

SUMMARY OF FINAL ACTION  
BY  
BOARD OF COUNTY COMMISSIONERS

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

(Ordinance Nos. 15-69 and 15-70; Adopted July 22, 2015)

Adopted November 2014 Cycle Standard Amendments to the  
Comprehensive Development Master Plan

July 22, 2015

Prepared by the  
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## INTRODUCTION

This report presents Application Nos. 6 and 7 standard amendments to the Comprehensive Development Master Plan (CDMP), which were adopted by the Miami-Dade Board of County Commissioners (Board) on July 22, 2015 (Ordinance Nos. 15-69 and 15-70).

Application No. 6 is a modification to an existing Declaration of Restrictions listed in the Restrictions Table of Appendix A of the CDMP Land Use Element regarding the October 2011 Cycle Application No. 1 (Declaration of Restrictions recorded in Book 28896 Pages 1971-2007 of the Official Records). Application No. 7 also modifies an existing CDMP Declaration of Restrictions in addition to an amendment to the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map.

### Adopted Standard CDMP Amendment Applications

The adopted November 2014 Cycle Standard CDMP Amendment Application Nos. 6 and 7 are presented on pages 1 and 3 respectively. A description of each adopted application is presented along with illustrations of how it amends the CDMP text and/or LUP map.

**NOVEMBER 2014 CYCLE  
STANDARD AMENDMENT APPLICATION NO. 6  
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS  
(Ordinance No. 15-69; Adopted July 22, 2015)**

**Applicant**

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Miami, Florida 33137

**Applicant's Representative**

Jeffrey Bercow, Esq., & Gianeli Mestre, Esq.  
Bercow Radell and Fernandez, PA.  
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Miami, Florida 33131  
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**Board of County Commissioners Final Action:**

"Adopt with Change" [change include deleting multipurpose track provision of Paragraph 8 and providing for additional park amenities in Paragraph 9 of the Declaration of Restrictions]

**Description of CDMP Amendment as Adopted**

Modify existing Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element regarding the October 2011 Cycle Application No. 1 (Declaration of Restrictions recorded in Book 28896 Pages 1971-2007 of the Official Records) pertaining to the perimeter buffer, vehicular access, an alternative program to FDOT's "Adopt a Highway" program, deletion of the Multipurpose Track provision, and the applicability or conditions to each parcel in the application area.

The revision to the Restrictions Table in Appendix A of the CDMP Land Use Element is presented 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>
October 2011-2012	1	Between NW 22 Avenue and NW 27 Avenue, and between NW 132 Street and NW 107 Street (±196 Gross Acres; ±180.4 Net Acres / (52-41E-27 and 34)	Declaration of Restrictions	There are <del>thirteen (13)</del> <u>twelve (12)</u> restrictions and/or conditions including the following: Restricts non-residential development on the "Business and Office" parcels to a maximum 400,000 square feet of retail, service and office uses, and 1,600,000 square feet of office, light industrial, warehouse and flex space uses on the "Industrial and Office" parcels, to be
<u>[November 2014 Cycle]</u>	<u>[6]</u>		<u>[Replaces original Declaration of Restrictions]</u>	

Amendment Cycle	Application No.	General Location/ (Township-Range-Section)	Type of Restriction	Summary of Restrictions
				<p>developed in phases. Limits warehouse and/or distribution space to a maximum of 700,000 square feet. Restricts residential development to 2,000 dwelling units on the "Business and Office" portions of the site through simultaneous increase and decrease in the intensity of uses provided that the total vehicular trip generation shall not exceed 3,297 net external PM peak hour trips. Prohibits all IU-3 uses and of all IU-2 uses except the storage and distribution of cement and clay products are permitted. Limits access to the property to NW 119 Street, and NW 22 Avenue, and NW 24 Avenue, and provides for improvements to NW 119 Street, among others.</p>

**NOVEMBER 2014 CYCLE  
STANDARD AMENDMENT APPLICATION NO. 7  
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS  
(Ordinance No. 15-70; Adopted July 22, 2015)**

**Applicant**

Keep Bleau Green Committee, Inc.

**Applicant's Representative**

Felix M. Lasarte, Esq.  
The Lasarte Law Firm, LLP  
3250 NE 1 Avenue, Suite 334  
Miami, Florida 33137  
305-594-2877

**Board of County Commissioners Final Action:**

“Adopt with Acceptance of the Proffered Declaration of Restrictions and with the condition that upon failure to file the modification to the existing Declaration of Restrictions with the necessary signatures and joinders within 30 days of this hearing, Application No. 7 is deemed withdrawn”

**Description of CDMP Amendment as Adopted**

1. Modify a CDMP Declaration of Restrictions recorded in Official Records Book 23413, Page 1136 of the public records of Miami-Dade County, as modified by the First Modification to Comprehensive Plan Declaration of Restrictions recorded in Official Records Book 26955, Page 908 of the public records of Miami-Dade County; *[excludes ±5.2 Parcel A from covenant]*
2. Re-designate ±5.2 gross acre Parcel A (Tract 1 & Tract 2):  
From: “Parks and Recreation”  
To: “Medium Density Residential (13 to 25 DU/Ac.)”; and
3. Add the proffered Declarations of Restrictions to the Restrictions Table in Appendix A on Page I-95 of the CDMP Land Use Element. *[One covenant for Tract 1 of Parcel A and other covenant for Tract 2.]*

The revision to the Restrictions Table in Appendix A of the CDMP Land Use Element is presented below and the Land Use Plan map depicting the change in CDMP land use designation on the application site is presented below.

Amendment Cycle	Application No.	General Location/ (Township-Range-Section)	Type of Restriction	Summary of Restrictions
<u>November 2014-2015</u>	<u>7</u>	<u>Between NW 97 and NW 87 Avenues and between West Flagler Street and theoretical NW 8 Street (south of SR 836) / (54-40-04)</u>	<u>Modification to an existing Declaration of Restrictions and separate Declarations of Restrictions for Tract 1 and Tract 2</u>	<u>Second Modification to Declaration of Restrictions (covenant) recorded in Official Records Book 23413, Page 1136 of Miami-Dade County Official Records to exclude ±5.2 acre Parcel A (Tracts 1 &amp; 2) from covenant. New covenants limit development of Tract 1 to a charter school and ancillary pre-k school and Tract 2 to a Community Center or civic uses and require the owner to coordinate with United States Fish and Wildlife Service and other federal and state agencies regarding protection of bonneted bats if they exist on the property.</u>

# APPLICATION NO. 7 CDMP LAND USE

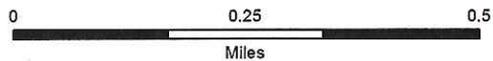


- PARCEL A
- AREA COVERED BY COVENANT/APPLICATION AREA
- MUNICIPAL BOUNDARY

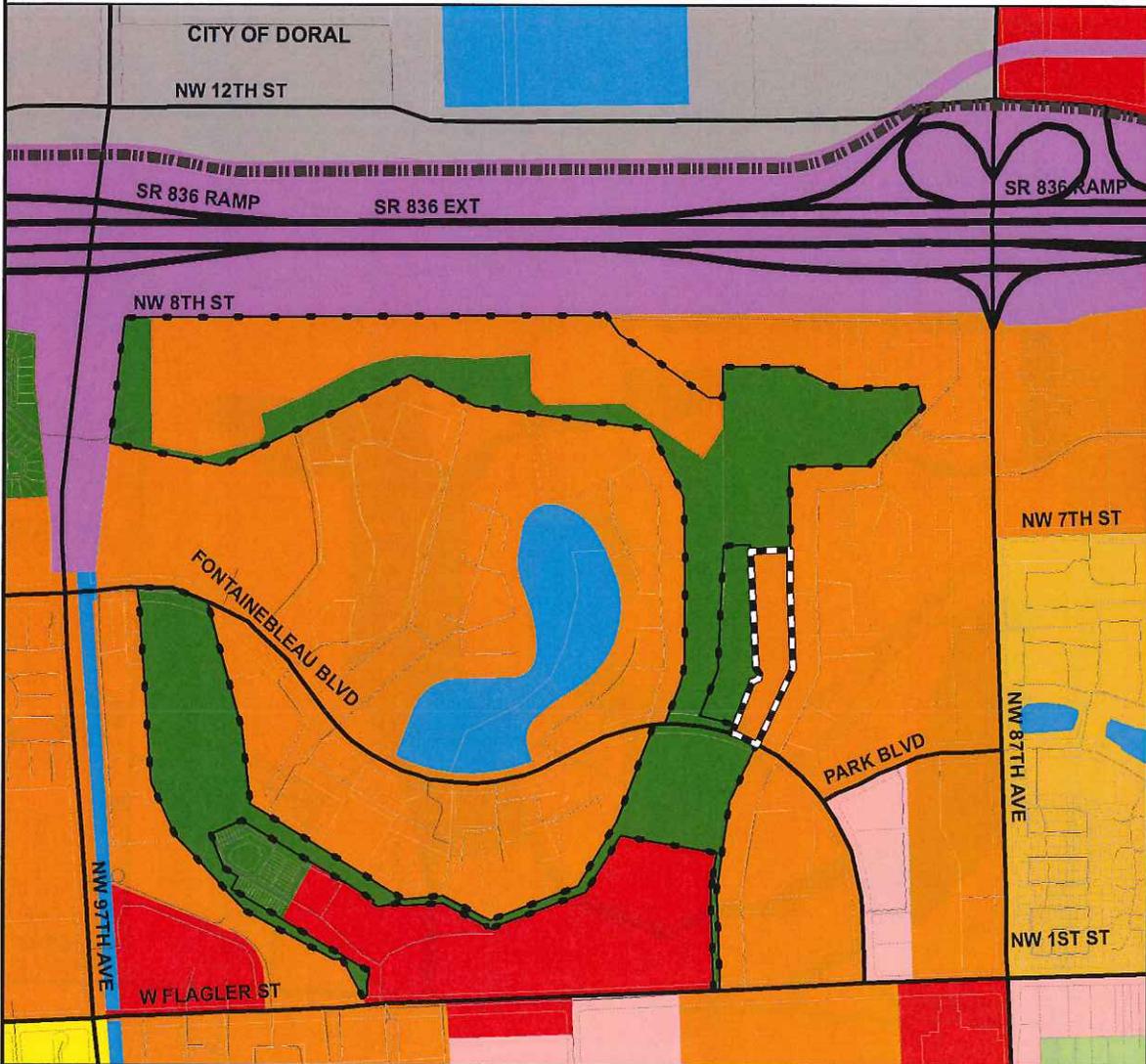
**CDMP LAND USE**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li> ESTATE DENSITY</li> <li> LOW DENSITY (2.5-6 DU/AC)</li> <li> LOW-MEDIUM DENSITY (6-13 DU/AC)</li> <li> MEDIUM DENSITY (13-25 DU/AC)</li> <li> INDUSTRIAL AND OFFICE</li> <li> BUSINESS AND OFFICE</li> <li> OFFICE/RESIDENTIAL</li> </ul> | <ul style="list-style-type: none"> <li> PARKS AND RECREATION</li> <li> ENVIRONMENTALLY PROTECTED PARKS</li> <li> WATER</li> <li> TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)</li> <li> EXPRESSWAYS</li> <li> MAJOR ROADWAYS (3 OR MORE LANES)</li> </ul> |
|---|--|

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



# APPLICATION NO. 7 ADOPTED CDMP LAND USE



- PARCEL A
- AREA COVERED BY COVENANT/APPLICATION AREA
- MUNICIPAL BOUNDARY

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

**CDMP LAND USE**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li> ESTATE DENSITY</li> <li> LOW DENSITY (2.5-6 DU/AC)</li> <li> LOW-MEDIUM DENSITY (6-13 DU/AC)</li> <li> MEDIUM DENSITY (13-25 DU/AC)</li> <li> INDUSTRIAL AND OFFICE</li> <li> BUSINESS AND OFFICE</li> <li> OFFICE/RESIDENTIAL</li> </ul> | <ul style="list-style-type: none"> <li> PARKS AND RECREATION</li> <li> ENVIRONMENTALLY PROTECTED PARKS</li> <li> WATER</li> <li> TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)</li> <li> EXPRESSWAYS</li> <li> MAJOR ROADWAYS (3 OR MORE LANES)</li> </ul> |
|---|--|

