

**APPLICATION FOR AN AMENDMENT TO THE
LAND USE PLAN MAP
OF THE MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN
SMALL SCALE AMENDMENT**

PLANNING & ZONING
METROPOLITAN PLANNING SECT

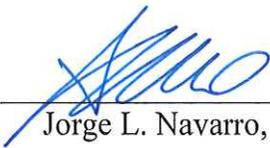
1. APPLICANTS

Hamlet Tomas Mendez & Rosanna Mendez

2. APPLICANT'S REPRESENTATIVE

Jorge L. Navarro, Esq.
Greenberg Traurig, LLP
333 SE 2nd Ave, Suite 4400
Miami, Florida 33131
(305) 579-0821

By: _____


Jorge L. Navarro, Esq.

12-1-14

Date

3. DESCRIPTION OF REQUESTED CHANGE

A. Change the Land Use Plan Map.

A change to the Land Use Element, Future Land Use Plan map is requested. The Applicant is requesting the redesignation of the subject property from "Low Density Residential" to "Medium Density Residential."

B. Description of Subject Area.

The subject property consists of approximately 0.44 +/- net acres (0.47 +/- gross acres) of land located in Section 01, Township 55, Range 39, in unincorporated Miami-Dade County (the "Property"). The subject property is located west of the Florida Turnpike, east of Southwest 120th Avenue, north of Southwest 92nd Street, and south of SW 88th Street (Kendall Drive), as depicted on the location map accompanying the legal description provided herein.

C. Acreage.

1. Subject application area: 0.44 +/- net acres (0.47 +/- gross acres)
2. Acreage owned by applicant: 0.44 +/- net acres (0.47 +/- gross acres)

D. Requested Changes.

1. It is requested that the subject property be re-designated on the Future Land Use Plan map from "Low Density Residential" (2.5 to 6 dwelling units per acre) to "Medium Density Residential" (13 to 25 dwelling units per acre).
2. It is the requested that this Application be processed as an expedited small scale amendment.

4. REASONS FOR AMENDMENT

The requested amendment seeks to redesignate the Future Land Use Map designation for the subject property from "Low Density Residential" to "Medium Density Residential." The proposed amendment will allow for the development of a townhome project on the subject property, which currently consists of vacant and unimproved land. For the reasons below, we believe the proposed amendment is compatible with the proximate land uses, is consistent with the policies and goals of the Comprehensive Plan, and is creating a proper transition between the abutting commercial and low density residential uses. As part of the Application, the applicant will be proffering a covenant which will provide for certain development parameters that will govern the future development of the townhome project on the subject property.

The subject property is located near two major roadways, SW 88th Street (Kendall Drive) and the Florida Turnpike. The Property abuts a commercial shopping center to the north which is currently designated "Business and Office" under the Future Land Use Map. The area directly west of the subject property is currently developed with multi-family residential uses at a density of approximately 23 units per acre and is currently designated "Medium Density Residential" under the Future Land Use Map. To the south of the subject property are 3 single family homes and directly to the East is the Florida Turnpike Expressway. Based on the surrounding development and the existing land uses in the area, we believe the subject property is appropriately located for development at a higher density. Specifically, the proposed redesignation of the subject property to "Medium Density Residential" would be consistent and compatible with the existing "Business and Office" uses to the north and the "Medium Density Residential" land uses to the west.

The proposed townhome project will contribute to creating a variety of housing types within the abutting residential community. Additionally, the proposed redevelopment of the subject property with townhomes under the "Medium Density Residential" land use designation will create an appropriate transition and buffer between the commercial shopping center to the north and the existing single family homes to the south. This Application will thereby further the

policies and goals of the Comprehensive Plan which encourages the creation of transition areas between areas of commercial uses and lower density residential uses. The site is also ideally situated for development at higher densities because of its proximity to major infrastructure and its accessibility to nearby employment, commercial, retail and cultural centers.

Based on the foregoing, we believe the proposed change in the Property's land use designation to "Medium Density Residential" would result in an appropriate transition area from the abutting commercial uses and would be compatible with the character of the existing residential community. Additionally, approval of the requested amendment would further the implementation of the following CDMP goals, objectives and policies:

LAND USE OBJECTIVE 1: The Location and configuration of Miami- Dade County's urban growth through the year 2015 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.

LAND USE POLICY 1C: Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

LAND USE POLICY 1E: In Conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami- Dade County shall seek to facilitate the planning of residential areas and neighborhoods which include recreational, educational, and other public facilities, houses of worship, and safe and convenient circulation of automotive, pedestrian and bicycle traffic.

LAND USE POLICY 1F: To promote housing diversity and to avoid creation of monotonous developments, Miami- Dade County shall vigorously promote the inclusion of a variety of housing types in all residential communities through its area planning, zoning, subdivision, site planning and housing finance activities, among others. In particular, Miami- Dade County shall review its zoning and subdivision practices and regulations and shall amend them, as practical, to promote this policy.

LAND USE POLICY 8A: Miami- Dade County shall strive to accommodate residential development in suitable location and densities which reflect such factors as recent trends in location and design of residential units; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patters should reflect the Guidelines for Urban Form contained in this Element.

LAND USE POLICY 9I: Miami-Dade County shall continue to update and enhance its land development regulations and area planning program to facilitate development of

better planned neighborhoods and communities, and well-designed buildings, and shall encourage and assist municipalities to do the same.

5. ADDITIONAL MATERIAL SUBMITTED

Additional information will be supplied at a later date under separate cover.

6. COMPLETED DISCLOSURE FORMS

Attached as Exhibit "B"

Attachments: Legal Description - Exhibit "A"
Location Map for Application - Exhibit "B"
Disclosure of Interest Form - Exhibit "C"

Exhibit "A"

Legal Description of Property

A portion of Tract 2, "Second Amended Plat of Miami Villas, according to the plat thereof, as recorded in Plat Book 34, Page 27, of the Public Records of Miami-Dade County, Florida.

Beginning 555 feet South of the intersection of the Northwest corner of Tract 2 and the South Line of SW 89th Street, thence continue South for 66.17 feet to a point; thence continue East 281.70 feet to a point; thence continue North 8 degrees West for a distance of 70.31 feet to a point; thence continue West for a distance 274.03 feet to the point of beginning, all Section 1, Township 55 South, range 39 East.

Folio No. 30-5901-007-0171

3. For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in 2. above.

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER (Attach Explanation)
A	X			

4. DISCLOSURE OF APPLICANT'S INTEREST: Complete all appropriate sections and indicate N/A for each section that is not applicable.

a. If the applicant is an individual (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

Hamlet Tomas Mendez & Rosanna Mendez

100%

b. If the applicant is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: N/A

NAME, ADDRESS, AND OFFICE (if applicable)

PERCENTAGE OF STOCK

c. If the applicant is a TRUSTEE, list the trustee's name, the name and address of the beneficiaries of the trust, and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), partnership(s), or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

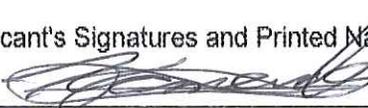
TRUSTEES

NAME: N/A

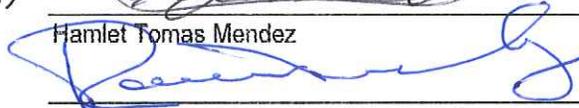
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and behalf.

Applicant's Signatures and Printed Names

IV: 70L # M532-338-51-087-0



Hamlet Tomas Mendez



Rosanna Mendez

IV: 70L # M632-710-58-528-0

Sworn to and subscribed before me

this 1st day of Dec, 2014



Notary Public, State of Florida at Large(SEAL)



CARL QUEENER
MY COMMISSION # FF 022371
EXPIRES: September 29, 2017
Bonded Thru Budget Notary Services

My Commission Expires:

Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.