

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

2014 DEC -1 P 2: 00

PLANNING & ZONING
METROPOLITAN PLANNING SECT

1. APPLICANT

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

2. APPLICANT'S REPRESENTATIVES

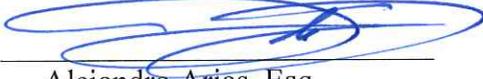
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By: 

Hugo P. Arza, Esq.

12/1/14

Date

By: 

Alejandro Arias, Esq.

12/1/14

Date

3. DESCRIPTION OF REQUESTED CHANGE

- A. Changes to the Land Use Plan Map. Applicant requests changes to the Land Use Plan (LUP) map designation on the subject property from "Estate Density Residential" to "Low-Medium Density Residential." In addition, the Applicant requests expedited processing and review of the application as a "small-scale" amendment, as defined in Section 163.3187(2) Florida Statutes.
- B. Description of the Subject Property (the "Property").

The subject property contains approximately ±1.62 gross acres (±1.59 net acres) and is located on the north side of SW 122 Street, between SW 84 Avenue and South Dixie Highway (US-1), in Section 15, Township 55 South, Range 40 East ("Property"). The Property is more specifically described in Exhibit "A" to this application.

C. Gross and Net Acreage.

Application area: ±1.62 gross acres (±1.59 net acres)

Acreage Owned by Applicant: Same as above.

D. Requested Change.

(1) Applicant requests that the Property be re-designated on the Land Use Plan map from ESTATE DENSITY RESIDENTIAL to LOW-MEDIUM DENSITY RESIDENTIAL on +/-1.62 gross acres identified in Exhibit "A."

(2) It is also requested that the application be processed as a small-scale amendment.

4. REASONS FOR AMENDMENT

The Applicant is requesting the re-designation of the Property from "Estate Density Residential" to "Low-Medium Density Residential". The Property consists of ±1.62 gross acres (±1.59 net acres) and is located on the north side of SW 122 Street, between 84 Avenue and South Dixie Highway (US-1). The South Miami-Dade Busway abuts the Property to the east. Currently the Property is vacant and unimproved. The Applicant is seeking the re-designation of the Property to address the demand for additional residential uses of a growing population in the area.

The Applicant intends to redevelop the Property, which fronts on the north side of SW 122 Street, and abuts the South Miami-Dade Busway. Lying to the east of the Property is South Dixie Highway (US-1), a major transportation corridor. Because of its location to the Busway and a major transportation corridor, the Property is ideally suited for residential development at a greater density to take advantage of the existing public transit options adjacent to the Property. The parcels of land to the north and west of the Property are designated "Estate Density Residential". There is currently a paint testing facility on the parcel to the north, and single-family residences situated on the parcels to the west. The properties to the south, beyond SW 122 Street, are designated "Low Density Residential" and are improved with single family residences. Lying to the east of the Property is the South Miami-Dade Busway, designated as a "Transportation" use. Further east, with frontage along the east side of South Dixie Highway (US-1), are commercial and retail establishments located within the municipal boundaries of the Village of Pinecrest. Re-designating the Property would provide an appropriate buffer between the transportation and commercial uses located to the west.

The Property is located within the South-Central Tier of the County, east of the Turnpike. More specifically, it is located within Minor Statistical Area 5.5 ("MSA"). Table 1.1-3 of the 2010 Evaluation and Appraisal Report, adopted March 23, 2011, indicates a population increase in MSA 5.5 of roughly 7,000 residents from the year 2010 to 2020. At the current rate of growth in Miami-Dade County, the existing available residential land supply for single-family homes

and multi-family homes in the South-Central Tier of the County is projected to be depleted in 2017. Thus, there is an immediate need for an additional supply of residential use in the MSA. Due to this imperative residential demand, the Property would best serve the community designated as “Low-Medium Density Residential” based on its location and compatibility with adjacent uses.

The Miami-Dade County Zoning Atlas zones the Property GU (Interim District) and RU-2 (Two-Family Residential District). The areas to the west of the Property are predominantly zoned EU-M (Estate Modified District). The site abutting the Property to the north is zoned GU (Interim District), EU-1 (Single-Family One Acre Estate District), and EU-M (Estate Modified District). The parcels located to the south of the Property are zoned RU-2 (Two-Family Residential District) and RU-5A (Semi-Professional Office District). Across South Dixie Highway (US-1), the properties fronting on the east side of this major transportation corridor are zoned for business use under the Village of Pinecrest Code of Ordinances. Thus, the re-designation of the Property to “Low-Medium Density” would serve to meet the demands of the area’s residents and meet the CDMP directive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units.

The Property lies within immediate proximity of major commercial development along South Dixie Highway (US-1). The proximity of commercial uses will attract residents to the Property, and encourage short traveling times (both pedestrian and vehicular) for residents with retail related needs. Additionally, the development will complete the roadway infrastructure of SW 122 Street abutting the South Miami-Dade Busway, promoting better distribution of residents traveling in the area. The retail development and improved roadway connectivity create an environment that justifies the type of residential development the Applicant is proposing under the land use designation sought pursuant to this application.

Furthermore, the need for residential development on the Property is supported by its location in an area served by transit, as the Property abuts the South Miami-Dade Busway. Buses operating on the Busway and in adjacent neighborhoods enter the exclusive lanes at major intersections and offer local and limited-stop service between Florida City and Dadeland South Metrorail. Express buses that run on the Busway shuttle passengers between Dadeland South Metrorail Station and SW 344 Street in an hour or less. There are also two Miami-Dade Busway Stations located within close proximity to the Property, the SW 117 Station and the SW 124 Station, which are served by Miami-Dade Transit Metrobus Routes 38, 34, 31, 52, 252, and 287. The availability of neighborhood-supporting services near the Property will encourage ridership along these routes.

Based on the foregoing, the Applicant believes that the approval of this application would be a timely improvement to the Land Use Plan map, will help to meet the demands of the area’s residents, and will serve to meet the CDMP directive to promote communities offering a variety of single-family, townhome, and multi-family residential options.

Accordingly, approval of the requested Amendment would further implementation of the following CDMP policies:

LAND USE OBJECTIVE 1: The location and configuration of Miami-Dade County's urban growth through the year 2030 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 services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.

LAND USE POLICY LU-1A: High intensity, well-designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multimodal accessibility.

LAND USE POLICY LU-1D: In conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of communities which include recreational, educational and other public facilities, houses of worship, places of employment, and safe and convenient circulation of automotive, pedestrian and bicycle traffic throughout the communities.

LAND USE POLICY LU-1E: In planning and designing all new residential development and redevelopment in the county, Miami-Dade County shall vigorously promote implementation of the "Guidelines for Urban Form" contained in the "Interpretation of The Land Use Plan Map" text adopted as an extension of these policies.

LAND USE POLICY LU-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 LU-1O: Miami-Dade County shall seek to prevent discontinuous, scattered development at the urban fringe in the Agriculture Areas outside the Urban Development Boundary, through its CDMP amendment process, regulatory and capital improvements programs and intergovernmental coordination activities.

LAND USE POLICY LU-4C: Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.

LAND USE POLICY LU-7I: Miami-Dade County will continue to review development incentives to encourage higher density, mixed use and transit-oriented development at or near existing and future transit stations and corridors, and continue to update its land development regulations to remove impediments and promote transit-oriented development.

LAND USE OBJECTIVE 8: Miami-Dade County shall maintain a process for periodic amendment to the Land Use Plan Map, consistent with the adopted Goals, Objectives and Policies of this Plan, which will provide that the Land Use Plan Map accommodates projected countywide growth.

LAND USE POLICY LU-8A: Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; a variety of affordable housing options; 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 patterns should reflect the Guidelines for Urban Form contained in this Element.

LAND USE POLICY LU-8E: Applications requesting amendments to the CDMP Land Use Plan Map shall be evaluated for consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal if approved, would:

- i. Satisfy a deficiency in the Plan Map to accommodate projected population or economic growth of the County;
- ii. Enhance or impede provision of services at or above adopted LOS Standards;
- iii. Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and
- iv. Enhance or degrade environmental or historical resources, features or systems of County significance; and
- v. If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.

LAND USE POLICY LU-9H: Miami-Dade County shall reorient its special area planning program to emphasize preparation of physical land use and urban design plans for strategic and high growth locations, such as urban centers and certain transportation corridors as defined in the CDMP.

LAND USE POLICY LU-9J: Miami-Dade County shall continue to use, but not be limited exclusively to the design guidelines established in its urban design manual as additional criteria for use in the review of all applications for new residential, commercial and industrial development in unincorporated Miami-Dade County, and shall consider the inclusion of such guidelines into its land development regulations.

LAND USE OBJECTIVE 10: Energy efficient development shall be accomplished through metropolitan land use patterns, site planning, landscaping, building design, and development of multi-modal transportation systems.

LAND USE POLICY LU-10A: Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, moderate to high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation. To facilitate and promote such development Miami-Dade County

shall orient its public facilities and infrastructure planning efforts to minimize and reduce deficiencies and establish the service capacities needed to support such development.

TRANSPORTATION POLICY TE-1A: Miami-Dade County shall promote mass transit alternatives to the personal automobile, such as rapid transit (i.e. heavy rail, light rail, and bus rapid transit, premium transit (enhanced and/or express bus)), local route bus and paratransit services.

TRANSPORTATION POLICY TC-4B: The adopted Land Use Plan map shall be used to guide the planning of future transportation corridors and facilities to ensure the proper coordination between transportation planning and future development patterns.

TRANSPORTATION POLICY TC-5D: The County shall encourage interconnectivity between neighborhoods, local services, schools, parks, employment centers, and transit stops and stations; discourage cul-de-sac and walled-in subdivision designs; and facilitate pedestrian-oriented urban design that connects neighborhoods and provides accessibility for non-drivers.

TRANSPORTATION POLICY TC-6E: The County shall pursue and support transportation programs (e.g., rapid transit, premium bus service, managed lanes, and bikeways) that help to maintain or provide necessary improvement in air quality and which help conserve energy.

5. ADDITIONAL MATERIAL SUBMITTED

Additional items in support of this application may be submitted at a later date.

6. COMPLETED DISCLOSURE FORMS

Attached as Exhibit "C"

Attachments: Legal Descriptions for the Property and Parcels - Exhibit "A"
Location Map for Application - Exhibit "B"
Disclosure of Interest Form - Exhibit "C"
Aerial Photograph – Exhibit "D"

Exhibit "A"

Legal Description

The South 150 feet of the South 1/2 of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 lying westerly of the Florida East Coast Railroad right of way, except the West 390 feet thereof, lying and being in Miami-Dade County, Florida.

AND

Tract 1, less the West 150 feet thereof of Section "A" of South Kendall, according to the plat thereof as recorded in Plat Book 28, Page 57, Public Records of Miami-Dade County, Florida.

AND

Tract 8 of Section "A" of South Kendall, according to the plat thereof as recorded in Plat Book 28, Page 57, Public Records of Miami-Dade County, Florida.

AND

Beginning at a point on the northerly side of SW 122 Street, (formerly Yale Avenue), distant easterly 365 feet from the corner formed by the intersection of the said Northerly line of S.W. 122 street and the easterly line of S.W. 84 street, (formerly Dexter Street), as said street and avenue are shown and laid down on a certain map entitled "SOUTH KENDALL", and which said map was filed on April 30th 1928, in Plat Book 28, Page 57, Public Records of Miami-Dade County, Florida, and running thence easterly along the northerly line of S.W. 122 Street 35 feet, thence northerly and at right angles to the northerly line of S.W. 122 Street 104.07 feet, more or less, to the northerly boundary line of the property shown on the within, referred to subdivision map, thence westerly along the northerly boundary line of the property shown on the within referred to subdivision map 35 feet, thence southerly and at right angles to the northerly line of S.W. 122 street 103.88 feet, more or less to the northerly side of S.W. 122 street to the point or place of beginning together with improvements thereon.

EXHIBIT "B"

LOCATION MAP FOR APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

APPLICANTS / REPRESENTATIVE

South Dixie and 122, LLC / Hugo P. Arza, Esq.

DESCRIPTION OF SUBJECT AREA

The Property consists of approximately ± 1.62 gross acres (± 1.59 net acres) and is located on the north side of SW 122 Street, between SW 84 Avenue and South Dixie Highway (US-1), in Section 15, Township 55 South, Range 40 East ("Property"). The Property is more specifically described in Exhibit "A" to this application.

LOCATION MAP

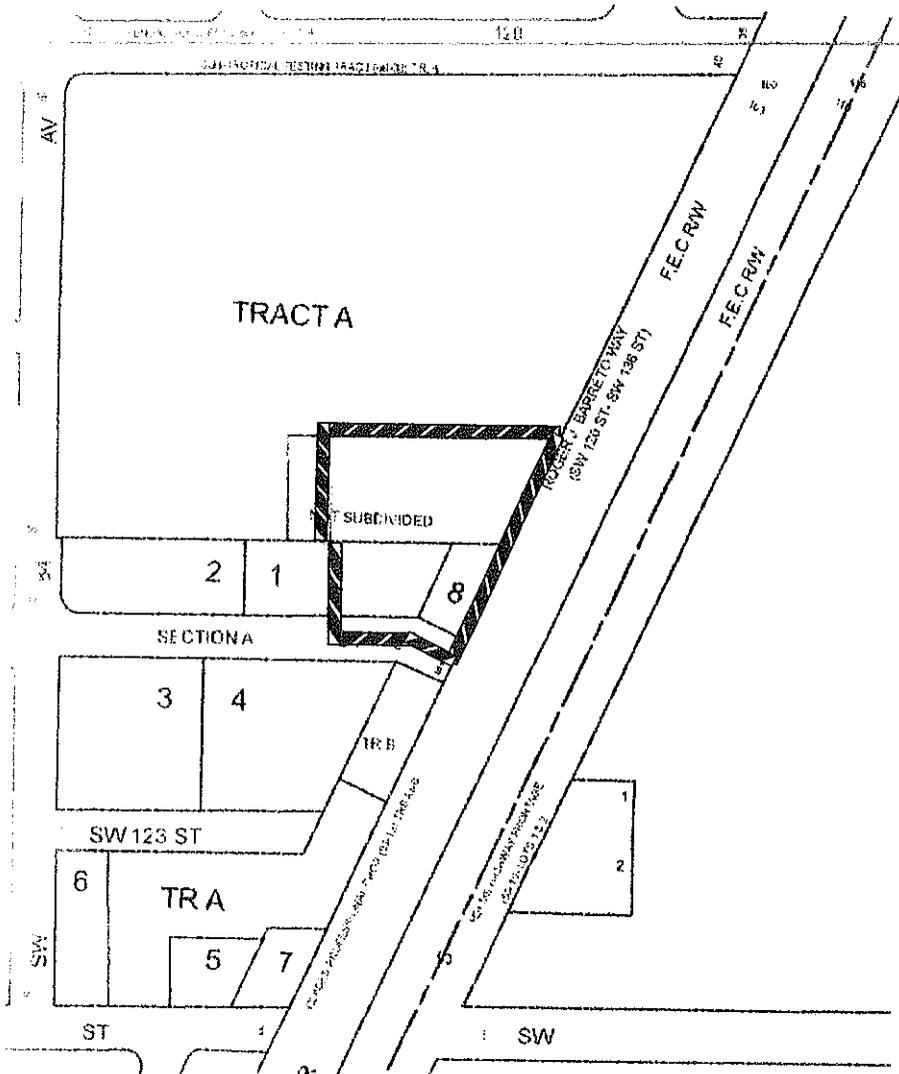


EXHIBIT "C"

DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

APPLICANT: South Dixie and 122 LLC, a Florida limited liability company
9155 South Dadeland Boulevard, Suite 1418
Miami, FL 33156

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
South Dixie and 122, LLC	South Dixie and 122, LLC	30-5015-000-0360	+/- 1.59 net acres
TOTAL: +/- 1.59 (net acres) / +/- 1.63 (gross acres)			

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	CONTRACTOR FOR PURCHASE	LESSEE	OTHER (Attach Explanation)
	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.

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
--------------------------------------	-------------------------------

%

- 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 South Dixie and 122, LLC, a Florida limited liability company

NAME, ADDRESS, AND OFFICE (if applicable)

PERCENTAGE OF STOCK

** See attached information **

- 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: _____

BENEFICIARY'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

- d. If the applicant is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners and the percentage of interest held by each partner. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(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].

PARTNERSHIP NAME: _____

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF INTEREST

- e. If the applicant is party to a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers,

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

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

South Dixie and 122, LLC, a Florida limited liability company
By: [Signature]
Name: Michael George Corrallo
Title: Manager

Sworn to and subscribed before me

this 25 day of Nov, 2014

[Signature]
Notary Public, State of Florida at Large (SEAL)

My Commission Expires:
BRUNY DOMINGUEZ
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE839184
Expires 9/30/2016



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 FMGM 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.

DISCLOSURE OF INTEREST FOR SOUTH DIXIE AND 122, LLC

(1) MMP Ventures, LLC (50%)

- Paola Garcia-Carrillo (100%)

(2) Lasi Holdings, LLC (25%)

- Jose Pereira (50%)
- Jean Pereira (50%)

(3) RP1-SM, LLC (25%)

↘
RRAC Holdings Inc. (100%)

- Christina L. Arriota, as Trustee of the MAR Irrevocable Trust (dated December 18, 2012) (100%)

↘
MAR Irrevocable Trust (dated December 18, 2012)

- Ramon Rodriguez (33.33%)
- Ray Rodriguez (33.33%)
- Christina L. Arriota (33.33%)

EXHIBIT "D"

AERIAL PHOTOGRAPH