

**JANUARY 2024 CYCLE APPLICATIONS TO AMEND
THE MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP)**



September 2024

Miami-Dade County Department of Regulatory and Economic Resources
Planning Division, Metropolitan Planning Section
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Summary of Applications to Amend the Comprehensive Development Master Plan for Miami-Dade County, Florida

January 2024 Cycle

Item No./ Application Number/ Type	Applicant/Applicant representative/ Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation and Date	Community Council/ Recommendation/ Resolution # and Date	PAB/LPA Recommendation and Date	BCC Action/ Recommendation and Date
CDMP20240002/ Small-Scale	<p>Lennar Homes, LLC (a.k.a. Diego Rodriguez)/ Hugo P. Arza, Esq. & Amanda M. Naldjieff, Esq./ Holland & Knight, LLP.</p> <p>Located South of SW 355 Street, between SW 192 Avenue and SW 189 Avenue/ ±12.92 gross acres / ±12.38 net acres</p> <p><u>Requested Amendment to the CDMP</u></p> <p>1. Redesignate the application site on the LUP map:</p> <p style="padding-left: 20px;">From: "Estate Density Residential" (1 to 2.5 dwelling units per gross acre). To: "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre).</p> <p>2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners</p> <p>This application is being processed concurrently with Zoning Application No. Z2024000020, pursuant to Section 2-116.1 of the Code of Miami-Dade County.</p>	9/ McGhee	To Be Determined (September 2024)	Community Council 15 To Be Determined (October 1, 2024)	To Be Determined (November 4, 2024)	To be determined (December 19, 2024)
CDMP20240003/ Small-Scale	<p>D.R. Horton, Inc. / Melissa Tapanes Llahues, Esq., Maritza Haro Salgado, Esq. / Bercow Radell Fernandez Larkin & Tapanes, PLLC</p> <p>Located at the northeast corner of the intersection of SW 197 Avenue and SW 328 Street./ ±22.93 gross acres / ±22.722 net acres.</p> <p><u>Requested Amendment to the CDMP</u></p> <p>1. Redesignate the application site on the LUP map:</p>	9/ McGhee	To Be Determined (September 2024))	Community Council 14 To Be Determined (Date to Be Determined)	To Be Determined (Date to Be Determined)	To Be Determined Determined)

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	<p>From: "Estate Density Residential" (1 to 2.5 dwelling units per gross acre).</p> <p>To: "Estate Density Residential with One Density Increase (DI-1)" (2.5 to 6 dwelling units per gross acre with urban design).</p> <p>2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners</p> <p>This application is being processed concurrently with Zoning Application No. Z2024000023, pursuant to Section 2-116.1 of the Code of Miami-Dade County.</p>					

Source: Miami-Dade County Department of Regulatory and Economic Resources (Department)

Notes: BCC means Board of County Commissioners; PAB means Planning Advisory Board; du/ac means dwelling units per acre

Application No. CDMP20240002
Lennar Homes, LLC (a.k.a. Diego Rodriguez)
Commission District 9 (McGhee) Community Council 15

APPLICATION SUMMARY

Applicant/Representative: Lennar Homes, LLC / Hugo P. Arza, Esq. & Amanda M. Naldjieff, Esq./ Holland & Knight, LLP.

Location: South of SW 355 Street, between SW 192 Avenue and SW 189 Avenue.

Total Acreage: ±12.92 gross acres / ±12.38 net acres

Current Land Use Plan Map Designations: "Estate Density Residential" (1 to 2.5 dwelling units per gross acre).

Requested Land Use Plan Map Designations and Other Changes: 1. Redesignate the application site on the Land Use map:
From: "Estate Density Residential" (1 to 2.5 dwelling units per gross acre).
To: "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre).
2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners

Amendment Type: Small-Scale (Being processed concurrently with Zoning Application No. Z2024000020)

Existing Zoning District/Site Condition: AU (Agriculture); Avocado groves and a single family residence.

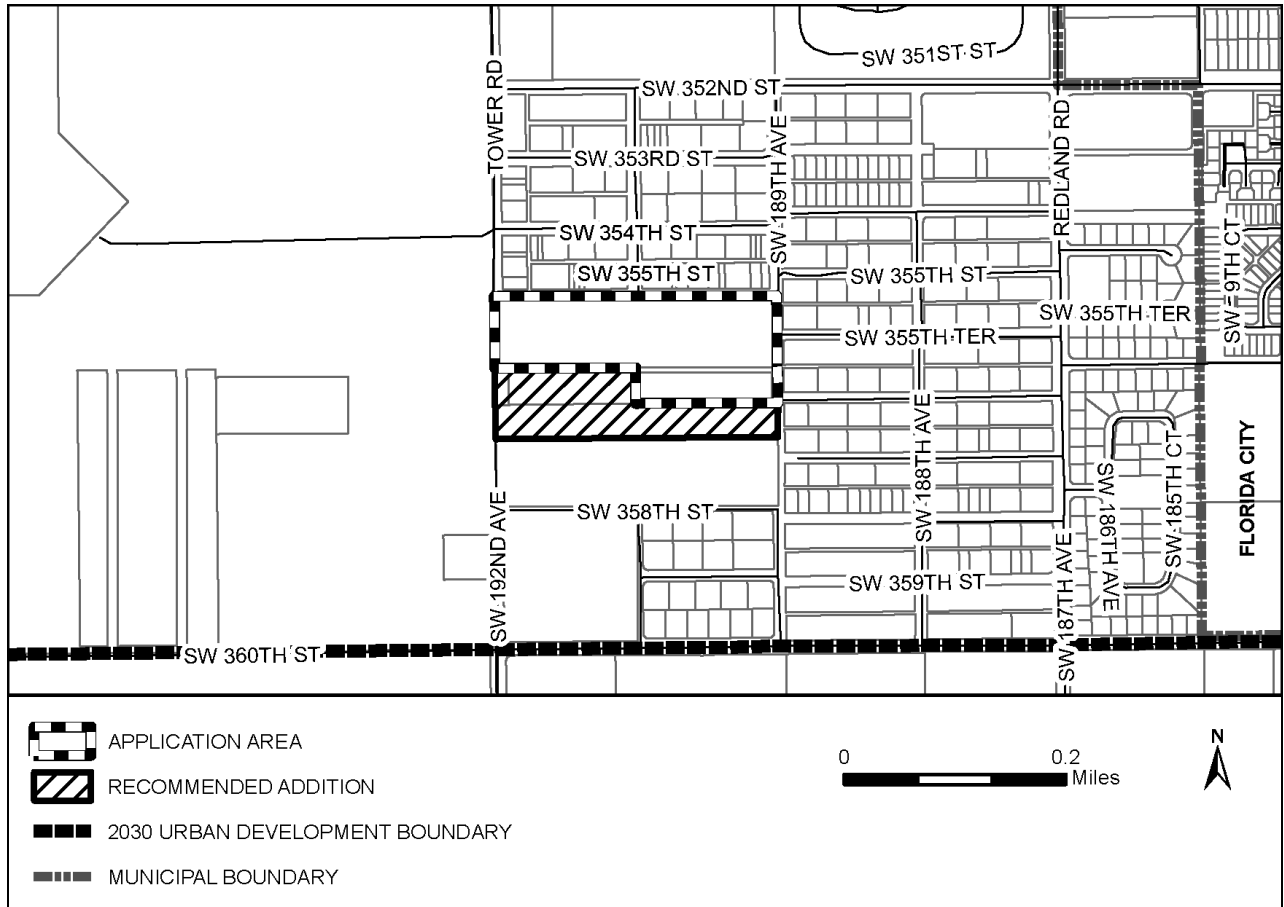
RECOMMENDATIONS

Staff: **TO BE DETERMINED** (September, 2024)
[Changes recommended by Staff are to add ±7.76 gross acres/±7.12 net acres to the site, making the application site a total of ±20.68 gross acres/ ±19.51 net acres, and to redesignate the entire site from "Estate Density Residential" to "Low Density Residential with One Density Increase (DI-1)" (6 to 13 dwelling units per gross acre with urban design).]

South Bay Community Council (15): **TO BE DETERMINED** (October 1, 2024)

Planning Advisory Board (PAB) Acting as the Local Planning Agency: **TO BE DETERMINED** (November 4, 2024)

Final Action of Board of County Commissioners: **TO BE DETERMINED** (December 19, 2024)



Application No. [CDMP20240003](#)
D.R. Horton, Inc.
Commission District 9 (McGhee) Community Council 14

APPLICATION SUMMARY

Applicant/Representative:	D.R. Horton, Inc. / Melissa Tapanes Llahues, Esq., Maritza Haro Salgado, Esq. / Bercow Radell Fernandez Larkin & Tapanes, PLLC.
Location:	Northeast corner of the intersection of SW 197 Avenue and SW 328 Street.
Total Acreage:	±22.93 gross acres / ±22.722 net acres
Current Land Use Plan Map Designation:	“Estate Density Residential” (1 to 2.5 dwelling units per gross acre).
Requested Land Use Plan Map Designation and Other Changes:	<ol style="list-style-type: none">1. Redesignate the application site: <ul style="list-style-type: none">From: “Estate Density Residential” (1 to 2.5 dwelling units per gross acre).To: “Estate Density Residential with One Density Increase (DI-1)” (2.5 to 6 dwelling units per gross acre with urban design).2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners.
Amendment Type:	Small-Scale (processed concurrently with Zoning Application No. Z2024000023).
Existing Zoning Districts / Site Condition:	EU-M / Site is undeveloped and is being farmed with groves.

RECOMMENDATIONS

Staff:	TO BE DETERMINED (September 2024).
Redland Community Council (14):	TO BE DETERMINED (Date to be Determined).
Planning Advisory Board (PAB) Acting as the Local Planning Agency:	TO BE DETERMINED (Date to be Determined)
Final Action of Board of County Commissioners	TO BE DETERMINED (Date to be Determined)

