

SUMMARY OF FINAL ACTIONS  
BY  
BOARD OF COUNTY COMMISSIONERS

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

(Ordinance Nos. 15-134, 15-138 and 15-139; Adopted November 18, 2015)

Adopted May 2015 Cycle Small-Scale Amendments to the  
Comprehensive Development Master Plan

November 2015

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, 5 and 6 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 18, 2015. The applications were assigned Ordinance No. 15-134 for Application No. 1, Ordinance No. 15-138 for Application No. 5, and Ordinance No. 15-139 for Application No. 6. Small-scale Application No. 2 was adopted with a condition that a legally sufficient Declaration of Restrictions be provided by the applicant within 30 days of the adoption or the application is deemed withdrawn. This application, adopted by Ordinance No. 15-135, is therefore not included in this report.

A total of nine (9) applications requesting changes to the land use designations of the CDMP LUP map and/or CDMP Land Use Element text were filed during the May 2015 filing period. All but Application No. 9 were filed by private parties. Staff Application No. 9 was filled by the Department of Regulatory and Economic Resources. Of the 9 applications, six (6) (Application Nos. 1 through 6) were filed as small-scale applications and the remaining Application Nos. 7, 8 and 9 were filed as standard applications. Three (3) of the 6 small-scale applications (Application Nos. 1, 5 and 6) are being transmitted herein as adopted small-scale amendments. Small-scale Application No. 2 will be transmitted at a later date upon satisfaction of the condition for its adoption. Small-scale Application Nos. 3 and 4, and standard Application No. 7 were denied by the Board. Standard Application No. 9 will be transmitted in a separate package to the State Land Planning Agency (SLPA). Standard Application No. 8 is pending the Board's transmittal action to be taken at the public hearing that was continued to December 7, 2015.

### 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, 5 and 6) with illustrations of how they amend the CDMP LUP map.

**MAY 2015 CYCLE  
SMALL-SCALE AMENDMENT APPLICATION NO. 1  
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS**

**(Ordinance No. 15-134; Adopted November 18, 2015)**

**Applicant**

Mayres LLC, a Florida Limited Liability Company  
c/o Sanford Reinhard  
1290 Weston Road, Suite 201  
Weston, Florida 33326  
786-285-1128

**Applicant's Representative**

Stanley B. Price, Esq, Brian S. Esq. and Wendy Francois, Esq.  
Bilzin, Sumberg, Baena, Price & Axelrod, LLP  
1450 Brickell Avenue, 23<sup>rd</sup> Floor  
Miami, Florida 33131  
305-350-2351 (Brian S. Adler)

**Board of County Commissioners Final Action:**

"Adopt with acceptance of the proffered Declaration of Restrictions". (Ordinance No. 15-134)

**Description of CDMP Amendment As Adopted**

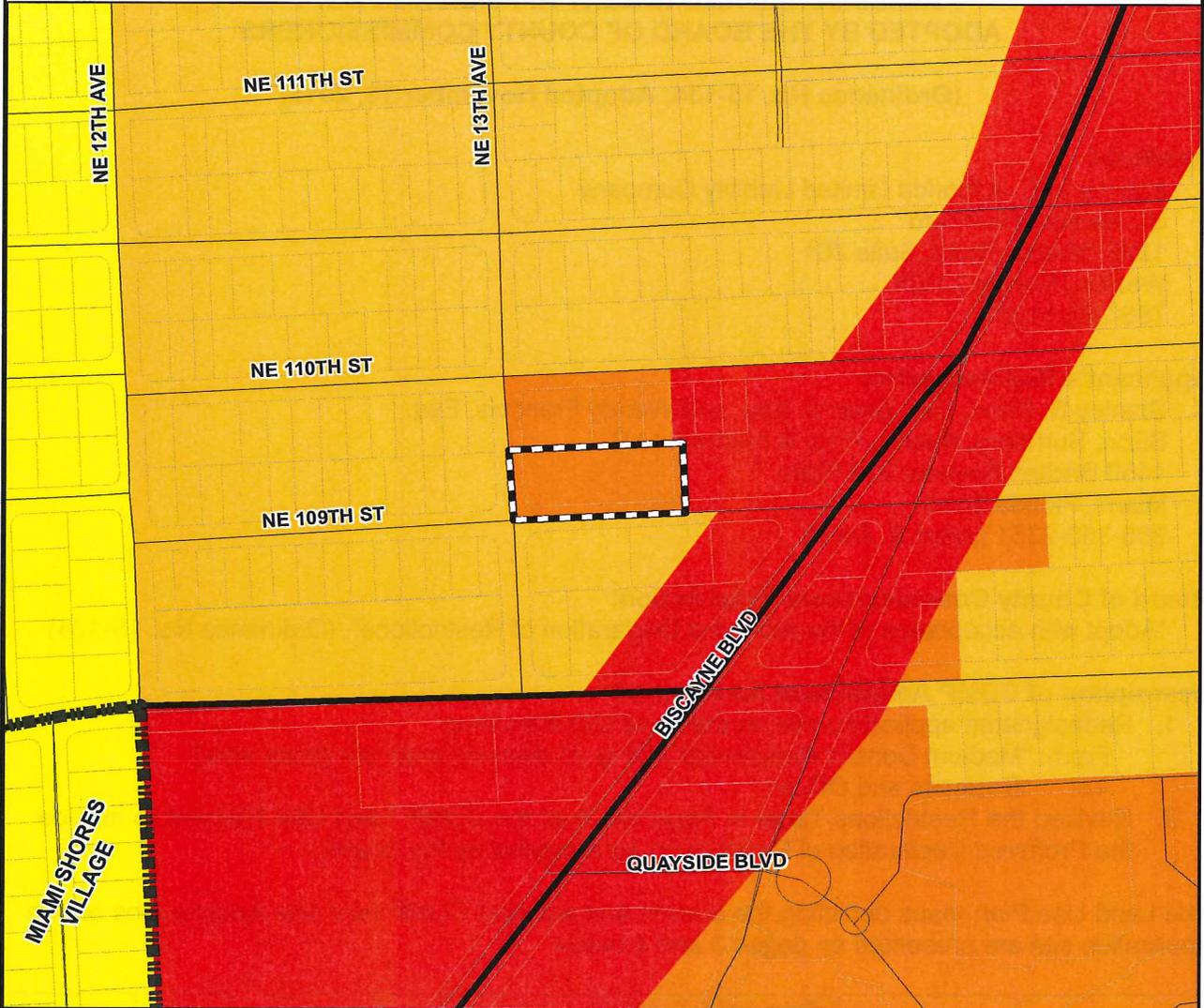
1. Redesignated application site on the Land Use Plan map  
From: "Medium Density Residential" (13 to 25 dwelling units per gross acre)  
To: "Business and Office"
2. Revised the Restrictions Table in Appendix A of the CDMP Land Use Element to include the Proffered Declaration of Restrictions as accepted by the Board.

The 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.

<b>Amendment Cycle</b>	<b>Application No.</b>	<b>General Location/ (Township-Range-Section)</b>	<b>Type of Restriction</b>	<b>Summary of Restrictions</b>
<u>May 2015-2016</u>	<u>1</u>	<u>Northeast corner of the intersection of NE 109 Street and NE 13 Avenue/ (52-42-32)</u>	<u>Declaration of Restrictions</u>	<u>Permits only ground level commercial parking and such other uses allowed by the Medium Density Residential land use designation and requires a landscape buffer abutting the residential property to the north.</u>

# APPLICATION NO. 1

## CURRENT CDMP LAND USE



APPLICATION AREA

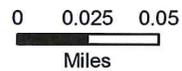


MUNICIPALITY

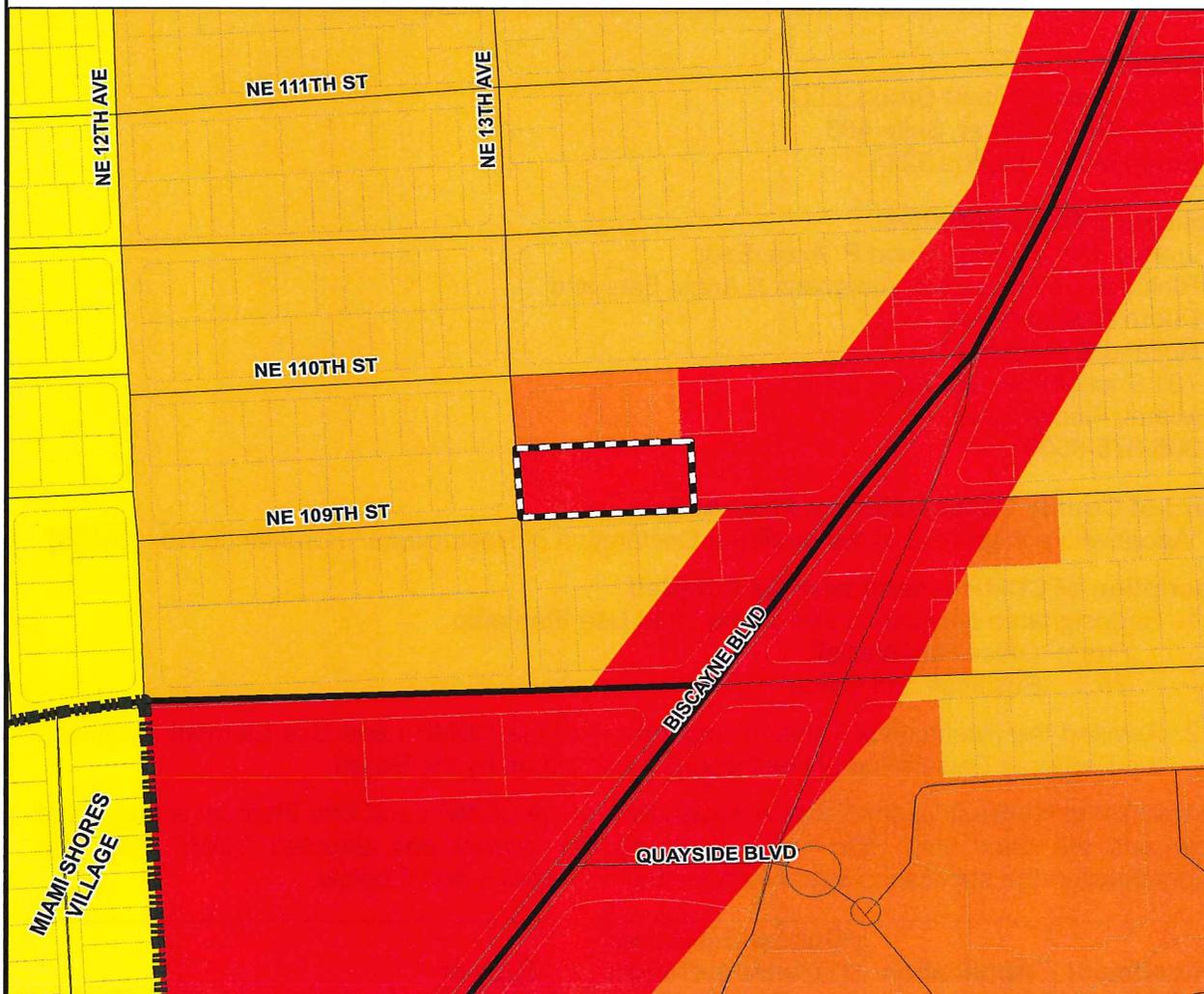
**CDMP LAND USE**

- LOW DENSITY (2.5-6 DU/AC)
- LOW-MEDIUM DENSITY (6-13 DU/AC)
- MEDIUM DENSITY (13-25 DU/AC)
- BUSINESS AND OFFICE
- MINOR ROADWAYS (2 LANES)
- MAJOR ROADWAYS (3 OR MORE LANES)

Source: Department of Regulatory and Economic Resources  
November 2015



# APPLICATION NO. 1 ADOPTED CDMP LAND USE



APPLICATION AREA



MUNICIPALITY

**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



MINOR ROADWAYS (2 LANES)



MAJOR ROADWAYS (3 OR MORE LANES)

Source: Department of Regulatory and Economic Resources  
November 2015



**MAY 2015 CYCLE CYCLE  
SMALL-SCALE AMENDMENT APPLICATION NO. 5  
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS**

**(Ordinance No. 15-138; Adopted November 18, 2015)**

**Applicant**

Brwon Development Group, LLC  
5901 SW 74 Street, Suite 403  
South Miami, Florida 33143

**Applicant's Representative**

Juan J. Mayol, Esq., Hugo P. Arza, Esq,  
Richard A. Perez, Esq., Alejandro J. Arias, Esq, and  
Pedro Gassant, Esq.  
Holland & Knight LLP  
701 Brickell Avenue, Suite 3300  
Miami, Florida 33131  
305-375-8500

**Board of County Commissioners Final Action:**

“Adopt with acceptance of the proffered Declaration of Restrictions.” (Ordinance No. 15-138)

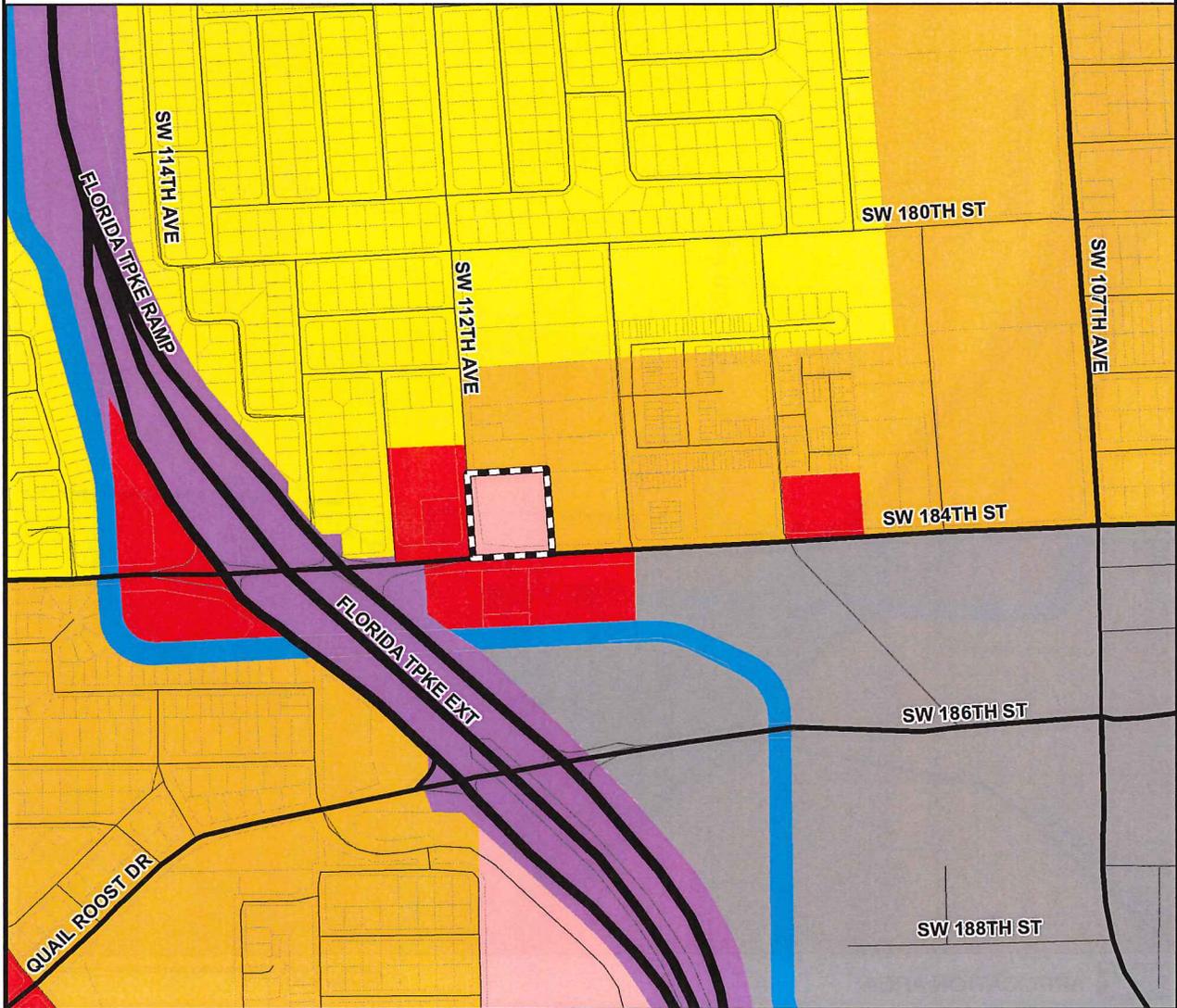
**Description of CDMP Amendment As Adopted**

1. Redesignated application site on the Land Use Plan map  
From: “Office/Residential”  
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.

<b>Amendment Cycle</b>	<b>Application No.</b>	<b>General Location/ (Township-Range-Section)</b>	<b>Type of Restriction</b>	<b>Summary of Restrictions</b>
<u>May</u> <u>2015-2016</u>	<u>5</u>	<u>Northeast corner of the intersection of SW 184 Street and SW 112 Avenue (56-40-31)</u>	<u>Declaration of Restrictions</u>	<u>Prohibits residential uses on the property and restricts development of the property to a maximum of 30,000 square feet of commercial uses</u>

# APPLICATION NO. 5 CURRENT CDMP LAND USE



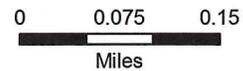
 APPLICATION AREA

Source: Department of Regulatory and Economic Resources  
November 2015

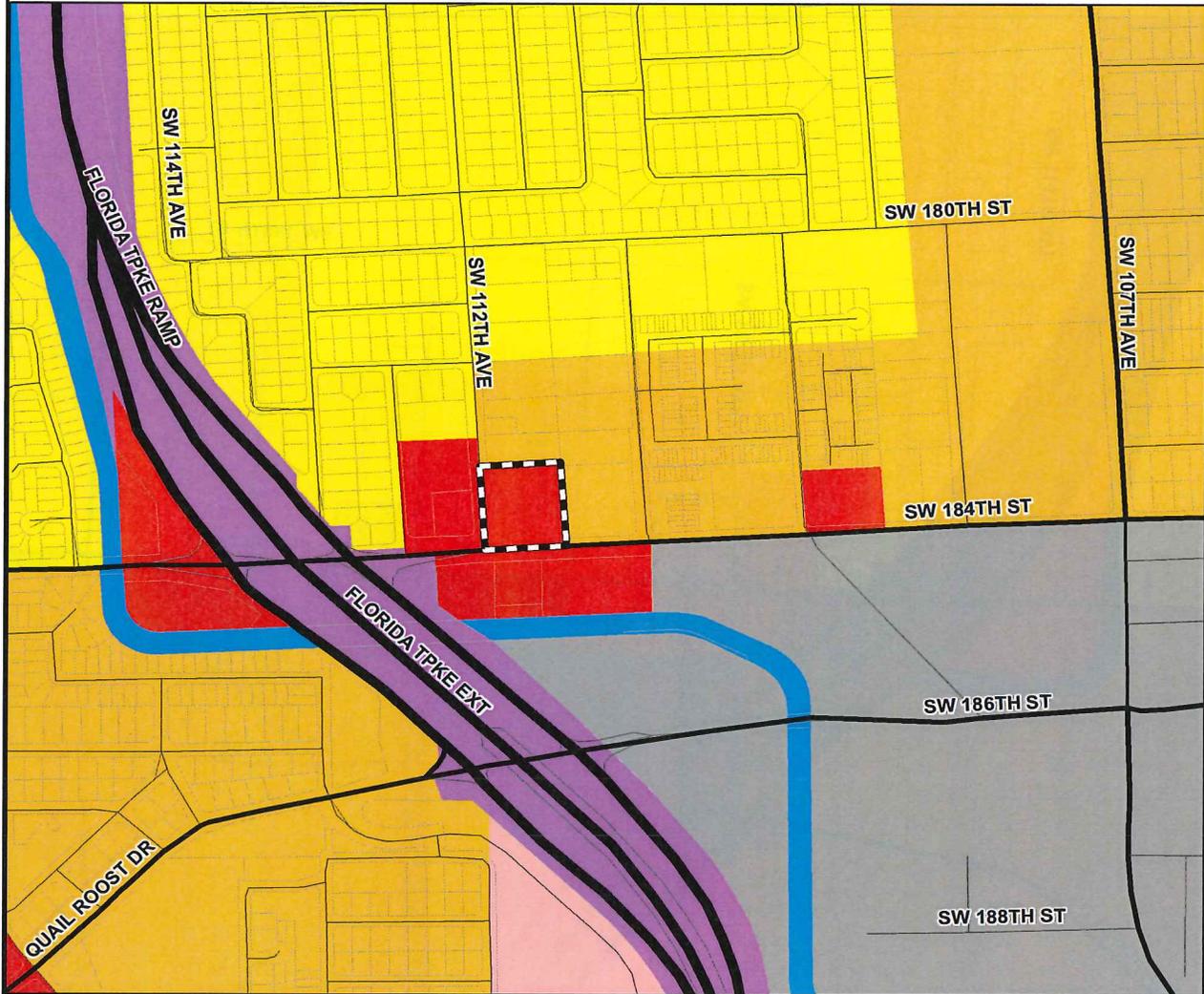
**CDMP LAND USE**

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

-  MINOR ROADWAYS (2 LANES)
-  MAJOR ROADWAYS (3 OR MORE LANES)
-  EXPRESSWAYS



# APPLICATION NO. 5 ADOPTED CDMP LAND USE



 APPLICATION AREA

Source: Department of Regulatory and Economic Resources  
November 2015

**CDMP LAND USE**

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

-  MINOR ROADWAYS (2 LANES)
-  MAJOR ROADWAYS (3 OR MORE LANES)
-  EXPRESSWAYS



**MAY 2015 CYCLE CYCLE  
SMALL-SCALE AMENDMENT APPLICATION NO. 6  
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS**

**(Ordinance No. 15-139; Adopted November 18, 2015)**

**Applicant**

Otto E. Kaufman & Barbara J. Kaufman, Co-Trustees of The Kaufman Family Trust  
8066 Yachtsman Drive  
Stuart, Florida 34997

**Applicant's Representative**

Tracy R. Slavens, Esq.  
Holland & Knight, LLP  
701 Brickell Avenue, Suite 3300  
Miami, Florida 33131  
305-374-8500

**Board of County Commissioners Final Action:**

"Adopt with Change by expanding the eastern boundary of the application site to include an additional  $\pm 0.26$  acres for a total of 4.32 gross acres (3.45 net acres)." (Ordinance No. 15-139)

**Description of CDMP Amendment As Adopted**

Redesignated application site on the Land Use Plan map  
From: "Business and Office" and "Agriculture"  
To: "Business and Office"

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.

# APPLICATION NO. 6 CURRENT CDMP LAND USE



APPLICATION AREA

Source: Department of Regulatory and Economic Resources  
November 2015

## CDMP LAND USE



BUSINESS AND OFFICE



AGRICULTURE



WATER



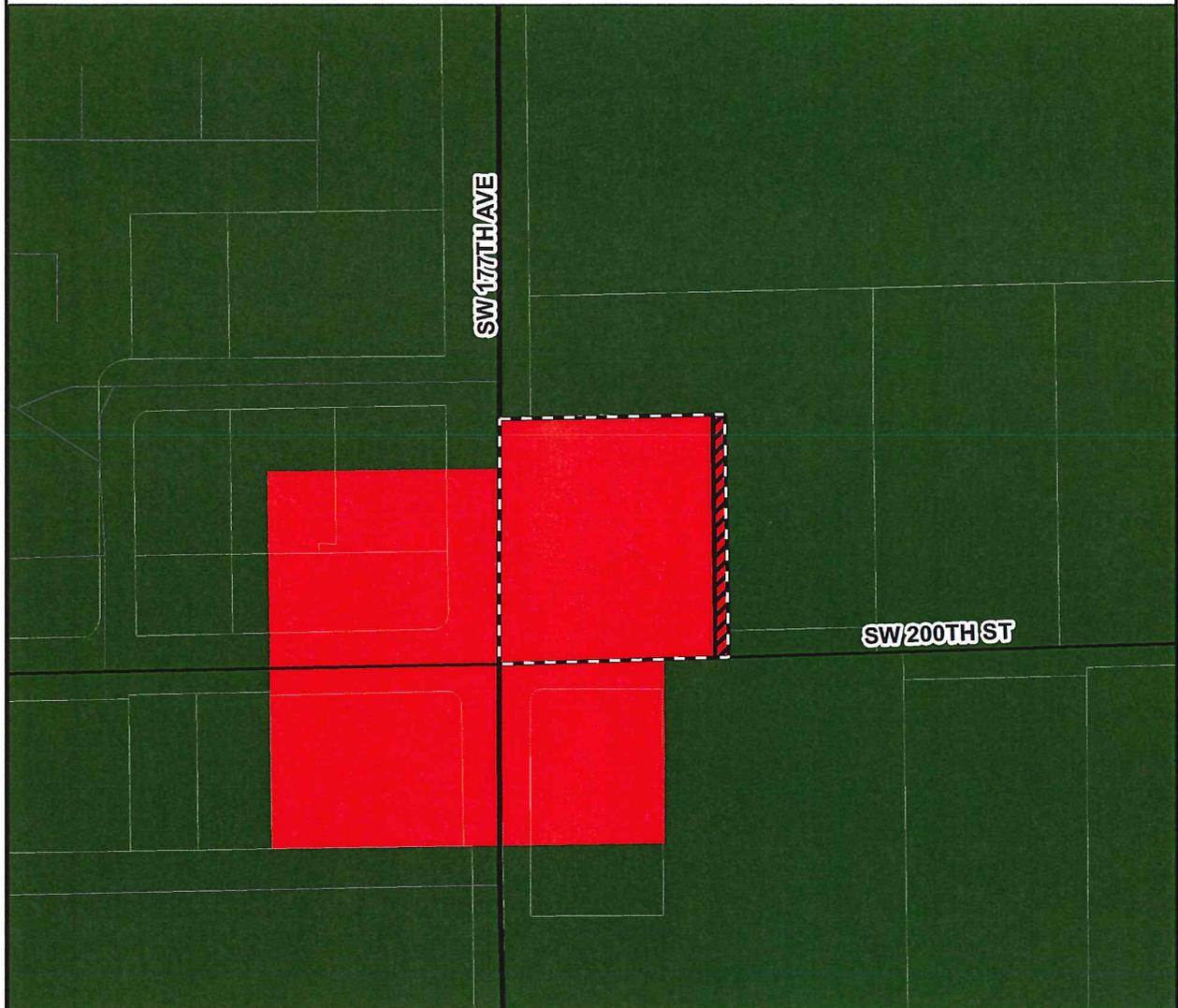
MINOR ROADWAYS (2 LANES)



MAJOR ROADWAYS (3 OR MORE LANES)



# APPLICATION NO. 6 ADOPTED CDMP LAND USE



-  APPLICATION AREA
-  AREA ADDED TO APPLICATION (0.26 ACRES)
- CDMP LAND USE**
-  BUSINESS AND OFFICE
-  AGRICULTURE
-  MINOR ROADWAYS (2 LANES)
-  MAJOR ROADWAYS (3 OR MORE LANES)

Source: Department of Regulatory and Economic Resources  
November 2015

