

SUMMARY OF FINAL ACTIONS  
BY  
BOARD OF COUNTY COMMISSIONERS

ADOPTED OCTOBER 2012 CYCLE STANDARD AMENDMENTS  
TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN  
FOR MIAMI-DADE COUNTY  
(Ordinance No. 13-95; October 2, 2013)

Prepared by the  
Miami-Dade County Department of Regulatory and Economic Resources  
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## **INTRODUCTION**

This report presents Application Nos. 2, 4 and 5, standard amendments to the Comprehensive Development Master Plan (CDMP) that were adopted by the Miami-Dade Board of County Commissioners (Board) on October 2, 2013 (Ordinance No. 13-95) as part of the October 2012 CDMP Amendment Cycle. Application No. 2 is an amendment to the CDMP Adopted 2015 and 2025 Land Use Plan (LUP) map while Application No. 4 is an amendment to the CDMP Land Use Element text and Application No. 5 is an amendment to the Land Use Element and the Aviation Subelement Text.

### Summary of Final Actions

Included in this report (on page 1) is a section titled "Summary of Final Actions by the Board of County Commissioners on October 2012 Cycle Applications to Amend the CDMP". The Summary of Final Actions outlines the requests of the October 2012 standard CDMP amendment Application Nos. 2, 4 and 5, and lists the final actions taken by the Board on each of the adopted applications.

### Adopted Standard CDMP Amendment Applications

Following the Summary of Final Actions is an individual presentation of each of the adopted October 2012 Cycle Standard CDMP Amendment Application Nos. 2, 4 and 5, on pages 2 through 12. A description of each adopted application is presented along with illustrations of how it amends the CDMP LUP map and/or text.

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**SUMMARY OF FINAL ACTIONS  
BY BOARD OF COUNTY COMMISSIONERS  
ON OCTOBER 2012 CYCLE APPLICATIONS TO AMEND THE CDMP**

**(Ordinance No. 13-95; Adopted October 2, 2013)**

<b>Application Number</b>	<b>Applicant (Representative) Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE ELEMENT TEXT/ LAND USE PLAN MAP</b>	<b>Final Commission Action</b>
2	<p>Applicant/Representative: AB at Hidden Lake, Ltd/Javier L. Vasquez, Esq.</p> <p>Location and Size: Northwest corner of the intersection of SW 127 Avenue and SW 132 Street (±8.63 gross acres; ±7.72 net acres)</p> <p>Requested Amendment to the CDMP:</p> <ol style="list-style-type: none"> <li>1. Redesignate the application site From: Industrial and Office To: Medium Density Residential (13 to 25 dwelling units per gross acre</li> <li>2. Revise the Restrictions Table in the Land Use Element on page I-74.1 of the CDMP to include the new proffered Declaration of Restrictions, if accepted by the Board.</li> </ol>	<p>Adopt as Transmitted With the Acceptance of the Proffered Declaration of Restrictions</p>
4	<p>Applicant/Representative: Miami-Dade County Department of Regulatory and Economic Resources/Jack Osterholt, Deputy Mayor/Director</p> <p>Location: Countywide</p> <p>Requested Amendment to the CDMP Land Use Element Text:</p> <p>Revise the Business and Office text in the Land Use Element to add employment center criteria as in the adopted text.</p>	<p>Adopt as Transmitted With Change As per the Department's Final Recommendations report dated September 2013</p>
5	<p>Applicant/Representative: Miami-Dade County Department of Regulatory and Economic Resources/Jack Osterholt, Deputy Mayor/Director</p> <p>Location: Countywide</p> <p>Requested Amendment to the CDMP Land Use Element Text:</p> <p>Amend the Land Use Element text to include new policies under Objective LU-4 and amend the Aviation Subelement to include new policies and revisions to existing policies under Objective AV-7 providing for criteria to achieve compatibility of lands adjacent to the Homestead Air Reserve Base</p>	<p>Adopt as Transmitted</p>

**OCTOBER 2012 CYCLE  
STANDARD AMENDMENT APPLICATION NO. 2  
ADOPTED BY THE MIAMI-DADE BOARD OF COUNTY COMMISSIONERS  
Ordinance No. 13-95; Adopted October 2, 2013**

**Applicant**

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**Applicant's Representative**

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**Board of County Commissioners Final Action:**

"Adopt as Transmitted with Acceptance of the Proffered Declaration of Restrictions"  
(Ordinance No. 13-95) as follows:

**Description of Amendment as Adopted**

1. Redesignate the ±8.63 gross acre application site on the Adopted 2015-2025 CDMP Land Use Plan map as follows:  
From: "Industrial and Office"  
To: "Medium Density Residential (13 to 25 dwelling units per gross acre)"
2. Revise the text of the Land Use Element of the CDMP to add the proffered Declaration of Restrictions to the Land Use Element table on Page I-74.1 of the CDMP titled "Restrictions Accepted by the Board of County Commissioners in Association with Land Use Plan Map Amendments." (See Table below)

Revise the Restrictions Table in the Land Use Element (page I-74.1) to include the following:

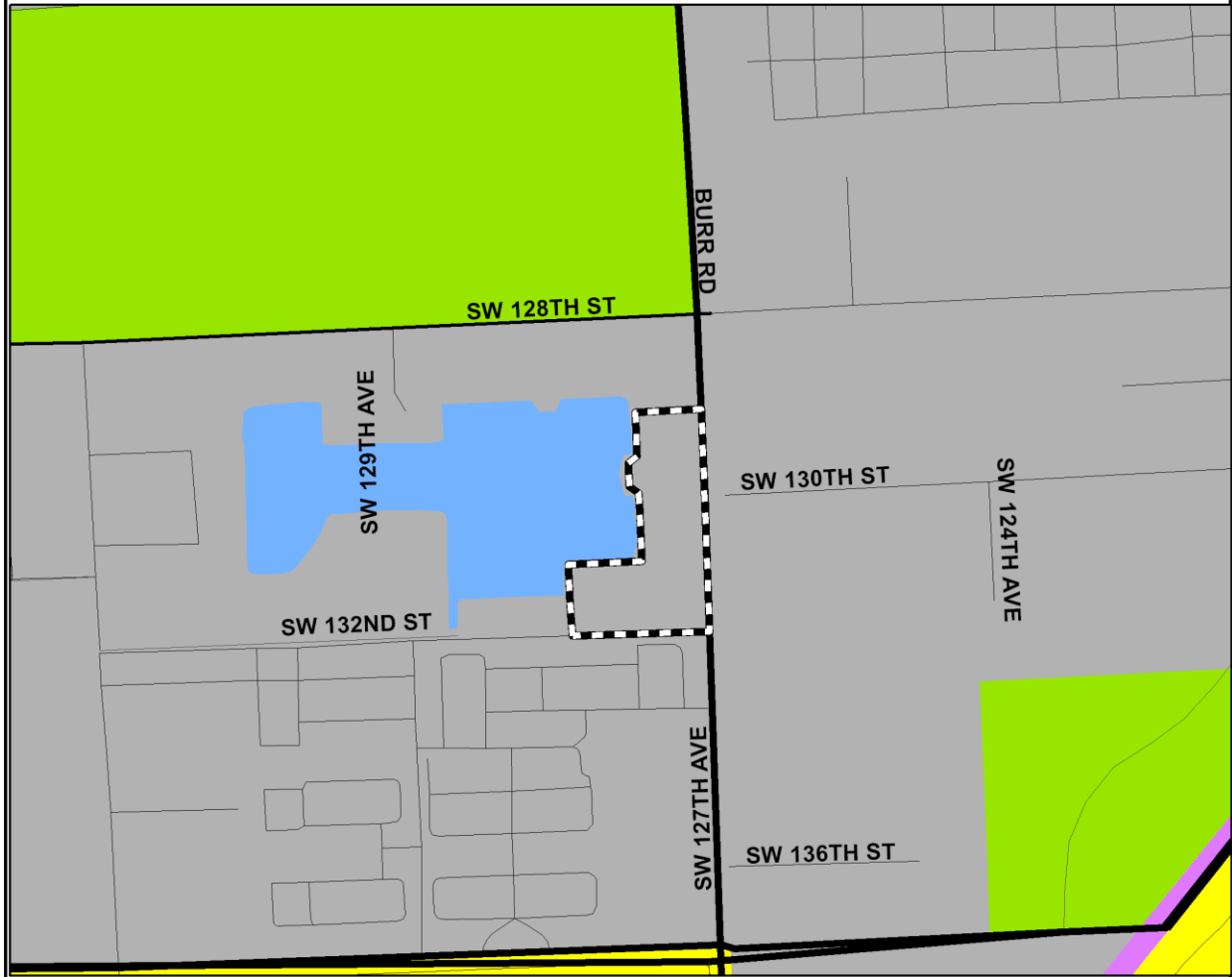
<b>Amendment Cycle</b>	<b>Appl. No.</b>	<b>General Location/ (Township-Range-Section)</b>	<b>Type of Restriction</b>	<b>Summary of Restrictions</b>
<u>October</u> <u>2012-2013</u>	<u>2</u>	<u>Northwest corner of the intersection of SW 127 Avenue and SW 132 Street (14-55-39)</u>	<u>Declaration of Restrictions</u>	<ol style="list-style-type: none"> <li>1. <u>Requires notification to prospective purchasers of the property's location proximate to the Kendall-Tamiami Executive Airport and Environmentally Endangered Lands Preserve and its associated preservation and management requirements:</u></li> <li>2. <u>Requires burrowing owls survey prior to</u></li> </ol>



				<u>development and compliance with the Florida Fish and Wildlife Conservation Commission Burrowing Owl Nest Protection Guidelines and Procedures in Urban Area; and</u> 3. <u>Prohibits application for a Certificate of Occupancy for any residential dwelling within an 18-month period subsequent to adoption of the amendment.</u>
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The following pages present the Land Use Plan maps depicting the CDMP land use designation change on the application site.








## APPLICATION NO. 2 CURRENT FUTURE LAND USE PLAN MAP



 APPLICATION AREA

Source: Miami-Dade County  
Department of Regulatory and Economic Resources  
May 2013

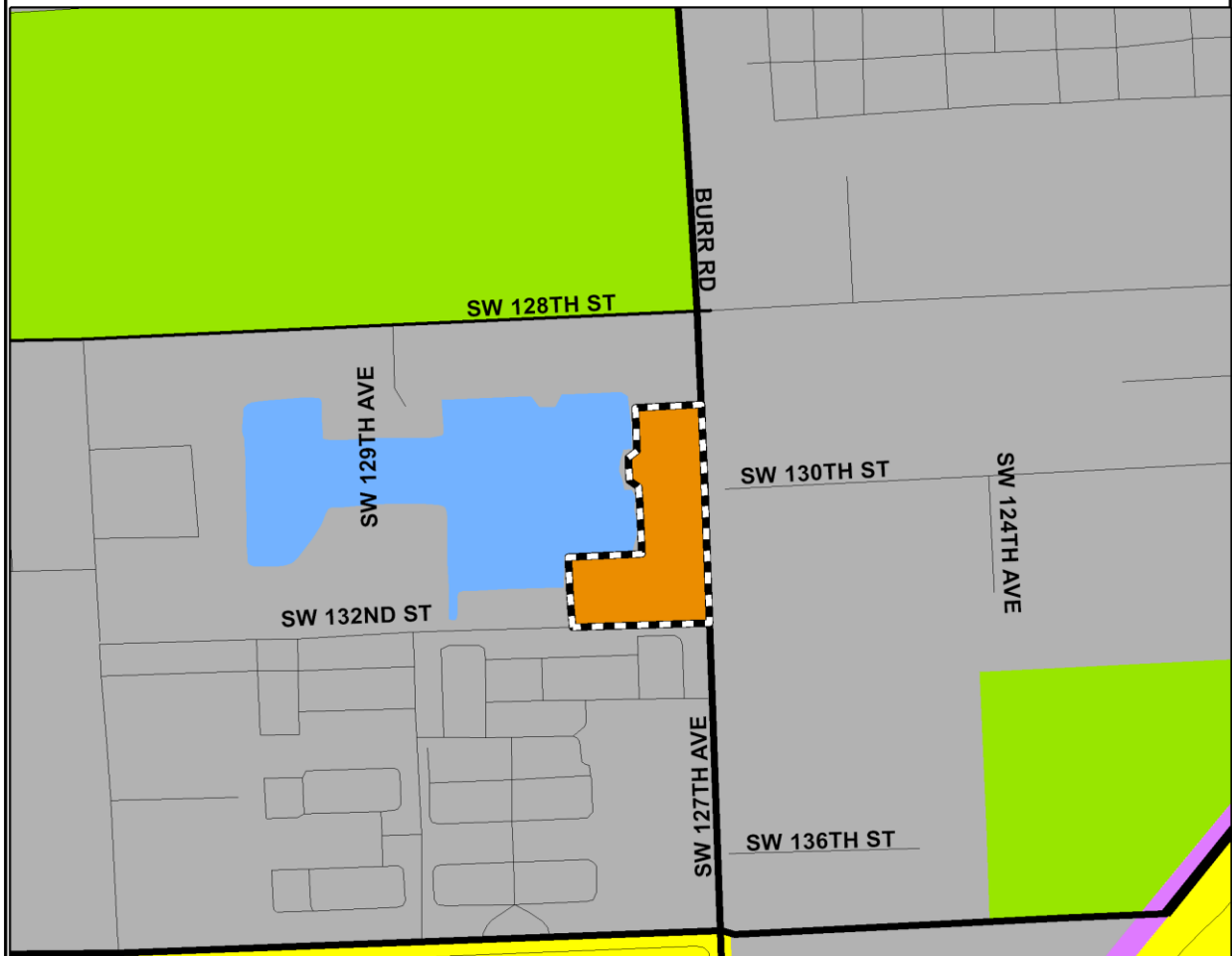
### CDMP LAND USE

-  LOW-DENSITY (LDR) 2.5-6 DU/AC
-  INDUSTRIAL AND OFFICE
-  ENVIRONMENTALLY PROTECTED PARKS
-  WATER
-  TRANSPORTATION
-  MAJOR ROADWAYS (3 OR MORE LANES)
-  MINOR ROADWAYS (2 LANES)

0 0.15 0.3  
Miles



# APPLICATION NO. 2 ADOPTED FUTURE LAND USE PLAN MAP

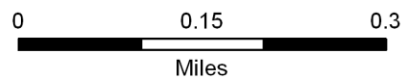


APPLICATION AREA

## CDMP LAND USE

- LOW-DENSITY (LDR) 2.5-6 DU/AC
- MEDIUM DENSITY RESIDENTIAL (MDR) 13-25 DU/AC
- INDUSTRIAL AND OFFICE
- ENVIRONMENTALLY PROTECTED PARKS
- WATER
- TRANSPORTATION
- MAJOR ROADWAYS (3 OR MORE LANES)
- MINOR ROADWAYS (2 LANES)

Source: Miami-Dade County  
Department of Regulatory and Economic Resources  
October 2013



**OCTOBER 2012 CYCLE  
STANDARD AMENDMENT APPLICATION NO. 4  
ADOPTED BY THE MIAMI-DADE BOARD OF COUNTY COMMISSIONERS  
Ordinance No. 13-95; Adopted October 2, 2013**

**Applicant**

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111 NW 1 Street, 12 Floor  
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**Applicant's Representative**

Jack Osterholt  
Deputy Mayor/Director  
Department of Regulatory and Economic Resources  
111 NW 1 Street, 12 Floor  
Miami, Florida 33128-1972

**Board of County Commissioners Final Action:**

"Adopt as Transmitted With Change per the Department's Final Recommendations report dated September 2013" (Ordinance No. 13-95).

**Description of Amendment as Adopted**

Revise the Land Use Element "Business and Office" land use category text on Page I-41 and I-42 to allow for the integration of compatible light industrial uses with other uses permitted in the "Business and Office" category through the creation of "Employment Centers".

**Business and Office**

This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Light industrial uses are also permitted in the Business and Office category within an approved Employment Center. Also allowed are telecommunication facilities such as cell towers and satellite telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.

Residential uses, and mixing of residential use with commercial, light industrial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum allowable residential density will be that which exists or which this plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively commercial use of the site. Where SURs or TDRs are transferred to Business-designated parcels which are zoned or to be used for residential development, or when a residential project utilizes the inclusionary zoning program the allowances of the Residential communities section may be used within the limits provided in this paragraph.

**Employment Centers.** Within the Business and Office category, the integration of business, office, light industrial and limited residential uses is permitted through the development of employment centers. Employment centers are intended to create a synergistic relationship between industries that rely on one another for the exchange of goods, ideas and services and allow for the efficient use of shared resources and infrastructure. It is also intended to create an environment that connects industries with customers and the local workforce. Employment centers may be approved on properties designated as Business and Office on the CDMP Land Use Plan Map that meet the following: 1) are located inside the UDB, 2) contain a minimum of 10 acres, and 3) have direct access to a Major Roadway, as identified on the CDMP Land Use Plan Map.

In addition to uses otherwise permitted in the Business and Office category, light industrial uses are also permitted provided such uses do not detrimentally impact adjacent or adjoining development and zoning. Residential uses are also permitted where not otherwise incompatible. Uses should be limited when necessary to provide compatibility with other uses within the employment center and protect adjacent and adjoining residential uses from impacts such as noise, vibrations, fumes or traffic. Light industrial uses shall generally include small-scale warehousing, wholesaling, manufacturing, packaging and distribution of products for personal or household consumption including food products. Light industrial uses shall also include specialized medical, technology and biotechnology research and manufacturing.

Employment centers shall be reviewed through the Planned Area Development zoning process or other similar process to allow for the implementation of design standards to ensure that uses are compatible with each other and adjacent properties and contribute to the character of the surrounding community. The standards for employment centers should remain flexible enough to allow for varying mixes of residential, business and industrial uses while providing an environment that is accommodating to consumers, residents and employees.

A minimum of 50 percent of the linear roadway length within each land use area shall be designed to emphasize pedestrian mobility, interest, safety and comfort. Buildings located along these pedestrian-friendly streets shall be oriented in a manner that frames the street and provides sufficient fenestration to ensure pedestrian safety and interest. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks. The length of blocks and network of streets shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. A minimum of 10 percent of each land use area shall be devoted to public open spaces such as squares or parks which are directly accessible by a pedestrian-friendly street. Land use areas shall be designated within the Employment Center, as follows:

**Commerce-Oriented (required):** The commerce-oriented land use area shall comprise a minimum of 50 percent up to a maximum of 100 percent of the total employment center area. The commerce-oriented land use area may contain professional offices, commercial, light industrial and live-work residential units. >>Light industrial uses shall not comprise more than forty (40) percent of the floor area designated for non-residential uses.<sup>1</sup><< The commerce oriented land use area may also contain residential uses only when vertically-integrated with other permitted uses and only when located along a pedestrian-friendly street. The ground floor use along pedestrian-friendly streets shall be limited to lobbies, neighborhood-serving business uses and light industrial storefronts. The regulations should provide for disclosure of neighboring industrial and commercial activities to prospective residential tenants and purchasers.

**Community-Oriented (optional):** The community-oriented land use area is an optional component of the employment center. When provided, it shall comprise no more than 50 percent of the total employment center area. Such area shall contain a mix of residential and neighborhood-serving business uses with an emphasis on the residents and/or consumers. Neighborhood-serving business uses shall include professional office, general retail, restaurants, personal service establishments, and the like.

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<sup>1</sup> Single underlined and double underlined words are proposed additions. ~~Single stricken through~~ and ~~double stricken through~~ words are proposed deletions. Further changes made since the Board of County Commissioners' transmittal hearing are shown with ~~[[double stricken through and double bracketed]]~~ words for deletions, and >>double underlined and double arrowed<< words for additions. All other words exist in the Plan and will remain unchanged.

**OCTOBER 2012 CYCLE  
STANDARD AMENDMENT APPLICATION NO. 5  
ADOPTED BY THE MIAMI-DADE BOARD OF COUNTY COMMISSIONERS  
Ordinance No. 13-95; Adopted October 2, 2013**

**Applicant**

Miami-Dade County  
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**Applicant's Representative**

Jack Osterholt  
Deputy Mayor/Director  
Department of Regulatory and Economic Resources  
111 NW 1 Street, 12 Floor  
Miami, Florida 33128-1972

**Board of County Commissioners Final Action:**

“Adopt as Transmitted”

**Description of Amendment as Adopted**

Amend the Land Use Element and the Aviation Subelement text to add criteria to achieve compatibility of adjacent lands with the Homestead Air Reserve Base

1. Add the new policies under Objective LU-4 of the CDMP Land Use Element as follows:

**Objective LU-4**

**Miami-Dade County shall, by the year 2015, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.**

**Policies**

- LU-4A. When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.
- LU-4B. Uses designated on the LUP map and interpretive text, which generate or cause to generate significant noise, dust, odor, vibration, or truck or rail traffic shall be protected from damaging encroachment by future approval of new incompatible uses such as residential uses.
- 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.
- LU-4D. Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where

proper design solutions can and will be used to integrate the compatible and complementary elements and buffer any potentially incompatible elements.

- LU-4E. Zoning shall be examined to determine consistency with the Comprehensive Plan, and if deemed necessary to remedy an inconsistency, rezoning action shall be initiated. Examination could occur through a special zoning study, area-planning activity, or through a study of related issues.
- LU-4F. Miami-Dade County shall implement the Homestead Air Force Base Air Installation Compatible Use Zone (AICUZ) Report guidelines through the Land Use Element of the Miami-Dade County Comprehensive Development Master Plan, the Miami-Dade County Zoning Ordinance and the Florida Building Code to provide for land use compatibility in the vicinity of the Homestead Air Reserve Base.
- LU-4G. Miami-Dade County shall continue to cooperate with the Homestead Air Reserve Base (HARB) to ensure that future land uses on properties adjacent to HARB maintain or improve compatibility with HARB and its operations.
- LU-4H. By 2014, Miami-Dade County shall amend Article XXXV, Homestead Air Force Base Zoning, of the Code of Miami-Dade County to enhance and promote the compatibility of adjacent land uses and development with HARB and the protection of Base operations and activities. Consistent with the Board of County Commissioners adopted Resolution R-357-10, the amending ordinance shall address the guidelines recommended in the Homestead Air Reserve Base Joint Land Use Study and Air Installation Compatible Use Zone Study, and address the following compatibility criteria:
- (a) Permitted uses and use restrictions;
  - (b) Development density and intensity;
  - (c) Building FARs and setbacks;
  - (d) Height restrictions and notification procedures;
  - (e) Lighting standards;
  - (f) Noise attenuation;
  - (g) variances and appeals;
  - (h) Real estate disclosure process; and
  - (i) Avigation easements
- LU-4I. It is the policy of Miami-Dade County that proposals for future land uses, including the siting of public facilities (such as roads, sewer, schools, and government buildings), on land adjacent to the HARB and/or within the HARB Military Zone shall maintain or improve compatibility with HARB consistent with the provision of Intergovernmental Coordination Element Policies ICE-3G and ICE-3H, and pursuant to the foregoing Policies LU-4A and LU-4B.
- LU-4GJ. Through its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to ensure that suitable land is provided for placement of utility facilities

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necessary to support proposed development. Necessary utility facilities may be located throughout Miami-Dade County in all land use categories as provided in the "Interpretation of the Land Use Plan Map" text.

2. Add new policies and revisions to existing policies under Objective AV-7 of the CDMP Aviation Subelement as follows:

### **Objective AV-7**

#### **Maximize compatibility between airports and the surrounding communities.**

#### **Policies**

- AV-7A. Miami-Dade County shall implement the Homestead Air Force ~~Base~~ Reserve Base Air Installation Compatible Use Zone (AICUZ) Report guidelines through the Land Use Element of the Miami-Dade County Comprehensive Development Master Plan, the Miami-Dade County Zoning ~~Ordinance~~ Code and the Florida Building Code to provide for and preserve height and land use compatibility in the vicinity of the Homestead Air Reserve Base.
- AV-7B. Miami-Dade County shall continue to cooperate with the Homestead Air Reserve Base (HARB) to ensure that future land uses on properties adjacent to HARB maintain or improve compatibility with HARB and its operations.
- AV-7C. By 2014, Miami-Dade County shall amend Article XXXV, Homestead Air Force Base Zoning, of the Code of Miami-Dade County to enhance and promote the compatibility of adjacent land uses and development with HARB and the protection of Base operations and activities. Consistent with the Board of County Commissioners adopted Resolution R-357-10, the amending ordinance shall address the guidelines recommended in the Homestead Air Reserve Base Joint Land Use Study and Air Installation Compatible Use Zone Study, and address the following compatibility criteria:
- (a) Permitted uses and use restrictions;
  - (b) Development density and intensity;
  - (c) Building FARs and setbacks;
  - (d) Height restrictions and notification procedures;;
  - (e) Lighting standards;
  - (f) Noise attenuation;
  - (g) variances and appeals;
  - (h) Real estate disclosure process; and
  - (i) Avigation easements
- AV-7D. It is the policy of Miami-Dade County that proposals for future land uses, including the siting of public facilities (such as roads, sewer, schools, and government buildings), on land adjacent to the HARB and/or within the HARB Military Zone shall maintain or improve compatibility with HARB consistent with the provision of Intergovernmental Coordination Element Policies ICE-3G and ICE-3H, and pursuant to Land Use Element Policies LU-4A and LU-4B.
- AV-7BE. Miami-Dade County shall update its airport-compatible zoning ordinances Zoning Code to promote compatible land use around Miami International, Opa-

locka Executive, Kendall-Tamiami Executive, and Homestead General Aviation Airports. These ~~ordinances~~ Code updates shall be based on the applicable guidelines ~~recommended in the following federal and state documents. Due to operational differences, all listed documents may not pertain to all airports.~~ provided in the following documents:

~~Federal)~~ Aviation Administration – Department of Transportation – Federal Aviation Regulation Part 77 (Objects affecting Navigable Airspace)

~~(Federal)~~ – Department of Defense Air Installation Compatible Use Zone Report (AICUZ) for HARB (August 1988)

~~(State)~~ – Chapter 333, Florida Statutes, (Airport Zoning)

- AV-7CE. Miami-Dade County shall proactively maintain a “good neighbor” program at its airports and with the Homestead Air Reserve Base to ensure that community concerns are addressed on a timely basis, aircraft operations are aware of noise abatement procedures, and mitigation programs are implemented and monitored.
- AV-7DG. Landbank suitable revenue generating real estate and other parcels for the development of airport capacity and buffering as soon as feasible to ensure their availability when needed.
- AV-7EH. To the extent feasible, utilize the CDMP Land Use Element to maximize compatibility of land use around airports and the Homestead Air Reserve Base, reflecting recommendation in the federal and State guidance documents cited in Policy AV-~~BD~~.
- AV-7FI. The Miami-Dade County ~~Aviation Department~~ shall ensure, through coordination with ~~the City of Opa-locka~~ adjacent municipalities and the Homestead Air Reserve Base, that any concerns regarding the development and redevelopment of the ~~Opa-locka Executive Airports and the Air Reserve Base~~, and/or development and redevelopment of land in ~~its~~ their vicinity are addressed on a timely basis to ensure compatibility of land use and zoning with the functions of these airport facilities.

Single underlined words are additions while ~~single stricken through~~ words are deletions. All other words exist in the Plan and will remain unchanged.