

**MAY 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
Stephen P. Clark Center, 12th Floor
111 NW 1 Street
Miami, Florida 33128
Telephone: (305) 375-2835

Summary of Applications to Amend the Comprehensive Development Master Plan for Miami-Dade County, Florida

May 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
<p>CDMP20240006 Small-Scale</p>	<p>278 ST Development LLC/ Hugo P. Arza, Esq., Pedro A. Gassant, Esq., Oliver D. Wechsler, Esq./ Holland & Knight, LLP.</p> <p>Generally located on the southeast corner of SW 278 Street and SW 154 Avenue/ ±2.67 gross acres/±2.60 net acres</p> <p><u>Requested Amendment to the CDMP</u></p> <ol style="list-style-type: none"> Redesignate the application site on the LUP map: From: "Estate Density Residential" (1 to 2.5 dwelling units per gross acre). To: "Medium Density with One Density Increase (DI-1)"(25 to 60 dwelling units per gross acres with urban design) 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>This application is being processed concurrently with Zoning Application No. Z2024000107, pursuant to Section 2-116.1 of the Code of Miami-Dade County.</p>	<p>8/ Cohen Higgins</p>	<p>To Be Determined (September 2024)</p>	<p>Community Council 14 To Be Determined (September 23, 2024)</p>	<p>To Be Determined (October 21, 2024)</p>	<p>To be determined (November 21, 2024)</p>
<p>CDMP20240007 Small-Scale</p>	<p>South Dixie and 122 LLC/ Melissa Tapanes Llahues, Esq., Maritza Haro Salgado, Esq./ Bercow Radell Fernandez Larkin & Tapanes, PLLC</p> <p>Located on the north side of SW 122 Street adjacent to west side of the South Dade Transitway/ ±1.72 gross acres/±1.59 net acres</p> <p><u>Requested Amendment to the CDMP</u></p> <p>Release the 2015 Declaration of Restrictions recorded in Official Records Book 29644, Page</p>	<p>8/ Cohen Higgins</p>	<p>To Be Determined (September 2024)</p>	<p>Community Council 12 To Be Determined (September 26, 2024)</p>	<p>To Be Determined (October 21, 2024)</p>	<p>To be determined (November 21, 2024)</p>

May 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
	3675 through 3682 of the Public Records of Miami-Dade County					
CDMP20240008 Small-Scale	<p>Bluene Development LLC/ Pedro Gassant, Esq., Alessandria San Roman, Esq., Mischaël Cetoute, Esq./ Holland & Knight, LLP.</p> <p>Located north of Bailes Road and approximately 113 feet east of SW 114 Path/ ±4.67 gross acres /± 4.43 net acres</p> <p><u>Requested Amendment to the CDMP</u></p> <ol style="list-style-type: none"> Redesignate the application site on the LUP map: From: "Low Density Residential" (2.5 to 6 dwelling units per gross acre) To: "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre) 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>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>	<p>9/ McGhee</p>	<p>To Be Determined (September 2024)</p>	<p>Community Council 15 To Be Determined (Date to be Determined)</p>	<p>To Be Determined (Date to be Determined)</p>	<p>To be determined (Date to be Determined)</p>
CDMP20240009 Small-Scale	<p>Bluene Development LLC/ Pedro Gassant, Esq., Alessandria San Roman, Esq., Mischaël Cetoute, Esq./ Holland & Knight, LLP.</p> <p>Located approximately 661 feet north of SW 320 Street between SW 197 Avenue and SW 192 Avenue/ ±40.79 gross acres/ ±35.18 net acres</p> <p><u>Requested Amendment to the CDMP</u></p> <ol style="list-style-type: none"> Redesignate the application site on the LUP map: 	<p>8/ Cohen Higgins</p>	<p>To Be Determined (September 2024)</p>	<p>Community Council 14 To Be Determined (Date to be Determined)</p>	<p>To Be Determined (Date to be Determined)</p>	<p>To be determined (Date to be Determined)</p>

May 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
	<p>From: "Estate Density Residential" (1 to 2.5 dwelling units per gross acre)</p> <p>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. Z2024000119, pursuant to Section 2-116.1 of the Code of Miami-Dade County.</p>					
<p>CDMP202400010 Small-Scale</p>	<p>Lennar Homes, LLC (a.k.a. Korge) / Hugo Arza, Esq. and Amanda Naldjieff, Esq., Holland & Knight LLP</p> <p>Located south of SW 240 Street, between SW 127 Avenue and ±335 feet west of SW 124 Avenue/ ±20.19 gross/±18.91 net acres</p> <p><u>Requested Amendment to the CDMP</u></p> <p>1. Redesignate the application site:</p> <p>From: "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre)"</p> <p>To: "Medium-High Density Residential" (13 to 25 dwelling units per 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>8/ Cohen Higgins</p>	<p>To Be Determined (September 2024)</p>	<p>Community Council 15</p> <p>To Be Determined (Date to be Determined)</p>	<p>To Be Determined (Date to be Determined)</p>	<p>To be determined (Date to be Determined)</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. CDMP20240006

278 ST Development, LLC.

Commission District 8 (Cohen Higgins)

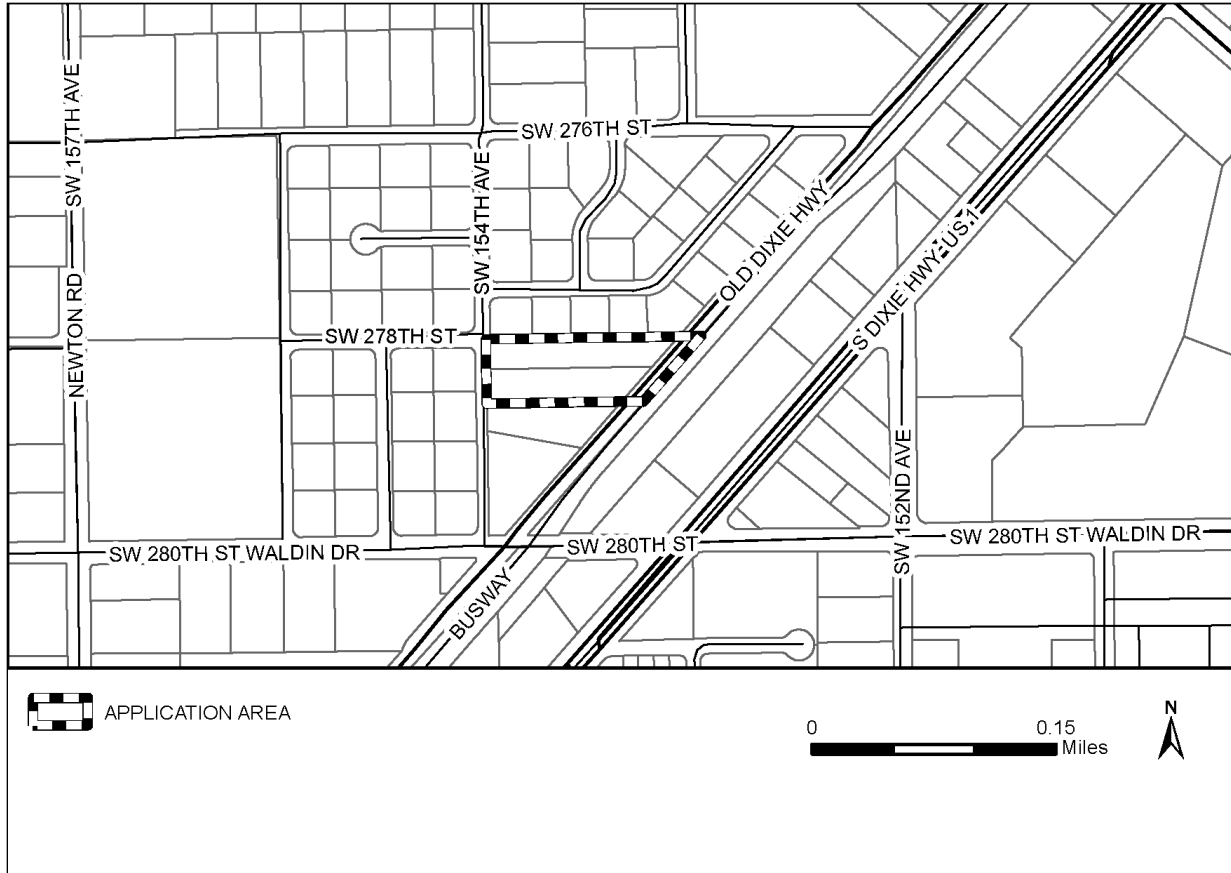
Community Council 14

APPLICATION SUMMARY

Applicant/Representative:	278 ST Development LLC/ Hugo P. Arza, Esq., Pedro A. Gassant, Esq., Oliver D. Wechsler, Esq./ Holland & Knight, LLP.
Location:	Generally located on the southeast corner of SW 278 Street and SW 154 Avenue
Total Acreage:	±2.67 gross acres/±2.60 net acres
Current Land Use Plan Map Designation:	"Estate Density Residential" (1 to 2.5 dwelling units per gross acre).
Requested Land Use Element Change and Other Changes:	<ol style="list-style-type: none">1. Redesignate the application site on the LUP map: From: "Estate Density Residential" (1 to 2.5 dwelling units per gross acre). To: "Medium Density with One Density Increase (DI-1)" (25 to 60 dwelling units per gross acres 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 (Being processed concurrently with Zoning Application No. Z2024000107)
Existing Zoning District/Site Condition:	AU (Agriculture/one residence on 5 gross acres)/ Agriculture uses and single family home

RECOMMENDATIONS

Staff:	TO BE DETERMINED (September 2024)
The Redland Community Council (14):	TO BE DETERMINED (September 23, 2024)
Planning Advisory Board (PAB) Acting as the Local Planning Agency:	TO BE DETERMINED (October 21, 2024)
Final Action of Board of County Commissioners:	TO BE DETERMINED (November 21, 2024)



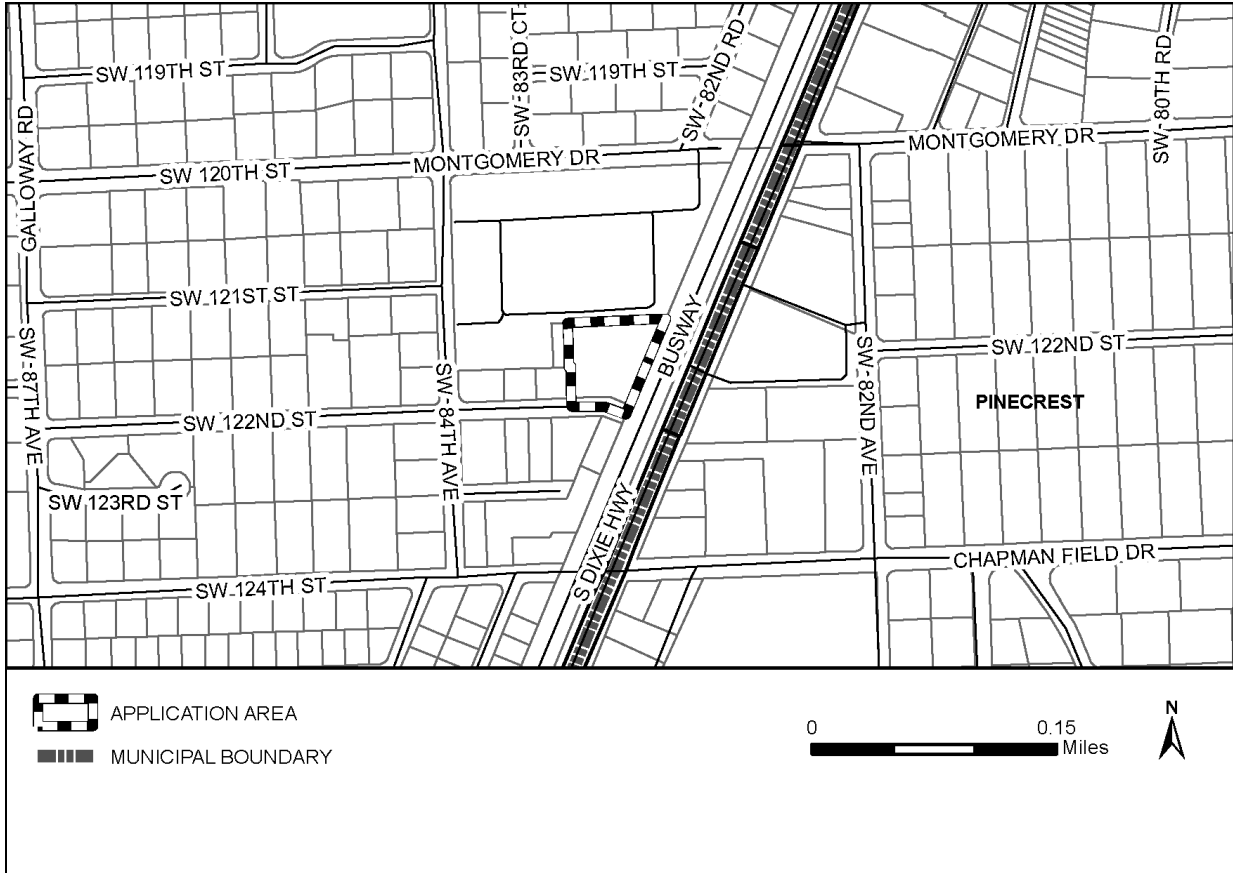
**Application No. [CDMP20240007](#)
South Dixie and 122 LLC
Commission District 8 (McGhee) Community Council 12**

APPLICATION SUMMARY

Applicant/Representative:	South Dixie and 122 LLC/ Melissa Tapanes Llahues, Esq., Maritza Haro Salgado, Esq./ Bercow Radell Fernandez Larkin & Tapanes, PLLC
Location:	North side of SW 122 Street adjacent to west side of the South Dade Transitway
Total Acreage:	±1.72 gross acres/±1.59 net acres
Current Land Use Plan Map Designation:	“Low-Medium Density Residential” (6 to 13 dwelling units per gross acre)
Requested Change:	Release the 2015 Declaration of Restrictions recorded in Official Records Book 29644, Page 3675 through 3682 of the Public Records of Miami-Dade County
Amendment Type:	Small-Scale
Existing Zoning District/Site Condition:	RU-2 (Two-Family Residential District)/ Vacant undeveloped

RECOMMENDATIONS

Staff:	TO BE DETERMINED (September 2024)
Kendall Community Council (12):	TO BE DETERMINED (September 26, 2024)
Planning Advisory Board (PAB) Acting as the Local Planning Agency:	TO BE DETERMINED (October 21, 2024)
Final Action of Board of County Commissioners:	TO BE DETERMINED (November 21, 2024)



Application No. CDMP20240008

Bluenest Development LLC.

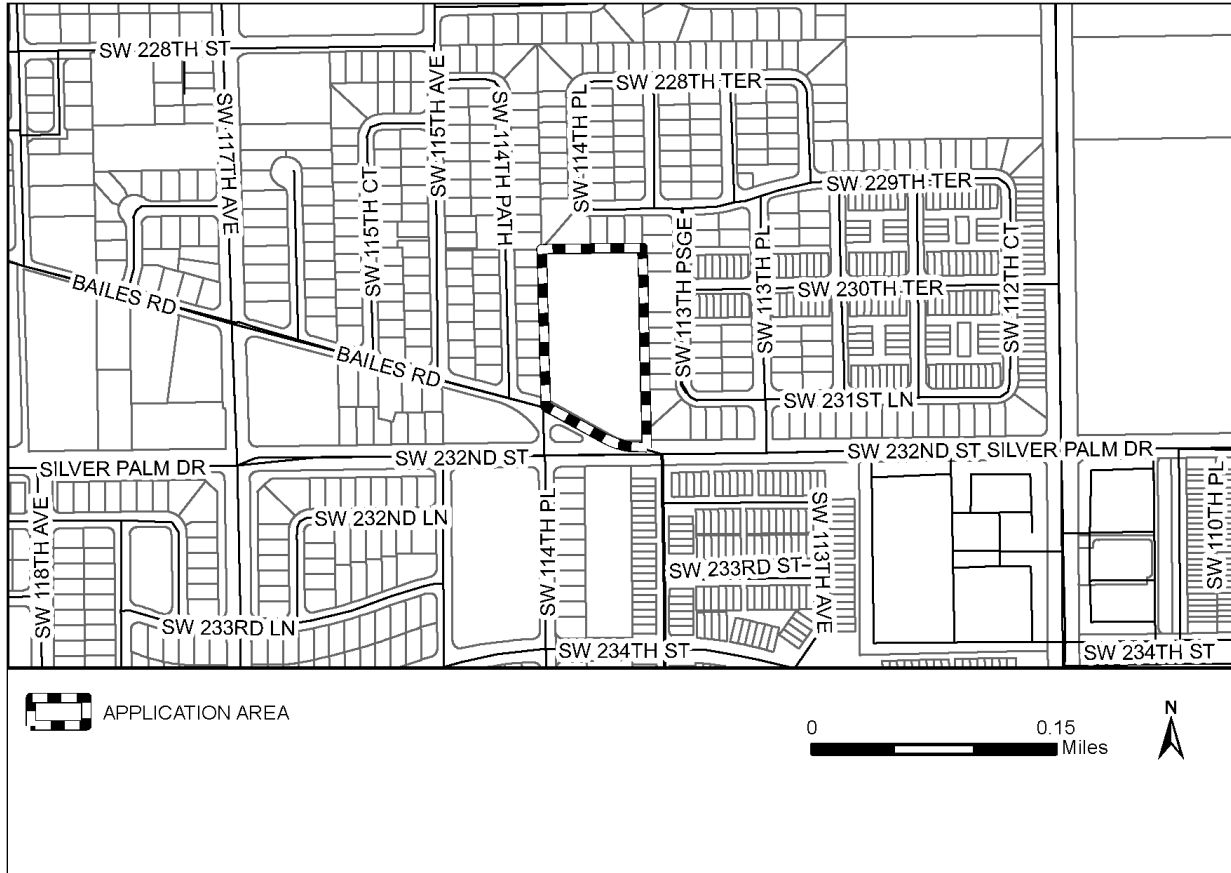
Commission District 9 Community Council 15

APPLICATION SUMMARY

Applicant/Representative:	Bluenest Development LLC/ Pedro Gassant, Esq., Alessandria San Roman, Esq., Mischaël Cetoute, Esq./ Holland & Knight, LLP.
Location:	North of Bailes Road and approximately 113 feet east of SW 114 Path
Total Acreage:	±4.67 gross acres /± 4.43 net acres
Current Land Use Plan Map Designation:	"Low Density Residential" (2.5 to 6 dwelling units per gross acre)
Requested Land Use Element Change:	1. Redesignate the application site on the LUP map: From: "Low Density Residential"(2.5 to 6 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. Z2024000023)
Existing Zoning District/Site Condition:	AU (Agriculture / One Residence on 5 gross acres / 9 residential structures

RECOMMENDATIONS

Staff:	TO BE DETERMINED (September 2024)
The South Bay Community Council (15):	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)



Application No. CDMP20240009

Bluenest Development LLC.

Commission District 8 Community Council 14

APPLICATION SUMMARY

Applicant/Representative:	Bluenest Development LLC/ Pedro Gassant, Esq., Alessandria San Roman, Esq., Mischaël Cetoute, Esq./ Holland & Knight, LLP.
Location:	Approximately 661 feet north of SW 320 Street between SW 197 Avenue and SW 192 Avenue
Total Acreage:	±40.79 gross acres/ ±35.18 net acres
Current Land Use Plan Map Designation:	"Estate Density Residential" (1 to 2.5 dwelling units per gross acre).
Requested Land Use Element Change and Other Changes:	1. Redesignate the application site on the LUP 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. Z2024000119)
Existing Zoning District/Site Condition:	AU (Agriculture/one residence on 5 gross acres) and EU-1 (Estate, Single-Family on one acre) / single- family homes and agricultural uses

RECOMMENDATIONS

Staff:	TO BE DETERMINED (September 2024)
The 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)

Application No. [CDMP20240010](#)

Lennar Homes, LLC (a.k.a. Korge)
Commission District 8 (Cohen-Higgins) Community Council 15

APPLICATION SUMMARY

Applicant/Representative:	Lennar Homes, LLC / Hugo Arza, Esq. and Amanda Naldjieff, Esq., Holland & Knight LLP
Location:	South of SW 240 Street, between SW 127 Avenue and ±335 feet west of SW 124 Avenue
Total Acreage:	±20.19 gross/±18.91 net acres
Current Land Use Plan Map Designation:	"Low-Medium Density Residential" (6 to 13 dwelling units per gross acre)
Requested Land Use Plan Map Designation and Other Changes:	<ol style="list-style-type: none">Redesignate the application site: From: "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre)" To: "Medium-High Density Residential" (13 to 25 dwelling units per acre)"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
Existing Zoning District/Site Condition:	RU-4 (High Density Apartment House District, 50 units/net acre) / row and field cropland

RECOMMENDATIONS

Staff:	TO BE DETERMINED (September 2024)
South Bay Community Council (CC15):	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)

