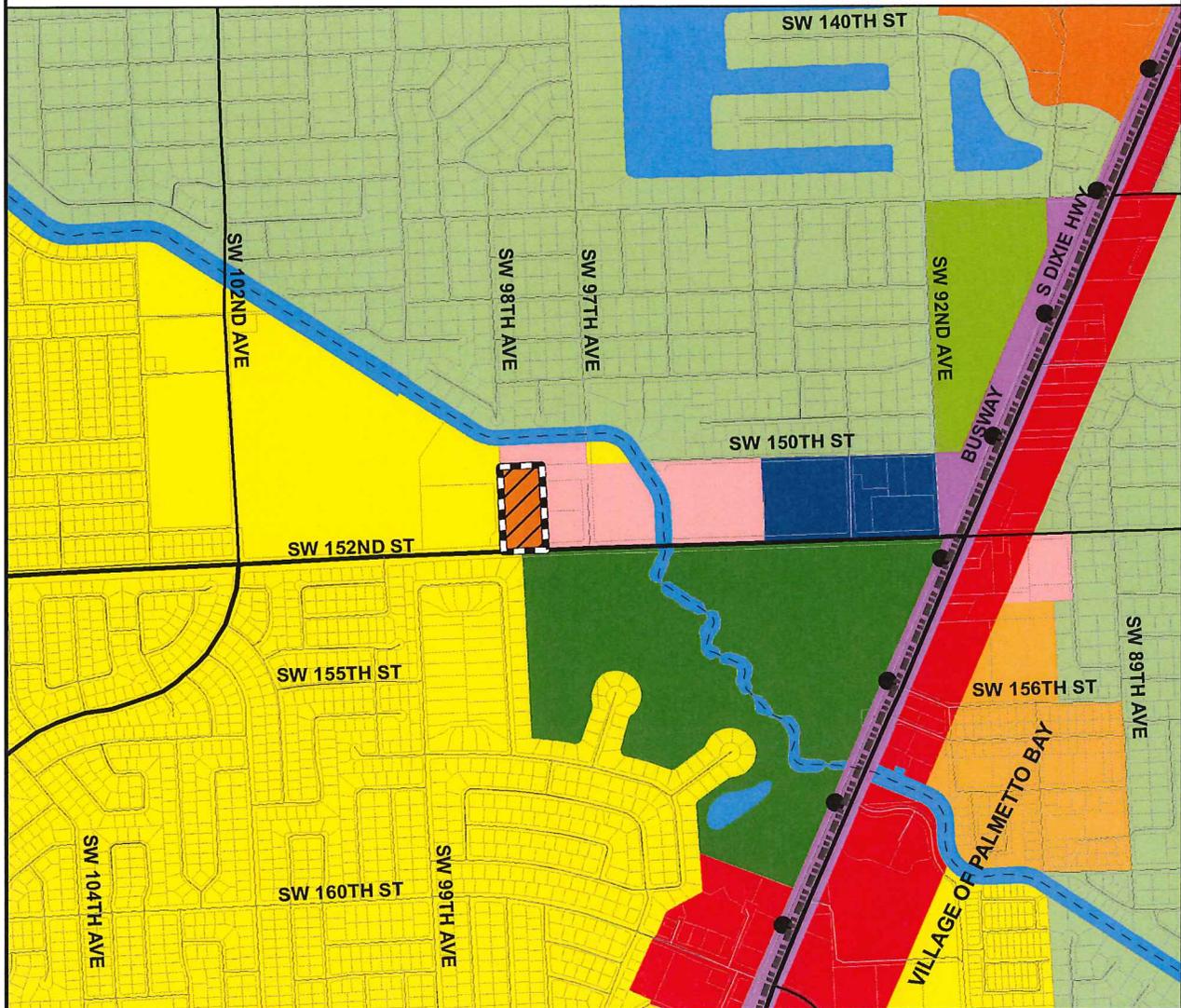
CDMP LAND USE

- | | |
|--|--|
| <ul style="list-style-type: none">  ESTATE DENSITY  LOW DENSITY (2.5-6 DU/AC)  LOW-MEDIUM DENSITY (6-13 DU/AC)  MEDIUM DENSITY (13-25 DU/AC)  BUSINESS AND OFFICE  OFFICE/RESIDENTIAL  INSTITUTIONS, UTILITIES AND COMMUNICATION  PARKS AND RECREATION | <ul style="list-style-type: none">  ENVIRONMENTALLY PROTECTED PARKS  WATER  TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)  MAJOR ROADWAYS (3 OR MORE LANES)  MINOR ROADWAYS (2 LANES)  EXISTING RAPID TRANSIT  CANAL |
|--|--|

Source: Miami-Dade County
Department of Regulatory and Economic Resources
May 2015



APPLICATION NO. 5 ADOPTED CDMP LAND USE



-  APPLICATION AREA
-  MUNICIPAL BOUNDARY

CDMP LAND USE

- | | |
|---|--|
| <ul style="list-style-type: none">  ESTATE DENSITY  LOW DENSITY (2.5-6 DU/AC)  LOW-MEDIUM DENSITY (6-13 DU/AC)  MEDIUM DENSITY W/ ONE DENSITY INCREASE (DI-1)  BUSINESS AND OFFICE  OFFICE/RESIDENTIAL  INSTITUTIONS, UTILITIES AND COMMUNICATION | <ul style="list-style-type: none">  PARKS AND RECREATION  ENVIRONMENTALLY PROTECTED PARKS  WATER  TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)  MAJOR ROADWAYS (3 OR MORE LANES)  EXISTING RAPID TRANSIT  CANAL |
|---|--|

Source: Miami-Dade County
Department of Regulatory and Economic Resources
May 2015

