

**REVISIONS TO APPLICATION NO. 13
APRIL 2008 CYCLE OF APPLICATIONS
TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP)
PROPOSED BY THE DEPARTMENT OF PLANNING AND ZONING
October 2, 2008**

The following revisions were made to Application No. 13 of the April 2008 Cycle of Applications to amend the CDMP, subsequent to publishing the "Initial Recommendations April 2008 Applications to Amend the CDMP" report, dated August 25, 2008 by the Miami-Dade County Department of Planning and Zoning (DP&Z). These modifications are recommended by the Department after discussions with the Agricultural Manager and upon review of the Agriculture Practices Advisory Board.

1. Page 13-1: DP&Z's initial recommendation on Application No. 13 is revised from "Adopt and Transmit" to "Adopt with Change and Transmit"; and
2. Page 13-2 Agricultural text: Revise the First Paragraph to read as follows:

Agriculture

The area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. As stated in the Miami-Dade County Strategic Plan, approved in 2003 by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences. ~~Uses ancillary to and directly supportive of agriculture are, defined as those uses related to preserving, processing, packaging or selling of agricultural products from south Florida, and farm supplies, as well as sale and service of farm machinery and implements, subject to the requirements of Chapter 24 of the County Code, are also allowed and may be stand alone uses on parcels of at least five gross acres, such as packing houses, and farm residences.~~

These revisions are recommended to further clarify the definition of uses that are ancillary to agriculture. Also, the requirements for legal lot sizes as contained in the Zoning Code (Chapter 33 of the County Code) do not pertain strictly to those lot of 5 gross acres or more, but also include legally parcelized lots of 10,000 square feet, which were platted or purchased under a contract for a deed prior to February 13, 1951 and one acre lots which were platted prior to April 12, 1974. Therefore this wording has been modified accordingly.

3. Page 13-3 Agricultural text: In the first paragraph, delete the word "south" when referring to the region from which produce can be accepted, as follows:

In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is

Underlined words and ~~striketrough~~ words were recommended additions or deletions to the proposed CDMP amendment prior to DP&Z's issuance of the Initial Recommendations Report for the April 2008 Cycle of Applications, dated August 25, 2008. Double underlined words and/or double ~~striketrough~~ words are recommended additions or deletions to the proposed CDMP amendment as recommended by DP&Z on October 2, 2008.

predominately and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. No business or industrial use should be approved in the area designated Agriculture unless the use is directly supportive of local agricultural production, and is located on an existing arterial roadway, and has adequate water supply and sewage disposal in accordance with Chapter 24 of the County Code, and the development order specifies the approved use(s); however, ~~packing houses~~ agricultural processing facilities for produce grown in ~~south~~ Florida are not restricted to locating on an existing arterial roadway. Other uses, including utility uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area.

4. Page 13-3 Agricultural text: In the third paragraph, add a sentence to the Bed and Breakfast text that clarifies that this use is allowed in historic structures without an agricultural classification. Revise as follows:

A Bed and Breakfast establishment that is owner-occupied, owner-operated, and located on a parcel with a current agricultural classification, as determined by the Property Appraiser's Office, may be allowed. A designated historic structure that is owner-occupied and owner-operated may be converted to a Bed and Breakfast use. An agricultural classification is not needed for a Bed and Breakfast use designated as a historic structure.