

# Memorandum



**Date:** April 11, 2019

**To:** Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor

**Subject:** Supplemental Information on the October 2018 Cycle Application No. 6 to Amend  
the Comprehensive Development Master Plan (CDMP)

Supplement  
Agenda Item No. 4(B)

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The following supplemental information is provided to the Board of County Commissioners (Board) regarding the October 2018 Cycle Application No. 6 to amend the Comprehensive Development Master Plan. The information includes: the Mayor's Memorandum on October 2018 Cycle applications (Exhibit 1), the Initial Recommendation report for Application No. 6 (Exhibit 2), and the Additional Items (Exhibit 3) received by the Department of Regulatory and Economic Resources prior the Board's April 11, 2019, public hearing addressing Application No. 6.

Attachment

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Jack Osterholt  
Deputy Mayor

**Date:** April 11, 2019

Supplement Exhibit 1

**To:** Honorable Chairwoman Audrey M. Edmonson.  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor



**Subject:** Report on October 2018 Cycle Applications to Amend the Comprehensive Development Master Plan

**Recommendation**

It is recommended that the Board of County Commissioners (Board) take action on Application Nos. 1, 2, 3, 4, 5, and 6 filed in the October 2018 Cycle applications to amend the Comprehensive Development Master Plan (CDMP). The Board is scheduled to take final action on small-scale Application Nos. 1, 2, 3, and 4 and transmittal action on standard Application Nos. 5 and 6 as indicated in the table below and further detailed in this memorandum.

APPLICATION NUMBER	ITEMS FOR CONSIDERATION BY THE BOARD
<b>October 2018 Cycle Applications</b>	
<b>Application No. 1</b> (Small-Scale Application)	<b>Item No. 3A</b> – Ordinance (Final Action) <b>Item No. 3A1</b> – Resolution for Transmittal to the State Land Planning Agency (if converted to a Standard Application)
<b>Application No. 2</b> (Small-scale Application)	<b>Item No. 3B</b> – Ordinance (Final Action) <b>Item No. 3B1</b> – Resolution for Transmittal to the State Land Planning Agency (if converted to a Standard Application)
<b>Application No. 3</b> (Small-scale Application)	<b>Item No. 3C</b> – Ordinance (Final Action) <b>Item No. 3C1</b> – Resolution for Transmittal to the State Land Planning Agency (if converted to a Standard Application)
<b>Application No. 4</b> (Small-scale Application)	<b>Item No. 3D</b> – Ordinance (Final Action) <b>Item No. 3D1</b> – Resolution for Transmittal to the State Land Planning Agency (if converted to a Standard Application)
<b>Application No. 5</b> (Standard Application)	<b>Item No. 4A</b> – Resolution for Transmittal to the State Land Planning Agency <b>Item No. 4A1</b> – Ordinance (First Reading)
<b>Application No. 6</b> (Standard Application)	<b>Item No. 4B</b> – Resolution for Transmittal to the State Land Planning Agency <b>Item No. 4B1</b> – Ordinance (First Reading)

**Small Scale Applications**

**Background**

Four small-scale applications (Application Nos. 1, 2, 3, and 4) were filed by private parties in this October 2018 CDMP amendment review cycle. A description of the applications along with the recommendations of the Department of Regulatory and Economic Resources (Department), the affected community councils, and the Local Planning Agency are provided in Attachment A to this Memorandum.



The attached Ordinances (Agenda Item Nos. 3A, 3B, 3C, and 3D which were approved on first reading on March 19, 2019) provide for the Board's action on small-scale amendment Application Nos. 1, 2, 3, and 4, respectively, filed in the October 2018 CDMP amendment review cycle. State law allows the adoption of the referenced small-scale applications at the Board's CDMP public hearing currently scheduled for April 11, 2019. A CDMP amendment application is eligible, under Section 163.3187, Florida Statutes (F.S.), to be processed as a small-scale amendment to the local comprehensive plan if it involves ten or fewer acres and the maximum total acreage in a calendar year for small-scale amendments does not exceed 120 acres. Since the County has not exceeded the acreage limitations for small-scale amendments to the CDMP for calendar year 2019, the Board has the ability to approve the proposed small-scale amendment Application Nos. 1, 2, 3, and 4 totaling ±18.35 acres, without prior review by the State Land Planning Agency.

At the April 11, 2019 public hearing, the Board is scheduled to take final action on the attached ordinances providing for final disposition of the October 2018 Cycle small-scale applications. Such action may be to adopt, adopt with change or not adopt the referenced small-scale amendment applications. If the Board does not adopt the referenced small-scale amendments, the Board may elect, by separate resolutions (Agenda Item Nos. 3A1, 3B1, 3C1, and 3D1), to transmit the proposed small-scale amendments to the State Land Planning Agency and other state and regional agencies (reviewing agencies) for review and comments, and then take final action in July 2019, after State review. Denial or failure to adopt a small-scale amendment and failure to transmit a CDMP amendment application to the reviewing agencies for review effectively denies approval of the application for the amendment cycle.

#### Scope

The CDMP is a broad-based Countywide policy-planning document created to: guide future growth and development, ensure the adequate provision of public facilities and services for existing and future populations in Miami-Dade County, and maintain or improve the quality of the natural and man-made environment in the County. While the adopted text of the CDMP generally applies Countywide, some text amendment applications and individual, site-specific Land Use Plan map amendment applications may have localized impact on one or more Commission Districts. For example, Application Nos. 1 and 2 are located within District 2, which is represented by Commissioner Jean Monestime; Application No. 3 is located within District 7, which is represented by Commissioner Xavier L. Suarez; and Application No. 4 is located within District 9 which is represented by Commissioner Dennis C. Moss.

#### Fiscal Impact

There is no direct fiscal impact associated with Application Nos. 1, 2, 3, and 4. However, CDMP amendment applications may have varying impacts to County services. These impacts are discussed in the document titled, "Initial Recommendations, October 2018 Applications to Amend the Comprehensive Development Master Plan", dated March 2019. This document is kept on file with and available from the Department of Regulatory and Economic Resources, and can be accessed at the following link: <http://www.miamidade.gov/planning/cdmp-amendment-cycles.asp>.

#### Social Equity Statement

The recommendations of the Director on Application Nos. 1, 2, 3, and 4 as contained in the document titled "Initial Recommendations, October 2018 Applications to Amend the Comprehensive Development Master Plan", dated March 2019, was prepared in accordance with Section 2-116.1 of the Code of Miami-Dade County, includes among other things, a compatibility analysis and conclusion that satisfies the requirements of Ordinance No. 15-83, regarding social equity, to the extent applicable to these applications.



Track Record/Monitor

Amendments to the CDMP do not involve the monitoring of contracts.

**Standard Applications**

Background

Two standard applications (Application Nos. 5 and 6) were filed by private parties in the October 2018 CDMP amendment review cycle. A description of the two standard applications, the recommendations of the Department, the affected community councils and the Local Planning Agency are provided in Attachment A to this Memorandum.

At the conclusion of the public hearing for the standard applications, the Board will take action on separate resolutions issuing transmittal instructions for each of the standard applications to the State Land Planning Agency and other reviewing agencies. The resolutions (Agenda Item Nos. 4A and 4B) will also incorporate a request for the reviewing agencies to review and return their comments on the transmitted applications before the Board takes final action. After adoption of the transmittal resolutions, the Board will be requested to approve, on first reading, an ordinance for each of the transmitted applications (Agenda Item Nos. 4A1 and 4B1) that will be used at a later date to take final action on the pending standard applications. A subsequent public hearing, currently scheduled for July 25, 2019, will be held for the Board to take final action on the standard applications that are transmitted to the State Land Planning Agency and other reviewing agencies.

Scope

Application No. 5 is located within District 2, which is represented by Commissioner Jean Monestime; and Application No. 6 is located within District 8, which is represented by Commissioner Daniella Levine Cava.

Fiscal Impact

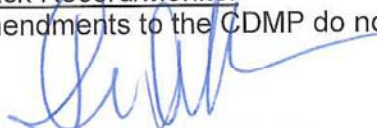
There is no direct fiscal impact associated with Application Nos. 5 and 6. However, the development allowed by the CDMP amendment Application Nos. 5 and 6 may have varying impacts on County services. The impacts associated with Application Nos. 5 and 6 are discussed in the "Initial Recommendations, October 2018 Applications to Amend the Comprehensive Development Master Plan," dated February 2019. This document is kept on file with and available from the Department of Regulatory and Economic Resources, and can be accessed at the following link: <http://www.miamidade.gov/planning/cdmp-amendment-cycles.asp>.

Social Equity Statement

The recommendations of the Department's Director on Application Nos. 5 and 6 as contained in the document titled "Initial Recommendations, October 2018 Applications to Amend the Comprehensive Development Master Plan," dated February 2019, was prepared in accordance with Section 2-116.1 of the Code of Miami-Dade County, includes, among other things, a compatibility analysis and a conclusion that satisfies the requirements of Ordinance No. 15-83, regarding social equity, to the extent applicable to these applications.

Track Record/Monitor

Amendments to the CDMP do not involve the monitoring of contracts.



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Jack Osterholt  
Deputy Mayor

**Summary of Recommendations**  
**October 2018 Applications to Amend the Comprehensive Development Master Plan for Miami-Dade County, Florida**  
**April 2019**

Application Number/ Type	Applicant/Applicant representative/ Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation	Community Council Recommendation, Resolution # and Date	PAB/LPA Recommendation April 1, 2019	BCC Action/ Recommendation April 11, 2019
1/ Small-scale	AR 190 NMB, LLLP / Felix M. Lasarte, Esq.  Northeast corner of NW 2 Avenue and NW 161 Street / (±4.05 gross acres/ ±4.02 net acres)  <u>Requested Amendment to the CDMP:</u> 1. Redesignate the application site on the LUP map: From: "Office/Residential" and "Low Density Residential (2.5 to 6 dwelling units per acre)" To: "Office/Residential" and "Low-Medium Density Residential with One Density Increase (DI-1; 13 to 25 dwelling units per 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.	2/ Monestime	Adopt with Acceptance of the Proffered Declaration of Restrictions	Adopt with Acceptance of the Proffered Declaration of Restrictions (08-1-19) March 12, 2019	Adopt with Acceptance of the Proffered Declaration of Restrictions  [and to add language to the proffered Declaration of Restrictions that the eastern 75 percent of the application site be developed with townhouses]	To be determined
2/ Small-scale	BHI Montebella, LLC / William W. Riley, Jr., Esq.  Northeast corner of NW 6 Avenue and NW 159 Street / ±7.11 net acres)  <u>Requested Amendment to the CDMP:</u> 1. Redesignate the application site on the LUP map: From: "Low-Medium Density Residential (6 to 13 dwelling units per acre)" To: "Medium-High Density Residential (25 to 60 dwelling units per 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.	2/ Monestime	Adopt with Acceptance of the Proffered Declaration of Restrictions	Adopt with Acceptance of the Proffered Declaration of Restrictions (08-2-19) March 12, 2019	Adopt with Acceptance of the Proffered Declaration of Restrictions  [and to add language to the proffered Declaration of Restrictions that the applicant shall apply for LEED certification]	To be determined



Application Number/ Type	Applicant/Applicant representative/ Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation	Community Council Recommendation, Resolution # and Date	PAB/LPA Recommendation April 1, 2019	BCC Action/ Recommendation April 11, 2019
3/ Small-scale	GCNB, LLC. / Melissa Tapanes Llahues, Esq. East side of SW 87 Avenue between SW 75 Street and SW 76 Terrace / (±4.68 net acres)  <u>Requested Amendment to the CDMP:</u> 1. Redesignate the application site on the LUP map: From: "Office/Residential" and "Estate Density Residential (1 to 2.5 dwelling units per acre)" To: "Office/Residential" 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.	7/ Suarez	Adopt with Acceptance of the Proffered Declaration of Restrictions	Adopt with Acceptance of the Proffered Declaration of Restrictions  [revised the Declaration of Restrictions to include that no more than 50% of the office use be dedicated for medical office use and that the north, east and south perimeter on the eastern 300 feet of the property shall include a landscape buffer at a width of at least 20 feet] (12-1-19) March 12, 2019	Adopt with Acceptance of the Proffered Declaration of Restrictions  [revised the Declaration of Restrictions to include that no more than 50% of the office use be dedicated for medical office use and that the north, east and south perimeter on the eastern 300 feet of the property shall include a landscape buffer at a width of at least 20 feet]	To be determined
4/ Small-scale	28 BS, LLC / William W. Riley, Jr., Esq. Northeast corner of SW 117 Avenue and SW 224 Street / (±2.52 net acres)  <u>Requested Amendment to the CDMP:</u> 1. Redesignate the application site on the LUP map: From: "Low Density Residential (2.5 to 6 dwelling units per acre)" To: "Medium Density Residential (13 to 25 dwelling units per 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.	9/ Moss	Adopt with Change and with Acceptance of the Proffered Declaration of Restrictions  [change the request to "Low-Medium Density Residential (8-13 DU/Ac.) with One Density Increase with Urban Design (DI-1)"]	Deny (15-1-19) March 20, 2019	Adopt with Change as Recommended by Staff with Acceptance of the Proffered Declaration of Restrictions  [and for the applicant to work with the county attorney's office to include language in the covenant that would recognize workforce housing as the preferred development option over the congregate living facility]	To be determined

Application Number/ Type	Applicant/Applicant representative/ Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation	Community Council Recommendation, Resolution # and Date	PAB/LPA Recommendation April 1, 2019	BCC Action/ Recommendation April 11, 2019
5/ Standard	<p>Lennar Homes, LLC/Jeff Bercow., Esq., Carli Koshal, Esq., Bercow Radell &amp; Fernandez, PLLC</p> <p>Between NW 22 Avenue and NW 27 Avenue and between Gratigny Parkway (NW 119 Street) and NW 131 Street / (±89.08 Gross Acres; ±88.11 Net Acres)</p> <p>Parcel 1: "Industrial and Office" (±67.75 net acres) and Parcel 2: "Business and Office" (±20.35 net acres)</p> <p><u>Requested Amendment to the CDMP:</u></p> <p>1. Redesignate Parcel 1 of the application site on the LUP map:</p> <p>From: "Industrial and Office"</p> <p>To: "Low Density Residential (2.5 to 6 dwelling units per gross acre)"</p> <p>2. Partial release of the Declaration of Restrictions recorded in Official Records Book 29794 at Pages 552-588 of the Public Records of Miami-Dade County, Florida, as it applies to the subject property;</p> <p>3. Add the proffered Declaration of Restrictions to the Restricted Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners.</p>	2/ Monestime	Transmit and Adopt, Subject to Conditions, and with Acceptance of the Proffered Declaration of Restrictions	Transmit and Adopt, Subject to Conditions, and with Acceptance of the Proffered Declaration of Restrictions (08-3-19) March 12, 2019	Transmit and Adopt, Subject to Conditions, and with Acceptance of the Proffered Declaration of Restrictions as Recommended by Staff	To be determined

Application Number/ Type	Applicant/Applicant representative/ Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation	Community Council Recommendation, Resolution # and Date	PAB/LPA Recommendation April 1, 2019	BCC Action/ Recommendation April 11, 2019
6/ Standard	<p>Lennar Homes, LLC/ Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., and Pedro Gassant, Esq., Holland and Knight LLP</p> <p>Between SW 120 Avenue and SW 117 Avenue and between theoretical SW 238 Street and SW 248 Street / (±86.87 gross acres; ±81.77 net acres)</p> <p><u>Requested Amendment to the CDMP:</u> 1. Redesignate the application site on the LUP map:</p> <p>From: "Estate Density Residential (1 to 2.5 dwelling units per gross acre)" and "Low Density Residential (2.5 to 6 dwelling units per gross acre)"</p> <p>To: "Low-Medium Density Residential (6 to 13 dwelling units per gross acre)" and "Business and Office"</p> <p>2. Add the proffered Declaration of Restrictions to the Restricted Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners.</p>	8/ Levine Cava	Transmit with Change and Adopt and with Acceptance of the Proffered Declaration of Restrictions	Transmit with Change and Adopt and with Acceptance of the Proffered Declaration of Restrictions  [change is to include an abutting ±1.15 acre parcel to the application site] (15-2-19) March 20, 2019	Transmit with Change as Recommended by Staff and Adopt and with Acceptance of the Proffered Declaration of Restrictions	To be determined

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

Notes:

BCC: Board of County Commissioners; LPA: Local Planning Agency



**INITIAL  
RECOMMENDATIONS**

**OCTOBER 2018  
APPLICATIONS TO AMEND THE  
COMPREHENSIVE DEVELOPMENT  
MASTER PLAN**

**FOR MIAMI-DADE COUNTY, FLORIDA**



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INITIAL  
RECOMMENDATIONS

OCTOBER 2018  
APPLICATION APPLICATIONS TO AMEND THE  
COMPREHENSIVE DEVELOPMENT  
MASTER PLAN

April 2019

Miami-Dade County  
Department of Regulatory and Economic Resources  
Stephen P. Clark Center  
111 NW 1 Street, 12<sup>th</sup> Floor  
Miami, Florida 33128-1972  
(305) 375-2835



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*Mayor*  
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*Executive Secretary*

Miami-Dade County provides equal access and equal opportunity in employment and services and does not discriminate on the basis of disability. "It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disabilities Act."

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# INTRODUCTION

This report contains the initial recommendations of the Department of Regulatory and Economic Resources (Department) addressing applications to amend the Comprehensive Development Master Plan (CDMP), which were filed for consideration during the October 2018 Plan Amendment Review Cycle. Six applications (Application Nos. 1, 2, 3, 4, 5 and 6) were filed in this October 2018 amendment review cycle, four of which (Application Nos. 1, 2, 3 and 4) were processed as small-scale amendments to the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map and two (Application Nos. 5 and 6) were processed as a standard amendments to the CDMP. A summary of each application is presented in the Summary of Recommendations matrix on Page vii.

## **Application Review Process and Schedule of Activities**

Following is a summary of the Plan review, amendment activities and schedule that will be followed by this cycle to comply with the CDMP procedural requirements contained in Section 2-116.1, Code of Miami-Dade County and State law. The Schedule of Activities on page v lists the principal activities that will occur under this process and indicates the timeframes for those activities in accordance with the State requirements and the County Code. For this amendment cycle, the application filing period occurred from October 1 through October 31, 2018.

The CDMP amendment process involves two phases. The first phase occurs between the time applications are filed and the time Miami-Dade Board of County Commissioners (Board) conducts its first public hearing. At its first hearing, the Board will take action addressing transmittal of the standard application(s) to the State Land Planning Agency (SLPA) and other State and regional agencies (reviewing agencies) for review and comment, and/or adopt eligible small-scale LUP map amendments on an expedited schedule. During the first phase, affected and neighboring property owners are notified of the nearby LUP map amendment request(s). The Department issues its initial recommendations regarding each requested change and submit the report to the Community Councils, the Planning Advisory Board (PAB) and the Board for their consideration during their public hearings.

Section 2-116.1 authorizes Community Councils to conduct public hearings and issue recommendations on the applications that directly affect their areas. The Community Councils public hearings for this CDMP amendment cycle were held in March 2019, prior to the PAB, acting as the County's Local Planning Agency, and the Board conducting their public hearings. The PAB held its public hearing on April 1, 2019, to receive comments and recommendations on the proposed amendments, and to formulate recommendations to the Board regarding the adoption of the eligible small-scale amendment Application Nos. 1, 2, 3 and 4 and transmittal of standard amendment Application Nos. 5 and 6. The Board is currently scheduled to hold a public hearing on April 11, 2019, to consider adoption of the eligible small-scale amendments and the transmittal of the standard amendments and any small-scale amendments the Board would like to further consider after receiving comments from the reviewing agencies. "Transmittal" of a proposed amendment to the reviewing agencies does not constitute adoption of the requested amendment.

The second phase of the amendment process begins after transmittal of the application(s) to the reviewing agencies. The CDMP amendment procedures in Section 2-116.1 of the County Code provide that the SLPA will be requested by the County to review and comment on all transmitted amendment proposals. The SLPA and/or the other reviewing agencies are expected to return comments addressing all transmitted amendment proposals in May 2019, approximately 45 days

after the transmittal hearing pursuant to Chapter 163.3184(3), Florida Statutes. Within 45 days after receiving comments from the reviewing agencies, or other time period determined by the Director of the Department, the Board will conduct a public hearing and take final action on the transmitted applications. During the review period by the reviewing agencies, the Department will also review comments received at the transmittal hearings and any additional submitted material and may issue a "Final Recommendations" report reflecting any new information prior to the final public hearings. Final action by the Board will be to adopt, adopt with change or not adopt any of the transmitted applications.

Outside of this regular CDMP amendment process, requests to amend the CDMP can be made by the Board under a special amendment process, applications undergoing expedited review, or by a party having an application undergoing the Development of Regional Impact (DRI) process requesting a concurrent amendment to the CDMP. Procedures for processing such special or DRI-related amendments are established in Section 2-116.1 of the Miami-Dade County Code.

### **Additional Information**

Anyone having questions regarding any aspect of the CDMP review and amendment process should visit or call the Metropolitan Planning Section of the Miami-Dade County Department of Regulatory and Economic Resources at 111 NW 1<sup>st</sup> Street, 12<sup>th</sup> Floor, Miami, Florida 33128-1972; telephone 305/375-2835.



Table 1  
Schedule of Activities  
October 2018-2019 CDMP Amendment Cycle

Pre-application Conference	Prior to Filing Application
Application Filing Period Documents required upon filing an application <ul style="list-style-type: none"> <li>• <i>Any proposed modification(s) to a CDMP Declaration of Restrictions</i></li> <li>• <i>Traffic Impact Study – required for Standard Applications</i></li> </ul>	October 1 to October 31, 2018
Deadline to withdraw Application and obtain return of full Fee. Notify applicant of deficiencies.	November 7, 2018
Deadline for resubmittal of unclear or incomplete Applications	Seventh business day after Notice of deficiency
Applications Report published by Department	November 29, 2018
Deadline for submitting Technical Reports	November 29, 2018
Deadline for submitting Declarations of Restrictions to be considered in the Initial Recommendations Report	November 29, 2018
Initial Recommendations Report released by the Department	February/March 2019
Application No. 1: Northeast (CC8)	March 12, 2019
Application No. 2: North Central (CC8)	March 12, 2019
Application No. 3: West Kendall (CC12)	March 19, 2019
Application No. 4: South Bay (CC15)	March 20, 2019
Application No. 5: North Central (CC18)	March 12, 2019
Application No. 6: South Bay (CC15)	March 20, 2019
Planning Advisory Board (PAB), acting as Local Planning Agency (LPA), Public Hearing to formulate Recommendations regarding Adoption of Small-Scale Amendments and Transmittal of Standard Amendment requests to State Land Planning Agency (SLPA)	April 1, 2019 County Commission Chamber 111 NW 1 Street Miami, Florida 33128
Board of County Commissioners (Board) Hearing and Action on Adoption of Small-Scale Amendments and Transmittal of Standard Amendment requests to SLPA	April 11, 2019 County Commission Chamber 111 NW 1 Street Miami, Florida 33128
Transmittal to SLPA and other Reviewing Agencies	April 2019** (Approximately 10 days after Board Transmittal Hearing)
Deadline for Filing Supplementary Reports by the Public	Thirty (30) days after Board's transmittal hearing
Receipt of Comment Letters from Reviewing Agencies	May/June 2019** (Approximately 30 days after Transmittal under the Expedited State Review process, or 60 days for State Coordinated Review process)
Final Recommendations Report may be released by the Department	June 2019**
Public Hearing and Final Action on Applications: Board	July 25, 2019** (No later than 45 days after receipt of Comment Letters from reviewing agencies)

Notes: \*\* Estimated Date

Dates are subject to change. All hearings will be noticed by newspaper advertisement.





**Summary of Recommendations**  
**October Cycle Applications to Amend the Comprehensive Development Master Plan for Miami-Dade County, Florida**  
**April 2019**

Application Number/ Type	Applicant/Applicant representative/ Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation	Community Council Recommendation, Resolution # and Date	PAB/LPA Recommendation April 1, 2019	BCC Action/ Recommendation April 11, 2019
1/ Small-scale	AR 190 NMB, LLLP / Felix M. Lasarte, Esq. Northeast corner of NW 2 Avenue and NW 161 Street / (±4.05 gross acres/ ±4.02 net acres) <u>Requested Amendment to the CDMP:</u> 1. Redesignate the application site on the LUP map: From: "Office/Residential" and "Low Density Residential (2.5 to 6 dwelling units per acre)" To: "Office/Residential" and "Low-Medium Density Residential with One Density Increase (DI-1; 13 to 25 dwelling units per 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.	2/ Monestime	Adopt with Acceptance of the Proffered Declaration of Restrictions	Adopt with Acceptance of the Proffered Declaration of Restrictions	Adopt as a Small-Scale Amendment with the Proffered Declaration of Restrictions and add language to the Proffered Declaration of Restrictions that the eastern 75 percent of the land should be townhouses.	To be determined
2/ Small-scale	BHI Montebella, LLC / William W. Riley, Jr., Esq. Northeast corner of NW 6 Avenue and NW 159 Street / ±7.11 net acres) <u>Requested Amendment to the CDMP:</u> 1. Redesignate the application site on the LUP map: From: "Low-Medium Density Residential (6 to 13 dwelling units per acre)" To: "Medium-High Density Residential (25 to 60 dwelling units per acre)" 2. Release of the Declaration of Restrictions adopted by the Board of County Commissioners in conjunction with October 2003 CDMP Cycle, Application No. 1 as recorded in Book 22990, Page 4788 of the public records of Miami-Dade County 3. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board.	2/ Monestime	Adopt with Acceptance of the Proffered Declaration of Restrictions	Adopt with Acceptance of the Proffered Declaration of Restrictions	Adopt as a Small-Scale Amendment with the Proffered Declaration of Restrictions and to add language to the Proffered Declaration of Restrictions that the applicant shall apply for LEED certification.	To be determined

19



Application Number/ Type	Applicant/Applicant representative/ Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation	Community Council Recommendation, Resolution # and Date	PAB/LPA Recommendation April 1, 2019	BCC Action/ Recommendation April 11, 2019
3/ Small-scale	GCNB, LLC. / Melissa Tapanes Llahues, Esq. East side of SW 87 Avenue between SW 75 Street and SW 76 Terrace / (±4.68 net acres) <u>Requested Amendment to the CDMP:</u> 1. Redesignate the application site on the LUP map: From: "Office/Residential" and "Estate Density Residential (1 to 2.5 dwelling units per acre)" To: "Office/Residential" 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.	7/ Suarez	Adopt with Acceptance of the Proffered Declaration of Restrictions	Adopt with Acceptance of the Proffered Declaration of Restrictions, and the Declaration of Restrictions be revised that no more than 50% of the office use be for medical office use, and that landscape buffering on the eastern 300 feet of the property extend to the north, south and eastern perimeter of the property at a width of at least 20 feet.	Adopt with Acceptance of the Proffered Declaration of Restrictions, and the Declaration of Restrictions be revised that no more than 50% of the office use be for medical office use, and that landscape buffering on the eastern 300 feet of the property extend to the north, south and eastern perimeter of the property at a width of at least 20 feet	To be determined
4/ Small-scale	28 BS, LLC / William W. Riley, Jr., Esq. Northeast corner of SW 117 Avenue and SW 224 Street / (±2.52 net acres) <u>Requested Amendment to the CDMP:</u> 1. Redesignate the application site on the LUP map: From: "Low Density Residential (2.5 to 6 dwelling units per acre)" To: "Medium Density Residential (13 to 25 dwelling units per 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.	9/ Moss	Adopt with Change and with Acceptance of the Proffered Declaration of Restrictions  [Change the request to "Low-Medium Density Residential (6-13 DU/Ac.) with One Density Increase with Urban Design (DI-1)"]	Deny	Adopt with Change, with acceptance of the Proffered Declaration of Restrictions, and for the applicant to work with the County Attorney's Office to include language in the covenant that would prefer workforce housing as the preferred option over the congregate living facility.	To be determined

Application Number/ Type	Applicant/Applicant representative/ Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation	Community Council Recommendation, Resolution # and Date	PAB/LPA Recommendation April 1, 2019	BCC Action/ Recommendation April 11, 2019
5/ Standard	<p>Lennar Homes, LLC/Jeff Bercow., Esq., Carli Koshal, Esq., Bercow Radell &amp; Fernandez, PLLC</p> <p>Between NW 22 Avenue and NW 27 Avenue and between Gratigny Parkway (NW 119 Street) and NW 131 Street / (±89.08 Gross Acres; ±88.11 Net Acres)</p> <p>Parcel 1: "Industrial and Office" (±67.75 net acres) and Parcel 2: "Business and Office" (±20.35 net acres)</p> <p><u>Requested Amendment to the CDMP:</u></p> <p>1. Redesignate Parcel 1 of the application site on the LUP map:</p> <p>From: "Industrial and Office" To: "Low Density Residential (2.5 to 6 dwelling units per gross acre")</p> <p>2. Partial release of the Declaration of Restrictions recorded in Official Records Book 29794 at Pages 552-588 of the Public Records of Miami-Dade County, Florida, as it applies to the subject property;</p> <p>3. Add the proffered Declaration of Restrictions to the Restricted Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners.</p>	2/ Monestime	<p>Transmit and Adopt, Subject to Conditions, and with Acceptance of the Proffered Declaration of Restrictions</p> <p><i>[The conditions are: 1) That the improvement to NW 119 Street be completed. (Condition No. 4 of the 2015 CDMP Covenant); 2) That a recreational facility be provided and a funding mechanism for maintenance be identified (Condition No. 9 of the 2015 CDMP Covenant); 3) That participation in the Florida Department of Transportation (FDOT) "Adopt a Highway" program be provided, or, in the alternative, participation in a program acceptable to the Golf Park Homeowners Association, Inc. (Condition No. 13 of the 2015 CDMP Covenant)]</i></p>	Transmit and Adopt, Subject to Conditions, and with Acceptance of the Proffered Declaration of Restrictions.	Transmit and Adopt, Subject to Conditions and with Acceptance of the Proffered Declaration of Restrictions.	To be determined

Application Number/ Type	Applicant/Applicant representative/ Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation	Community Council Recommendation, Resolution # and Date	PAB/LPA Recommendation April 1, 2019	BCC Action/ Recommendation April 11, 2019
6/ Standard	<p>Lennar Homes, LLC/ Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., and Pedro Gassant, Esq., Holland and Knight LLP</p> <p>Between SW 120 Avenue and SW 117 Avenue and between theoretical SW 238 Street and SW 248 Street / (±36.87 gross acres; ±81.77 net acres)</p> <p><u>Requested Amendment to the CDMP:</u></p> <p>1. Redesignate the application site on the LUP map:</p> <p>From: "Estate Density Residential (1 to 2.5 dwelling units per gross acre)" and "Low Density Residential (2.5 to 6 dwelling units per gross acre)"</p> <p>To: "Low-Medium Density Residential (6 to 13 dwelling units per gross acre)" and "Business and Office"</p> <p>2. Add the proffered Declaration of Restrictions to the Restricted Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners.</p>	8/ Levine Cava	<p>Transmit with Change and Adopt and with Acceptance of the Proffered Declaration of Restrictions</p> <p><i>[Change is to include an abutting ±1.15 acre parcel to the application site]</i></p>	Transmit with Change and Adopt with acceptance of the Proffered Declaration of Restrictions	Transmit with Change and Adopt with acceptance of the Proffered Declaration of Restrictions	To be determined

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

Notes

BCC means Board of County Commissioners  
PAB means Planning Advisory Board



# Application No. 6 (CDMP20180020)

## Commission District 8 Community Council 15

### APPLICATION SUMMARY

Applicant/Representative:	Lennar Homes, LLC/Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., and Pedro Gassant, Esq., Holland and Knight LLP
Location:	Between SW 120 Avenue and SW 117 Avenue and between theoretical SW 238 Street and SW 248 Street
Total Acreage:	±86.87 gross acres; ±81.77 net acres
Current Land Use Plan Map Designation:	"Estate Density Residential (1 to 2.5 dwelling units per gross acre)" and "Low Density Residential (2.5 to 6 dwelling units per gross acre)"
Requested Land Use Plan Map Designation and other CDMP changes:	<p><u>Requested Amendment to the CDMP:</u></p> <p>1. Redesignate the application site on the LUP map:</p> <p style="padding-left: 40px;">From: "Estate Density Residential (1 to 2.5 dwelling units per gross acre)" and "Low Density Residential (2.5 to 6 dwelling units per gross acre)"</p> <p style="padding-left: 40px;">To: "Low-Medium Density Residential (6 to 13 dwelling units per gross acre)" and "Business and Office"</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.</p>
Amendment Type:	Standard
Existing Zoning District/Site Condition:	AU (Agricultural District), RU-1M(a) (Modified Single Family), EU-1 (Single-Family Estates) / fallow land, residential uses, vacant lots, plant nurseries and office building

### RECOMMENDATIONS

Staff:	<b>TRANSMIT WITH CHANGE AND ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS</b> [change is to include an abutting ±1.15 acre parcel to the application site] (March 2019)
South Bay Community Council (15):	<b>TRANSMIT WITH CHANGE AS RECOMMENDED BY STAFF AND ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS</b> (March 20, 2019)
Planning Advisory Board (PAB) Acting as the Local Planning Agency:	<b>TRANSMIT WITH CHANGE AS RECOMMENDED BY STAFF AND ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS</b> (April 1, 2019)
Transmittal Action of Board of County Commissioners:	<b>TO BE DETERMINED</b> (April 11, 2019)
Final Action of Board of County Commissioners:	<b>TO BE DETERMINED</b> (July 25, 2019)



# Application No. 6 (CDMP20180020)

## Commission District 8 Community Council 15

### APPLICATION SUMMARY

Applicant/Representative: Lennar Homes, LLC/Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., and Pedro Gassant, Esq., Holland and Knight LLP

Location: Between SW 120 Avenue and SW 117 Avenue and between theoretical SW 238 Street and SW 248 Street  
±86.87 gross acres; ±81.77 net acres

Total Acreage: "Estate Density Residential (1 to 2.5 dwelling units per gross acre)" and "Low Density Residential (2.5 to 6 dwelling units per gross acre)"

Current Land Use Plan Map Designation: "Estate Density Residential (1 to 2.5 dwelling units per gross acre)" and "Low Density Residential (2.5 to 6 dwelling units per gross acre)"

Requested Land Use Plan Map Designation and other CDMP changes: Requested Amendment to the CDMP:

1. Redesignate the application site on the LUP map:
  - From: "Estate Density Residential (1 to 2.5 dwelling units per gross acre)" and "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)" and "Business and Office"
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.

Amendment Type: Standard

Existing Zoning District/Site Condition: AU (Agricultural District), RU-1M(a) (Modified Single Family), EU-1 (Single-Family Estates) / fallow land, residential uses, vacant lots, plant nurseries and office building

### RECOMMENDATIONS

Staff: **TRANSMIT WITH CHANGE AND ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS** [change is to include an abutting ±1.15 acre parcel to the application site] (March 2019)

South Bay Community Council (15): **TRANSMIT WITH CHANGE AS RECOMMENDED BY STAFF AND ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS** (March 20, 2019)

Planning Advisory Board (PAB) Acting as the Local Planning Agency: **TRANSMIT WITH CHANGE AS RECOMMENDED BY STAFF AND ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS** (April 1, 2019)

Transmittal Action of Board of County Commissioners: **TO BE DETERMINED** (April 11, 2019)

Final Action of Board of County Commissioners: **TO BE DETERMINED** (July 25, 2019)

Staff recommends to **TRANSMIT WITH CHANGE AND ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS** the proposed standard amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2020 and 2030 Land Use Plan (LUP) map to redesignate the ±86.87 gross-acre application site from "Estate Density Residential (1 to 2.5 dwelling units per gross acre)" and "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)" and "Business and Office" for the following reasons:

**Principal Reasons for Recommendation:**

1. Approval of the application would promote infill residential development at a higher density than currently allowed on the subject site consistent with Objective LU-1, Policy LU-1C and Policy LU-10A of the CDMP Land Use Element. These provisions of the CDMP require the County to give priority to infill development and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development, where urban services and facilities have the capacities to accommodate additional demand. As discussed in Principal Reason No. 2(ii) below, existing public services and facilities have adequate capacities to accommodate the impacts that would be generated if the application is approved and developed as proposed by the applicant.

The application site is primarily agricultural use with portions of the site being fallow land and 5 lots within the site developed with single family residences. Under the current CDMP land use designation of "Estate Density Residential" (1 to 2.5 dwelling units per acre) and "Low Density Residential (2.5 to 6 dwelling units per gross acre)", the site could be developed with a maximum of 374 residential units. The Applicant's requested CDMP land use designation of "Low-Medium Density Residential (6 to 13 dwelling units per gross acre)" and "Business and Office" would allow the site to be developed with a maximum of 1,034 residential units and 97,748 sq. ft. of retail use or with a maximum of 1,106 residential units. The Applicant, however, has proffered a Declaration of Restrictions limiting development on the application site to 800 residential units and 70,000 sq. ft. of commercial development.

2. Approval of the application would be generally consistent with the criteria for evaluating Land Use Plan map amendment applications pursuant to Policy LU-8E of the CDMP Land Use Element. Policy LU-8E requires LUP map amendment applications to be evaluated according to factors such as (i) the ability of the proposed amendment to satisfy a deficiency in the LUP map to accommodate projected population or economic growth of the County, (ii) impacts to County facilities and services, (iii) compatibility with abutting and nearby land uses, (iv) impacts to environmental and historical resources, and (v) the extent to which the proposed land use would promote transit ridership and pedestrianism pursuant to Objective LU-7 and associated policies. Each of the factors are discussed below.
  - i. *Need to Accommodate Economic or Population Growth:* The application, if approved, would increase the capacity of residential land within Minor Statistical Area (MSA) 7.1 where the application site is located. An analysis of the residential capacity by housing type in the MSA shows the depletion of single-family type units occurring in 2022 and for multi-family beyond 2030. The supply of residential land for both single-family and multi-family units is projected to be depleted by the year 2029. The application, if approved with the proffered Declaration of Restrictions, would increase the residential land capacity by 426 units (see Supply and Demand Analysis on page 6-13). This increase in the number of residential units, would provide additional residential capacity in the subject MSA and accommodate projected population growth in the area.



Furthermore, the application, if approved with the proffered Declaration of Restrictions, would increase the supply of commercial land in the subject MSA by 5.61 acres. The annual average absorption rate for commercial uses for the 2018-2030 period is 2.69 acres per year. At the projected rate of absorption, the MSA will deplete its supply of commercially zoned land beyond the year 2030. Approval of the application would increase commercial acreage in the MSA by  $\pm 5.61$  acres, just over 2 years of commercial land supply. However, the applicant has proffered a Declaration of Restrictions that would limit development on the commercial acreage to a maximum of 70,000 square feet.

- ii. *Public Facilities and Services:* Approval of the application would be generally consistent with the CDMP Capital Improvements Element Objective CIE-3 that requires CDMP land use decisions not to cause a violation in adopted level of standards for public facilities and services. The impacts that would be generated from the maximum development allowed on the application site, if the application is approved, would not cause a violation in the adopted level of service standards for public facilities and services.

It also should be noted that the traffic impact analysis of roadways serving the amendment site shows that all of the roadways in the vicinity of the site are expected to operate within their adopted level of service (LOS) standards during the short-term. However, the long-term traffic impact analysis determined that five roadway segments serving the application site are projected to operate below the County's adopted level of service standards with or without the traffic impacts of the application. Additionally, these roadway segments are not deemed to be significantly impacted by the project traffic since the projected traffic impact is less than five percent of the maximum service volume (MSV) of the adopted roadway LOS standard (see "Roadways" section on page 6-28). No mitigation or roadway improvements are required for projects having traffic impacts of less than five percent.

- iii. *Compatibility:* If the application is approved and developed as proposed by the applicant, the development would be generally compatible with the existing single family and townhome residential communities abutting and adjacent to the application site. To the south of the application site, across SW 248 Street, are the Hemmingway and Bay Gardens single family residential developments. To the southeast of the application site, at SW 117 Avenue and SW 248 Street, is the Artesa by Lennar single family townhome development. Abutting to the east of the site is the Silver Palms single family and townhome developments. Further east, across SW 117 Avenue, are the Borek and Summerville single family townhome developments. To the west and north of the application site are low density single family residences, vacant lots, and row and crop fields.

The proposed commercial development would also be generally compatible with the surrounding residential development and commercially designated land adjacent to the application site at the northeast corner of the intersection of SW 117 Avenue and SW 248 Street.

- iv. *Environmental and Historic Resources:* The application, if approved, could impact historic, archaeological and environmental resources on the application site. Miami-Dade Office of Historic Preservation identified three (3) homes on the site that may be eligible for historic resource designation, and thereby requires the applicant to submit a 'Florida Master Site File Historical Structure Form' for any home within the application site that meets the 50 year benchmark for historic resource eligibility.

The application site contains tree resources, including specimen trees that are to be preserved whenever reasonably possible pursuant to CDMP Policy CON-8A and Section 24-49.2 (II) of the Code (see "Environmental Conditions" section on page 6-13).

- v. *Transit Ridership and Pedestrianism:* The application, if approved, could support transit ridership and pedestrianism. The application site is currently served by Metrobus Route 35 and Route 248, which provide local route service to the general area where the application site is located. Metrobus Route 35 provides 20-minute headway service during AM/PM peak and Off-Peak (middays) periods, and 20-minute headway service during Evenings (after 8 pm) periods and Route 248 Princeton Circulator provides 60-minute headway service between the Southland Mall and Naranja via SW 112 Avenue, SW 248 Street, and US-1, adjacent to the South Dade Busway that is approximately 1.6 miles west of the site. (see "Transit Service" section on page 6-31). The closest bus stop (for Route 248) is located along SW 248 Street adjacent to the application site.
3. The recommended change to the application is per the Applicant's request, by letter dated March 11, 2019, that a ±1.15-acre parcel abutting the application site on the east side of SW 120 Avenue and north of theoretical SW 243 Street, with Folio No. 30-6924-000-1841, be included as part of the application site. In the request, the applicant states that the proffered Declaration of Restrictions limiting development on the application site to a maximum of 800 residential units and 70,000 sq. ft. of commercial uses would be modified to include the parcel without changing the development limitations. Thereby, inclusion of the parcel would not generate any additional development impacts.

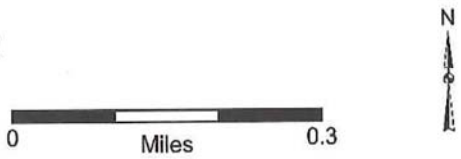


# LENNAR HOMES, LLC. - APPLICATION NO. 6 AERIAL PHOTO



Source: Department of Regulatory and Economic Resources  
March 2019

-  APPLICATION AREA
-  APPLICANT REQUESTED ADDITION TO APPLICATION



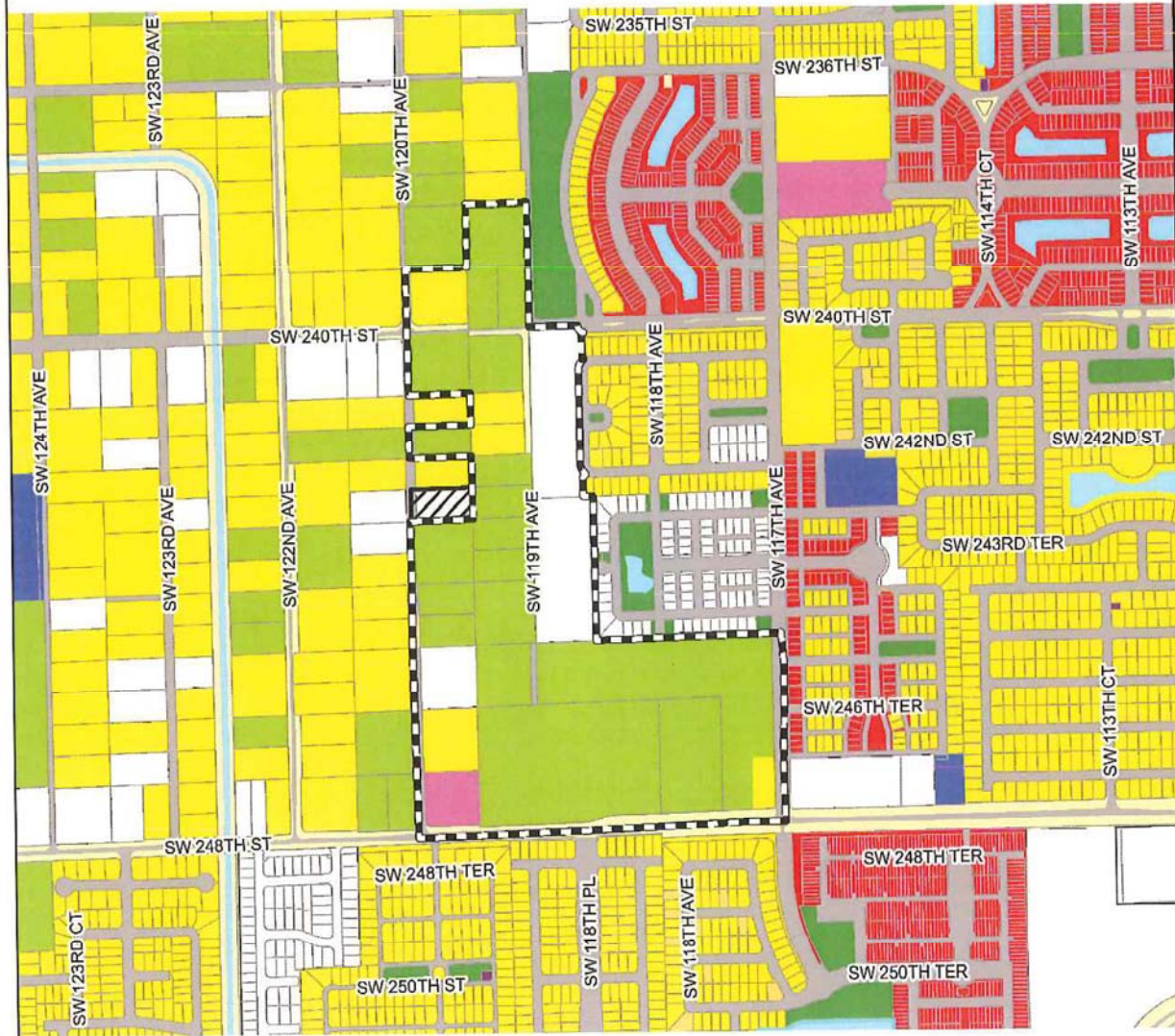






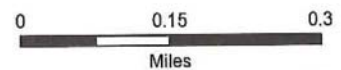
# LENNAR HOMES, LLC. - APPLICATION NO. 6

## EXISTING LAND USE



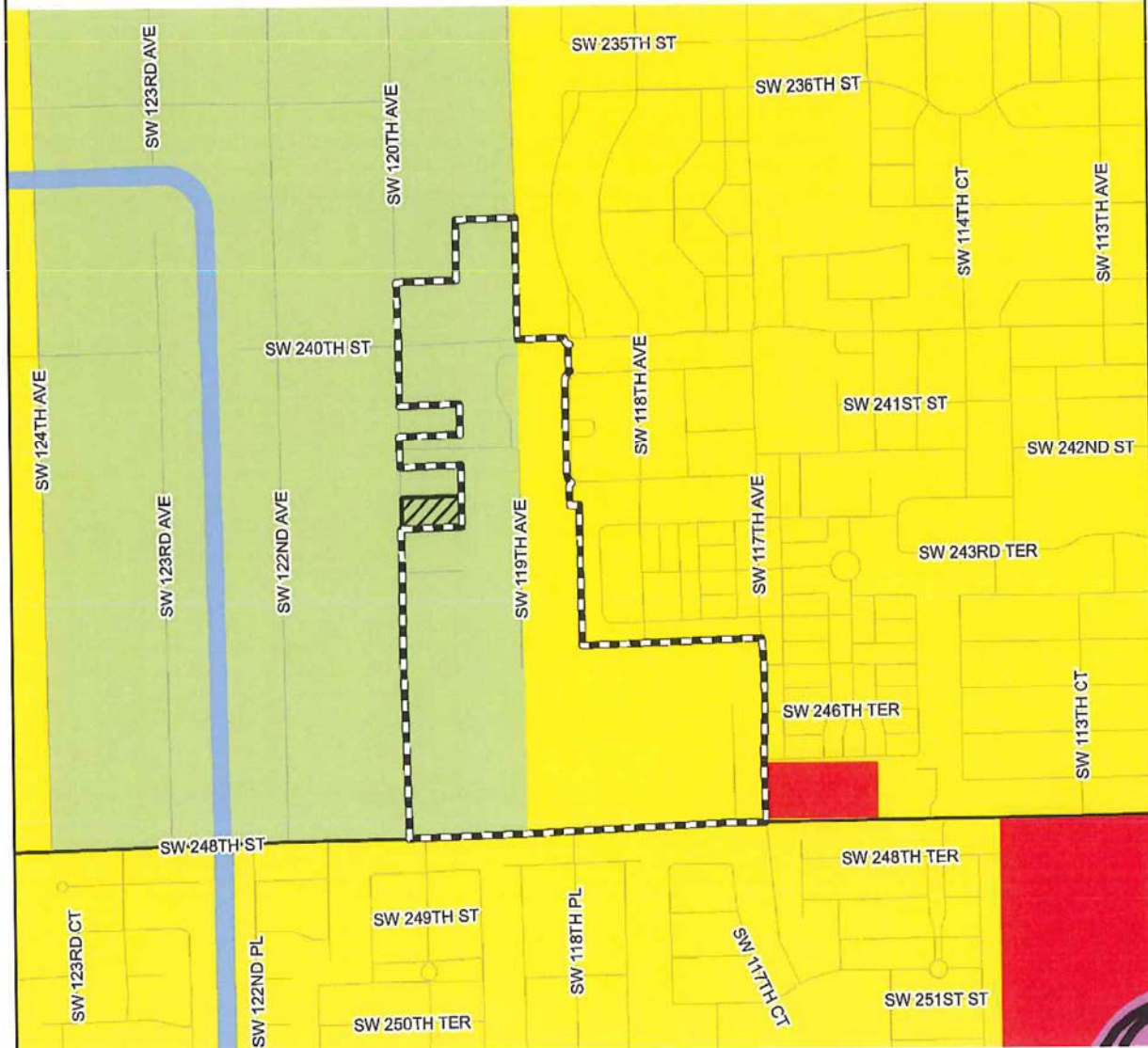
Source: Department of Regulatory and Economic Resources  
March 2019

- |   |  |
|---|--|
|  Application Area                            |  Communications, Utilities, Terminals |
|  Applicant Requested Addition To Application |  Streets, Roads, Expressways, Ramps   |
| <b>Existing Land Use</b>  |  |
|  Single-Family                               |  Streets, Expressway R/W              |
|  Two-Family Duplexes                         |  Agriculture                          |
|  Townhouses                                  |  Parks, Preserves, Conservation Areas |
|  Transient-Residential (Hotels, Motels)      |  Vacant Government Owned, Unprotected |
|  Office                                      |  Vacant Privately Owned, Unprotected  |
|  Institutional                               |  Canal right-of-way                   |
|   |  Inland Waters                        |












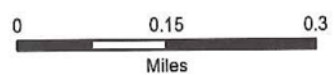
# LENNAR HOMES, LLC. - APPLICATION NO. 6

## CDMP LAND USE



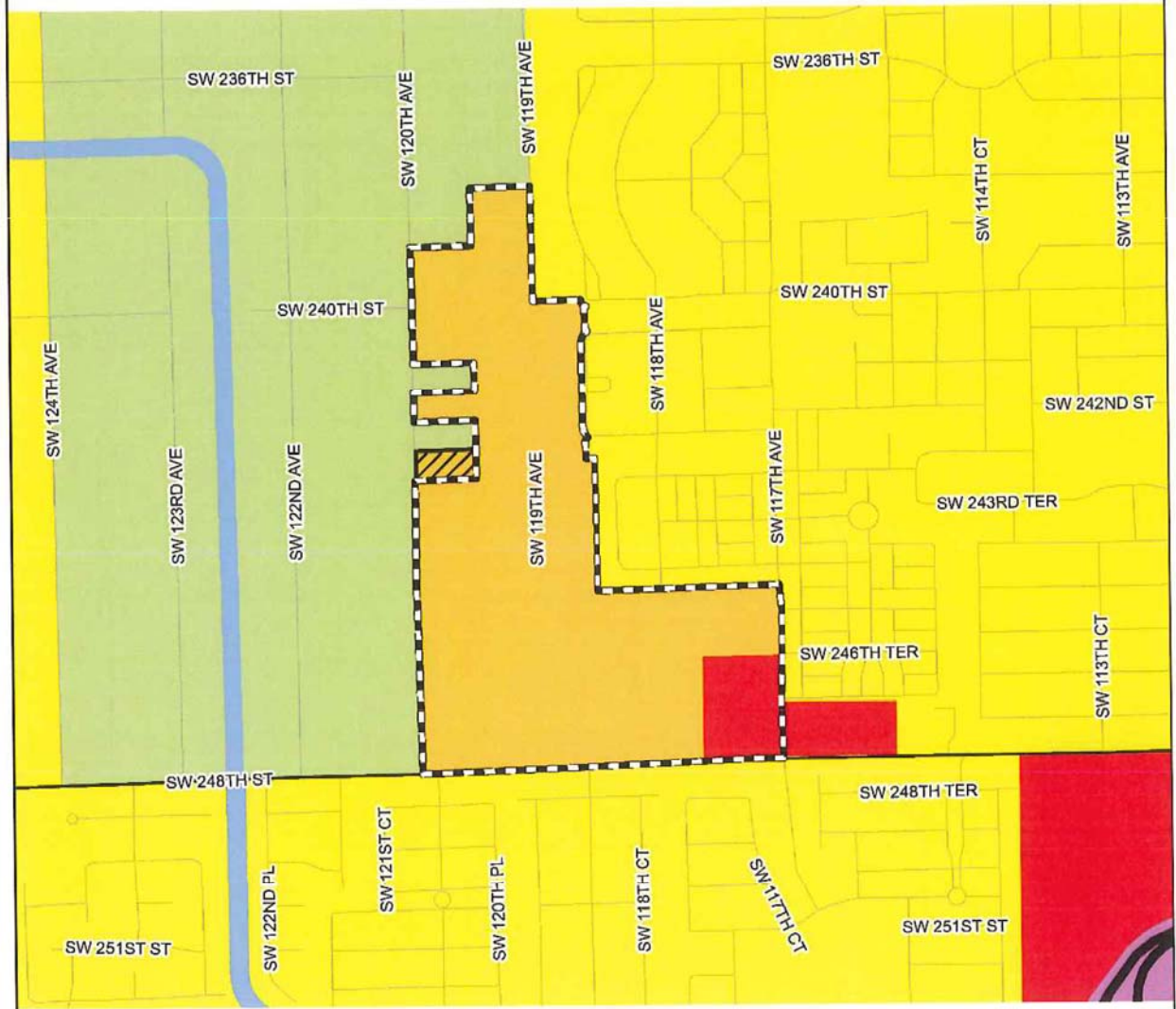
Source: Department of Regulatory and Economic Resources  
March 2019

	APPLICATION AREA		EXPRESSWAYS
	APPLICANT REQUESTED ADDITION TO APPLICATION		MINOR ROADWAYS (2 LANES)
<b>CDMP LAND USE</b>			
	ESTATE DENSITY (EDR) 1-2.5 DU/AC		
	LOW DENSITY (LDR) 2.5-6 DU/AC		
	BUSINESS AND OFFICE		
	WATER		
	TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)		





# LENNAR HOMES, LLC. - APPLICATION NO. 6 PROPOSED CDMP LAND USE



Source: Department of Regulatory and Economic Resources  
March 2019

### Legend

- APPLICATION AREA
- APPLICANT REQUESTED ADDITION TO APPLICATION
- EXPRESSWAYS
- MINOR ROADWAYS (2 LANES)

### CDMP LAND USE

- ESTATE DENSITY (EDR) 1-2.5 DU/AC
- LOW DENSITY (LDR) 2.5-6 DU/AC
- LOW-MEDIUM DENSITY (LMDR) 6-13 DU/AC
- BUSINESS AND OFFICE
- WATER
- TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)



# STAFF ANALYSIS

## Application Site

### Location

The ±86.87 gross acre application site is generally located between SW 120 Avenue and SW 117 Avenue and between theoretical SW 238 Street and SW 248 Street, in unincorporated Miami-Dade County (see "Aerial Photo" on page 6-5). The site is situated approximately 1.6 miles east of South Dixie Highway (US 1) and approximately 0.9 miles west of the Florida Turnpike Extension (SR 821).

### Existing Land Use

The application site comprises of 26 contiguous parcels, most of which are actively farmed including plant nurseries or are fallow agricultural land. There are three vacant lots and five lots that are each developed with a single family residential unit within the site (see "Existing Land Use" map on page 6-7).

### CDMP Land Use Designation

The western ±43.85 acre portion of the application site located on the west side of theoretical SW 119 Avenue is designated "Estate Density Residential (1 to 2.5 dwelling units per gross acre)" and the remaining ±43.02 acre portion east of theoretical SW 119 Avenue is designated "Low Density Residential (2.5 to 6 dwelling units per gross acre)" on the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map (see "CDMP Land Use" map on page 6-8). The "Estate Density Residential" CDMP land use designation allows detached estates; however, clustering and a variety of housing types may be authorized. Areas designated "Low Density Residential" are generally characterized by single family housing, such as single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded. These land use categories allow residential densities that would allow the development of a maximum of 274 single family detached units on the application site.

The application requests to redesignate ±5.61 acres of the application site located at the northwest corner of the intersection of SW 117 Avenue and SW 248 Street from "Low Density Residential" to "Business and Office" (see "Proposed CDMP Land Use" map on page 6-9). The CDMP land use designation of "Business and Office" allows the full range of sales and service activities that includes retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, entertainment and cultural facilities, and residences. 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). In addition, the Applicant requests that the remainder of the application site (±81.26 acres) be redesignated on the LUP map to "Low-Medium Density Residential." This CDMP land use category allows a range in density from a minimum of 6 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments.

Under the current CDMP land use designations, the site could be developed with a maximum of 374 residential units. Under the applicant's requested CDMP land use designation, the application site could be developed with a maximum of 97,748 square feet of retail and 1,034 residential units or, alternatively, with a maximum 1,106 residential units. However, total permissible development



may be significantly less than the maximum development allowed under the CDMP due to land use compatibility and other site-related considerations.

#### Declaration of Restrictions

The Applicant has proffered a Declaration of Restrictions that would limit development on the application site to a maximum of 800 residential units and 70,000 sq. ft. of commercial uses (see "Appendix D: Declaration of Restrictions" on Appendix Page 63).

#### Applicant's Request to Include Additional Land

The recommended change to the application per the Applicant's request, by letter dated March 11, 2019, that a ±1.15 acre parcel abutting the application site on the east side of SW 120 Avenue and north of theoretical SW 243 Street, with Folio No. 30-6924-000-1841, be included as part of the application site. In the request, applicant states that the proffered Declaration of Restrictions limiting development on the application site to a maximum of 800 residential units and 70,000 sq. ft. of commercial uses would be modified to include the parcel without changing the Declaration of restriction's development limitations. Thereby, inclusion of the parcel would not generate any additional development impacts. (see "Appendix E: Request to Include Additional Land" on Appendix Page 37).

#### Zoning

The application site is currently zoned AU (Agricultural District), RU-1M(a), and EU-1 (see "Zoning Map" on page 6-7). The AU zoning district permits agricultural uses and residences at a density of one dwelling unit per 5 gross acres. The RU-1M(a) Zoning District permits modified single-family homes on 5,000 square feet net lots; and the EU-1 Zoning Districts permits single-family estate residential uses on one acre net lots (see "Zoning" map on page 6-6).

#### Zoning History

Miami-Dade County zoning districts and zoning code regulations were first created in 1938. According to County's earliest zoning records, the subject property has been zoned AU (Agricultural). On December 4, 2003, Miami-Dade Board of County Commissioners adopted Resolution No. Z-24-03 approving a zoning district boundary change from AU to RU-1M(a) on that certain portion the subject property located between SW 240 Street and SW 243 Street and between SW 119 Avenue and SW 118 Place. Earliest zoning records indicate the portion of the application site (folio no. 30-6924-000-1740) that is zoned EU-1 has always been zoned as such and there are no records indicating that portion of the site has undergone a hearing for a zoning district boundary change.

### **Adjacent Land Use and Zoning**

#### Existing Land Uses

Adjacent to the southwest of the application site is the Lawncare Plant Nursery. The area west of the site is mostly developed with large lot single family residences; also, there are some vacant lots, plant nurseries and row crop fields. To the south of the application site, across SW 248 Street, are the Hemmingway and Bay Gardens single family residential developments. To the southeast of the application site, across SW 248 Street, is the Artesa by Lennar townhome development. Abutting to the east of the site are the Silver Palms single family and townhome development, and further east, across SW 117 Avenue, are the Borek and Summerville single family residential developments. To the north of the site are agricultural uses, single-family homes and townhomes (see "Existing Land Use" map on page 6-7).



Land Use Plan Map Designations

Adjacent to the north and west of the application site, west of SW 119 Avenue, the land is designated "Estate Density Residential" on the CDMP Adopted 2020 and 2030 LUP map. Adjacent to the north and east of the application site, east of SW 119 Avenue, the land is designated "Low Density Residential" and "Business and Office". To the south of the site, across SW 248 Street, the area is designated "Low-Density Residential" (see "CDMP Land Use" map on page 6-8).

Zoning

Properties adjacent to the north and west of the application site, on the west side of SW 119 Avenue, are zoned AU (Agriculture). Properties adjacent to the south of the site are zoned RU-1Z (Single-Family Residential, Zero Lot Line - 4,500 sq. ft. net lots), RU-1M(a) and RU-3M (Minimum Apartment House – 12.9 units per net acre). Properties adjacent to the east of the site are zoned RU-1M(a), PAD (Planned Area Development) and BU-1 (Neighborhood Business District). See "Zoning Map" on page 6-6.

**Supply and Demand Analysis**

The capacity of the LUP map to accommodate population or economic growth is generally expressed in acres of vacant land zoned or designated for residential and non-residential development. In the context of this standard application, land capacity is analyzed at the localized or Minor Statistical Area (MSA) level. The application site is located in MSA 7.1.

Residential

The combined vacant land for single-family and multi-family residential development in MSA 7.1 in 2018 was estimated to have a capacity for about 5,705 dwelling units; with about 67 percent of these units intended as single-family. The annual average residential demand in MSA 7.1 is projected to increase from 458 units per year in the 2018-2020 period to 569 units in the 2025-2030 period. An analysis of the residential capacity by type of dwelling units shows the depletion of single-family type units occurring in 2022 and for multi-family beyond 2030 (see "Residential Land Supply/Demand Analysis" table below). The supply of residential land for both single-family and multi-family units is projected to be depleted beyond the year 2029.

Residential Land Supply/Demand Analysis  
2018 to 2030

ANALYSIS SEPARATELY TYPE, I.E. NO SHIFTING OF DEMAND BETWEEN SINGLE & MULTI-FAMILY TYPE	STRUCTURE TYPE		
	SINGLE-FAMILY	MULTIFAMILY	BOTH TYPES
CAPACITY IN 2018	1,902	3,803	5,705
DEMAND 2018-2020	359	99	458
CAPACITY IN 2020	1,184	3,605	4,789
DEMAND 2020-2025	399	111	510
CAPACITY IN 2025	0	3,050	2,239
DEMAND 2025-2030	446	123	569
CAPACITY IN 2030	0	2,435	0
<b>DEPLETION YEAR</b>	<b>2022</b>	<b>2030+</b>	<b>2029</b>

Residential capacity is expressed in terms of housing units.  
Housing demand is an annual average figure based on population projections.  
Source: Miami-Dade Department of Regulatory and Economic Resources, Planning Division,  
Planning Research and Economic Analysis Section, December 2018.

The table above addresses the residential land supply and demand in MSA 7.1 without the effect of the proposed CDMP amendment. The applicant is requesting a change from "Low Density Residential" and Estate Density Residential" to "Low-Medium Density Residential", and from "Low Density Residential" to "Business and Office." This application, if approved with the proffered Declaration of restrictions, would extend the depletion year for single-family type units by almost one year through increasing the residential land capacity by 426 units, from 374 to 800 residential units as proffered in the applicant's Declaration of Restrictions.

Commercial

MSA 7.1 contained 302.74 acres of in-use commercial uses in 2018 and an additional 72.0 acres of vacant land zoned or designated for commercial uses. The annual average absorption rate for the 2018-2030 period is 2.69 acres per year. At the projected rate of absorption, the subject MSA will deplete its supply of commercially zoned land beyond the year 2030 (see "Projected Absorption of Land for Commercial Uses" table below).

Projected Absorption of Land for Commercial Uses  
Indicated Year of Depletion and Related Data

Analysis Area	Vacant Commercial Land 2018 (Acres)	Commercial Acres in Use 2018	Annual Absorption Rate 2018-2030 (Acres)	Projected Year of Depletion	Total Commercial Acres per Thousand Persons	
					2020	2030
<b>MSA 7.1</b>	<b>72.0</b>	<b>302.74</b>	<b>2.69</b>	<b>2030+</b>	<b>5.1</b>	<b>4.2</b>

Source: Miami-Dade County, Regulatory and Economic Resources Department, Planning Division, Planning Research and Economic Analysis Section, December 2018.

The proposed application, if approved, will potentially increase commercial acreage by ±5.61 acres, just over 2 years of commercial land supply. However, the applicant has proffered a Declaration of Restrictions that would limit development on the commercial acreage to a maximum of 70,000 square feet.

Historic or Archaeological Resources

Miami-Dade Office of Historic Preservation identified three (3) homes on the site that may be eligible for historic resource designation, and thereby requires the applicant to submit a 'Florida Master Site File Historical Structure Form' for any home within the application site that meets the 50 year benchmark for historic resource eligibility.

**Environmental Conditions**

The following information pertains to the environmental conditions of the application site. All YES entries are further described below.

Flood Protection

Federal Flood Zone	X and AE
Stormwater Management Permit	DERM Surface Water Management General Permit Modification
County Flood Criteria, National	6 feet



Geodetic Vertical Datum (NGVD)

Biological Conditions

Wetlands Permit Required	No
Native Wetland Communities	No
Specimen Trees	Yes
Endangered Species Habitat	Undetermined
Designated Natural Forest Community	No

Other Considerations

Within Wellfield Protection Area	No
Contaminated Site	No, but agricultural site with potential contamination

Pollution Remediation

There are no DERM records of current or historical contamination issues on the property or on sites directly abutting the application site. However, based on the current agricultural use of the site, DERM requires that a Phase 1 and Phase 2 Environmental Site Assessment prepared in accordance with ASTM Standards be conducted on the site prior to development. Any construction, development, drainage and dewatering at the site will also require approval from DERM Environmental Monitoring and Restoration Division as it relates to environmental contamination issues.

Drainage and Flood Protection

The property has an existing canal/ditch that is included in the Miami-Dade County Water Control Plan (Miami-Dade County Plat Book 126 Page 39) that is part of the Miami-Dade County Secondary System crossing through the property. This canal shall remain uninterrupted. Any work that may impact the canal shall be coordinated with the DERM Water Control Section.

Stormwater drainage systems are required to provide flood protection and stormwater quality treatment for any new development within the site. Miami-Dade County has been delegated the authority to issue Surface Water Management General Permits on behalf of the South Florida Water Management District for developments that propose more than 2 acres of impervious surface.

Portions of the site are located within Special Flood Hazard Area AE while another portion is not located within a Special Flood Hazard Area according to the FEMA Flood Insurance Rate Maps (FIRM). County flood criteria is at elevation +6 feet NGVD. Any development will have to comply with the requirements of Chapter 11C of the Code for flood protection.

For construction of habitable structures within the application site, the Lowest Floor Elevation requirement shall be the highest elevation in NGVD of the following references:

- Average crown of road fronting the property, plus 8 inches for residential, or plus 4 inches for non-residential.
- County Flood Criteria 6 feet NGVD, plus 8 inches for residential, or plus 4 inches for non-residential.
- The Base Flood Elevation for this area is found to be 7.0 feet N.G.V.D (taken from the FIRM for Miami Dade County).
- Elevation of the back of the sidewalk (if any) fronting the property, plus 8 inches for residential, or plus 4 inches for non-residential.



- The stage generated by retention on-site of the 100-year rainfall event according to stage-storage calculations must be equal or less than the Base Flood Elevation.

For compliance with stormwater quality requirements, all stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage must be provided for the 5-year/1-day storm event.

For compliance with stormwater quantity requirements designed to prevent flooding of adjacent properties, the site grading and development shall provide for the full on-site retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code and all State and Federal Criteria.

#### Natural Resources

The application site contains tree resources including specimen tree resources. The property is subject to Policy CON-8A of the CDMP and Section 24-49.2(II) of the Code, which requires that specimen trees be preserved in accordance with the County's Tree and Forest Protection and Landscape Code. Site plan development must be consistent with the requirements to preserve specimen trees except in cases where DERM has determined that a specimen tree cannot be preserved pursuant to Section 24-49.2(4)(II)(2) of the Code. Please note that this amendment, if approved, shall not diminish or affect the enforceability of the Chapter 24 of the Code and shall not be construed as an approval to remove specimen trees due to a determination of unreasonable loss of usable space pursuant to Section 24-49.2(4)(II)(2)(b) of the Code.

In accordance with Section 24-49.9 of the Code and Policy CON-8I of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

#### Endangered Species

The application site and adjacent properties are not located within a federally designated critical habitat area. DERM is not aware of any documented threatened and endangered species on the application site or adjacent properties.

#### **Water and Sewer**

##### Water Treatment Plant Capacity

The County's adopted LOS standard for potable water treatment facilities requires that the regional water treatment system, consisting of WASD Hialeah Reverse Osmosis, Hialeah, Preston, and Alexander Orr District Treatment Plants, shall operate with a rated maximum daily capacity no less than two percent above the maximum daily flow for the preceding year and an average two percent above the average daily flow for the preceding five years. The water must also meet all applicable federal, state, and county primary drinking water standards.

The rated treatment capacity of the Miami-Dade Water and Sewer Department regional water treatment system is 449.74 million gallons per day (MGD). To maintain sufficient capacity in accordance with the level of service standard outlined in CDMP Policy WS-2A, the regional system shall operate with a rated maximum daily capacity no less than two percent above the maximum daily flow for the preceding year and an average two percent above the average daily flow for the preceding five years. Therefore, the total available water treatment plant capacity based on CDMP Policy WS-2A is 74.52 MGD. This is calculated using the available plant capacity (449.74 MGD), subtracting 102% of the maximum day flow (348.94 MGD) and subtracting the water that is reserved through development orders (26.28 MGD).

As noted in the “Estimated Water Demand/Sewer Flow for Proposed Development by Land Use Scenario” table below, the maximum water demand for single-family residential development (Scenario 1) under the current CDMP Land Use designation is estimated at 78,540 gallons per day (gpd). The maximum water demand for townhouse residential development (Scenario 1) under the requested CDMP Land Use designation is estimated at 182,490 gpd. This represents an increase of up to 103,950 gpd over the demand under the current CDMP land use designation. A Water Supply Certification Letter will be required at the time of development, at which time the proposed project will be evaluated for water supply availability and a water supply reservation will be made.

Estimated Water Demand/Sewer Flow  
For Proposed Development by Land Use Scenario

Scenario	Use (Maximum Allowed)	Quantity (Units or Square Feet)	Water Demand Multiplier (Section 24- 43.1, County Code)	Projected Water Demand (gpd)
Current CDMP Potential				
1	Single Family Res	374 unit	210 gpd/unit	78,540 gpd
Requested CDMP Designation				
1	Townhouse	1,106 units	165 gpd/unit	182,490 gpd

Source: Miami-Dade Water and Sewer Department; Department of Regulatory and Economic Resources, Planning Division; December 2018

Water Supply and Connectivity:

The application site is located within the WASD franchised water service area. The source of potable water for this area is the Alexander Orr Water Treatment Plant, which is owned and operated by WASD. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with CDMP Policy WS-2 A (1) of the Water and Sewer Element. The plant is presently producing water that meets federal, state, and county drinking water standards.

Based on the requested CDMP land use and the maximum development that could be allowed under the proposed CDMP land use, connection to the public water supply system would be required pursuant to Chapter 24 of the Code. For retail development, the developer may connect to any of the 16-inch water mains in SW 248 Street and/or SW 117 Avenue, abutting the southern and eastern boundaries of the subject property, respectively, and extend minimum 12-inch water main within the property, in a WASD easement and/or dedicated public right of way, to a point as required to provide service. For attached single family development, the developer may connect to any of the existing 8-inch water mains in SW 244 Street west of SW 118 Court, and/ or in SW 118 Avenue south of SW 244 Lane, and/or an existing 8-inch water main in SW 240 Street at SW 118 Place, and extend minimum 8-inch water mains within the property, in a WASD easements and/or dedicated public right of way, to a point as required to provide service.

Any public water main extension within the property shall be 8-inch minimum diameter in low and medium density residential areas and 12-inch minimum diameter in high density, commercial, business, industrial, public, and medical areas. Any proposed 12-inch water main extension requires connection/interconnection to a minimum 12-inch water main in order to be properly interconnected. If 2 or more fire services are to be connected to a public water main, then the water system shall be looped with 2 points of connection.



Currently, there are three development projects in close proximity to the application site. There is the development of 41,204 sq. ft. of retail at 24751 SW 117th Avenue (see WASD Agreement No. 23676); the development of 74 single family homes and 10 townhomes at SW 117th Avenue and SW 244 Street (see WASD Agreement No. 19297); and the development of 19 single family homes at SW 232 Street and SW 119 Avenue (see WASD Agreement No. 23727).

#### Sewer Treatment Plant Capacity

The County's adopted LOS standard for wastewater treatment and disposal requires that the regional wastewater treatment and disposal system, consisting of North, Central, and South District Wastewater Treatment Plants, operate with a capacity that is two percent above the average daily flow for the preceding five years and a physical capacity of no less than the annual average daily sewer flow. The wastewater effluent must also meet all applicable federal, state, and county standards and all treatment plants must maintain the capacity to treat peak flows without overflow.

The Miami-Dade County Water and Sewer Department regional wastewater treatment system capacity is the sum of the daily treatment capacity of the three wastewater treatment plants. The regional wastewater treatment system can treat up to 375.5 MGD. The Sanitary Sewer Level of Service (LOS) standard presented in the CDMP requires the regional system to have sufficient capacity to treat 102% of the average daily sewage demand of the preceding 5 years. The available capacity is calculated by subtracting 102% of the annual average flow for the preceding 5 years (312.36 MGD) and the capacity reserved for development orders (39.16 MGD) from the system capacity (375.5 MGD). Therefore, the available wastewater treatment plant capacity is 23.98 MGD.

#### Sewer System Connectivity:

The application site is located within the WASD franchised sewer service area. The wastewater flows for this application will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. Currently, there is average wastewater treatment capacity for this application consistent with CDMP Policy WS-2A(2) of the Water and Sewer Element.

Based on the requested land use and development that would be allowed under this land use, connection to the public sanitary sewer system would be required pursuant to Chapter 24 of the Code.

- 1) For the portion to the north of SW 240 Street, to discharge into Pump Station No. 1131. The developer may connect to an existing 8-inch gravity sewer (M.H. 258, M.H. 73) as per Sewer Atlas T-29, and extend the same 8-inch gravity sewer at full depth westerly in SW 240 Street to SW 120 Avenue, and then, at full depth northerly within the property, in a WASD easements and/or dedicated public right of way, to a point as required to provide service to all the development to the north of SW 240 Street, provided that there is capacity in the sewer system to accommodate the proposed flow.
- 2) For the portion to the south of SW 240 Street, the respective flows may discharge into a proposed Public Pump Station (Agreement No. 19297- east of the subject property). There are existing 8-inch gravity sewers in SW 244 Street west of SW 118 Court, and in SW 118 Avenue south of SW 244 Lane already conveyed to WASD. Nonetheless, the pump station receiving the flow from these mains have not been conveyed to WASD. Currently, there are plans under review (Summerville Villas; Agreement No. 19297A) to convey this pump station to WASD. Therefore, the developer shall wait until the pump station is conveyed to WASD before connection can be allowed. After conveyance, thence connect as described below:



The developer may connect to any of the existing 8-inch gravity sewers in SW 244 Street west of SW 118 Court, and in SW 118 Avenue south of SW 244 Lane, and extend the same (8-inch gravity sewer) at full depth within the property, in a WASD easement and/or dedicated public right of way, to a point as required to provide service to all the development, provided that there is capacity in the sewer system to accommodate the proposed flow.

If unity of title does not apply, then any gravity sewer within the property shall be public and 8-inch minimum in diameter.

The sanitary sewer system in this area directs the sewage flow to pump stations 30-1131, 30-0629B and then to the South District Wastewater Treatment Plant. The aforementioned sanitary sewer pump station as well as the South District Wastewater Treatment Plant are owned and operated by WASD; in addition, they are currently working within the mandated criteria set forth in the Consent Decree Case: NO. 1:12-cv-24400-FAM, effective Dec 6, 2013.

### **Fire and Rescue Service**

The application area is currently served by Miami-Dade Fire Rescue (MDFR) Station No. 70 (Coconut Palm) located at 11451 SW 248 Street. The station is equipped with a Rescue totaling three (3) firefighter/paramedics, 24 hours a day, seven days a week. The average travel time to incidents in the vicinity of the application site is estimated at approximately 5 minutes and 00 seconds. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8 minutes at 90% of all incidents. Presently, travel time to incidents in the vicinity of the application site complies with the performance objective of national industry standards.

#### Level of Service Standard for Fire Flow and Application Impacts

CDMP Policy WS-2A establishes the County's minimum Level of Service standard for potable water. This CDMP policy requires the County to deliver water at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi, unless otherwise approved by the Miami-Dade Fire Rescue Department. The required fire flow for the proposed "Low-Medium Density Residential" CDMP designation shall be 1,500 gallons per minute (GPM); fire hydrants shall be spaced a minimum of 300' from each other and shall deliver not less than 500 GPM. The required fire flow for the proposed "Business and Office" CDMP designation shall be 3,000 GPM with fire hydrants also spaced a minimum of 300' from each other, but shall deliver not less than 1,000 GPM. Presently, there are no fire flow deficiencies in the vicinity of the application.

The MDFR Department has determined that the current CDMP designations of "Estate Density Residential" and "Low Density Residential" will allow a potential development that will generate 104 annual alarms.

According to the Development Impacts Table, the proposed CDMP land use designation of "Low-Medium Density Residential" and "Business and Office" will allow two potential developments (1) 1,034 residential units plus 97,748 sq. ft. of retail space or (2) 1,106 residential units; whereby the 1,034 residential units and 97,748 sq. ft. of retail space is the more intense use resulting in 319 annual alarms (alternate option will generate 310 annual alarms).

As a result of the development information, the number of forecasted alarms, along with the congested roadways within the area, either development will severely impact existing fire and rescue services. Under provisions of Chapter 33J of the Code of Miami-Dade County, all

developments are deemed to create an impact and therefore create a demand for increased fire and rescue service capacity. As such, the cost of new facilities or equipment shall be borne by developers to the extent new developments require additional fire and rescue services. The project's proportionate share of impact fees will be assessed at time of building permit, and fund primary and supportive facility and equipment needs generated by the project's impact.

The Miami-Dade Fire Rescue Department has no objection to this application.

### **Solid Waste**

The Miami-Dade County Department of Solid Waste Management (DSWM) oversees the proper collection and disposal of solid waste generated in the County through direct operations, contractual arrangements, and regulations. In addition, the Department directs the countywide effort to comply with State regulations concerning recycling, household chemical waste management and the closure and maintenance of solid waste sites no longer in use.

#### Level of Service Standard

CDMP Policy SW-2A establishes the adopted Level of Service (LOS) standard for the County's Solid Waste Management System. This CDMP policy requires the County to maintain sufficient waste disposal capacity to accommodate waste flows committed to the System through long-term contracts or interlocal agreements with municipalities and private waste haulers, and anticipated uncommitted waste flows, for a period of five years. The DSWM assesses the solid waste capacity on a system-wide basis since it is not practical or necessary to make a determination concerning the adequacy of solid waste disposal capacity relative to individual applications. As of FY 2018-2019, the DSWM is in compliance with the Countywide Waste Management System's adopted LOS standard.

#### Application Impacts

The application requests redesignation of a ±5.6 acre parcel (of the ±87-acre application site) from "Low Density Residential" to "Business and Office," and the remainder of the site from "Low Density Residential" and "Estate Density Residential" to "Low-Medium Density Residential." Adoption of this amendment could result in the development of a strictly residential project consisting of 1,106 single-family homes, or a combination of 1,034 single-family homes and commercial development. Waste collection and recycling service for single family homes constructed would be provided by the DSWM. The current waste collection fee would cover all costs associated with the serving of single family homes, as this site is within the Department's waste collection service area. Waste collection and recycling service for multifamily and commercial establishments would most likely be provided by a private hauler. The requested amendment will have no impact relative to Solid Waste Collection and Disposal services and facilities. Therefore, the DSWM has no objection to the proposed changes.

### **Parks**

The Miami-Dade County Parks, Recreation and Open Space Department has three Park Benefit Districts (PBDs). The subject application site is located inside Park Benefit District 3 (PBD-3), which generally encompasses the area of the County south of SW 184 Street.

#### Level of Service Standard

CDMP Policy ROS-2A establishes the adopted minimum Level of Service (LOS) standard for the provision of recreation open space in the Miami-Dade County. This CDMP policy requires the County to provide a minimum of 2.75 acres of local recreation open space per 1,000 permanent



residents in the unincorporated areas of the County and a County-provided, or an annexed or incorporated, local recreation open space of five acres or larger within a three-mile distance from residential development. The acreage/population measure of the LOS standard is calculated for each Park Benefit District. A Park Benefit District is considered below LOS standard if the projected deficiency of local recreation open space is greater than five acres. Currently, PBD-3 has a surplus capacity of 165.95 acres of parkland, when measured by the County's concurrency LOS standard of 2.75 acres of local recreation open space per 1,000 permanent residents.

The "County Local Parks" table below lists the parks within a 3-mile radius of the application site; five (5) parks (Goulds, Naranja, Pine Island Lake and William Randolph) are significantly larger than the required minimum provision of five-acres of local recreational open space.

County Local Parks  
Within a 3-Mile Radius of Application Site

Park Name	Acreage	Classification
Caribbean Park	5.17	Neighborhood Park
Charles Burr Park	3.80	Neighborhood Park
Cutler Ridge Skate Park	3.60	Single Purpose Park
Debbie Curtin Park	9.78	Neighborhood Park
Goulds Park	31.10	Community Park
Goulds Wayside Park	2.68	Neighborhood Park
Kevin Broils Park	5.19	Community Park
Lincoln City Park #1	0.50	Mini Park
Lincoln Estates Park	0.82	Mini Park
MedSouth Park	4.48	Neighborhood Park
Naranja Park	12.70	Community Park
Naranja Lakes Park	1.55	Neighborhood Park
Pine Island Lake Park	17.45	Neighborhood Park
Princetonian Park	6.54	Neighborhood Park
Sharman Park	6.71	Neighborhood Park
Silver Palms Park 1	1.06	Neighborhood Park
Silver Palms Park 2	1.30	Neighborhood Park
Silver Palms Park 3	0.81	Neighborhood Park
Silver Palms Park 4	1.09	Mini Park
Silver Palms Park 5	0.83	Neighborhood Park
Silver Palms Park 6	1.93	Mini Park
Silver Palms Park 7	6.20	Neighborhood Park
South Miami Heights Park	5.97	Neighborhood Park
William Randolph Community Park	10.57	Neighborhood Park

Source: Miami-Dade County Parks, Recreation and Open Space Department, October 2018.

Application Impacts

The potential for residential development under the existing "Estate Density Residential" and "Low Density Residential" designation generates a population of 1,126. The concurrency analysis for this scenario results in an impact of 3.1 acres to the overall park capacity in PBD-3 based on the minimum Level of Service standard for the provision of local recreation open space.

The potential for residential development under the proposed amendment would generate a maximum population of 3,339. The concurrency analysis for this scenario results in an impact of 9.15 acres based on the minimum Level of Service standard for the provision of local recreation open space. This would lower the park capacity in PBD-3 from 165.95 acres to 156.8 acres, but park capacity will remain above the adopted minimum LOS standard, and will meet concurrency. However, while it meets PBD concurrency standards, staff strongly recommends that additional local recreation park space should be provided within the application area to benefit the population of 3,329 that would be generated by the proposed development.

## **Police**

Miami-Dade Police Department reviewed current police staffing, population, and crimes/calls for service to project increased calls in the service area of the application site. MDPD states that current police staffing at the respective police district would not accommodate the anticipated increase in the volume of calls for the service area. To keep police staffing at the current levels, police staffing would need to be increased by three additional officers, at an estimated cost of \$304,638. Should demand for police services increase beyond the increased levels, additional sworn personnel, support staff, and equipment will be required.

## **Public Schools**

### Level of Service Standard

The adopted Level of Service (LOS) standard for all public schools in Miami-Dade County is 100% utilization of Florida Inventory of School Houses (FISH) capacity with relocatable classrooms (CDMP Policy EDU-2A). This LOS standard, except for magnet schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by Miami-Dade County Public Schools.

A planning level review, which is considered a preliminary school concurrency analysis, was conducted on this application based on the adopted LOS standard for public schools, the Interlocal Agreement (ILA) for Public Facility Planning between Miami-Dade County and Miami-Dade County Public Schools, and current available capacity and school attendance boundaries. If capacity is not available at the school of impact, the developments impact can be shifted to one or more contiguous CSA that have available capacity, located either in whole in part within the same Geographic Area, as defined in CDMP Policy EDU-2C.

Section 7.5 of the ILA provides for "Public Schools Planning Level Review" (Schools Planning Level Review), of CDMP amendments containing residential units. This type of review does not constitute a public school concurrency review and, therefore, no concurrency reservation is required. Section 7.5 further states that "...this section shall not be construed to obligate the County to deny or approve (or to preclude the County from approving or denying) an application."

### Application Impact

This application, if approved, may increase the student population of the schools serving the application site by an additional 315 students. This number includes a reduction of 26.55% to account for charter and magnet schools (schools of choice). Of the 315 students, 151 are expected to attend elementary schools, 81 are expected to attend middle schools and 83 are expected to attend senior high schools. The students will be assigned to those schools identified in the "Concurrency Service Area (CSA) Schools" table below. At this time, the schools have sufficient capacity available to serve the application.



### Concurrency Service Area (CSA) Schools

Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
Coconut Palm K-8 Academy (Elem Comp)	18	151	18	No	Current CSA/ 5 Year Plan
Coconut Palm K-8 Academy(Middle Comp)	-44	81	0	No	Current CSA/ 5-Year Plan
Redland Middle	184	81	81	Yes	Current CSA
Homestead Senior	110	83	83	Yes	Current CSA
Adjacent Concurrency Service Area Schools					
Goulds Elementary	369	133	133	Yes	Adjacent CSA

Source: Miami-Dade County Public Schools, February 2019

Miami-Dade County Department of Regulatory and Economic Resources, February 2019

Note: CSA means Concurrency Service Area

Section 9 of the ILA discusses implementation of school concurrency, indicating the test for school concurrency is at the time of a final subdivision, site plan or functional equivalent, not at the time of CDMP amendment application for land use. Miami-Dade County Public Schools is required to maintain the adopted LOS standard throughout the five-year planning period. In the event that there is not sufficient capacity at the time of final subdivision, site plan or functional equivalent, the ILA and the Educational Element of the CDMP describe a proportionate share mitigation process.

### Aviation

Miami-Dade County Aviation Department (MDAD) does not object to the CDMP amendment application provided that all uses comply with federal, state and local aviation regulations, including the Code of Miami-Dade County, Chapter 33 as it pertains to airport zoning.

### Roadways

The application site is a ±86.87-acre property located between SW 120 Avenue and SW 117 Avenue and between theoretical SW 238 Street and SW 248 Street in unincorporated Miami-Dade County. As there are four parcels within this application site, there are multiple accesses to the parcels from SW 120 Avenue, SW 117 Avenue, SW 248 Street, and SW 232 Street. The major roadways that would cater to the mobility needs of this project are shown below:

1. SW 248 Street/Coconut Palm Drive from South Dixie Highway to SW 112 Avenue is a two-lane undivided roadway with posted speed limit of 40 mph.
2. SW 248 Street/Coconut Palm Drive from SW 112 Avenue to SW 103 Avenue is a separated four-lane divided roadway with posted speed limit of 40 mph.
3. SW 240 Street from SW 118 Place to SW 117 Avenue is a four-lane divided roadway with posted speed limit of 30 mph.
4. SW 240 Street from SW 117 Avenue to SW 116 Court is a two-lane one-way roadway with posted speed limit of 30 mph.
5. SW 240 Street from SW 116 Court to SW 112 Avenue is a four-lane divided roadway with posted speed limit of 30 mph.

6. SW 232 Street/Silver Palm Drive from SW 124 Court to SW 117 Avenue is a two-lane undivided roadway with posted speed limit of 30 mph.
7. SW 232 Street/Silver Palm Drive from SW 117 Avenue to SW 113 Place is a four-lane divided roadway with posted speed limit of 30 mph.
8. SW 232 Street/Silver Palm Drive from SW 113 Place to SW 112 Avenue is a three-lane undivided roadway with posted speed limit of 30 mph.
9. SW 117 Avenue from SW 222 Street to Bailes Road is a two-lane undivided roadway with posted speed limit of 30 mph.
10. SW 117 Avenue from Bailes Road to SW 236 Street is a five-lane divided roadway with posted speed limit of 30 mph.
11. SW 117 Avenue from SW 236 Street to SW 248 Street is a two-lane undivided roadway with posted speed limit of 30 mph.
12. SW 112 Avenue from SW 227 Street to SW 256 Street is a five-lane divided roadway with posted speed limit of 40/45 mph. It has an interchange with Florida's Turnpike.
13. SW 127 Avenue from South Dixie Highway to SW 248 Street is a two-lane undivided roadway with posted speed limit of 30 mph.
14. Bailes Road from South Dixie Highway to SW 232 Street is a two-lane undivided roadway with posted speed limit of 30 mph.
15. South Dixie Highway from SW 248 Street to SW 222 Street is a four-lane divided roadway with posted speed limit of 45 mph.
16. Florida's Turnpike from SW 232 Street to SW 128 Court is a four-lane expressway with posted speed limit of 60 mph.

The application site is located near South Dixie Highway and Florida's Turnpike which would provide connectivity to other regions within the County and outside the County.

Traffic conditions are evaluated by the level of service (LOS), which is represented by one of the letters "A" through "F", with A generally representing the most favorable driving conditions and F representing the least favorable.

#### Existing Conditions

Existing traffic conditions on major roadways adjacent to and in the vicinity of the application site, which are currently monitored by the State (Year 2018) and the County (Year 2018), are operating at acceptable levels of service. See "Traffic Impact Analysis on Roadways Serving the Amendment Site" table below.

#### Trip Generation

The maximum development potential scenarios under each the existing and requested CDMP Land Use Plan designations were analyzed for traffic impacts. Under the current CDMP land use designation of "Low Density Residential (2.5 - 6 du/ac)" and "Estate Density Residential (1 - 2.5 du/ac)" the application site is assumed to be developed with 374 single-family detached units. Under the requested CDMP land use designation of "Low Medium Density Residential (6 - 13 du/ac)" and "Business and Office" the application site can be developed with 1,034 single family attached units and 97,748 sq. ft. retail uses but the applicant has proffered a covenant to restrict the proposed development to 800 multi-family units and 70,000 sq. ft. of commercial uses. The potential development under the current CDMP land use designation of "Low Density Residential"



and "Estate Density Residential" is expected to generate approximately 360 PM peak hour trips and under the requested CDMP land use designation of "Low Medium Density Residential" and "Business and Office" it is expected to generate approximately 793 PM peak hour trips. The Retail uses would attract 43% pass-by trips and due to the mixture of land uses there would be 12% internal trip capture. After deduction of pass-by trips and internal trips, the net trips generated by the proposed development would be 585 PM peak hour trips or approximately 225 more PM peak hour trips than the current CDMP designation. See "Estimated PM Peak Hour Trip Generation" Table below.

Estimated PM Peak Hour Trip Generation  
By Current and Requested CDMP Land Use Designations

Application No. 6	Current CDMP Designation and Assumed Use <sup>1</sup> Estimated No. Of Trips	Requested CDMP Designation and Assumed Use Estimated No. Of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use Designation
Land Use	"Low Density Residential (2.5 - 6 du/ac)" and "Estate Density Residential (1 - 2.5 du/ac)"	"Low Medium Density Residential (6 - 13 du/ac)" and "Business and Office"	
Maximum Development Potential	374 Single-Family Detached Units <sup>1</sup>	800 Multi-family units <sup>2</sup> and 70,000 sq. ft. Retail <sup>3</sup>	
Gross Trips Generated	360	793	
Pass-By Trips <sup>4</sup>	-	179	
Internal Trips <sup>5</sup>	-	29	
Net Trips Generated	360	585	+225

Source: Institute of Transportation Engineers, Trip Generation, 10th Edition, 2012; Miami-Dade County Department of Regulatory and Economic Resources, February 2017.

Notes: <sup>1</sup> - ITE Land Use Code used for Single-Family Detached is 210.

<sup>2</sup> - ITE Land Use Code used for Multi-Family is 220.

<sup>3</sup> - ITE Land Use Code used for Retail is 820.

<sup>4</sup> - Percentage of Pass-By Trips for Retail is 43% per ITE Trip Generation Handbook 2<sup>nd</sup> Edition

<sup>5</sup> - Percentage of Internal Trips is the lower of 12% for Retail & 53% for Residential

#### Traffic Short-Term Evaluation (Concurrency)

An evaluation of peak-period traffic concurrency conditions was conducted as of December 2018, which considers reserved trips from approved development not yet constructed, programmed roadway capacity improvements listed in the first three years of the County's adopted 2018 *Transportation Improvement Program (TIP)*, and the PM peak hour trips estimated to be generated by the development scenarios assumed to be developed under the requested CDMP LUP map designation. The application site is located between the Urban Infill Area and the Urban Development Boundary, the County adopted Level of Service (LOS) for roadways in this location according to CDMP Policy TC-1B is 'D' for County roads and 'E' for State roads. If transit service is available within 1/2 mile with 20-minute headways, then the adopted LOS of roadways can be increased to 100% and if there is extraordinary transit service available then the adopted LOS of

roadways can be increased to 120%. Since South Dixie Highway is a State road having extraordinary transit service, the LOS for this road is 'E+20%'. SW 112 Avenue is also a state road between HEFT and US-1, hence its LOS is 'E' between those limits. The traffic concurrency evaluation determined that all roadways monitored for concurrency adjacent to and in the vicinity of the application site that were analyzed have available capacity to handle the additional traffic impacts that would be generated by the application. The "Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation" Table below shows that all roadways analyzed are projected to operate at acceptable levels of service.



Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation Roadway Lanes, Existing and Concurrency PM Peak Period Operating Level of Service (LOS)														
Sta. Num.	Roadway	Location/Link	Num. Lanes	Adopted LOS Std.*	Peak Hour Cap.	Peak Hour Vol.	Existing LOS	Approved D.O's Trips	Total Trips With D.O's Trips	Conc. LOS w/o Amend.	Amendment Peak Hour Trips	% Impact	Total Trips With Amend.	Concurrency LOS with Amend.
<b>Requested CDMP Designation: "Low Medium Density Residential" and "Business and Office" – 800 Multi-Family Units and 70,000 sq. ft. Retail Uses.</b>														
9914	SW 248 Street	E/O SW 127 Ave.	2 UD	D	1,440	817	C	39	856	C	176	1.50%	1032	C
9916	SW 248 Street	W/O US-1	2 UD	D	1,440	605	C	68	673	C	12	0.85%	685	C
9971	S. Dixie Hwy.	S/O SW 248 Street	4 DV	E+20%	4,296	2,146	C	339	2,485	C	76	0.27%	2,561	C
F0008	S. Dixie Hwy.	S/O SW 232 Street	4 DV	E+20%	4,296	2,435	C	241	2,676	C	88	1.50%	2,764	C
9738	SW 112 Ave.	N/O SW 268 Street	4 DV	D	3,580	1,275	C	2	1,277	C	29	1.81%	1,306	C
9950	SW 112 Ave.	N/O HEFT SR-821	4 DV	E	3,978	1,675	C	414	2,089	C	176	0.85%	2,265	C
9736	SW 112 Ave.	N/O SW 232 Street	4 DV	D	3,580	2,181	C	170	2,351	C	158	0.27%	2,509	C
9103	SW 232 Street	E/O S. Dixie Hwy.	2 UD	D	1,197	423	C	18	441	C	47	1.50%	488	C
9908	SW 232 Street	W/O US-1	2 UD	D	1,440	592	C	39	631	C	23	1.81%	654	C
9904	SW 220 Street	E/O US-1	2 UD	D	1,197	389	C	31	420	C	23	0.85%	463	C
9922	SW 268 Street	W/O SW 127 Ave.	4 UD	D	3,222	1,160	C	52	1,212	C	18	0.27%	1,230	C
9924	SW 268 Street	W/O SW 137 Ave.	4 UD	D	3,222	1,021	C	174	1,195	C	29	0.85%	1,224	C
9822	SW 137 Ave.	S/O US-1	2 UD	D	1,197	592	C	91	683	C	12	0.27%	695	C
Source: Compiled by the Miami-Dade County Department of Regulatory and Economic Resources and Florida Department of Transportation, December 2018. Notes: DV= Divided Roadway; UD=Undivided Roadway. * County adopted roadway level of service standard applicable to the roadway segment: D (90% capacity); E (100% capacity); E+20% (120% capacity for roadways serviced with mass transit having 20 minutes or less headways in the Urban Infill Area (UIA) ); E+50% (150% capacity for locations with extraordinary transit service)														

Application Impact

The maximum development potential scenarios under each the existing and requested CDMP Land Use Plan designations were analyzed for traffic impacts. Under the current CDMP land use designation of "Low Density Residential (2.5 - 6 du/ac)" and "Estate Density Residential (1 - 2.5 du/ac)" the application site is assumed to be developed with 374 single-family detached units. Under the requested CDMP land use designation of "Low Medium Density Residential (6 - 13 du/ac)" and "Business and Office" the application site can be developed with 1,034 single family attached units and 97,748 sq. ft. of commercial uses; however, the applicant has proffered a covenant to restrict the proposed development to 800 dwelling units and 70,000 sq. ft. of commercial uses. The potential development under the current CDMP land use designation is expected to generate approximately 360 PM peak hour trips and under the requested CDMP land use designation it is expected to generate approximately 793 PM peak hour trips. After deduction of pass-by trips and internal trips, the net trips generated by the proposed development would be 585 PM peak hour trips or approximately 225 more PM peak hour trips than the current CDMP designation.

The concurrency analysis determined that all roadways adjacent to and in the vicinity of the application site analyzed have available capacity to handle the additional traffic impacts that would be generated by the application and are projected to operate at acceptable levels of service. See "Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation" table above.

Applicant's Traffic Study

The applicant's transportation consultant, Langan Engineering and Environmental Services, Inc., prepared the *CDMP Amendment Traffic Impact Study* revised dated January 17, 2019. The Traffic Study analyzes the existing, short term and long term traffic impacts that the proposed project will have on the roadways adjacent to and in the vicinity of the application site. A copy of the Traffic Study's Executive Summary is included in Appendix C. The complete Traffic Study is available online at the Department's website at <http://www.miamidade.gov/planning/library/reports/planning-documents/application-2-applicant-traffic-study.pdf>. The maximum development potential for the existing land use is 374 single-family detached units. The maximum development potential for the requested land use is 1,034 single family attached units and 97,748 sq. ft. of commercial uses but the applicant has proffered a covenant to restrict the proposed development to 800 dwelling units and 70,000 sq. ft. of commercial uses.

The trip generation analysis for the existing and proposed land use is shown in Table 2 of the traffic study. The PM Peak Hour trip generation for the existing development potential of 374 single-family detached units would be 360 PM Peak Hour trips. The trip generation from the proposed development potential of 800 dwelling units and 70,000 sq. ft. of commercial uses would be 588 PM Peak Hour trips or approximately 228 more PM peak hour trips than the current CDMP designation. See applicant's "Trip Generation Estimates" table below for trip generation analysis.

Trip Generation Estimates

Use	Size	Daily	Weekday Morning Peak Hour			Weekday Afternoon Peak		
			In	Out	Total	In	Out	Total
<b>Proposed Land Use Designation with Restrictive Covenant</b>								
Multifamily Housing (Low-Rise)	800 DU	5,536	77	262	339	219	119	338
Shopping Center	70,000 SF	4,246	113	69	182	116	134	250
<b>Net New Trips for 2020 Analysis</b>		9,782	190	331	521	335	253	588
<b>Maximum Potential Development under Current Land Use Designation</b>								
Single-Family Detached Housing	374 DU	3,499	68	202	270	227	133	360
<b>Net New Trips for 2040 Analysis*</b>		6,283	122	129	251	108	120	228

\*Based on ITE Trip Generation Manual 10th Edition  
 \*\*Proposed less Current



The site is located on Traffic Analysis Zone (TAZ) 1391, the cardinal trip distribution for this TAZ was obtained from the MPO's 2040 Cost Feasible Plan. The Miami-Dade TPO publishes trip distribution data for the years 2010 and 2040 for each TAZ within Miami-Dade County, this data is interpolated to get the 2020 trip distribution for the concurrency analysis. Using the cardinal distribution, the project traffic was distributed on the surrounding roadway network (see "Cardinal Distribution" table below for trip distribution analysis).

Cardinal Distribution

Year	NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW
2010	39.20%	12.80%	0.10%	3.00%	9.60%	15.80%	3.20%	16.20%
2040	35.10%	10.40%	0.20%	7.30%	7.60%	17.50%	6.60%	15.50%
2020	<b>37.83%</b>	<b>12.00%</b>	<b>0.13%</b>	<b>4.43%</b>	<b>8.93%</b>	<b>16.37%</b>	<b>4.33%</b>	<b>15.97%</b>

The applicant's traffic study reviewed the existing traffic conditions on the surrounding roadway network using the County's and FDOT's 2018 traffic count data. Fourteen surrounding roadway segments were analyzed for afternoon peak hour capacity conditions and it was determined that all roadways are functioning at an acceptable level of service. See "Existing Afternoon Peak Hour Roadway Capacity Summary" table below for the existing roadway condition analysis.

Existing Afternoon Peak Hour Roadway Capacity Summary

Roadway	From	To	Number of Lanes	Adopted LOS <sup>1</sup>	LOS Capacity <sup>1</sup>	Existing Volume	Existing LOS	Meets Capacity
SW 248 <sup>th</sup> Street	SW 127 Avenue	SW 112 Avenue	2 L	D	1,440	817	C	YES
	SW 112 Avenue	SW 97 Avenue <sup>2</sup>	2 L	D	1,440	198	C	YES
	S Dixie Hwy / US-1	SW 147 Avenue	2 L	D	1,440	605	C	YES
South Dixie Highway / US-1	SW 268 Street	SW 248 Street	4 L	EE	4,296	2,146	C	YES
	SW 248 Street	SW 232 Street	4 L	EE	4,296	2,890	C	YES
SW 112 <sup>th</sup> Avenue	SW 268 Street	HEFT	4 L	E	3,580	1,275	C	YES
	HEFT	SW 248 Street	4 L	E	3,580	1,626	C	YES
	SW 248 Street	SW 232 Street	4 L	E	3,580	2,181	C	YES
SW 232 <sup>nd</sup> Street	S Dixie Hwy / US-1	SW 112 Avenue	2 L	D	1,197	423	C	YES
	S Dixie Hwy / US-1	SW 132 Avenue	2 L	D	1,197	592	C	YES
SW 220 <sup>th</sup> Street	S Dixie Hwy / US-1	SW 112 Avenue	2 L	D	1,197	389	C	YES
SW 268 <sup>th</sup> Street	SW 127 Avenue	SW 112 Avenue	4 L	D	3,222	1,160	C	YES
	SW 127 Avenue	S Dixie Hwy / US-1	4 L	D	3,222	1,021	C	YES
SW 137 <sup>th</sup> Avenue	SW 268 Street	S Dixie Hwy / US-1	2 L	D	1,197	592	C	YES

Notes:

1.- Data Source: Adopted LOS and Capacity from FDOT 2012 Quality / LOS Handbook and Miami-Dade County Traffic Concurrency

2.- PHP Volume based on FDOT Daily Data (0.09 K-Factor).

The applicant's traffic study included a 2020 short term concurrency analysis, which included reserved trips from approved development not yet constructed, programmed roadway capacity improvements listed in the first three years of the County's adopted 2018 *Transportation Improvement Program (TIP)*, and the PM peak hour trips estimated to be generated by the

proposed development. Traffic count station #8370 on SW 248 Street east of Plummer Drive did not have concurrency counts with approved development trips for the year 2018, hence Florida Traffic Online 2018 counts were used for these two stations to review the impacts of this project. The concurrency analysis determined that all roadways impacted by the proposed development, will have sufficient capacity to handle the additional traffic impacts that would be generated by this project. See "Short Term 2020 (Concurrency) Afternoon Peak Hour Roadway Capacity Analysis Summary" table below.

The applicant's traffic study also included a 2040 Long Term analysis to determine the future long-term traffic impacts on the surrounding roadways. The 2040 traffic volumes were obtained from the Southeast Florida Regional Planning Model (SERPM7) and the project trips were added to the model volumes to determine the impact on the surrounding roadway segments. The long-term analysis determined that five roadway segments shown below are projected to operate below the County's adopted level of service standards.

1. SW 248 Street from SW 127 Avenue to SW 112 Avenue would operate at LOS 'F' but the adopted LOS is 'D'.
2. South Dixie Highway/US-1 from SW 268 Street to SW 248 Street would operate at LOS 'F' but the adopted LOS is 'E+20%'.
3. South Dixie Highway/US-1 from SW 248 Street to SW 232 Street would operate at LOS 'F' but the adopted LOS is 'E+20%'.
4. SW 232 Street from SW 132 Avenue to South Dixie Highway would operate at LOS 'F' but the adopted LOS is 'D'.
5. SW 137 Avenue from SW 248 Street to South Dixie Highway would operate at LOS 'F' but the adopted LOS is 'D'.

All the five roadways are projected to operate in violation of the adopted LOS in 2040, even without the impacts from this project. Also, the traffic impact from this project on all the five roadway segments are deemed not significant as the percentage impact is less than five percent. See the applicant's "2040 Long Term analysis" table below.

The applicant's traffic study assessed the impacts of the proposed CDMP amendment on the roadway segments surrounding the application site. The traffic analysis was prepared for the existing traffic conditions, short-term concurrency (year 2020) and long-term (year 2040) traffic impacts. The results indicate that the impacted roadway segments are expected to operate at adopted levels of service or better for existing and for short-term traffic conditions. Five roadway segments are projected to operate below the County's adopted level of service standards for long term traffic conditions, but the project traffic impact would be insignificant on these roadways. Hence, staff finds this project to be consistent with the traffic requirements of the CDMP.



### Short Term 2020 (Concurrency) Afternoon Peak Hour Roadway Capacity Analysis Summary

Count Station	Location	Facility Type	Adopted LOS <sup>1</sup>	LOS Capacity <sup>1</sup>	PHP Volume	2020 Volume	Development Order Trips	2020 Volume + D.O.'s	Available Trips	LOS without Project	Proposed Development		Total Volume With	Trips Remaining	LOS with Project	Meets Concurrency
											Project Assignment	Project Trips				
MD-9914	SW 248th Street e/o SW 127 Ave	2 L	D	1,440	817	947	167	1,114	326	C	30%	176	1,290	150	C	YES
FDOT-8370 <sup>2</sup>	SW 248th Street e/o Plummer Dr	2 L	D	1,440	198	229	0	229	1,211	C	2%	12	241	1,199	C	YES
MD-9916	SW 248th Street w/o US-1	2 L	D	1,440	605	701	70	771	669	C	10%	59	930	610	C	YES
MD-9971	South Dixie Highway s/o SW 248 St	4 L	EE	4,296	2,146	2,487	676	3,163	1,133	C	10%	59	3,222	1,074	C	YES
FDOT-0008	South Dixie Highway s/o SW 232 St	4 L	EE	4,296	2,890	3,349	353	3,702	594	D	16%	94	3,796	500	D	YES
MD-9738	SW 112th Avenue n/o SW 268 St	4 L	E	3,580	1,275	1,477	4	1,481	2,099	C	4%	24	1,505	2,075	C	YES
FDOT-0050	SW 112th Avenue n/o HEFT SR-821	4 L	E	3,580	1,626	1,834	560	2,444	1,136	C	32%	188	2,632	948	C	YES
MD-9736	SW 112th Avenue n/o SW 232 St	4 L	E	3,580	2,181	2,527	243	2,770	810	C	16%	94	2,864	716	C	YES
MD-9103	SW 232nd Street e/o S Dixie Hwy	2 L	D	1,197	423	490	65	555	642	C	8%	47	602	595	C	YES
MD-9908	SW 232nd Street w/o US-1	2 L	D	1,440	592	686	58	744	696	C	4%	24	768	672	C	YES
MD-9904	SW 220th Street e/o US-1	2 L	D	1,197	389	451	37	488	709	C	6%	35	523	674	C	YES
MD-9922	SW 268th Street w/o 127th Avenue	4 L	D	3,222	1,160	1,344	105	1,449	1,773	C	5%	29	1,478	1,744	C	YES
MD-9924	SW 268th Street w/o 137th Avenue	4 L	D	3,222	1,021	1,183	248	1,431	1,791	C	2.5%	15	1,446	1,776	C	YES
MD-9822	SW 137th Avenue s/o South Dixie Highway	2 L	D	1,197	592	686	252	938	259	D	2.5%	15	953	244	D	YES

**Notes:**

- 1.- Data Source: Adopted LOS and Capacity from FDOT 2012 Quality / LOS Handbook and Miami-Dade County Traffic Concurrency Database
- 2.- PHP Volume based on FDOT Daily Data (0.09 K-Factor).

Long Term 2040 Afternoon Peak Hour Roadway Capacity Analysis Summary

Roadway	From	To	Facility Type <sup>1</sup>	LOS Capacity <sup>2</sup>	2040 Volumes <sup>3</sup>	LOS without Project	Proposed Designation		Project Significance	Total Volume With Project	LOS with Project	Operates within Adopted LOS
							Project Assignment	Project Trips				
SW 248 <sup>th</sup> Street	SW 127 Avenue	SW 112 Avenue	2 L	1,440	1,650	F	30%	68	4.72%	1,718	F	NO
	SW 112 Avenue	SW 97 Avenue	4 L	3,222	875	C	2%	5	0.16%	880	C	YES
	S Dixie Hwy / US-1	SW 147 Avenue	2 L	1,440	406	C	10%	23	1.60%	429	C	YES
South Dixie Highway / US-1	SW 268 Street	SW 248 Street	4 L	4,296	5,425	F	10%	23	0.54%	5,448	F	NO
	SW 248 Street	SW 232 Street	4 L	4,296	6,066	F	16%	36	0.84%	6,102	F	NO
SW 112 <sup>th</sup> Avenue	SW 268 Street	HEFT	4 L	3,580	2,066	C	4%	9	0.25%	2,075	C	YES
	HEFT	SW 248 Street	4 L	3,580	2,946	C	32%	73	2.04%	3,019	C	YES
	SW 248 Street	SW 232 Street	4 L	3,580	3,101	C	16%	36	1.01%	3,137	C	YES
SW 232 <sup>nd</sup> Street	S Dixie Hwy / US-1	SW 112 Avenue	2 L	1,197	672	C	8%	18	1.50%	690	C	YES
	S Dixie Hwy / US-1	SW 132 Avenue	2 L	1,440	1,621	F	4%	9	0.63%	1,630	F	NO
SW 220 <sup>th</sup> Street	S Dixie Hwy / US-1	SW 112 Avenue	2 L	1,197	607	C	6%	14	1.17%	621	C	YES
SW 268 <sup>th</sup> Street	SW 127 Avenue	SW 112 Avenue	4 L	3,222	496	C	5%	11	0.34%	507	C	YES
	SW 137 Avenue	S Dixie Hwy / US-1	4 L	3,222	710	C	2.5%	6	0.19%	716	C	YES
SW 137 <sup>th</sup> Avenue	SW 248 Street	S Dixie Hwy / US-1	4 L	3,222	3,476	F	2.5%	6	0.19%	3,482	F	NO

Notes:

- 1.- Data Source: Adopted LOS and Capacity from MPO 2040 Cost Feasible Network
- 2.- Data Source: Adopted LOS and Capacity from FOOT 2012 Quality / LOS Handbook based on 2040 Cost Feasible Network.
- 3.- 2040 Volumes based on Daily SERPM Model Volumes (0.09 K-Factor).



## Transit Service

### Existing Service

The application site is approximately 4,000 feet away from a bus stop located on the north side of SW 248 Street and west of SW 117 Avenue, along SW 112 Avenue, that is served by Metrobus 35. The application site is adjacent to a bus stop along SW 248 Street served by Metrobus Route 248 (Princeton Circulator). The existing levels of service for these bus routes are shown below.

Routes	Service Headways (in minutes)					Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8 pm)	Saturday	Sunday		
35	20	20	60	30	30	0.48	L
248	60	60	n/a	n/a	n/a	0.1	L/F

Source: 2018 *Transit Development Plan*, Miami-Dade Transit (June 2018 Line Up), December 2018.  
Notes: L means Metrobus Local route service; F means Metrobus feeder service to Metrorail.

### Recent Service Improvements

As described in the 2018 Transit Development Plan (TDP), the following service changes were implemented in 2018.

Route	Improvement/Adjustment
35	Route restructured to include portions of former Route 70
	Increase weekday frequency to 20 min. trunk/40 min. legs
	Increased weekend frequency to 30 min. trunk/60 min. legs
	Contract out service
248	Addition of Route 248 effective as of November 19, 2018
	Local weekday circulator service operating every 60 minutes

### Future Service Improvements

Service adjustments scheduled for implementation in 2019 are currently under development.

### Long-Term Vision: Major Transit Projects

No major transit projects are being planned in the immediate vicinity of the subject site.

### Application Impacts in the Traffic Analysis Zone

A preliminary analysis was performed in Traffic Analysis Zone (TAZ) 1391 where the application site is located. The anticipated incremental transit impacts generated by the requested land use amendment are minimal and can be absorbed by the existing transit service in the area.

## Consistency Review with CDMP Goals, Objectives, Policies, Concepts and Guidelines

The proposed application would further the following goals, objectives, policies, concepts and guidelines of the CDMP:

- LU-1. The location and configuration of Miami-Dade County's urban growth through the year 2030 shall emphasize concentration and intensification of development around centers of activity, development of well-designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.
- LU-1C. Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.
- LU-1F. To promote housing diversity and to avoid creation of monotonous developments, Miami-Dade County shall vigorously promote the inclusion of a variety of housing types in all residential communities through its area planning, zoning, subdivision, site planning and housing finance activities, among others. In particular, Miami-Dade County shall review its zoning and subdivision practices and regulations and shall amend them, as practical, to promote this policy.
- 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-8A. Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; a variety of affordable housing options; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial, cultural, community, and senior centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.
- LU-8B. Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.
- LU-8F. The Urban Development Boundary (UDB) should contain developable land having capacity to sustain projected countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report (EAR) plus a 5-year surplus (a total 15-year Countywide supply beyond the date of EAR adoption). The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in policy LU-7F. The adequacy of non-residential land supplies shall be determined on the basis of land supplies in subareas of the County appropriate to the type of use, as well as the Countywide supply within



the UDB. The adequacy of land supplies for neighborhood- and community-oriented business and office uses shall be determined on the basis of localized subarea geography such as Census Tracts, Minor Statistical Areas (MSAs) and combinations thereof. Tiers, Half-Tiers and combinations thereof shall be considered along with the Countywide supply when evaluating the adequacy of land supplies for regional commercial and industrial activities.

- LU-10A. Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, moderate to high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation. To facilitate and promote such development Miami-Dade County shall orient its public facilities and infrastructure planning efforts to minimize and reduce deficiencies and establish the service capacities needed to support such development.
- HO-8. Bring about housing design and development alternatives that are aesthetically pleasing, encourage energy efficiency and enhance the overall health, safety and general welfare of County residents.
- HO-8A. Ensure that growth management, housing design, and development alternatives form an integral part of a community of functional neighborhoods and town centers that promote community identity, and enhance the overall quality of life.
- CIE-3. CDMP land use decisions will be made in the context of available fiscal resources such that scheduling and providing capital facilities for new development will not degrade adopted service levels.
- CON-8A. Specimen trees and Natural Forest Communities in Miami-Dade County shall be protected through the maintenance and enforcement of the County's Tree and Forest Protection and Landscape Code, as may be amended from time to time. The County's Natural Forest Inventory shall be revised periodically to reflect current Natural Forest Community conditions. A Natural Forest Community shall not be removed from the inventory unless its quality and resource values have been degraded to the point where it cannot be restored.

# APPENDICES

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# **APPENDIX A**

## **Amendment Application**



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**APPLICATION FOR AN AMENDMENT TO THE  
LAND USE ELEMENT OF THE MIAMI-DADE COUNTY  
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

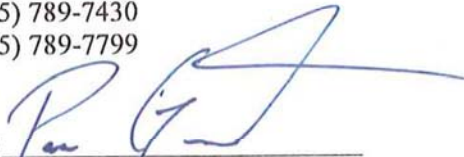
1. APPLICANT

Lennar Homes, LLC.  
c/o Holland & Knight, LLP  
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305-789-7787

2. APPLICANT'S REPRESENTATIVES

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By:

  
\_\_\_\_\_  
Juan J. Mayol, Jr., Esq.  
Hugo P. Arza, Esq.  
Pedro Gassant, Esq.

11/7/2018  
Date  
Revision date

3. DESCRIPTION OF REQUESTED CHANGE

A. Changes to the Land Use Plan Map.

Applicant requests a change to the Land Use Plan (LUP) map designation on the subject property from "Low Density" residential to "Low-Medium Density" residential.

Applicant requests a change to the Land Use Plan (LUP) map designation on the subject property from "Estate Density" residential to "Low-Medium Density" residential.

Applicant requests a change to the Land Use Plan (LUP) map designation on the subject property from "Low Density" residential to "Business and Office."

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B. Description of the Subject Property (the "Property").

The Property consists of an assemblage of parcels which are depicted on the Location Map attached to this submittal. The Property is approximately ±88.02 gross acres and is generally located between theoretical SW 238<sup>th</sup> Street and SW 248<sup>th</sup> Street, and between SW 117<sup>th</sup> Avenue and SW 120<sup>th</sup> Avenue, in unincorporated Miami-Dade County.

C. Gross and Net Acreage.

Application area: ±86.87 gross acres, 81.77 net acres  
Acreage Owned by Applicant: ±5.195 acres

D. Requested Change.

1. Applicant requests a change to the Land Use Plan (LUP) map designation on the subject property from "Low Density" residential to "Low-Medium Density" residential.
2. Applicant requests a change to the Land Use Plan (LUP) map designation on the subject property from "Estate Density" residential to "Low-Medium Density" residential.
3. Applicant requests a change to the Land Use Plan (LUP) map designation on the subject property from "Low Density" residential to "Business and Office."

4. REASONS FOR AMENDMENT

The Property consists of an assemblage of parcels which are depicted on the Location Map attached to this submittal. The Property is approximately ±86.87 gross acres and is generally located between theoretical SW 238<sup>th</sup> Street and SW 248<sup>th</sup> Street, and between SW 117<sup>th</sup> Avenue and SW 120<sup>th</sup> Avenue, in unincorporated Miami-Dade County. In accordance with the Land Use Plan (LUP) map of the Adopted Components of the Comprehensive Development Master Plan (CDMP), the Property is located inside the Urban Development Boundary in an area that would be a prime location for an increase of density and more neighborhood serving retail. The areas of the Property located on the east side of theoretical SW 119<sup>th</sup> Avenue are currently designated for "Low Density" residential use on the LUP map. The areas of the Property located on the west side of theoretical SW 119<sup>th</sup> Avenue are currently designated for "Estate Density" residential use on the LUP map.

The Applicant proposes to re-designate approximately ±5.61 acres located on the northwest corner of SW 248<sup>th</sup> Street and SW 117<sup>th</sup> Avenue from "Low Density" residential to "Business and Office." The Property on the east side of the SW 119<sup>th</sup> Avenue is to be re-designated from "Low Density" residential to "Low-Medium Density" residential land use designation. The remainder of the Property on the west side of the SW 119<sup>th</sup> Avenue is to be re-designated from "Estate Density" residential to the "Low-Medium Density" designation.

The Property is geographically located within a larger rapidly developing area of the County which lies between S. Dixie Highway (US 1) on the west and the Florida Turnpike Extension (SR No. 821) on the east, and between SW 200<sup>th</sup> Street on the north and SW 308 Street on the south. This larger geographic area includes the Cutler Ridge Municipal Urban Center District, Goulds Community Urban Center District, Princeton Community Urban Center District, Naranja Community Urban Center District, and the Leisure City Community Urban Center District. Each of these Urban Centers are imbedded with significant density enhancements that are meant to take into account their proximity to the transit corridor and their locations within the Urban Development Boundary. The Property's location within the general geographical area of these Urban Centers strongly indicate that increasing density at the Property would be appropriate when taking into account its close proximity to the South Dade Transitway and its location within the Urban Development Boundary.

Indeed, the Property is less than half a mile away from the Princeton Community Urban Center ("PCUC"). At its core, the PCUC allows up to 250 units per acre and a maximum of 25 stories. At its periphery, along SW 127<sup>th</sup> Avenue, the PCUC allows up to 60 units per acre and up to 8 stories. Further, the Property is uniquely situated near the South Dade Transitway (approximately 1 to 1.5 miles away), which the County has identified as a core area for enabling increased density. Thus, the Property's geographical location provides an ideal location for a modest density increase to allow for more residential homes within the Urban Development Boundary (UDB).

We note that the Property is located within the narrowest area between the eastern and western boundary lines of the UDB. In this area of the County, the western boundary of the UDB is located at SW 137<sup>th</sup> Avenue and the eastern boundary of the UDB in this area is the Florida turnpike. This narrow constriction of the UDB within the area artificially limits the potential to increase density within the UDB to meet the rapidly rising population growth within the County. Increasing density within this location strengthens the potential for the County to meet its residential population demands without the need of extending the UDB.

The Applicant proposes to re-designate a ±5.61 acre parcel anchored to the northwest corner of SW 117<sup>th</sup> Avenue and SW 248<sup>th</sup> Street from "Low Density" residential to "Business and Office." This ±5.61 acre parcel is located adjacent to a ±4.44 acre parcel that is already designated "Business and Office" and approved for the development of a commercial strip center, namely the "Summerville Town Center," on the northeast corner of SW 117<sup>th</sup> Avenue and SW 248<sup>th</sup> Street. Thus, the approval of the proposed "Business and Office" designation on the ±5.61 acre parcel will complement the existing commercially designated property on the northeast corner of the same intersection and continue to promote commercial development at the intersection of two zoned section-line rights-of-way. The re-designation of this parcel will also help to promote pedestrianism by providing neighborhood serving retail in close proximity to residential communities, thereby likely reducing the dependency on automobiles and protecting the environment, while further ensuring that the needs of the local community will be met with local neighborhood services and retail.

The Applicant also proposes to re-designate the balance of the Property lying east of SW



119<sup>th</sup> Avenue from “Low Density” residential to “Low-Medium Density” residential in order to increase the allowable residential density in proximity to SW 117<sup>th</sup> Avenue and SW 248<sup>th</sup> Street. The enhancement from “Low Density” to “Low-Medium Density” is a modest increase that will directly afford more residents within Minor Statistical Area (“MSA”) 7.1 with an opportunity to own a single family residential home in an area that has unparalleled access to the South Dade Transitway, which will be the first leg of the SMART Plan that will be activated.

Finally, the Applicant also proposes to re-designate the balance of the Property lying west of the SW 119<sup>th</sup> Avenue from “Estate Density” residential to “Low-Medium Density” residential. The existing Estate Density designated area is completely surrounded by areas with much higher density and is ripe for intensification and increased density given its important geographic location between Community Urban Centers and the US 1 transit corridor. As noted earlier, the PCUC allows up to 250 units per acre at its core and allows up to 60 units per acre along SW 127<sup>th</sup> Avenue. The Property provides for the unique opportunity to allow for a balanced transition to a lower density that still enhances the opportunity for more residential inventory within the UDB. Moreover, the proposed re-designation to Low-Medium Density will permit the future development of a mix of housing types, which are needed to fulfill the needs of a rapidly growing population. The unique access to transit and the variety of housing types anticipated to be developed at the Property will help to ensure that Miami-Dade residents of a breadth of different income levels will be able to have the opportunity to live in the newly developed homes. The premiere access to transit will decrease the necessity in spending on gas, and car repairs, while the variety of housing types will present housing products that will be available at a variety of different price points.

In accordance with the County’s Guidelines for Urban Form, the Property sits at the ideal location for more intense development. Section 3 of the Guidelines for Urban Form states, “[w]ithin a section, a variety of residential types and densities are encouraged, with higher densities being located at the periphery, and lower densities in the interior.” The proposed re-designations are consistent with the spirit and intent of the County’s Guidelines for Urban Form. The proposed Low-Medium Density designation east and west of SW 119<sup>th</sup> Avenue will cover the areas closest to the intersection of the SW 117<sup>th</sup> Avenue and SW 248<sup>th</sup> Street section line roadways and adjoining the proposed Business and Office land use designation on the northwest corner of the aforementioned roadway intersection.

Additionally, the re-designation to “Low-Medium” density will help to satisfy a serious need for more housing inventory in Miami-Dade County. According to the 2010 Evaluation and Appraisal Report, adopted March 23, 2011 (the “2010 EAR”), “[r]esidential supply and demand analysis is done to determine the adequacy of the existing capacities to accommodate projected growth.” See 2010 EAR, at 1.1-32. Unfortunately the residential supply analysis presented in the 2010 EAR presents a dire picture of the availability of single family and multifamily residences in Miami-Dade County. Specifically, the report notes that by 2016 the County—as a whole—will have no more land available for the development of single family residences even though demand for such homes will remain significant.

Table 1.1-7 shows that the projected demand for single-family and multi-family housing countywide and compares this with the existing residential land supply within the year 2010 UDB. Currently sufficient capacity exists within the UDB to accommodate projected demand through the year 2021. The single-family supply is projected to be exhausted by 2016; the multi-family in 2026.

Table 1.1-7  
Residential Land Supply/Demand Analysis  
Miami-Dade County by Tier and Subtier, 2010 to 2030

Analysis Done Separately for Each Type, i.e. No Shifting of Demand between Single & Multifamily Type	Structure Type		
	Single Family	Multi-Family	Both Types
Capacity in 2010	43,543	92,186	135,729
Annual Demand in 2010-2015	6,293	5,125	11,418
Capacity in 2015	12,078	66,561	78,639
Annual Demand 2015-2020	6,602	5,448	12,050
Capacity in 2020	0	39,321	18,389
Annual Demand 2020-2025	6,492	5,726	12,218
Capacity in 2025	0	10,691	0
Annual Demand 2025-2030	6,809	5,275	12,084
Capacity in 2030	0	0	0
Depletion Year	2016	2026	2021

Source: Miami-Dade County Department of Planning and Zoning, Research Section, 2011.

Tables 1.1-8 through 1.1-11 show similar data for the four tiers used for the residential supply/demand analysis. These tiers are further broken down by subtier into eastern and western halves.

The County's analysis is very troubling and leads to several unsettling implications. First, as the population of Miami-Dade County continues to rapidly increase, more and more individuals will be cut-off from having the opportunity to acquire single family residences, as demand will outstrip supply. Second, the lack of available single family housing inventory will only increase the housing affordability issues that plague the County. This is not mere speculation; the County's own data already demonstrates that between 2010 and 2015, the median home price grew by 44.2 percent, which ranked the County with the second largest median home price increase in the nation for large counties. See Miami-Dade County Profiles American Community Survey, September 2016, at 8. Third, the housing affordability problems will only exacerbate traffic congestion by incentivizing people who work in Miami-Dade to find affordable single family or multifamily housing options further from employment opportunities.

These implications are further aggravated by the continued rapid population growth in Miami-Dade County. For example, the United States Census bureau estimates that the population of Miami-Dade County grew from 2,498,018 in 2010 to 2,751,796 in 2017. See <https://www.census.gov/quickfacts/table/PST045216/12086> (last visited May 24, 2018). This amounts to a growth of 253,778 over a seven (7) year span and an increase of 36,254 persons per year. Given these issues, the County is faced with a significantly increasing population, while its residential land supply is rapidly decreasing. The rapidly growing population and the County's CDMP mandates ensuring availability of housing and requires the County to increase density within the Urban Development Boundary to accommodate the County's continued population growth; particularly where the increase in density is consistent with the County's Guidelines for Urban Form and is located in close proximity to transit.



Furthermore, within Minor Statistical Area 7.1, single-family residential housing inventory will be depleted by 2023. This is extremely problematic given that the demand in each 5 year demand period shows a significant increase in the demand for single family housing. Indeed, as shown on the chart below, the demand for single family housing is already nearly 3 and ½ times greater than the demand for multifamily homes. If the single family inventory is allowed to deplete by 2023, it will only further exacerbate the affordability issues plaguing the County by allowing increased demand in an area where no more available single family housing inventory will exist.

**Table 1**  
**Residential Land Supply/Demand Analysis**  
**2018 to 2030: MSA 7.1**

ANALYSIS DONE SEPARATELY FOR EACH TYPE, I.E. NO SHIFTING OF DEMAND BETWEEN SINGLE & MULTI-FAMILY TYPE	STRUCTURE TYPE		
	SINGLE-FAMILY	MULTIFAMILY	BOTH TYPES
CAPACITY IN 2018	2,054	3,767	5,821
DEMAND 2018-2020	359	99	458
CAPACITY IN 2020	1,336	3,569	4,909
DEMAND 2020-2025	399	111	510
CAPACITY IN 2025	0	3,014	2,355
DEMAND 2025-2030	446	123	569
CAPACITY IN 2030	0	2,399	0
<b>DEPLETION YEAR</b>	<b>2023</b>	<b>2030+</b>	<b>2029</b>

Residential capacity is expressed in terms of housing units.

Housing demand is an annual average figure based on population projections.

Source: Miami-Dade Department of Regulatory and Economic Resources, Planning Division, Planning Research and Economic Analysis Section, September 2018.

Moreover, the Property's strategic geographic location near Community Urban Centers and within a relatively narrow geographic corridor that parallels the southeastern edge of the US 1 transit corridor presents the opportunity to increase density in an area where residents will have unparalleled access to some of the County's major transportation investments and lessen dependence on the use of automobiles. As such, the modest density increase proposed and its proximity to the US 1 transit corridor will help to maximize the public investment in transit and to make a transit system economically viable. It will also mean that more accessible transportation will be available for older children as they travel to school and work, and for the elderly and the disabled whose transportation opportunities are often limited.

The Applicant intends to capitalize on the Property's strategic location and develop the area into a premiere single family residential development which will adhere to sound development principles and offer a mix of housing types which will meet the needs of the future residents of the developing area. The proposed development will serve to beautify and activate the surrounding areas as well as create living spaces and a sense of community that will enhance the quality of life for all residents in the area.

The re-designation of portions of the Property from “Estate Density to “Low-Medium Density,” from “Low Density” residential to “Low-Medium Density” residential, and from “Low Density” residential and “Business and Office” meets the criteria contained in Land Use Policy LU-8E of the County’s Comprehensive Development Master Plan. Specifically, Policy LU-8E states that requests to amend the County’s CDMP Land Use Plan map shall be evaluated to determine if the request would:

- i. Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;
- ii. Enhance or impede provision of services at or above adopted LOS Standards;
- iii. Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and
- iv. Enhance or degrade environmental or historical resources, features or systems of County significance; and
- v. If located in a planned Urban Center, or within ¼ mile of an existing or planned transit station, executive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.

The requested land use amendments from “Low Density” residential to “Low-Medium Density” residential and from “Estate Density” residential to “Low-Medium Density” residential addresses the applicable criteria by helping to satisfy a deficiency in the Land Use Plan map to accommodate projected population growth of the County by providing a much needed increase in density within the Urban Development Boundary. The re-designations will help to enhance the provision of services at the adopted LOS standards by increasing the density potential of this particular strategic area of the County which is located in close proximity to the US 1 transit corridor which should induce future residents to avail themselves of the use of mass transit amenities and leave their automobiles at home. The re-designations to the “Low-Medium Density” residential land use category will be compatible with adjacent land uses as it will ensure that the Property will be developed with single family homes; which is the housing product that is most prevalent in the area. The re-designation to the Business and Office land use designation on the northwest corner of SW 248<sup>th</sup> Street and SW 117<sup>th</sup> Avenue will create an opportunity to develop a neighborhood serving commercial center that will contribute to the provision of essential needs of the residents of the surrounding communities.

In summary, the re-designation of the Property’s land use from “Low Density” residential to “Low-Medium Density” residential,” from “Estate Density” residential to “Low-Medium Density” residential, and from “Low Density” residential to “Business and Office” will be compatible with the surrounding area and ideal for this Property. The residential density allowed by the proposed land use amendment will help to alleviate the rapidly depleting single family inventory in the County and more specifically within the applicable MSA. In addition, the



proposed land use amendments will help to increase the availability of more housing options in the area. In sum, the Property is strategically located to achieve the goals and policies of the CDMP and will significantly help to address the dire need for more housing inventory in the County while achieving the intent of the Guideline for Urban Form.

The approval of the requested Amendment would also further the implementation of the following objectives and policies of the CDMP:

LAND USE OBJECTIVE LU-1: The location and configuration of Miami-Dade County's urban growth through the year 2030 shall emphasize concentration and intensification of development around centers of activity, development of well-designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.

LAND USE POLICY LU-1C: Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

LAND USE POLICY LU-1D: In conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of communities which include recreational, educational and other public facilities, houses of worship, places of employment, and safe and convenient circulation of automotive, pedestrian and bicycle traffic throughout the communities.

LAND USE POLICY LU-1F: To promote housing diversity and to avoid creation of monotonous developments, Miami-Dade County shall vigorously promote the inclusion of a variety of housing types in all residential communities through its area planning, zoning, subdivision, site planning and housing finance activities, among others. In particular, Miami-Dade County shall review its zoning and subdivision practices and regulations and shall amend them, as practical, to promote this policy.

LAND USE POLICY LU-1T: Miami-Dade County through its land development regulations shall encourage developments that promote and enhance bicycling and pedestrianism through the provision of bicycle and pedestrian facilities and other measures such as building design and orientation, and shall discourage walled and gated communities.

LAND USE OBJECTIVE LU-4: Miami-Dade County shall continue to 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.

LAND USE OBJECTIVE LU-8: Miami-Dade County shall maintain a process for periodic amendment to the Land Use Plan map consistent with the adopted Goals, Objectives and Policies of this plan, which will provide that the Land Use Plan map accommodates projected countywide

growth.

LAND USE POLICY LU-8A: Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; a variety of affordable housing options; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial, cultural, community, and senior centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.

LAND USE POLICY LU-8B: Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.

LAND USE POLICY LU-8F: The Urban Development Boundary (UDB) should contain developable land having capacity to sustain projected countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report (EAR) plus a 5-year surplus (a total 15-year Countywide supply beyond the date of EAR adoption). The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in policy LU-7F. The adequacy of non-residential land supplies shall be determined on the basis of land supplies in subareas of the County appropriate to the type of use, as well as the Countywide supply within the UDB. The adequacy of land supplies for neighborhood- and community-oriented business and office uses shall be determined on the basis of localized subarea geography such as Census Tracts, Minor Statistical Areas (MSAs) and combinations thereof. Tiers, Half-Tiers and combinations thereof shall be considered along with the Countywide supply when evaluating the adequacy of land supplies for regional commercial and industrial activities.

LAND USE POLICY 9T: The County shall consider provisions to allow horizontal mixed use-developments, defined as the horizontal integration of parcels with different primary uses within the same site or block, in appropriate future land use categories in the Urban Development Boundary.

LAND USE POLICY LU-10A: Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, moderate to high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation. To facilitate and promote such development Miami-Dade County shall orient its public facilities and infrastructure planning efforts to minimize and reduce deficiencies and establish the service capacities needed to support such development.

HOUSING OBJECTIVE HO-8: Bring about housing design and development alternatives that are aesthetically pleasing, encourage energy efficiency and enhance the overall health, safety and general welfare of County residents.



HOUSING POLICY HO-8A: Ensure that growth management, housing design, and development alternatives form an integral part of a community of functional neighborhoods and town centers that promote community identity, and enhance the overall quality of life.

HOUSING POLICY HO-8B: Continue supporting development of innovative and cost-efficient housing construction techniques, materials and manufacturing methods.

5. LOCATION MAP FOR APPLICATION

Attached

6. ADDITIONAL MATERIALS SUBMITTED

Legal Description

Certified Survey

7. LEGAL DESCRIPTION

Attached

8. COMPLETE DISCLOSURE OF INTEREST FORM

Attached

9. TRAFFIC STUDY

Attached

**LOCATION MAP FOR APPLICATION TO AMEND  
THE COMPREHENSIVE DEVELOPMENT MASTER PLAN**

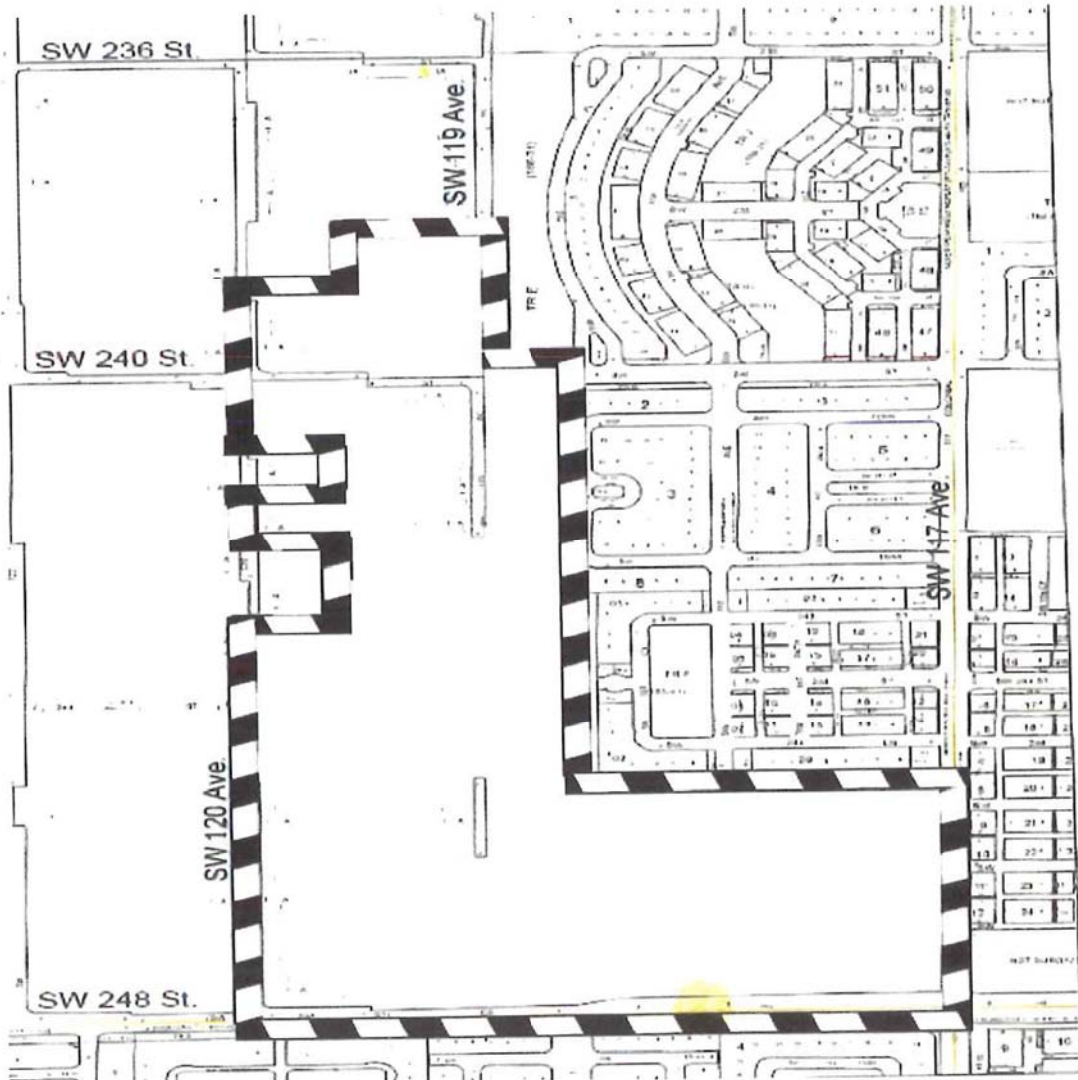
APPLICANTS / REPRESENTATIVE

Lennar Homes, LLC / Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., and Pedro Gassant, Esq.

DESCRIPTION OF SUBJECT AREA

The Property contains approximately ±86.87 gross acres(81.77 net acres) and generally lies between theoretical SW 238<sup>th</sup> Street and SW 248<sup>th</sup> Street and between SW 117<sup>th</sup> Avenue and SW 120<sup>th</sup> Avenue, in unincorporated Miami-Dade County.

LOCATION MAP





**LEGAL DESCRIPTION  
OF DORTA- DUQUE ASEMBLAGE**

**PARCEL 1:**

A portion of the East 1/2 of the Southeast 1/4 of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 24; thence run North 00°37'17" West along the East line of the Southeast 1/4 of said Section 24 for 422.95 feet to a point on the South line of the North 902.55 feet of the Southeast 1/4 of said Section 24; thence run South 88°18'35" West along the last described line for 1009.77 feet to the Point of Beginning; thence continue South 88°18'35" West along the last described line for 330.26 feet to a point on the West line of the East 1/2 of the Southeast 1/4 of said Section 24; thence run South 00°42'47" East along the last described line for 757.83 feet to a point on the South line of the North 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 24; thence run North 88°09'37" East along the last described line for 330.52 feet; thence run North 00°43'53" West for 756.98 feet to the Point of Beginning.

**PARCEL 2:**

The Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida, (Note: West 25 feet dedicated per RW deed ORB 12727 PG 2153).

**PARCEL 3:**

The Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.

**PARCEL 4-A:**

The North 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.

**PARCEL 4-B:**

The South 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.

**PARCEL 4-C:**

The Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.

PARCEL 4-D:

The South 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.

PARCEL 4-E:

The North 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.

PARCEL 4-F:

The South 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.

PARCEL 4-G:

The Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.

PARCEL 4-H:

The Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida. (Note; East 25 feet dedicated per RW deed ORB 11020 PG 2476).

PARCEL 4-I:

The North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida. (Note; East 25 feet dedicated per RW deed ORB 10365 PG 925).

PARCEL 4-J:

The Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida. (Note; The North 35 feet and East 25 feet dedicated per RW Deed recorded in Official Records Book 10557, Page 734, and RW Deed recorded in Official Records Book 10780, Page 2407,



all in the Public Records of Miami-Dade County, Florida.)

PARCEL 4-K:

The East 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.

PARCEL 4-L:

The West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.

PARCEL 4-M:

The Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.

PARCEL 4-N:

The Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida. (Note; West 25 feet dedicated per R/W deed ORB 13163 PG 1206, and that portion of North 5 feet of the South 40 feet dedicated per R/W deed Official Records Book 13163, Page 1204, Public Records of Miami-Dade County, Florida).

PARCEL 4-O:

The South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida. (Note; East 25 feet dedicated per R/W deed ORB 11112 PG 1512).

PARCEL 4-P:

The North 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida. (Note; East 25 feet dedicated per R/W deed, Official Records Book 9562, Page 1382).

PARCEL 4-Q:

The South 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida. (Note; West 25 feet dedicated per R/W deed ORB 11244 PG 936).

PARCEL 5:

:The Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida. (Note; West 25 feet and South 35 feet dedicated per R/W deed in Official Records Book 11597, Page 1382, radius return R/W dedicated per R/W deed ORB 11597 PG 1384, all in the Public Records of Miami-Dade County, Florida).

PARCELS 6 & 7:

East 1/2 of the SE 1/4 of the SW 1/4 of the SE 1/4, and SW 1/4 of SE 1/4 of SE 1/4, all in Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida. (Note; portion of South 35 feet and portion of South 65 feet dedicated per R/W deed ORB 1973 Pg. 411).

PARCEL 8:

The Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4, Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida. (Note; West 25 feet dedicated per R/W deed ORB 13090 Pg.3034).

PARCEL 9-A:

A portion of the East 1/2. of the East 1/2. of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida being more particularly described as follows:

Begin at the Southwest corner of the East 1/2 of the N.E. 1/4 of said Section 24; thence run  $N00^{\circ}54'25''W$  along the West line of the East 1/2. of the N.E. 1/4 of said Section 24 for 40.00 feet to a point on the North line of the South 40 feet of the N.E. 1/4 of said Section 24; thence run  $N88^{\circ}18'35''E$  along the last described line for 265.02 feet to a point on the East line of the West 265 feet of the East 1/2 of the N.E.1/4 of said Section 24; thence run  $S00^{\circ}54'25''E$  along the last described line for 39.46 feet to a point curvature; thence run Southeasterly, Easterly and Northeasterly along the arc of a circular curve to the left, having for its elements a radius of 40.00 feet and a central angle of  $90^{\circ}47'00''$  for a distance of 63.38 feet to a point of cusp with the South line of the North 40 feet of the East 1/2. of the S.E. 1/4 of said Section 24; thence run  $S88^{\circ}18'35''W$  along the last described line for 20.43 feet; thence run  $S01^{\circ}41'25''E$  for 125.00 feet; thence run  $S36^{\circ}05'36''E$  for 15.90 feet to a point of intersection with a circular curve, whose radius point bears  $S36^{\circ}05'36''E$  from said point of intersection; thence run Southwesterly, Southerly and Southeasterly along the arc of a circular curve to the left, having for its elements a radius of 75.00 feet and a central angle of  $54^{\circ}37'12''$  for a distance of 71.50 feet to a point of tangency; thence run  $S00^{\circ}42'48''E$  for 487.62 feet to a point of curvature; thence run Southeasterly along the arc of a circular curve to the left having for its elements a radius of 75.00 feet and a central angle of  $50^{\circ}11'37''$  for 65.70 feet; thence run  $S39^{\circ}05'35''W$ , radial to the last described curve, for 24.05 feet; thence run  $SO1^{\circ}41'25''E$  for 100.00 feet to a point on the South line of the North 902.55 feet of the



East 1/2 of the S.E. 1/4. of said Section 24 (the last 11 courses being along the South boundary of SILVER PALM WEST, according to the plat thereof, as recorded in Plat Book 166, at Page 31, of the Public Records of Miami-Dade County, Florida, and the West boundary of SILVER PALM SOUTHWEST, according to the plat thereof, as recorded in Plat Book 166, at Page 74, of the Public Records of Miami-Dade County, Florida); thence run S88°18'35"W along the South line of the North 902.55 feet of the East 1/2. of the S.E. 1/4 of said Section 24 for 278.33 feet to a point on the West line of the East 1/2 of the S.E. 1/4 of said Section 24; thence run N00°42'48"W along the last described line for 902.68 feet to the POINT OF BEGINNING.

### DESCRIPTION OF CANALS RESIDENTIAL PARCEL

#### DESCRIPTION:

THE SOUTH ONE-HALF (S. 1/2) OF THE NORTH ONE-HALF (N. 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE EAST 35 FEET THEREOF,

AND

THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE SOUTH 65 FEET AND THE EAST 35 FEET THEREOF, AND ALSO LESS THE SOUTH 590 FEET OF THE EAST 414 FEET THEREOF.

SAID LANDS SITUATE IN MIAMI-DADE COUNTY, FLORIDA.

### DESCRIPTION OF CANALS COMMERCIAL PARCEL

#### DESCRIPTION:

THE SOUTH 590 FEET OF THE EAST 414 FEET OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE SOUTH 65 FEET AND THE EAST 35 FEET THEREOF.

SAID LANDS SITUATE IN MIAMI-DADE COUNTY, FLORIDA.

## DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

### 1. APPLICANT (S) NAME AND ADDRESS:

Lennar Homes, LLC, a Florida limited liability company

Address: 730 NW 107<sup>th</sup> Avenue, #300, Miami, Florida 33172

2. **PROPERTY DESCRIPTION:** Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

Applicant	Owner of Record	Folio Number	Size in Acres
Lennar Homes, LLC	Carma Farms LLC 7700 N. Kendall Dr., #406 Miami, FL 33156	30-6924-000-0290	2.5
Lennar Homes, LLC	Winniefred M. Young 11999 SW 240 St. Miami, FL 33032	30-6924-000-0340	2.5
Lennar Homes, LLC	Oigo LLC 11999 SW 248 St. Miami, FL 33032	30-6924-000-0350	1.25
Lennar Homes, LLC	Oigo LLC 11999 SW 248 St. Miami, FL 33032	30-6924-000-0351	1.25
Lennar Homes, LLC	JMP Investments Unlimited Inc. 2225 E. 10 <sup>th</sup> Avenue Hialeah, FL 33013	30-6924-000-1420	13.76
Lennar Homes, LLC	Oigo LLC 11999 SW 248 St. Miami, FL 33032	30-6924-000-1710	2.5
Lennar Homes, LLC	Consuelo S. Mestre Et Al 24150 SW 120 <sup>th</sup> Ave. Princeton, FL 33032	30-6924-000-1720	1.25
Lennar Homes, LLC	Andres Felipe Casallas TRS ACA Family Revocable Trust 325 S. Biscayne Blvd., Unit 3019 Miami, FL 33131	30-6924-000-1740	5.574
Lennar Homes, LLC	Lennar Homes, LLC 730 NW 107 <sup>th</sup> Avenue, #300 Miami, FL 33172	30-6924-000-1745	5.195
Lennar Homes, LLC	Inca Investments Inc. Mofongo Holdings LLC 11999 SW 248 St. Homestead, FL 33032	30-6924-000-1750	15
Lennar Homes, LLC	Oigo LLC 11999 SW 248 St. Miami, FL 33032	30-6924-000-1760	2.5



Lennar Homes, LLC	Oigo LLC 11999 SW 248 St. Miami, FL 33032	30-6924-000-1770	2.5
Lennar Homes, LLC	Manuel Dorta-Duque 11999 SW 248 St. Miami, FL 33032	30-6924-000-1830	1.25
Lennar Homes, LLC	Sylvia Dorta-Duque & Consuelo Mestre 24150 SW 119 Ave. Princeton, FL 33032	30-6924-000-1831	1.25
Lennar Homes, LLC	Oigo LLC 11999 SW 248 St. Miami, FL 33032	30-6924-000-1880	2.5
Lennar Homes, LLC	Oigo LLC 11999 SW 248 St. Miami, FL 33032	30-6924-000-1890	1.25
Lennar Homes, LLC	Oigo LLC 11999 SW 248 St. Miami, FL 33032	30-6924-000-1891	1.25
Lennar Homes, LLC	Oigo LLC 11999 SW 248 St. Miami, FL 33032	30-6924-000-1900	2.5
Lennar Homes, LLC	Oigo LLC 11999 SW 248 St. Miami, FL 33032	30-6924-000-1910	1.25
Lennar Homes, LLC	Oigo LLC 11999 SW 248 St. Miami, FL 33032	30-6924-000-1911	1.25
Lennar Homes, LLC	Vicent Garcia Costa Lubaina Hatim Patwa Costa 365 SW 25 Road Miami, FL 33129	30-6924-000-1960	2.5
Lennar Homes, LLC	Edward Bazewick 24655 SW 120 Ave. Miami, FL 33032	30-6924-000-1970	2.5
Lennar Homes, LLC	Oigo LLC 11999 SW 248 St. Miami, FL 33032	30-6924-000-2020	2.5
Lennar Homes, LLC	Oigo LLC 11999 SW 248 St. Miami, FL 33032	30-6924-000-2030	1.25
Lennar Homes, LLC	Oigo LLC 11999 SW 248 St. Miami, FL 33032	30-6924-000-2040	1.25
Lennar Homes, LLC	JMP Investments Unlimited Inc. 2225 E. 10 <sup>th</sup> Avenue Hialeah, FL 33013	30-6924-000-2540	4.37

3. For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in Section 2 above.

Applicant	Owner	Lessee	Contact for Purchase	Other (Attach Explanation)
Lennar Homes, LLC			X	

**CDMP Disclosure of Interest Exhibit**

**Applicant: Lennar Homes, LLC**

CORPORATION NAME: See below

<b>Name, Address and Office (if applicable)</b>	<b>Names of Owners</b>	<b>Percentage of Interest</b>
Carma Farms LLC 7700 N. Kendall Dr., #406 Miami, FL 33156	Carl Michael Sugarman	50%
	Maria Q. Sugarman	50%
Oigo LLC 11999 SW 248 St. Miami, FL 33032	Ana Maria Dorte-Duque	50%
	Silvia Mestre	50%
JMP Investments Unlimited Inc. 2225 E. 10 <sup>th</sup> Avenue Hialeah, FL 33013	Jorge I. Canals	33&1/3%
	Matilde M. Canals	33&1/3%
	Pablo E. Canals	33&1/3%
Inca Investments Inc. 11999 SW 248 St. Homestead, FL 33032	Abraham Casallas, President and Sole Director	100%
Mofongo Holdings LLC 11999 SW 248 St. Homestead, FL 33032	Manuel Dorta Duque	100%

TRUSTEE'S NAME: Andres Felipe Casallas TRS, ACA Family Revocable Trust

<b>Name, Address and Office (if applicable)</b>		<b>Percentage of Interest</b>
Andres Felipe Casallas TRS ACA Family Revocable Trust 325 S. Biscayne Blvd., Unit 3019 Miami, FL 33131	Andres Felipe Casallas	100%



4. DISCLOSURE OF APPLICANT'S INTEREST: Complete all appropriate sections and indicate N/A for each section that is not applicable.

- a. If the applicant is an individual (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

N/A

- b. If the applicant is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: Lennar Homes, LLC\*

NAME, ADDRESS, AND OFFICE ( If applicable)

PERCENTAGE OF STOCK

Lennar Homes, LLC, 730 NW 107<sup>th</sup> Avenue, #300, Miami, Florida 33172

\* wholly owned subsidiary of Lennar Corp., a publicly traded company

NYSE:LEN

- c. If the applicant is a TRUSTEE, list the trustee's name, the name and address of the beneficiaries of the trust, and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), partnership(s), or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEES NAME: N/A

BENEFICIARY'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

- d. If the applicant is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners and the percentage of interest held by each partner. [Note: where the partner (s) consist of another partnership(s), corporation (s) trust (s) or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity ].

PARTNERSHIP NAME: N/A

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF INTEREST</u>

- e. If the applicant is party to a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Contract Purchaser's Name: Lennar Homes, LLC, a Florida limited liability company

<u>NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
<u>Lennar Homes, LLC, 730 NW 107<sup>th</sup> Avenue, #300, Miami, Florida 33172</u>	
<u>* wholly owned subsidiary of Lennar Corp., a publicly traded company</u>	
<u>NYSE:LEN</u>	

Date of Contract: 8/22/18; 10/16/18



If any contingency clause or contract terms involve additional parties, list all individuals or officers if a corporation, partnership, or trust.

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5. DISCLOSURE OF OWNER'S INTEREST: Complete only if an entity other than the applicant is the owner of record as shown on 2.a., above.

a. If the owner is an individual (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

Individual's Name and Address	Percentage of Interest
Winniefred M. Young 11999 SW 240 St. Miami, FL 33032	100%
Consuelo S. Mestre Et Al 24150 SW 120 <sup>th</sup> Ave. Princeton, FL 33032	100%
Manuel Dorta-Duque 11999 SW 248 St. Miami, FL 33032	100%
Sylvia Dorta-Duque & Consuelo Mestre 24150 SW 119 Ave. Princeton, FL 33032	100%
Vicent Garcia Costa Lubaina Hatim Patwa Costa 365 SW 25 Road Miami, FL 33129	100%
Edward Bazewick 24655 SW 120 Ave. Miami, FL 33032	100%

b. If the owner is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s) partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: See below

Name, Address and Office (if applicable)	Percentage of Interest
Carma Farms LLC 7700 N. Kendall Dr., #406 Miami, FL 33156	See Attached

Oigo LLC 11999 SW 248 St. Miami, FL 33032	See Attached
JMP Investments Unlimited Inc. 2225 E. 10 <sup>th</sup> Avenue Hialeah, FL 33013	See Attached
Inca Investments Inc. 11999 SW 248 St. Homestead, FL 33032	See Attached
Mofongo Holdings LLC 11999 SW 248 St. Homestead, FL 33032	See Attached

- c. If the owner is a TRUSTEE, and list the trustee's name, the name and address of the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEE'S NAME: Andres Felipe Casallas TRS. ACA Family Revocable Trust

Name, Address and Office (if applicable)	Percentage of Interest
Andres Felipe Casallas TRS ACA Family Revocable Trust 325 S. Biscayne Blvd., Unit 3019 Miami, FL 33131	See Attached

- d. If the owner is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners, and the percentage of interest held by each. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF OWNERSHIP</u>
_____	_____
_____	_____
_____	_____



- e. If the owner is party to a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Name, Address and Office (if applicable)	Folio Number	Date of Contract
Carma Farms LLC 7700 N. Kendall Dr., #406 Miami, FL 33156	30-6924-000-0290	8/22/18
Winniefred M. Young 11999 SW 240 St. Miami, FL 33032	30-6924-000-0340	8/22/18
Oigo LLC 11999 SW 248 St. Miami, FL 33032	30-6924-000-0350 30-6924-000-0351	8/22/18
JMP Investments Unlimited Inc. 2225 E. 10 <sup>th</sup> Avenue Hialeah, FL 33013	30-6924-000-1420	8/22/18
Oigo LLC 11999 SW 248 St. Miami, FL 33032	30-6924-000-1710	8/22/18
Consuelo S. Mestre Et Al 24150 SW 120 <sup>th</sup> Ave. Princeton, FL 33032	30-6924-000-1720	8/22/18
Andres Felipe Casallas TRS ACA Family Revocable Trust 325 S. Biscayne Blvd., Unit 3019 Miami, FL 33131	30-6924-000-1740	8/22/18
Inca Investments Inc. Mofongo Holdings LLC 11999 SW 248 St. Homestead, FL 33032	30-6924-000-1750	8/22/18
Oigo LLC 11999 SW 248 St. Miami, FL 33032	30-6924-000-1760 30-6924-000-1770	8/22/18
Manuel Dorta-Duque 11999 SW 248 St. Miami, FL 33032	30-6924-000-1830	8/22/18
Sylvia Dorta-Duque & Consuelo Mestre 24150 SW 119 Ave. Princeton, FL 33032	30-6924-000-1831	8/22/18
Oigo LLC 11999 SW 248 St. Miami, FL 33032	30-6924-000-1880 30-6924-000-1890 30-6924-000-1891 30-6924-000-1900 30-6924-000-1910 30-6924-000-1911	8/22/18
Vicent Garcia Costa Lubaina Hatim Patwa Costa 365 SW 25 Road Miami, FL 33129	30-6924-000-1960	10/17/18

Edward Bazewick 24655 SW 120 Ave. Miami, FL 33032	30-6924-000-1970	8/22/18
Oigo LLC 11999 SW 248 St. Miami, FL 33032	30-6924-000-2020 30-6924-000-2030 30-6924-000-2040	8/22/18
JMP Investments Unlimited Inc. 2225 E. 10 <sup>th</sup> Avenue Hialeah, FL 33013	30-6924-000-2540	8/22/18

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

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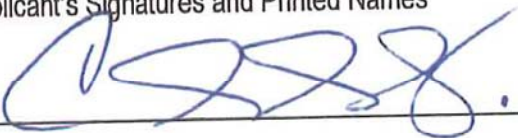


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For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and behalf.

Applicant's Signatures and Printed Names

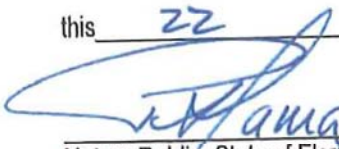


Lennar Homes, LLC, a Florida limited liability company

Carlos Gonzalez, Vice President

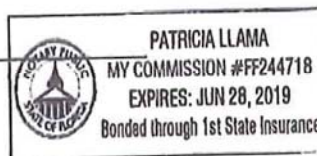
Sworn to and subscribed before me

this 22 day of October, 2018



Notary Public, State of Florida at Large(SEAL)

My Commission Expires:





Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests including all interests at each level of ownership, and no one person or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

**DESCRIPTION OF  
CANALS COMMERCIAL PARCEL**

**LEGAL DESCRIPTION**

THE SOUTH 590 FEET OF THE EAST 414 FEET OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE SOUTH 65 FEET AND THE EAST 35 FEET THEREOF.

SAID LANDS SITUATE IN MIAMI-DADE COUNTY, FLORIDA.

**NOTES:**

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT UNLESS OTHERWISE INDICATED.
3. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SUCH INFORMATION SHOULD BE OBTAINED BY OTHERS THROUGH AN APPROPRIATE TITLE SEARCH.
4. THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

**ABBREVIATIONS:**

A	= ARC LENGTH	P.O.B.	= POINT OF BEGINNING
D	= DELTA (CENTRAL ANGLE)	P.O.C.	= POINT OF COMMENCEMENT
D.E.	= DRAINAGE EASEMENT	R	= RADIUS
O.R.B.	= OFFICIAL RECORDS BOOK	R/W	= RIGHT-OF-WAY
P.B.	= PLAT BOOK	U.E.	= UTILITY EASEMENT
PG.	= PAGE		

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.



\_\_\_\_\_  
DONNA C. WEST  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS42920



**HSQ GROUP, INC.**  
Engineers • Planners • Surveyors  
1001 Yamato Rd., Suite 105  
Boca Raton, Florida 33431 • 561.392.0221  
CA26258 • LB7924

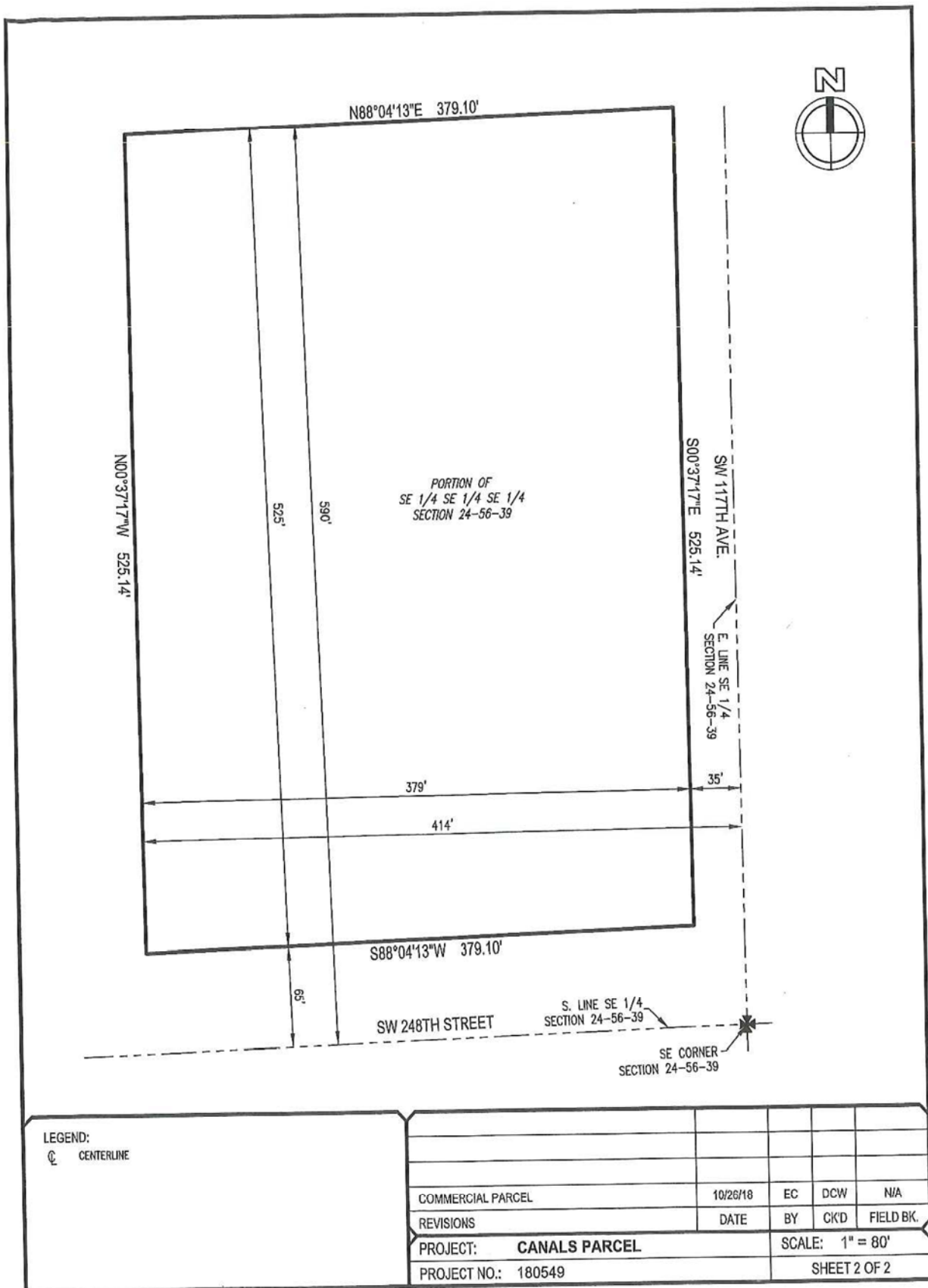
PROJECT: CANALS PARCEL

PROJECT NO.: 180549

DATE: 10/26/18

SHEET 1 OF 2





LEGEND:  
 Ⓞ CENTERLINE

COMMERCIAL PARCEL	10/26/18	EC	DCW	N/A
REVISIONS	DATE	BY	CKD	FIELD BK.
PROJECT: <b>CANALS PARCEL</b>	SCALE: 1" = 80'			
PROJECT NO.: 180549	SHEET 2 OF 2			

Z:\Survey Projects\2018\180549S Canals Parcel\dwg\180549sk.dwg

**DESCRIPTION OF  
CANALS COMMERCIAL PARCEL**

**LEGAL DESCRIPTION**

THE SOUTH 590 FEET OF THE EAST 414 FEET OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE SOUTH 65 FEET AND THE EAST 35 FEET THEREOF.

SAID LANDS SITUATE IN MIAMI-DADE COUNTY, FLORIDA.

**NOTES:**

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2. EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT UNLESS OTHERWISE INDICATED.
3. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SUCH INFORMATION SHOULD BE OBTAINED BY OTHERS THROUGH AN APPROPRIATE TITLE SEARCH.
4. THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

**ABBREVIATIONS:**

- |        |                         |        |                         |
|--------|-------------------------|--------|-------------------------|
| A      | = ARC LENGTH            | P.O.B. | = POINT OF BEGINNING    |
| D      | = DELTA (CENTRAL ANGLE) | P.O.C. | = POINT OF COMMENCEMENT |
| D.E.   | = DRAINAGE EASEMENT     | R      | = RADIUS                |
| O.R.B. | = OFFICIAL RECORDS BOOK | R/W    | = RIGHT-OF-WAY          |
| P.B.   | = PLAT BOOK             | U.E.   | = UTILITY EASEMENT      |
| PG.    | = PAGE                  |        |                         |

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.



\_\_\_\_\_  
DONNA C. WEST  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS42920



**HSQ GROUP, INC.**  
Engineers • Planners • Surveyors  
1001 Yamalo Rd., Suite 105  
Boca Raton, Florida 33431 • 561.392.0221  
CA26258 • LB7924

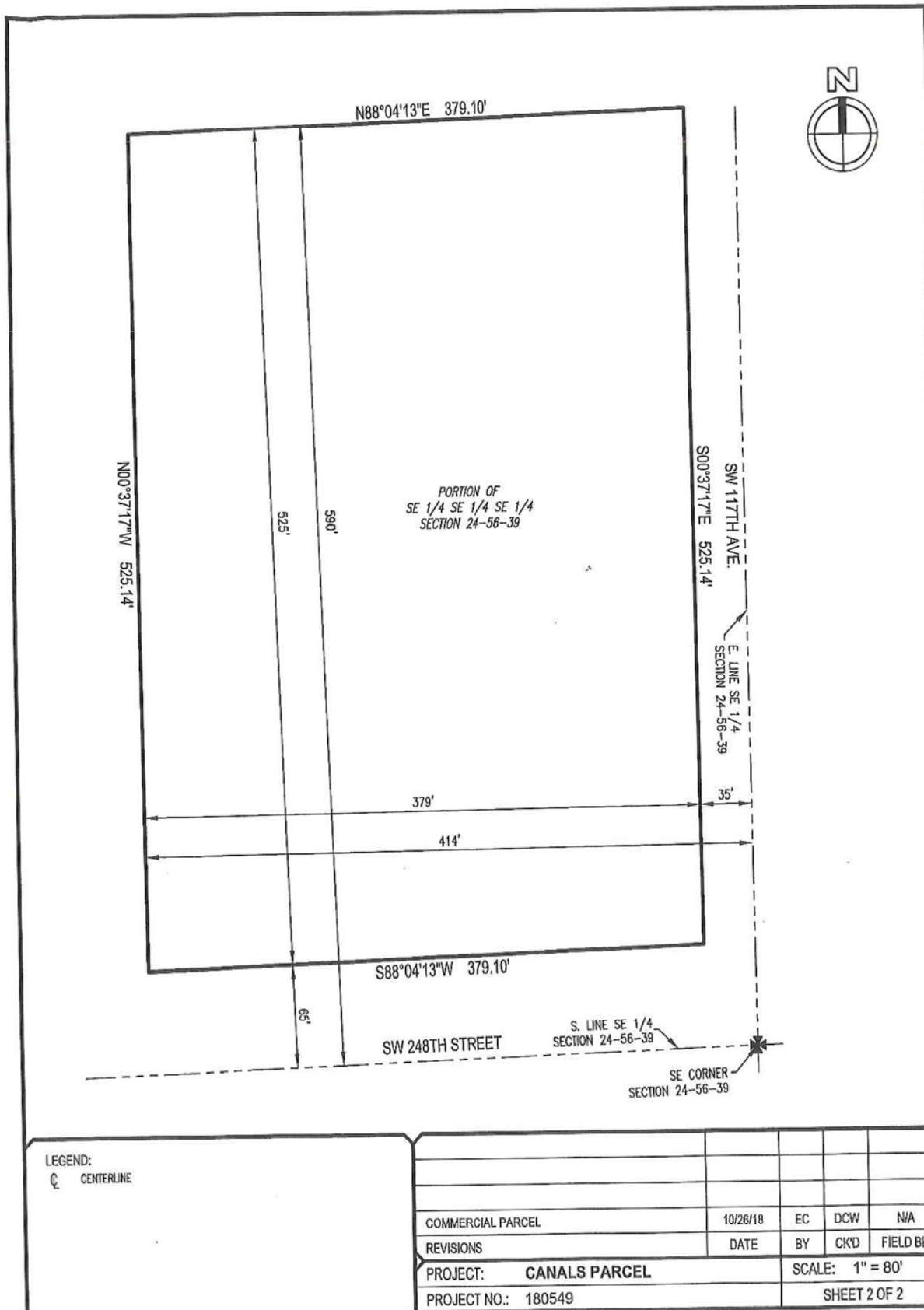
PROJECT: **CANALS PARCEL**

PROJECT NO.: 180549

DATE: 10/26/18

SHEET 1 OF 2





LEGEND:  
 ☉ CENTERLINE

COMMERCIAL PARCEL	10/26/18	EC	DCW	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT: CANALS PARCEL	SCALE: 1" = 80'			
PROJECT NO.: 180549	SHEET 2 OF 2			

Z:\Survey Projects\2018\180549S Canals Parcel\dwg\180549sk.dwg

**DESCRIPTION OF  
CANALS COMMERCIAL PARCEL**

**LEGAL DESCRIPTION**

THE SOUTH 590 FEET OF THE EAST 414 FEET OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE SOUTH 65 FEET AND THE EAST 35 FEET THEREOF.

SAID LANDS SITUATE IN MIAMI-DADE COUNTY, FLORIDA.

**NOTES:**


1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT UNLESS OTHERWISE INDICATED.
3. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SUCH INFORMATION SHOULD BE OBTAINED BY OTHERS THROUGH AN APPROPRIATE TITLE SEARCH.
4. THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

**ABBREVIATIONS:**

A	= ARC LENGTH	P.O.B.	= POINT OF BEGINNING
D	= DELTA (CENTRAL ANGLE)	P.O.C.	= POINT OF COMMENCEMENT
D.E.	= DRAINAGE EASEMENT	R	= RADIUS
O.R.B.	= OFFICIAL RECORDS BOOK	R/W	= RIGHT-OF-WAY
P.B.	= PLAT BOOK	U.E.	= UTILITY EASEMENT
PG.	= PAGE		

**SURVEYOR'S CERTIFICATION:**

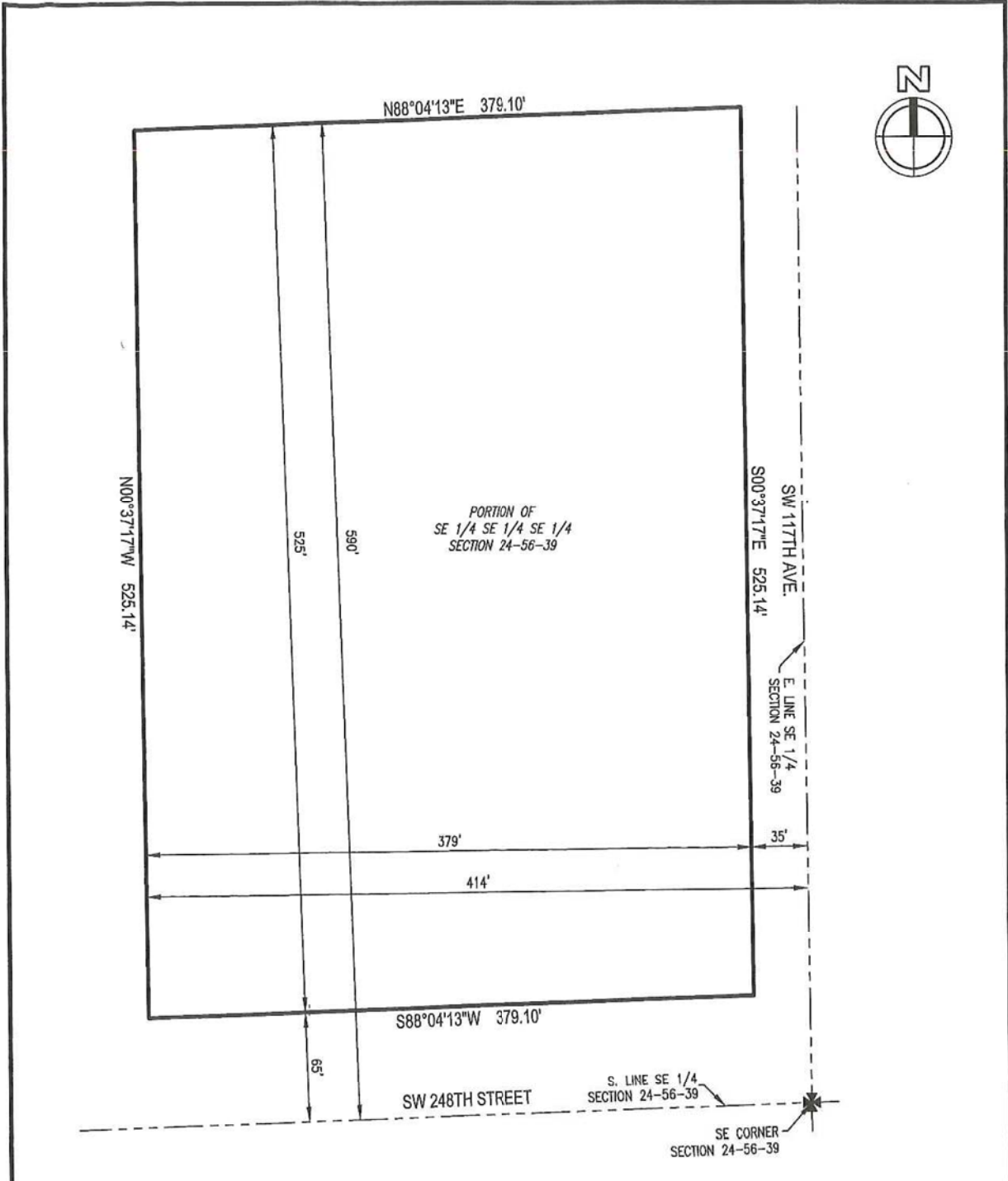
I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 6J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

  
 \_\_\_\_\_  
 DONNA C. WEST  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NO. LS42920



**HSQ GROUP, INC.**  
 Engineers • Planners • Surveyors  
 1001 Yamato Rd., Suite 105  
 Boca Raton, Florida 33431 • 561.392.0221  
 CA26258 • LB7924

PROJECT:	CANALS PARCEL
PROJECT NO.:	180549
DATE:	10/26/18
	SHEET 1 OF 2



LEGEND:  
 ☉ CENTERLINE

COMMERCIAL PARCEL	10/26/18	EC	DCW	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT: CANALS PARCEL	SCALE: 1" = 80'			
PROJECT NO.: 180549	SHEET 2 OF 2			

Z:\Survey Projects\2018\180549S Canals Parcel\dwg\180549sk.dwg



# **APPENDIX B**

## **Applicant's Request to Include Additional Land**

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# Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799  
Holland & Knight LLP | [www.hklaw.com](http://www.hklaw.com)

Pedro Gassant  
305.789.7430  
[Pedro.gassant@hklaw.com](mailto:Pedro.gassant@hklaw.com)

March 11, 2019

Garett Rowe  
Chief  
Metropolitan Planning Section  
Department of Regulatory and Economic Resources  
111 NW 1<sup>st</sup> Street, 12<sup>th</sup> Floor  
Miami, Florida 33128

**Re: October 2018 CDMP Cycle/ Application No. 6 (Silver Palms West)/ Request to Include Additional Property**

Mr. Rowe:

This letter is being submitted on behalf of the Applicant, Lennar Homes, LLC, in order to request to include additional property to its Land Use Amendment Application submitted on October 31, 2018, which sought to re-designate certain property from "Estate-Density" and "Low-Density" to "Low-Medium Density" and "Business and Office." The property proposed to be included is identified at Miami-Dade County Property Appraiser Folio No. 30-6924-000-1841 (the "Blair Property"), and is contiguous to the Property that is currently included in Lennar's application. **Attached as Exhibit A** is a Legal and Sketch of the Blair Property.

Pursuant to Section 2-116.1(3)(c), the Applicant requests that the Metropolitan Planning Department include the Blair Property as part of its analysis of the Application. The Applicant notes that the Blair Property is contiguous to the Property that is the subject of the Application and is similarly situated. The inclusion of the Blair Property to the Application will not change the application in any material respect as the Declaration of Restrictions currently in place contemplates only 800 units and such a restriction will remain even with the inclusion of the Blair Property. We will provide an updated Declaration of Restriction including the Blair Property owner and a certified letter informing the owner of the requested CDMP land use change.

In short, the Applicant respectfully requests that the Blair Property be included in Application No. 6 of the Oct. 2018 CDMP Cycle. Should you have any questions or concerns, please feel free to contact me directly at 305.789.7430 or at my email address [pedro.gassant@hklaw.com](mailto:pedro.gassant@hklaw.com).

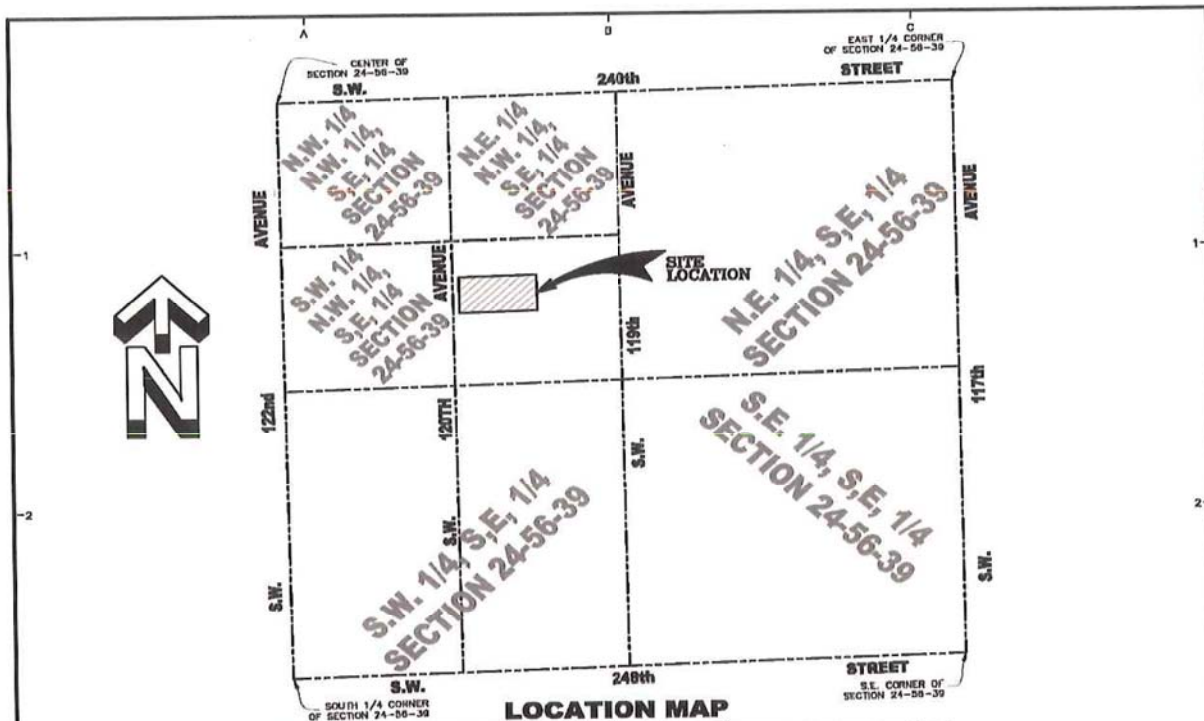
Sincerely,



Pedro Gassant, Esq.



# EXHIBIT A



**LOCATION MAP**  
 SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 66 SOUTH, RANGE 36 EAST,  
 MIAMI-DADE COUNTY, FLORIDA.  
 (NOT TO SCALE)

**SURVEYOR'S NOTES:**

- 1) This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) North arrow direction and Bearings shown hereon are based on assumed meridian value of N00°45'52"W, along the West line of the N.W. 1/4 of the S.E. 1/4 of the N.W. 1/4 of the S.E. 1/4 of Section 24-56-39, as shown on hereon.
- 3) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 4) There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of TITLE POLICY will have to be made to determine recorded Instruments, if any affecting this property.
- 5) The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) No Title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

**SURVEYOR'S CERTIFICATE:**

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.  
 I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17.051 (Formerly 61G17-6), Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers, pursuant to Section 472.027, Florida Statutes.

**Ford, Armenteros & Fernandez, Inc. L.B#6557**  
 Date: March 11th, 2019  
 Revision 1:



By: Ricardo Rodriguez, P.S.M. for the firm  
 Professional Surveyor and Mapper  
 State of Florida, Registration No. 5938

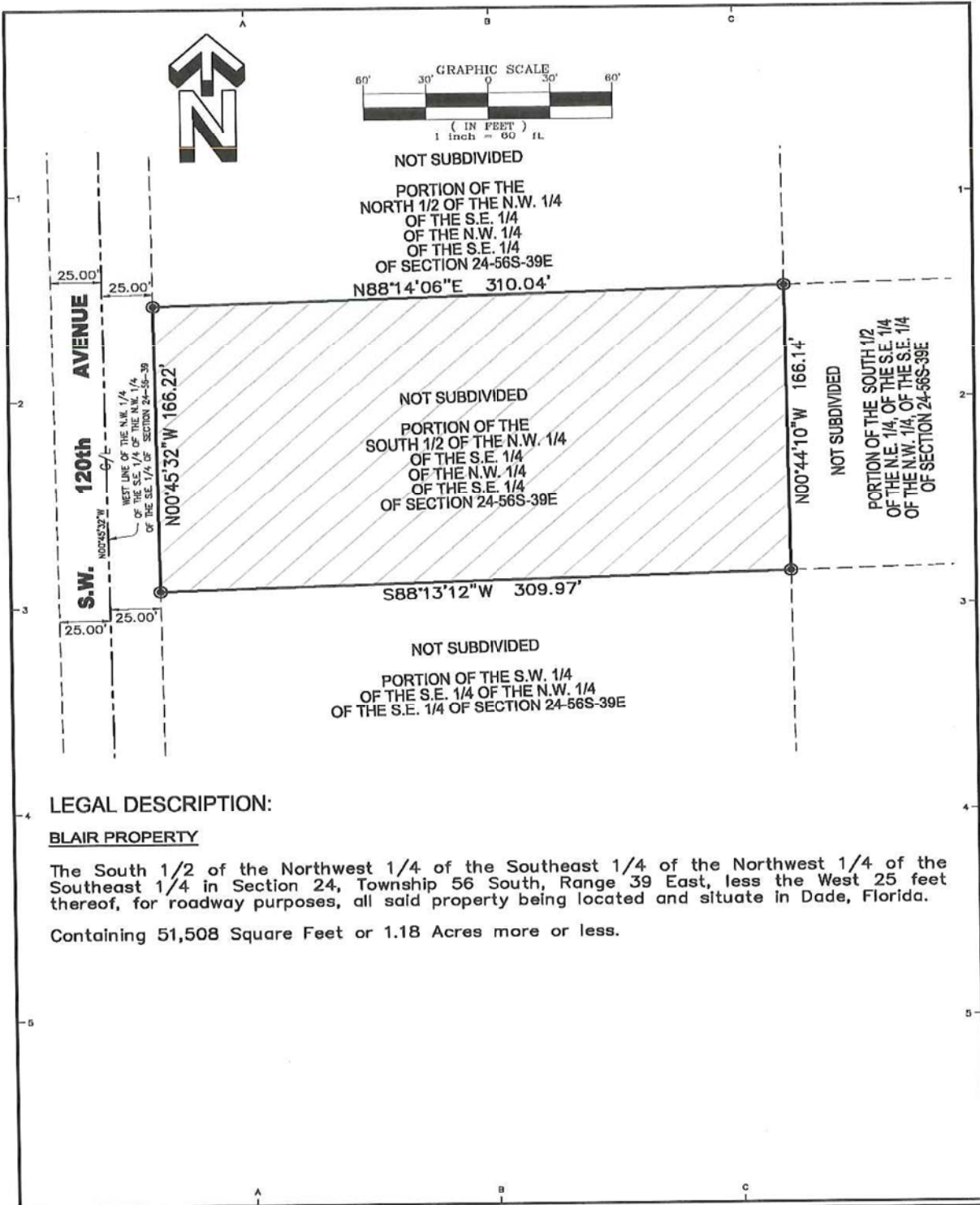
**DORTA-DUQUE - BLAIR PROPERTY**



**FORD, ARMENTEROS & FERNANDEZ, INC.**  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 DORAL, FLORIDA 33172  
 PH. (305) 477-6472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION	
SHEET NAME: LOCATION MAP, SURVEYOR'S NOTES AND SURVEYOR'S CERTIFICATE	
PREPARED FOR: LENNAR HOMES, LLC	
DRAWN BY: R.RODRIGUEZ	DATE: MARCH 11th, 2019
DWG. CHECKED BY:	SCALE: AS SHOWN
CHECKED BY:	PROJECT No: 18-055-1001

1  
 OF 2 SHEETS



**LEGAL DESCRIPTION:**

**BLAIR PROPERTY**

The South 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 in Section 24, Township 56 South, Range 39 East, less the West 25 feet thereof, for roadway purposes, all said property being located and situate in Dade, Florida.

Containing 51,508 Square Feet or 1.18 Acres more or less.

**DORTA-DUQUE - BLAIR PROPERTY**



FORD, ARMENTEROS & FERNANDEZ, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 DORAL, FLORIDA 33172  
 PH. (305) 477-6472  
 FAX (305) 470-2805

TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION		
SHEET NAME:	SKETCH AND LEGAL DESCRIPTION		
PREPARED FOR:	LENNAR HOMES, LLC		
DRAWN BY:	R. RODRIGUEZ	DATE:	MARCH 11th, 2019
DWG. CHECKED BY:		SCALE:	AS SHOWN
CHECKED BY:		PROJECT No:	18-055-1000
			SHEET: <b>2</b> OF 2 SHEETS



# APPENDIX C

## Miami-Dade County Public Schools Analysis

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# Miami-Dade County Public Schools

*giving our students the world*

**Superintendent of Schools**  
Alberto M. Carvalho

**Miami-Dade County School Board**

Perla Tabares Hantman, Chair  
Dr. Martin Karp, Vice Chair  
Dr. Dorothy Bendross-Mindingall  
Susie V. Castillo  
Dr. Lawrence S. Feldman  
Dr. Steve Gallon III  
Lubby Navarro  
Dr. Marta Pérez  
Mari Tere Rojas

February 13, 2019

**VIA ELECTRONIC MAIL**

Mr. Hugo P. Arza, Esquire  
Holland & Knight, LLP  
701 Brickell Avenue, Suite 3300  
Miami, FL 33131  
[hugo.ARZA@hklaw.com](mailto:hugo.ARZA@hklaw.com)

**RE: PUBLIC SCHOOL CONCURRENCY – CDMP20180020  
LENNAR HOMES, LLC, C/O HUGO P. ARZA, ESQ.  
LOCATED AT NW CORNER OF SW 120 AVENUE AND SW 240 STREET, MIAMI, FL 33170  
PH3018120707574 - FOLIO Nos.: 3069240000290, 3069240000340, 3069240000350, 3069240000351,  
3069240001420, 3069240001710, 3069240001720, 3069240001740, 3069240001745, 3069240001750,  
3069240001760, 3069240001770, 3069240001830, 3069240001831, 3069240001880, 3069240001891,  
3069240001990, 3069240001910, 3069240001991, 3069240001960, 3069240001970, 3069240002020,  
3069240002030, 3069240002040, 3069240002540**

Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreements for Public School Facility Planning in Miami-Dade County, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (Schools Planning Level Review).

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed development would yield a maximum residential density of 1,106 single-family attached residential units, which generate 315 students: 151 elementary, 81 middle and 83 senior high students. At this time, all school levels have sufficient capacity available to serve the application. However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency approval.

Should you have any questions, please feel free to contact me at 305-995-4501.

Best regards,

  
Ivan M. Rodriguez, R.A.  
Director

IMR:ir  
L-275

Enclosure

cc: Ms. Ana Rijo-Conde, AICP  
Ms. Nathaly Simon  
Miami-Dade County  
School Concurrency Master File

*Planning, Design & Sustainability*  
Ms. Ana Rijo-Conde, Deputy Chief Facilities & Eco-Sustainability Officer  
1450 N.E. 2nd Ave. • Suite 525 • Miami, FL 33132  
305-995-7285 • 305-995-4760 (FAX) • [arijo@dadeschools.net](mailto:arijo@dadeschools.net)





## Concurrency Management System (CMS)

Miami Dade County Public Schools

### Miami-Dade County Public Schools

#### Concurrency Management System Preliminary Concurrency Analysis

MDCPS Application Number: PH3018120707574 Local Government (LG): Miami-Dade  
 Date Application Received: 12/7/2018 4:06:45 PM LG Application Number: CDMP20180020  
 Type of Application: Public Hearing Sub Type: Land Use

Applicant's Name: Lennar Homes, LLC, c/o Hugo P. Arza, Esq.  
 Address/Location: Holland & Knight, LLP, 701 Brickell Avenue, Suite 3300, Miami, FL 33131  
 Master Folio Number: 3069240000290

Additional Folio Number(s): 3069240000340, 3069240000350, 3069240000351, 3069240001420, 3069240001710, 3069240001720, 3069240001740, 3069240001745, 3069240001750, 3069240001760, 3069240001770, 3069240001830, 3069240001831, 3069240001880, 3069240001891, 3069240001990, 3069240001910, 3069240001991, 3069240001960, 3069240001970, 3069240002020, 3069240002030, 3069240002040, 3069240002540,

PROPOSED # OF UNITS: 1106  
 SINGLE-FAMILY DETACHED UNITS: 0  
 SINGLE-FAMILY ATTACHED UNITS: 1106  
 MULTIFAMILY UNITS: 0

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
3621	COCONUT PALM K-8 ACADEMY (ELEM COMP)	18	151	18	NO	Current CSA
3621	COCONUT PALM K-8 ACADEMY (ELEM COMP)	0	133	0	NO	Current CSA Five Year Plan
3622	COCONUT PALM K-8 ACADEMY (MID COMP)	-44	81	0	NO	Current CSA
3622	COCONUT PALM K-8 ACADEMY (MID COMP)	0	81	0	NO	Current CSA Five Year Plan
6761	REDLAND MIDDLE	184	81	81	YES	Current CSA
7151	HOMESTEAD SENIOR	110	83	83	YES	Current CSA
ADJACENT SERVICE AREA SCHOOLS						
311	GOULDS ELEMENTARY	369	133	133	YES	Adjacent CSA

\*An Impact reduction of 26.55% included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7634 / 305-995-4760 fax / concurrency@dadeschools.net

# APPENDIX D

## Traffic Impact Study

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## EXECUTIVE SUMMARY

Langan was retained by Lennar Southeast Florida Division to prepare a traffic-impact analysis for a proposed change to the Miami-Dade County Comprehensive Development Master Plan for several land parcels within the Urban Development Boundary of Miami-Dade County. The subject properties comprise 34 parcels (99.07 gross acres) south of SW 232<sup>nd</sup> Street, north of SW 248<sup>th</sup> Street and between SW 117<sup>th</sup> and SW 120<sup>th</sup> avenues in unincorporated Miami-Dade County. The property owner requests a change in the CDMP future land-use designation from "Estate Density" and "Low Density" to "Low-Medium Density" and "Business and Office". The proposed future land-use amendment will designate the 34 parcels (94.50 gross acres) as "Low-Medium Density" and a portion (4.57 net-acres) of one parcel as "Business and Office".

The maximum development potential under the current future land-use designation (125 single family detached dwelling units and 318 multifamily dwelling units) and the maximum development potential under the proposed future land-use designation (1,228 multifamily dwelling units and 79,611 square feet of retail uses) will generate 291 and 785 afternoon net-new peak-hour trips, respectively.

None of the major roadways will be significantly impacted by the proposed development with the exception of SW 248<sup>th</sup> Street between SW 112<sup>th</sup> and 127<sup>th</sup> avenue, but we analyzed 14 roadway segments that included the following roadways SW 220<sup>th</sup>, SW 232<sup>nd</sup>, 248<sup>th</sup> and SW 268<sup>th</sup> streets; SW 112<sup>th</sup> and SW 137<sup>th</sup> avenues; and South Dixie Highway. We prepared roadway-capacity analyses for the 2020 (short-term) conditions and found that all the roadways will operate within their adopted level of service with the proposed land-use designation's impacts. We prepared 2040 (long-term) roadway capacity analysis and found that although some roadway segments are expected to operate beyond their capacity in 2040, the impacts of the proposed land-use designation change do not cause these roadway segments to exceed their adopted LOS capacity.

## INTRODUCTION

Langan was retained by Lennar Southeast Florida Division to prepare a traffic-impact analysis for Silver Palms West for a proposed change to the Miami-Dade County Comprehensive Development Master Plan for several land parcels within the Urban Development Boundary of Miami-Dade County. The subject properties comprise 34 parcels (99.07 gross acres) south of SW 232nd Street, north of SW 248th Street and between SW 117th and SW 120th avenues in unincorporated Miami-Dade County. The property owner requests a change in the CDMP future land-use designation from "Estate Density" and "Low Density" to "Low-Medium Density" and "Business and Office". The proposed future land-use amendment will designate the 34 parcels (94.50 gross acres) as "Low-Medium Density" and a portion (4.57 net-acres) of one parcel (Folio No. 30-6924-000-1420) as "Business and Office". **Appendix A** contains the report figures, and **Figure 1** shows the site location and proposed future land-use designations.

The traffic analysis shows that the proposed CDMP future land-use designations change for the property will meet traffic concurrency requirements for the short-term (2020) analysis and will not cause the adjacent roadways to exceed their adopted LOS. The long-term (2040) analysis shows that none of the roadways will be significantly impacted by the proposed future land-use designation change with the exception of SW 248th Street and that some roadway segments are expected to operate beyond their capacity in 2040 without the proposed land-use designation's impacts. We based the study methodology on the traffic-impact study guidelines from the December 2017 CDMP application instructions. We prepared an afternoon peak-hour analysis for the following conditions: existing (2017); short-term (2020); and long-term (2040).

The maximum development potential under the current future land-use designation is 1 to 2.5 dwelling units per gross acre for the parcels designated as "Estate Density" and 2.5 to 6 dwelling units per gross acre for the parcels designated as "Low Density." The maximum development criterion for the proposed land use designations are 6 to 13 dwelling units per gross acre for the parcels proposed as low medium density and 0.4 FAR for the parcel proposed as business and office.

### Project Description

The proposed future land-use designation comprises 34 parcels with a total of 99.07 gross acres (95.91 net acres). The current future land use designation comprises 51.13 gross acres as "Estate Density" and 47.94 gross acres as "Low Density". The proposed amendment will designate 94.50 gross acres as "Low-Medium Density" and 4.57 net acres as "Business and Office". **Appendix B** contains the area calculation sheet which includes the folio number, net area and gross area for each parcel. Appendix B also includes the property surveys and



property appraiser information. The parcels located between SW 120<sup>th</sup> and SW 119<sup>th</sup> avenues and between SW 232<sup>nd</sup> and SW 248<sup>th</sup> streets are currently designated as "Estate Density" and the other parcels are designated as "Low Density". **Figure 2** shows the current future land-use designations. The proposed future land-use designations are shown in **Figure 3**. The adopted capacity for roadways impacted by the proposed development is LOS D for county roadways and LOS E for state urban minor arterial roadways.

### **Study Area**

We conducted capacity analyses on the following roadways:

- SW 248<sup>th</sup> Street between SW 127<sup>th</sup> and SW 147<sup>th</sup> avenues
- South Dixie Highway between SW 268<sup>th</sup> and SW 232<sup>nd</sup> streets
- SW 112<sup>th</sup> Avenue between SW 268<sup>th</sup> and SW 232<sup>nd</sup> streets
- SW 232<sup>nd</sup> Street between SW 112<sup>th</sup> and SW 132<sup>nd</sup> avenues
- SW 220<sup>th</sup> Street between South Dixie Highway and SW 112<sup>th</sup> Avenue
- SW 268<sup>th</sup> Street between South Dixie Highway and SW 112<sup>th</sup> Avenue
- SW 137<sup>th</sup> Avenue between South Dixie Highway and SW 137<sup>th</sup> Street

### **Roadway Characteristics**

We visited the site and found the following roadway-network conditions:

- SW 248<sup>th</sup> Street is a two-lane, undivided, east-west, county-maintained major collector roadway with a posted speed limit of 40 MPH.
- South Dixie Highway is a four-lane, divided, north-south, state-maintained principal arterial roadway with a posted speed limit of 45 MPH.
- SW 112<sup>th</sup> Avenue is a four-lane divided, state-maintained urban minor arterial with a posted speed limit of 45 MPH. There is an interchange with the Homestead Extension of the Florida's Turnpike a quarter-mile south of SW 248<sup>th</sup> Street.
- SW 232<sup>nd</sup> Street is a two-lane, undivided, east-west, county-maintained minor collector roadway with a posted speed limit of 30 MPH.
- SW 220<sup>th</sup> Street is a two-lane, undivided, east-west, county-maintained major collector roadway with a posted speed limit of 30 MPH.
- SW 268<sup>th</sup> Street is a four-lane, undivided, east-west, county-maintained major collector roadway with a posted speed limit of 40 MPH.
- SW 137<sup>th</sup> Avenue is a two-lane, undivided, north-south, county-maintained major collector roadway with a posted speed limit of 30 MPH.



## EXISTING CONDITIONS

We used afternoon peak-hour data from the Miami-Dade County traffic-concurrency database and FDOT data to analyze roadways in the vicinity of the property. We conducted two-way afternoon peak-hour capacity analyses of the roadways and found that they operate within their adopted LOS. **Table 1** summarizes the results of the existing afternoon peak-hour capacity analyses. Capacity analysis provides an indication of the adequacy of intersection and roadway facilities to serve traffic demand. The evaluation criteria used to analyze the study intersections is based on the *2010 Highway Capacity Manual* published by the Transportation Research Board. We used FDOT generalized service volumes from the *2012 FDOT Quality/Level of Service Handbook and Miami-Dade County Traffic Concurrency Database* to determine LOS values. **Appendix C** contains the data used in the analyses.

**Table 1 - Existing Afternoon Peak-Hour Roadway Capacity Analysis Summary**

Roadway	From	To	Number of Lanes	Adopted LOS <sup>1</sup>	LOS Capacity <sup>1</sup>	Existing Volume	Existing LOS	Meets Capacity
SW 248 <sup>th</sup> Street	SW 127 Avenue	SW 112 Avenue	2 L	D	1,440	817	C	YES
	SW 112 Avenue	SW 97 Avenue <sup>2</sup>	2 L	D	1,440	198	C	YES
	S Dixie Hwy / US-1	SW 147 Avenue	2 L	D	1,440	605	C	YES
South Dixie Highway / US-1	SW 268 Street	SW 248 Street	4 L	EE	4,296	2,146	C	YES
	SW 248 Street	SW 232 Street	4 L	EE	4,296	2,890	C	YES
SW 112 <sup>th</sup> Avenue	SW 268 Street	HEFT	4 L	E	3,580	1,275	C	YES
	HEFT	SW 248 Street	4 L	E	3,580	1,626	C	YES
	SW 248 Street	SW 232 Street	4 L	E	3,580	2,181	C	YES
SW 232 <sup>nd</sup> Street	S Dixie Hwy / US-1	SW 112 Avenue	2 L	D	1,197	423	C	YES
	S Dixie Hwy / US-1	SW 132 Avenue	2 L	D	1,197	592	C	YES
SW 220 <sup>th</sup> Street	S Dixie Hwy / US-1	SW 112 Avenue	2 L	D	1,197	389	C	YES
SW 268 <sup>th</sup> Street	SW 127 Avenue	SW 112 Avenue	4 L	D	3,222	1,160	C	YES
	SW 127 Avenue	S Dixie Hwy / US-1	4 L	D	3,222	1,021	C	YES
SW 137 <sup>th</sup> Avenue	SW 268 Street	S Dixie Hwy / US-1	2 L	D	1,197	592	C	YES

**Notes:**

1.- Data Source: Adopted LOS and Capacity from FDOT 2012 Quality / LOS Handbook and Miami-Dade County Traffic Concurrency Database

2.- PHP Volume based on FDOT Daily Data (0.09 K-Factor).

## **Transit Service**

The closest transit routes to the site are Route 34, Route 35 and Route 38 which provide north-south service with stops along South Dixie Highway and SW 112<sup>th</sup> Avenue. The closest transit stop is a half mile from the site. **Figure 4** shows the transit routes and Appendix C contains a copy of the transit route maps.

## FUTURE CONDITIONS

This section of the report covers background traffic growth, site-generated trips, trip distribution, and future traffic volumes. We developed 2020 future traffic volumes by applying a compounded growth rate to the existing volumes. Site-generated trips were added to the 2020 (short-term horizon) volumes. We developed 2040 (long-term horizon) volumes by converting the daily volumes from the county's 2040 SERPM model to peak-hour volumes using an FDOT k-factor and added site-generated trips. 2040 SERPM volumes were provided by the county's Transportation Planning Organization. Traffic volumes from the 2040 SERPM account for land-development potential of all property within the county based on their current future land-use designations.

### Planned Roadway Improvements

We reviewed the TPO's 2017 Transportation Improvement Program (2017 through 2021), the county's Long Range Transportation Plan (2040), the FDOT Five Year Work Program (2018 through 2023) and the Metropolitan Planning Organization (MPO) 2040 Cost Feasible Network and found that there are planned roadway improvements in the MPO's 2040 network for SW 248<sup>th</sup> Street between SW 112<sup>th</sup> and SW 97<sup>th</sup> avenues and for SW 137<sup>th</sup> Avenue between SW 200<sup>th</sup> and SW 268<sup>th</sup> streets.

### Site-Generated Trips

The county requires a comparison between the maximum trip-generation potential of the current and proposed future land-use designations to determine the traffic impacts of the proposed future land-use change. **Table 2** summarizes the trip-generation estimates for the property and compares the maximum development potential under the current and proposed future land-use designations. Site generated trips from the existing uses were not accounted to provide a conservative analysis.

Table 2 - Trip Generation Estimates

Use	Size	Daily	Weekday Morning Peak Hour			Weekday Afternoon Peak		
			In	Out	Total	In	Out	Total
<b>Maximum Potential Development under Proposed Land Use Designation</b>								
Multifamily Housing (Low-Rise)	1,228 DU	8,728	117	394	511	328	181	509
Shopping Center	79,611 SF	4,634	115	71	186	127	149	276
<b>Net New Trips for 2020 Analysis</b>			232	465	697	455	330	786
<b>Maximum Potential Development under Current Land Use Designation</b>								
Single-Family Detached Housing	125 DU	1,277	24	70	94	79	47	126
Multifamily Housing (Low-Rise)	318 DU	2,363	33	110	143	104	61	165
<b>Total</b>			57	180	237	183	108	291
<b>Net New Trips for 2040 Analysis*</b>			175	285	460	272	222	494

\*Proposed less Current

The maximum potential development under the current future land-use designation (125 single family detached and 318 multifamily dwelling units) and the maximum development potential



under the proposed future land-use designation (1,228 dwelling units and 79,611 square feet of retail) were calculated by multiplying the net acreage (for non-residential development) and gross acreage (for residential development) by the allowable densities under the CDMP land-use element. The proposed future land-use designations will generate 9,722 daily, 460 morning peak-hour and 494 afternoon peak-hour more net-new trips than the maximum development potential under the current future land-use designation.

We prepared daily, morning peak-hour and afternoon peak-hour vehicle trip estimates for the current and proposed land-use designations using the trip-generation equations from the 10<sup>th</sup> Edition of Institute of Transportation Engineers *Trip Generation Manual*. We applied ITE pass-by and internalization rates from the *Trip Generation Handbook* to determine the net-new trips generated by the proposed development. **Appendix D** contains the trip-generation tables and excerpts from the ITE manual.

### Trip Distribution

We determined the directional distribution of site-generated trips based on the cardinal-distribution data for TAZ 1391 from the Miami-Dade County 2040 Transportation Model and the development's access to the surrounding roadway network. We interpolated the 2010 and 2040 values of the cardinal distribution to estimate 2020 percentages. **Table 3** shows the traffic distributions for property based on the cardinal distributions. **Figure 5** shows the afternoon peak-hour project-traffic distributions for each of the study roadways and the traffic-concurrency stations impacted by the site.

**Table 3 - Cardinal Distribution**

Year	NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW
2010	39.20%	12.80%	0.10%	3.00%	9.60%	15.80%	3.20%	16.20%
2040	35.10%	10.40%	0.20%	7.30%	7.60%	17.50%	6.60%	15.50%
2020	<b>37.83%</b>	<b>12.00%</b>	<b>0.13%</b>	<b>4.43%</b>	<b>8.93%</b>	<b>16.37%</b>	<b>4.33%</b>	<b>15.97%</b>

## Short-Term Analysis

We prepared a 2020 short-term (traffic-concurrency) afternoon peak-hour roadway-capacity analysis and found that the proposed future land-use designations will not cause the LOS of the nearest county traffic-count stations to exceed their adopted LOS capacities.

We used a 5.03 percent annual growth-rate factor to develop future background volumes based on FDOT historical traffic volumes. The growth-rate factor was applied to the existing traffic volumes to develop 2020 future-traffic volumes. We added development-order trips from the county's traffic-concurrency database to account for approved but unbuilt developments. Figure 3 shows the traffic-concurrency stations impacted by the proposed development. Appendix C contains the data used to calculate the growth rate. Site generated trips were added to the background traffic without taking credit of the existing uses to develop 2020 traffic volumes. **Table 4** summarizes the results of the short-term afternoon peak-hour capacity analyses.

Table 4 - Short Term 2020 (Concurrency) Afternoon Peak-Hour Roadway Capacity Analysis Summary

Count Station	Location	Facility Type	Adopted LOS <sup>1</sup>	LOS Capacity <sup>1</sup>	PHP Volume	2020 Volume	Development Order Trips	2020 Volume + D.O.'s	Available Trips	LOS without Project	Proposed Development		Total Volume With	Trips Remaining	LOS with Project	Meets Concurrency
											Project Assignment	Project Trips				
MD-9914	SW 248th Street e/o SW 127 Ave	2 L	D	1,440	817	947	167	1,114	326	C	30%	236	1,350	90	C	YES
FDOT-8370 <sup>2</sup>	SW 248th Street e/o Plummer Dr	2 L	D	1,440	199	229	0	229	1,211	C	2%	16	245	1,195	C	YES
MD-9916	SW 248th Street w/o US-1	2 L	D	1,440	605	701	70	771	669	C	10%	79	650	690	C	YES
MD-9971	South Dixie Highway s/o SW 248 St	4 L	EE	4,296	2,146	2,487	676	3,163	1,133	C	10%	79	3,242	1,054	C	YES
FDOT-0006	South Dixie Highway s/o SW 232 St	4 L	EE	4,296	2,690	3,349	353	3,702	584	D	16%	126	3,628	468	D	YES
MD-9736	SW 112th Avenue n/o SW 268 St	4 L	E	3,560	1,275	1,477	4	1,481	2,039	C	4%	31	1,512	2,088	C	YES
FDOT-0050	SW 112th Avenue n/o HEFT SR-621	4 L	E	3,560	1,626	1,894	560	2,444	1,136	C	32%	251	2,695	665	C	YES
MD-9736	SW 112th Avenue n/o SW 232 St	4 L	E	3,560	2,161	2,527	243	2,770	810	C	16%	126	2,696	684	C	YES
MD-9103	SW 232nd Street e/o S Dixie Hwy	2 L	D	1,197	423	490	65	555	642	C	6%	63	616	579	C	YES
MD-9908	SW 232nd Street w/o US-1	2 L	D	1,440	592	666	58	744	636	C	4%	31	775	665	C	YES
MD-9904	SW 220th Street e/o US-1	2 L	D	1,197	369	451	37	488	709	C	6%	47	535	662	C	YES
MD-9922	SW 268th Street w/o 127th Avenue	4 L	D	3,222	1,160	1,344	105	1,449	1,773	C	5%	39	1,488	1,734	C	YES
MD-9924	SW 268th Street w/o 137th Avenue	4 L	D	3,222	1,021	1,163	246	1,431	1,791	C	2.5%	20	1,451	1,771	C	YES
MD-9622	SW 137th Avenue s/o South Dixie Highway	2 L	D	1,197	592	666	252	938	259	D	2.5%	20	958	239	D	YES

**Notes:**

- 1- Data Source: Adjusted LOS and Capacity from FDOT 2012 Quality / LOS Handbook and Miami-Dade County Traffic Concurrency Database
- 2- PHP Volume based on FDOT Daily Data (3.09 K-Factor).



## Long-Term Analysis

We prepared long-term (2040) afternoon peak-hour roadway-capacity analysis and found that none of the study roadways will be significantly impacted by the proposed land-use designation changes with exception of SW 248<sup>th</sup> Street between SW 112<sup>th</sup> and SW 127<sup>th</sup> avenues. Although some of the roadway segments are expected to exceed their capacity in 2040, the impacts of the proposed land-use designation change do not cause these roadway segments to exceed their adopted LOS capacity. We calculated the difference in afternoon peak-hour trips (494) between the maximum allowable development potential under the proposed future land-use designation and maximum allowable development under the current future land-use designation to analyze 2040 conditions.

We analyzed fourteen roadway segments that are expected to be most impacted by the proposed future land-use designation even though only one roadway segment is expected to be significantly impacted. A roadway is significantly impacted when the trips assigned to a roadway are five percent or more of its adopted LOS capacity. All of the analyzed roadways will be impacted at a level of significance of 4.41 percent or less, below the 5 percent significance threshold whereby roadway analysis is required, with the exception of SW 248<sup>th</sup> Street which is expected to be impacted at a 10.28 percent level of significance. **Table 5** summarizes the results of the significance analysis. **Table 6** summarizes the results of the long-term 2040 afternoon peak-hour capacity analyses.

**Table 5 - Roadway Significance Analysis Summary**

Roadway	From	To	Number of Lanes	LOS Capacity *	Project Distribution	Project Traffic	Percent Impact	≥ 5% YES/NO
SW 248 <sup>th</sup> Street	SW 127 Avenue	SW 112 Avenue	2 L	1,440	30%	148	10.28%	YES
	SW 112 Avenue	SW 97 Avenue	2 L	1,440	2%	10	0.69%	NO
	S Dixie Hwy / US-1	SW 147 Avenue	2 L	1,440	10%	49	3.40%	NO
South Dixie Highway / US 1	SW 268 Street	SW 248 Street	4 L	4,296	10%	49	1.14%	NO
	SW 248 Street	SW 232 Street	4 L	4,296	16%	79	1.84%	NO
SW 112 <sup>th</sup> Avenue	SW 268 Street	HEFT	4 L	3,580	4%	20	0.56%	NO
	HEFT	SW 248 Street	4 L	3,580	32%	158	4.41%	NO
	SW 248 Street	SW 232 Street	4 L	3,580	16%	79	2.21%	NO
SW 232 <sup>nd</sup> Street	S Dixie Hwy / US-1	SW 112 Avenue	2 L	1,197	8%	40	3.34%	NO
	S Dixie Hwy / US-1	SW 132 Avenue	2 L	1,440	4%	20	1.39%	NO
SW 220 <sup>th</sup> Street	S Dixie Hwy / US-1	SW 112 Avenue	2 L	1,197	6%	30	2.51%	NO
SW 268 <sup>th</sup> Street	SW 127 Avenue	SW 112 Avenue	4 L	3,222	5%	25	0.78%	NO
	SW 137 Avenue	S Dixie Hwy / US-1	4 L	3,222	2.5%	12	0.37%	NO
SW 137 <sup>th</sup> Avenue	SW 248 Street	S Dixie Hwy / US-1	2 L	1,197	2.5%	12	1.00%	NO

\*Data Source: Adpoted LOS and Capacity from FDOT 2012 Quality / LOS Handbook and Miami-Dade County Traffic Concurrency Database

**Table 6 - Long Term 2040 Afternoon Peak-Hour Roadway Capacity Analysis Summary**

Roadway	From	To	Facility Type <sup>1</sup>	LOS Capacity <sup>2</sup>	2040 Volumes <sup>3</sup>	LOS without Project	Proposed Designation		Project Significance	Total Volume With Project	LOS with Project	Operates within Adopted LOS
							Project Assignment	Project Trips				
SW 248 <sup>th</sup> Street	SW 127 Avenue	SW 112 Avenue	2 L	1,440	1,650	F	30%	148	10.28%	1,798	F	NO
	SW 112 Avenue	SW 97 Avenue	4 L	3,222	875	C	2%	10	0.31%	885	C	YES
	S Dixie Hwy / US-1	SW 147 Avenue	2 L	1,440	406	C	10%	49	3.40%	455	C	YES
South Dixie Highway / US-1	SW 268 Street	SW 248 Street	4 L	4,296	5,425	F	10%	49	1.14%	5,474	F	NO
	SW 248 Street	SW 232 Street	4 L	4,296	6,068	F	16%	79	1.64%	6,145	F	NO
SW 112 <sup>th</sup> Avenue	SW 268 Street	HEFT	4 L	3,580	2,068	C	4%	20	0.56%	2,088	C	YES
	HEFT	SW 248 Street	4 L	3,580	2,946	C	32%	158	4.41%	3,104	C	YES
	SW 248 Street	SW 232 Street	4 L	3,580	3,101	C	16%	79	2.21%	3,180	C	YES
SW 232 <sup>nd</sup> Street	S Dixie Hwy / US-1	SW 112 Avenue	2 L	1,197	672	C	6%	40	3.34%	712	C	YES
	S Dixie Hwy / US-1	SW 132 Avenue	2 L	1,440	1,621	F	4%	20	1.39%	1,641	F	NO
SW 220 <sup>th</sup> Street	S Dixie Hwy / US-1	SW 112 Avenue	2 L	1,197	607	C	6%	30	2.51%	637	C	YES
SW 268 <sup>th</sup> Street	SW 127 Avenue	SW 112 Avenue	4 L	3,222	496	C	5%	25	0.78%	621	C	YES
	SW 137 Avenue	S Dixie Hwy / US-1	4 L	3,222	710	C	2.5%	12	0.37%	722	C	YES
SW 137 <sup>th</sup> Avenue	SW 248 Street	S Dixie Hwy / US-1	4 L	3,222	3,476	F	2.5%	12	0.37%	3,488	F	NO

**Notes:**

- 1.- Data Source: Adopted LOS and Capacity from MPO 2040 Cost Feasible Network
- 2.- Data Source: Adopted LOS and Capacity from FDOT 2012 Quality / LOS Handbook based on 2040 Cost Feasible Network.
- 3.- 2040 Volumes based on Daily SERPM Model Volumes (0.09 K-Factor).



## CONCLUSIONS

We analyzed the traffic impacts for a proposed future land-use amendment for Silver Palms West comprised by 34 parcels located between SW 232<sup>nd</sup> and SW 248<sup>th</sup> streets and between SW 117<sup>th</sup> and SW 112<sup>th</sup> avenues. The proposed amendment will change the future land-use designation from "Estate Density" (51.13 gross acres) and "Low Density Residential" (47.94 gross acres) to "Low Medium Density" (94.50 gross acres) and a "Business and Office" (4.57 gross acres).

We performed short-term (2020) and long-term (2040) afternoon peak-hour analyses for the proposed future land-use designations and determined that the proposed land-use designation change significantly impacts one roadway segment: SW 248<sup>th</sup> Street between SW 112<sup>th</sup> and SW 127<sup>th</sup> avenues. We prepared afternoon peak-hour roadway capacity analysis for the short-term (2020) and long-term conditions. We found that all of the roadways will operate within their adopted LOS capacity for the short-term conditions. Although some of the roadway segments are expected to exceed their capacity in 2040, the impacts of the proposed land-use designation change do not cause these roadway segments to exceed their adopted LOS capacity.

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# APPENDIX E

## Proffered Declaration of Restrictions



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This instrument was prepared by:

Name: **Pedro Gassant, Esq.**  
Address: **Holland & Knight LLP**  
**701 Brickell Avenue, Suite 3300**  
**Miami, Florida 33131**

(Space Reserved for Clerk of the Court)

**DECLARATION OF RESTRICTIONS**

WHEREAS, **Carma Farms, LLC**, a Florida limited liability company, **Winniefred M. Young**, an individual, **Oigo, LLC**, a Delaware limited liability company, **JMP Investments Unlimited, Inc.**, a Florida Corporation, **Consuelo S. Mestre and Sylvia Dorta-Duque**, as Joint Tenants,<sup>1</sup> **Andres Felipe Casallas** as Trustee of the ACA Family Revocable Trust, **Lennar Homes, LLC**, a Florida limited liability company, **Inca Investments, Inc.**, a Florida Corporation, **Mofongo Holdings, LLC**, a Florida limited liability company, **Manuel Dorta-Duque**, an individual, **Vicent Garcia Costa and Lubaina Hatim Patwa-Costa**, a married couple, **Edward Bazewick**, an individual (collectively, the "Owner"), hold fee simple title to that certain parcel of land in Miami- Dade County, Florida, which is described in Exhibit "A" to this Declaration (the "Property");

WHEREAS, the Owner has applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") in the October 2018 Cycle, which application is identified as Application No. 6 (the "Application"); and

WHEREAS, the Application seeks to re-designate the Property from "Estate Density" and

---

<sup>1</sup> This Property has been automatically transferred to Sylvia Dorta-Duque pursuant to the law governing joint tenancy.

“Low Density” to “Low-Medium Density” and “Business and Office” on the Miami-Dade CDMP Land Use Plan (“LUP”) (the “Project”).

NOW, THEREFORE, IN ORDER TO ASSURE Miami-Dade County, Florida (the "County") that the representations made by the Owner during the County’s consideration of the Application will be abided by, the Owner freely, voluntarily and without duress, makes the following Declaration of Restrictions covering and running with the Property:

1. **Residential Density and Commercial Intensity.** The Property shall be limited to a maximum of 800 dwelling units and 70,000 square feet of commercial development.

2. **Covenant Running with the Land.** This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned owners, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The owners, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

3. **Term.** This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

4. **Modification, Amendment, Release.** This Declaration of Restrictions may be



modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the then owner(s) of the property, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. Notwithstanding anything in this Declaration to the contrary, any modification, amendment or release that affects solely the portion of the Property being re-designated to "Low-Medium Density" shall not require the joinder or consent of the owner(s) of the portion of the Property being re-designated as "Business and Office" pursuant to the Application. Similarly, notwithstanding anything in this Declaration to the contrary, any modification, amendment or release that affects solely the portion of the Property being re-designated as "Business and Office" shall not require the joinder or consent of the owner(s) of the portion of the Property being re-designated as "Low-Medium Density" pursuant to the Application. Any such modification, amendment or release shall be subject to the provisions governing amendments to Comprehensive Plans, as set forth in Chapter 163, Part II, Florida Statutes or successor legislation that may, from time to time, govern amendments to Comprehensive Plans (hereinafter "Chapter 163"). Such modification, amendment or release shall also be subject to the provisions governing amendments to the CDMP as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulations governing modifications to the CDMP. In the event that the property is incorporated within a new municipality or annexed into an existing municipality, and the successor municipality amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Miami-Dade County Code, then modifications, amendments or releases of this Declaration shall be subject to Chapter 163 and the provisions of such ordinances as may be adopted by such successor municipality for the adoption of amendments to its comprehensive plan; or, in the event that the successor municipality does not adopt such ordinances, subject to Chapter 163 and by the provisions for the adoption of zoning district boundary changes. It is provided, however, that in the event that the successor municipality approves a modification or deletion of this

Declaration of Restrictions, such modification or deletion shall not be effective until approved by the Board of County Commissioners, in accordance with applicable procedures. Should this Declaration be so modified, amended, or released, the Director of the Department of Regulatory and Economic Resources or the executive officer of a successor department, or, in the absence of such Director or executive officer, by his or her assistant in charge of the office in his/her absence, shall execute a written instrument effectuating and acknowledging such modification, amendment, or release.

5. **Enforcement.** Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

6. **County Inspections.** As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

7. **Authorization for Miami-Dade County (or successor municipality) to Withhold Permits and Inspections.** In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County (or successor municipality) is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

8. **Election of Remedies.** All rights, remedies and privileges granted herein shall be

deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

9. **Presumption of Compliance.** Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County (or successor municipality), and inspections made and approval of occupancy given by the County (or successor municipality), then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

10. **Severability.** Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion

11. **Recordation and Effective Date.** This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owner following the approval of the Application by the Board of County Commissioners. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the Application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

12. **Acceptance of Declaration.** The Owner acknowledges that acceptance of this



Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners retains its full power and authority to deny each such application in whole or in part and decline to accept any conveyance.

13. **Owner.** The term Owner shall include all heirs, assigns, and successors in interest.

**[Signature Pages Follow]**

HEX Draft 1/17/2019

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_.

**WITNESSES:**

**Carma Farms, LLC**, a Florida limited liability  
company,

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA        )  
  ) SS  
MIAMI-DADE COUNTY )

The foregoing instrument was acknowledged before me by \_\_\_\_\_, \_\_\_\_\_ on behalf  
of **Carma Farms, LLC**, a Florida limited liability company. He/she is personally known to me  
or has produced \_\_\_\_\_ as identification.

Witness my signature and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2019, in  
the County and State aforesaid.

My Commission Expires:

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name



IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_.

**WITNESSES:**

**Winniefred M. Young**, an individual,

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA     )  
  ) SS  
MIAMI-DADE COUNTY )

The foregoing instrument was acknowledged before me by \_\_\_\_\_, as  
\_\_\_\_\_ of \_\_\_\_\_. He is personally known to me or has produced  
\_\_\_\_\_ as identification.

Witness my signature and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2019, in  
the County and State aforesaid.

My Commission Expires:

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_.

**WITNESSES:**

**Oigo, LLC**, a Delaware limited liability company,

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA     )  
  ) SS  
MIAMI-DADE COUNTY )

The foregoing instrument was acknowledged before me by \_\_\_\_\_, \_\_\_\_\_ on behalf  
of **Oigo, LLC**, a Delaware limited liability company. He/she is personally known to me or has  
produced \_\_\_\_\_ as identification.

Witness my signature and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2019, in  
the County and State aforesaid.

My Commission Expires:

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

**WITNESSES:**

**Sylvia Dorta-Duque.**, an individual,

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA     )  
  ) SS  
MIAMI-DADE COUNTY )

The foregoing instrument was acknowledged before me by \_\_\_\_\_.  
He/she is personally known to me or has produced \_\_\_\_\_ as identification.

Witness my signature and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2019, in  
the County and State aforesaid.

My Commission Expires:

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name



IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

**WITNESSES:**

**JMP Investments Unlimited, Inc.**, a Florida  
Corporation,

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA     )  
  ) SS  
MIAMI-DADE COUNTY )

The foregoing instrument was acknowledged before me by \_\_\_\_\_, \_\_\_\_\_ on behalf  
of **JMP Investments Unlimited, Inc.**, a Florida Corporation. He/she is personally known to me  
or has produced \_\_\_\_\_ as identification.

Witness my signature and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2019, in  
the County and State aforesaid.

My Commission Expires:

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

**WITNESSES:**

**Andres Felipe Casallas** as Trustee of the ACA  
Family Revocable Trust,

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Printed Name

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Printed Name

STATE OF FLORIDA        )  
  ) SS  
MIAMI-DADE COUNTY )

The foregoing instrument was acknowledged before me by **Andres Felipe Casallas** as  
Trustee of the ACA Family Revocable Trust. He/she is personally known to me or has produced  
\_\_\_\_\_ as identification.

Witness my signature and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2019, in  
the County and State aforesaid.

My Commission Expires:

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

**WITNESSES:**

**Lennar Homes, LLC**, a Florida limited liability  
company,

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA     )  
  ) SS  
MIAMI-DADE COUNTY )

The foregoing instrument was acknowledged before me by \_\_\_\_\_ on behalf of  
**Lennar Homes, LLC**, a Florida limited liability company. He/she is personally known to me or  
has produced \_\_\_\_\_ as identification.

Witness my signature and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2019, in  
the County and State aforesaid.

My Commission Expires:

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name



IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

**WITNESSES:**

**Inca Investments, Inc.**, a Florida Corporation,

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA     )  
  ) SS  
MIAMI-DADE COUNTY )

The foregoing instrument was acknowledged before me by \_\_\_\_\_ on behalf of  
**Inca Investments, Inc.**, a Florida Corporation. He/she is personally known to me or has produced  
\_\_\_\_\_ as identification.

Witness my signature and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2019, in  
the County and State aforesaid.

My Commission Expires:

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

**WITNESSES:**

**Mofongo Holdings, LLC**, a Florida limited liability  
company,

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA     )  
  ) SS  
MIAMI-DADE COUNTY )

The foregoing instrument was acknowledged before me by \_\_\_\_\_ on behalf of  
**Mofongo Holdings, LLC**, a Florida limited liability company. He/she is personally known to me  
or has produced \_\_\_\_\_ as identification.

Witness my signature and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2019, in  
the County and State aforesaid.

My Commission Expires:

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

**WITNESSES:**

**Manuel Dorta-Duque, an individual,**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA     )  
  ) SS  
MIAMI-DADE COUNTY )

The foregoing instrument was acknowledged before me by **Manuel Dorta-Duque**,  
an individual. He is personally known to me or has produced \_\_\_\_\_ as  
identification.

Witness my signature and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2019, in  
the County and State aforesaid.

My Commission Expires:

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name



IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

**WITNESSES:**

**Vicent Garcia Costa and Lubaina  
Hatim Patwa-Costa, a married couple,**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA     )  
  ) SS  
MIAMI-DADE COUNTY )

The foregoing instrument was acknowledged before me by \_\_\_\_\_.  
He/she is personally known to me or has produced \_\_\_\_\_ as  
identification.

Witness my signature and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2019, in  
the County and State aforesaid.

My Commission Expires:

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

**WITNESSES:**

**Edward Bazewick, an individual**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA     )  
  ) SS  
MIAMI-DADE COUNTY )

The foregoing instrument was acknowledged before me by **Edward Bazewick**.  
He/she is personally known to me or has produced \_\_\_\_\_ as  
identification.

Witness my signature and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2019, in  
the County and State aforesaid.

My Commission Expires:

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

A portion of the East 1/2 of the Southeast 1/4 of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 24; thence run North 00°37'17" West along the East line of the Southeast 1/4 of said Section 24 for 422.95 feet to a point on the South line of the North 902.55 feet of the Southeast 1/4 of said Section 24; thence run South 88°18'35" West along the last described line for 1009.77 feet to the Point of Beginning; thence continue South 88°18'35" West along the last described line for 330.26 feet to a point on the West line of the East 1/2 of the Southeast 1/4 of said Section 24; thence run South 00°42'47" East along the last described line for 757.83 feet to a point on the South line of the North 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 24; thence run North 88°09'37" East along the last described line for 330.52 feet; thence run North 00°43'53" West for 756.98 feet to the Point of Beginning.

**PARCEL 2:**

The Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida, (Note: West 25 feet dedicated per R/W deed ORB 12727 PG 2153).

**PARCEL 3:**

The Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.

**PARCEL 4-A:**

The North 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.

**PARCEL 4-B:**

The South 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.

**PARCEL 4-C:**

The Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.

**PARCEL 4-D:**

The South 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.

**PARCEL 4-E:**

The North 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4,



Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.

PARCEL 4-F:

The South 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.

PARCEL 4-G:

The Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.

PARCEL 4-H:

The Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida. (Note; East 25 feet dedicated per R/W deed ORB 11020 PG 2476).

PARCEL 4-I:

The North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida. (Note; East 25 feet dedicated per R/W deed ORB 10365 PG 925).

PARCEL 4-J:

The Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida. (Note; The North 35 feet and East 25 feet dedicated per R/W Deed recorded in Official Records Book 10557, Page 734, and R/W Deed recorded in Official Records Book 10780, Page 2407, all in the Public Records of Miami-Dade County, Florida.)

PARCEL 4-K:

The East 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.

PARCEL 4-L:

The West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.

PARCEL 4-M:

The Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.

PARCEL 4-N:

The Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida. (Note; West 25 feet dedicated per R/W deed ORB 13163 PG 1206, and that portion of North 5 feet of the South 40 feet dedicated per R/W deed Official Records Book 13163, Page 1204, Public Records of Miami-Dade County, Florida).

PARCEL 4-O:

The South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida. (Note; East 25 feet dedicated per R/W deed ORB 11112 PG 1512).

PARCEL 4-P:

The North 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida. (Note; East 25 feet dedicated per R/W deed, Official Records Book 9562, Page 1382).

PARCEL 4-Q:

The South 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida. (Note; West 25 feet dedicated per R/W deed ORB 11244 PG 936).

PARCEL 5:

The Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4, Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida. (Note; West 25 feet and South 35 feet dedicated per R/W deed in Official Records Book 11597, Page 1382, radius return R/W dedicated per R/W deed ORB 11597 PG 1384, all in the Public Records of Miami-Dade County, Florida).

PARCELS 6 & 7:

East 1/2 of the SE 1/4 of the SW 1/4 of the SE 1/4, and SW 1/4 of SE 1/4 of SE 1/4, all in Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida. (Note; portion of South 35 feet and portion of South 65 feet dedicated per R/W deed ORB 1973 Pg. 411).

PARCEL 8:

The Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4, Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida. (Note; West 25 feet dedicated per R/W deed ORB 13090 Pg.3034).

PARCEL 9-A:

A portion of the East 1/2. of the East 1/2. of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida being more particularly described as follows:

Begin at the Southwest corner of the East 1/2 of the N.E. 1/4 of said Section 24; thence run N00°54'25"W along the West line of the East 1/2. of the N.E. 1/4 of said Section 24 for 40.00 feet to a point on the North line of the South 40 feet of the N.E. 1/4 of said Section 24; thence run N88°18'35"E along the last described line for 265.02 feet to a point on the East line of the West 265 feet of the East 1/2 of the N.E.1/4 of said Section 24; thence run S00°54'25"E along the last described line for 39.46 feet to a point curvature; thence run Southeasterly, Easterly and Northeasterly along the arc of a circular curve to the left, having for its elements a radius of 40.00 feet and a central angle of 90°47'00" for a distance of 63.38 feet to a point of cusp with the South line of the North 40 feet of the East 1/2. of the S.E. 1/4 of said Section 24; thence run S88°18'35"W along the last described line for 20.43 feet; thence run S01°41'25"E for 125.00 feet; thence run S36°05'36"E for 15.90 feet to a point of intersection with a circular curve, whose radius point bears S36°05'36"E from said point of intersection; thence run Southwesterly, Southerly and Southeasterly along the arc of a circular curve to the left, having for its elements a radius of 75.00 feet and a central angle of 54°37'12" for a distance of 71.50 feet to a point of tangency; thence run



S00°42'48"E for 487.62 feet to a point of curvature; thence run Southeasterly along the arc of a circular curve to the left having for its elements a radius of 75.00 feet and a central angle of 50°11'37" for 65.70 feet; thence run S39°05'35"W, radial to the last described curve, for 24.05 feet; thence run S01°41'25"E for 100.00 feet to a point on the South line of the North 902.55 feet of the East 1/2 of the S.E. 1/4. of said Section 24 (the last 11 courses being along the South boundary of SILVER PALM WEST, according to the plat thereof, as recorded in Plat Book 166, at Page 31, of the Public Records of Miami-Dade County, Florida, and the West boundary of SILVER PALM SOUTHWEST, according to the plat thereof, as recorded in Plat Book 166, at Page 74, of the Public Records of Miami-Dade County, Florida); thence run S88°18'35"W along the South line of the North 902.55 feet of the East 1/2. of the S.E. 1/4 of said Section 24 for 278.33 feet to a point on the West line of the East 1/2 of the S.E. 1/4 of said Section 24; thence run N00°42'48"W along the last described line for 902.68 feet to the POINT OF BEGINNING.

### DESCRIPTION OF CANALS RESIDENTIAL PARCEL

#### DESCRIPTION:

THE SOUTH ONE-HALF (S. 1/2) OF THE NORTH ONE-HALF (N. 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE EAST 35 FEET THEREOF,

AND

THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE SOUTH 65 FEET AND THE EAST 35 FEET THEREOF, AND ALSO LESS THE SOUTH 590 FEET OF THE EAST 414 FEET THEREOF.

SAID LANDS SITUATE IN MIAMI-DADE COUNTY, FLORIDA.

### DESCRIPTION OF CANALS COMMERCIAL PARCEL

#### DESCRIPTION:

THE SOUTH 590 FEET OF THE EAST 414 FEET OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE SOUTH 65 FEET AND THE EAST 35 FEET THEREOF.

SAID LANDS SITUATE IN MIAMI-DADE COUNTY, FLORIDA.





# APPENDIX F

## Miami-Dade Police Department Comments

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# Memorandum



**Date:** February 5, 2019

**To:** Jerry Bell, AICP, Assistant Director for Planning  
Department of Regulatory and Economic Resources

**From:** Juan J. Perez, Director  
Miami-Dade Police Department

**Subject:** Request for Analysis of the October 2018 Cycle Applications to Amend the Comprehensive Development Master Plan - **Application 6 - CDMP20180020**

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JJP

The following information is submitted in response to Department of Regulatory and Economic Resources Principal Planner Rosa Davis' e-mail request, concerning the six October 2017 Cycle Applications to Amend the Comprehensive Development Master Plan, inviting that the Miami-Dade Police Department provides analysis for the above mentioned subject.

A review of Application 6 and related documents was conducted to predict its impact on the Miami-Dade Police Department's resources, and the impact the project could have on any zoning modification changes. The applicant, Lennar Homes, LLC, is requesting that the 88.02 acre property generally located from SW 238 Street to SW 248 Street between SW 120 Avenue to SW 117 Avenue, be re-designated from "Estate Density Residential" and "Low Density Residential" to "Low-Medium Density Residential" and "Business and Office."

Current data of police staffing, population, and crimes/calls for service was also examined to project any increase in calls for service. The current police officer staffing at the respective police district would not accommodate the anticipated increase in the volume of calls for service to the area. To keep police staffing at current levels, police officer staffing would need to be increased by three additional police officers, at an estimated cost of \$304,638.00. Should demand for police services increase beyond the increased levels, additional sworn personnel, support staff, and equipment will be required.

At this time, our Department does not have any further comments regarding the proposed project. Specific comments will be provided during the permitting process as needed.

Should you require additional information, please contact Sergeant Keith Hedrick, of our Strategic Planning and Development Section, at 305-47 1-1990.

JJP/kh

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# **APPENDIX G**

## **Fiscal Impact Analysis**



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## **Fiscal Impacts On Infrastructure and Services**

On October 23, 2001, the Board of County Commissioners adopted Ordinance No. 01-163 requiring the review procedures for amendments to the Comprehensive Development Master Plan (CDMP) to include a written evaluation of fiscal impacts for any proposed land use change. The following is a fiscal evaluation of Application No. 6 of the October 2018 Cycle Applications to amend the CDMP from County departments and agencies responsible for supplying and maintaining infrastructure and services relevant to the CDMP. The evaluation estimates the incremental and cumulative costs of the required infrastructure and service, and the extent to which the costs will be borne by the property owner(s) or will require general taxpayer support and includes an estimate of that support.

The agencies use various methodologies for their calculations. The agencies rely on a variety of sources for revenue, such as, property taxes, impact fees, connection fees, user fees, gas taxes, taxing districts, general fund contribution, federal and state grants, federal funds, etc. Certain variables, such as property use, location, number of dwelling units, and type of units were considered by the service agencies in developing their cost estimates.

### **Solid Waste Services**

The adopted level of service standard (LOS) for the County Waste Management System is as follows: to maintain sufficient waste disposal capacity to accommodate waste flows committed to the System through long term contracts or interlocal agreements with municipalities and private waste haulers, and anticipated uncommitted waste flows, for a period of five (5) years. As of FY 2018-19, the DSWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth in demand, inclusive of the applications reviewed here, which are not anticipated to have a negative impact on disposal service.

#### Residential Collection and Disposal Service

The application proposes a residential project consisting of up to 1,106 single family homes or a combination of up to 1,034 single family homes and commercial development. The applicant has proffered a covenant limiting development on the application site to 800 residential units and 70,000 square feet of commercial uses. Waste collection and recycling services for single family homes constructed at the site would be provided by Miami-Dade County's Department of Solid Waste Management. The current waste collection fee would cover all the costs associated with serving of single family homes, as this site is within DSWM waste collection area. Waste collection and recycling service for commercial establishments would most likely be provided by a private hauler.

The requested amendment will have no impact relative to Solid Waste Collection and Disposal services and facilities; therefore, the DSWM has no objection to the proposed amendment.

#### Fiscal Impact – Waste Disposal Capacity and Service

The cost of providing disposal capacity for WCSA customers, municipalities and private haulers is paid for by System users. In FY 2018-19, the DSWM charges a contract disposal rate of \$62.67 per ton to DSWM Collections and those private haulers and municipalities with long-term disposal agreements. The short-term disposal rate is \$91.80 per ton in FY 2018-19.



These rates adjust annually with the Consumer Price Index, South Region. In addition, the DSWM charges a Disposal Facility Fee to private haulers equal to 15 percent of their annual gross receipts, which is used to ensure availability of disposal capacity in the System. Landfill closure, remediation and long-term care are funded by a portion of the Utility Service Fee charged to all customers of the County's Water and Sewer Department.

### **Water and Sewer**

The Miami-Dade County Water and Sewer Department (WASD) provides for the majority of water and sewer service needs throughout the county. The cost estimates provided herein are preliminary and final project costs will vary from these estimates. The final costs for the project and resulting feasibility will depend on the actual labor and materials costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. The water impact fee was calculated at a rate of \$1.39 per gallon per day (gpd), and the sewer impact fee was calculated at a rate of \$5.60 per gpd. The annual operations and maintenance cost was based on \$1.4122 per 1,000 gallons for water and \$2.0630 per 1,000 gallons for sewer.

The applicant requests to redesignate the ±81.77 net acres (±86.87 gross) application site from "Estate Density Residential (1 to 2.5 dwelling units per gross acre)" and "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)" and "Business and Office" that would allow the application site to be developed with a combination of 1,034 townhomes and 97,748 sq. ft. of retail or with 1,106 townhomes. If the site is developed with the combined residential and commercial development, the water connection charge is estimated at \$250,735; the water service line and meter connection fees would cost \$2,600; the sewer connection charges are estimated at \$1,010,155; and the annual operating and maintenance costs would total \$228,809. If the site is developed with only the residential development, the water connection charge is estimated at \$253,661; the water service line and meter connection fees would cost \$1,300; the sewer connection charges are estimated at \$1,021,944; and the annual operating and maintenance costs would total \$231,479. It is important to note that the Applicant has proffered a Declaration of Restrictions that would limit development on the application site to a maximum of 800 residential units and 70,000 sq. ft. of commercial uses, which development would demand less water and generate less wastewater; thereby less of an impact to the County's water and sewer system.

The estimated cost of installing the required 5,500 linear feet of 8-inch water main to connect the proposed development to the County's regional water system is estimated at \$1,787,500. Furthermore, the estimated cost of installing the required 5,500 linear feet of 12-inch water main is estimated at \$2,002,000. The total potential cost for connecting the proposed development to the regional water and sewer system including an engineering fee of 13% plus all other WASD add-ons incorporated into the fee is estimated at 5,421,790.

### **Drainage and Flood Protection**

The Miami-Dade County Division of Environmental and Resources Management (DERM) is responsible for the enforcement of current stormwater management and disposal regulations. These regulations require that all new development provide full on-site retention of the stormwater runoff generated by the development. The drainage systems serving new developments are not allowed to impact existing or proposed public stormwater disposal systems, or to impact adjacent properties. The County is not responsible for providing flood protection to private properties, although it is the County's responsibility to ensure and verify



that said protection has been incorporated in the plans for each proposed development. The above noted determinations are predicated upon the provisions of Chapter 46, Section 4611.1 of the South Florida Building Code; Section 24-58.3(G) of the Code of Miami-Dade County, Florida; Chapter 40E-40 Florida Administrative Code, Basis of Review South Florida Water Management District (SFWMD); and Section D4 Part 2 of the Public Works Manual of Miami-Dade County. All these legal provisions emphasize the requirement for full on-site retention of stormwater as a post development condition for all proposed commercial, industrial, and residential subdivisions.

Additionally, DERM staff notes that new development, within the urbanized area of the County, is assessed a stormwater utility fee. This fee commensurate with the percentage of impervious area of each parcel of land, and is assessed pursuant to the requirements of Section 24-61, Article IV, of the Code of Miami-Dade County. Finally, according to the same Code Section, the proceedings may only be utilized for the maintenance and improvement of public storm drainage systems.

Based upon the above noted considerations, it is the opinion of DERM that Ordinance No. 01-163 will not change, reverse, or affect these factual requirements.

### **Public Schools**

The proposed amendment, if approved and the site developed with residences, could result in 315 additional students. The average cost for K-12 grade students amounts to \$9,337 per student. Of the 315 students, 151 will attend elementary schools, 81 will attend middle schools students and 83 will attend senior high schools. The total annual operating cost for additional students residing in this development, if approved, would total \$2,941,155. In the event that there is not sufficient capacity at the time of final subdivision, site plan or functional equivalent, the ILA and the Educational element of the CDMP describe a proportionate share mitigation process. It is important to note that the Applicant has proffered a Declaration of Restrictions that would limit development on the application site to a maximum of 800 residential units and 70,000 sq. ft. of commercial uses, which development would generate less students and thereby less of an impact to schools.

### **Fire Rescue**

The current CDMP land use designations of "Estate Density Residential" and "Low Density Residential" will allow a potential development which will generate 104 annual alarms. The proposed CDMP land use designations of "Low-Medium Density Residential" and "Business and Office" will allow two potential developments, 1) 1,034 residential units plus 97,748 sq. ft. of retail space or 2) 1,106 residential units; whereby the 1,034 residential units and 97,748 sq. ft. of retail space is the more intense use resulting in 319 annual alarms (alternate option will generate 310 annual alarms). The Applicant, however, has proffered a Declaration of Restrictions that would limit development on the application site to a maximum of 800 residential units and 70,000 sq. ft. of commercial uses, which development would demand less fire and rescue services; thereby less of an impact to the County's Fire Rescue facilities.

As a result of the development information, the number of forecasted alarms, along with the congested roadways within the area, either development will severely impact existing fire and rescue services. Under the provisions of Chapter 33J of the Code of Miami-Dade County, all developments are deemed to create an impact and therefore, create a demand for increased fire

and rescue service capacity. As such, the cost of new facilities or equipment shall be borne by the developers to the extent new developments require additional fire and rescue services. The project's proportionate share of impact fees will be assessed at time of building permit and fund primary and supportive facility and equipment needs generated by the project's impact.

### **Police**

Miami-Dade Police Department reviewed current police staffing, population, and crimes/calls for service to project increased calls in the service area of the application site. MDPD states that current police staffing at the respective police district would not accommodate the anticipated increase in the volume of calls for the service area. To keep police staffing at the current levels, police staffing would need to be increased by three additional officers, at an estimated cost of \$304,638. Should demand for police services increase beyond the increased levels, additional sworn personnel, support staff, and equipment will be required.

# APPENDIX H

## Photos of Site and Surroundings



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View of the application site from the northeast



Artesa by Lennar townhouse community south of the site  
along SW 248 Street



Plant nursery adjacent to the west of the application site



Single family residential community south of the application site



**ADDITIONAL ITEMS  
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (DEPARTMENT)  
OCTOBER 2018 CYCLE APPLICATION NO. 6 TO AMEND THE  
COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP)**

ITEM	PAGE
Minutes of the Planning Advisory Board on public hearing addressing the October 2018 Cycle Applications held April 1, 2019;	A-1
Resolution of the Planning Advisory Board addressing the October 2018 Cycle Applications, adopted April 11, 2019;	A-9
Resolution of the South Bay Community Council (15) adopted March 20, 2019;	A-19
Estimated Impact Fees submitted by the applicant on March 20, 2019;	A-21
Property Taxes Analysis submitted by applicant on March 20, 2019;	A-23
"Community Growth and Development" petitions in support of the application submitted by local residents on March 20, 2019 [One (1) of sixteen petitions included herein].	A-25
Letter from Lucia Anton requesting properties to be added to application dated April 2, 2019	A-27

**MINUTES**

Miami-Dade County Planning Advisory Board  
Acting as the Local Planning Agency  
Public Hearing on the October 2018 Cycle Applications  
To Amend the Comprehensive Development Master Plan

Stephen P. Clark Center  
111 NW 1 Street, Commission Chambers  
Miami, Florida 33128

**April 1, 2019**

**Planning Advisory Board Members**

Roberto Alonso	J. Wil Morris
Carla Ascencio-Savola (Absent)	William W. Riley
Lynette Cardoch	Wayne Rinehart
Carlos Diaz-Padron	Daniel Rogers
Eric Fresco	Georgina Santiago (Absent)
Horacio C. Huembes	Jesús Vázquez
Jason Loeb	

Perley Richardson, Jr., Vice Chair  
Robert Ruano, Chair

Ivan Rodríguez, Miami-Dade Public Schools (non-voting)  
Larry Ventura, Homestead Air Reserve Base (non-voting)

**Department of Regulatory and Economic Resources (Department) Staff Present**

Jerry Bell, Assistant Director, Dept. of Regulatory and Economic Resources  
Christine Velazquez, Chief, Office of Code Coordination & Public Hearing, DERM  
Manny Armada, Chief, Planning Research Division  
Nathan Kogon, Assistant Director, Development Services Division  
Gianni Lodi, Planning Section Supervisor, Development Services Division  
Robert Hesler, Planning Section Supervisor, Planning Research Division  
Charles LaPradd, Agricultural Manager  
Helen Brown, Planning Section Supervisor, Metropolitan Planning  
Rosa Davis, Planning Section Supervisor, Metropolitan Planning  
Kim Brown, Planning Section Supervisor, Metropolitan Planning  
Vinod Sandasamy, Transportation Section Supervisor, Metropolitan Planning  
Mark Dorsey, Principal Planner, Metropolitan Planning  
Rommel Vargas, Senior Planner, Metropolitan Planning  
Noel Stillings, Senior Planner, Metropolitan Planning  
J.C. Pelaez, Senior Planner, Metropolitan Planning

**Other County Staff Present**

Sgt. Hedrick, Miami-Dade Police  
Maria Valdes, WASD  
Stephanie Cornejo, PROS  
Lauren Morse, CAO  
Eddie Kirtley, CAO

## **I. Opening Remarks**

Planning Advisory Board (PAB) Chair Ruano opened the public hearing at 10:07 AM and welcomed the public to the hearing on the October 2018 CDMP Applications. Chair Ruano introduced the three new PAB members, namely Lynette Cardoch, Eric Fresco and Jason Loeb. Chair Ruano then proceeded with the roll call, reviewed the procedures and purpose of the public hearing, and then introduced the Chair's Report agenda item.

### **Chair's Report – Discussion Item Regarding the Link at Douglas Road Project**

Chair Ruano presented his PowerPoint, consisting of several media articles about the Link at Douglas Road Project. Chair Ruano questioned its 40-story height in relation to the surrounding buildings and stated the PAB was not made aware of its height when the application was heard in March 2017. Kim Brown, Section Supervisor, clarified that the PAB heard this CDMP amendment application redesignating the site from a Community Urban Center to a Metropolitan Urban Center. Ms. Brown explained the site approval was governed by Chapter 33-C of the County's Code, the Rapid Transit Zone Ordinance, where the height was permitted up to 25 stories but could reach up to 40 stories with LEED gold certification, which is what happened. Board member Huembes stressed that the PAB should be informed when projects such as these only proceed through land use and the regular zoning process is not required. Chair Ruano stressed that it was up to the PAB to ask questions on these applications so as to not be surprised at the outcome. In response to Board member Richardson's inquiry, Ms. Brown stated that both the cities of Miami and Coral Gables were notified by letter of the project, and did not recall any City Staff present at the meeting. The applicant's legal representative for the project, Mr. Jeffrey Bercow, stated that they did not misrepresent their plans regarding the height, and that while they presented several illustrative renderings of the project, they did clarify that those were in response to the RFP and were not what they intended to build. Chair Ruano then ended the Discussion Item and following the Pledge of Allegiance, called for the presentation of the CDMP Applications. Ms. Helen Brown, CDMP Section Supervisor, Metropolitan Planning, introduced herself and called on Juan Carlos Pelaez to deliver the Staff presentation on Application No. 1.

## **II. Staff Presentation**

### Application No. 1

Mr. Juan Carlos Pelaez, Senior Planner, gave a brief overview of the application. After, Mr. Pelaez's presentation, Mr. Felix Lasarte, the legal representative of the applicant, provided further details on the application and reviewed the commitments in the proffered covenant. Following the presentations, Mr. Tucker Gibbs, stated that he was the legal representative of Mr. Bruce Lamberto and 6 other residents of the area and spoke against the application. Mr. Lamberto and another member of the public also spoke against the application. Mr. Lamberto submitted a petition with 91 signatures from surrounding property owners. Those who opposed the application were primarily concerned with the density increase, the intrusion into the single-family area, and the traffic that may be generated by the application.

After the public comments, the PAB members asked Mr. Lasarte several questions regarding the intent and design of the project and to provide more information on the issues brought up by the public. Mr. Lasarte addressed their questions and agreed to work with the neighbors to discuss their concerns with the project design.

The motion to Adopt as a Small-Scale Amendment with acceptance of the Proffered Declaration of Restrictions and to add language to the Proffered Declaration of Restrictions that the eastern



75 percent of the land should be townhouses, was moved by Board Member Rinehart. Board Member Vazquez seconded the motion. The motion passed 10 to 2 as follows:

Robert Alonso	Yes	J. Wil Morris	Yes
Carla Ascencio-Savola	Absent	William Riley	Yes
Lynette Cardoch	Yes	Wayne Rinehart	Yes
Carlos Diaz-Padron	Yes	Daniel Rogers	Yes
Eric Fresco	Yes	Georgina Santiago	Absent
Horacio C. Huembes	Absent	Jesus Vazquez	Yes
Jason Loeb	Yes		

Perley Richardson, Jr., Vice Chair, No  
Robert Ruano, Chair, No

#### Application No. 2

Noel Stillings, Senior Planner, gave a brief presentation on small-scale Application No. 2. Ms. Stillings stated that the applicant was requesting a land use change from the "Low-Medium Density Residential (25 to 60 dwelling units per acre)" designation to the "Medium-High Density Residential (25 to 60 dwelling units per acre)" designation. Ms. Stillings detailed that this application was previously Application No. 1 in the October 2003 Cycle, approved by the BCC with a covenant. Ms. Stillings explained that the applicant is requesting release of that covenant which will require a two-thirds approval vote of the BCC. Ms. Stillings stated that the applicant is proffering a new covenant that requires a minimum of 20% of residences to be workforce housing, along with green building design features and reasonable efforts by the owner to obtain LEED or similar certification. Ms. Stillings emphasized that the application site was located within a quarter mile of the Golden Glades transit center to the west, and would be a use that promotes transit ridership and pedestrianism. Ms. Stillings added that the application is proposing the intensification of residential development, consistent with the trend of locating higher density development by transit centers such as the Golden Glades, and was consistent with several CDMP policies requiring the county to promote increased workforce and affordable housing development opportunities in areas served with transit.

The applicant's representative, Mr. Bill Riley, stressed that the application, if approved, will go through the regular zoning approval process. Mr. Riley stressed the importance of workforce housing, in close proximity to the Golden Glades transit center. Mr. Riley explained that he had reached out to neighbors, including the church to the south, and had scheduled an upcoming community meeting with the civic associations and neighbors.

No member of the public spoke in favor or against the application. In response to Chair Ruano's question, Mr. Riley answered that 420,000 sq. feet is needed for the 426 apartments that could potentially be built on the site. After Chair Ruano discussed the LEED certification, Mr. Riley responded that he was amenable to revise the covenant language to indicate they shall apply for LEED certification. In response to Chair Ruano's inquiry, Mr. Riley clarified that the RU-4M zoning classification allowed for small accessory retail uses for the on-site residents. Chair Ruano observed that the application site was a quarter mile in radius distance, but over a full mile driving distance from the Golden Glades Interchange transit center. Ms. Stillings responded by pointing out that the proximity was emphasized because the Golden Glades Interchange transit center was undergoing a \$57 million transit improvements, including a 4,500 sq. ft. transit hub, additional parking, and direct access to Tri-Rail station from new parking garage.

The motion to Adopt as a Small-Scale Amendment with acceptance of the Proffered Declaration of Restrictions and to add language to the Proffered Declaration of Restrictions that the applicant shall apply for LEED certification, was moved by Board Member Morris. Board Member Huembes seconded the motion. The motion passed unanimously 13 to 0 as follows:

Robert Alonso	Yes	J. Wil Morris	Yes
Carla Ascencio-Savola	Absent	William Riley	Yes
Lynette Cardoch	Yes	Wayne Rinehart	Yes
Carlos Diaz-Padron	Yes	Daniel Rogers	Yes
Eric Fresco	Yes	Georgina Santiago	Absent
Horacio C. Huembes	Yes	Jesus Vazquez	Yes
Jason Loeb	Yes		

Perley Richardson, Jr., Vice Chair, Yes  
 Robert Ruano, Chair, Yes

Application No. 3

Stephen Dorsey, AICP, Principal Planner, gave a brief overview of the application. After Mr. Dorsey's presentation, Ms. Melissa Tapanes-Llahues, legal representative for the applicant, provided further details on the application and the proffered covenant. Following the staff and applicant's presentations, eight (8) members of the public spoke against the application. All were concerned with the project's compatibility, in particular noting that the proposed congregate living facility will be three to four-stories tall when there are no buildings on this segment of SW 87 Avenue having more than two floors, and that the facility is bounded on multiple sides by single-family homes. Other concerns included parking, whether there will be enough available parking or whether it would negatively impact neighboring residents, traffic generated from the proposed use, and existing congestion along SW 87 Avenue. No one spoke in support of the application.

The motion to Adopt with the proffered Declaration of Restrictions and the Declaration of Restrictions be revised that no more than 50% of the office use be for medical office use, and that landscape buffering on the eastern 300 feet of the property extend to the north, south and eastern perimeter of the property at a width of at least 20 feet, was moved by Board Member Jesus Vazquez. Board Member Robert Alonso seconded the motion. Upon discussion of the motion, Board Member Jason Loeb requested a friendly amendment to the motion by requiring the applicant provide a minimum twenty-foot landscaped buffer along the entire northern property boundary. The amendment was not seconded. Upon consideration of the original motion, the motion passed 8 to 5 as follows:

Robert Alonso	Yes	J. Wil Morris	Yes
Carla Ascencio-Savola	Absent	William Riley	Yes
Lynette Cardoch	No	Wayne Rinehart	Yes
Carlos Diaz-Padron	Yes	Daniel Rogers	No
Eric Fresco	Yes	Georgina Santiago	Absent
Horacio C. Huembes	Yes	Jesus Vazquez	Yes
Jason Loeb	No		

Perley Richardson, Jr., Vice Chair No  
 Robert Ruano, Chair No



Application No. 4

Rommel Vargas, Senior Planner, gave a brief overview of the application, staff's recommendation and the reasons for the recommendation. After Mr. Vargas' presentation, Mr. William Riley, legal representative of the applicant, provided further details on the application and the proposed development and reviewed the commitments and provisions in the proffered Declaration of Restrictions. He also stated the reasons as to why the South Bay Community Council recommended denial of the application. No one from the public spoke for or against the application.

PAB members asked staff about the need for workforce housing in the area. Ms. Davis responded that the need for workforce housing is countywide. The Assistant County Attorney suggested that the applicant's request in the proffered Declaration of Restrictions be revised from "Medium Density Residential" to "Low-Medium Density Residential with DI-1". The motion to Adopt with Change to "Low-Medium Density Residential [6-13 du/ac] with One Density Increase with Urban Design [D-1]" as a Small Scale Amendment, with acceptance of the Proffered Declaration of Restrictions, and for the applicant to work with the County Attorney's Office to include language in the covenant that would prefer workforce housing as the preferred option over the congregate living facility was moved by Board Member Richardson. Board Member Loeb seconded the motion. The motion passed unanimously 13 to 0 as follows:

Robert Alonso	Yes	J. Wil Morris	Absent
Carla Ascencio-Savola	Absent	William Riley	Yes
Lynette Cardoch	Yes	Wayne Rinehart	Yes
Carlos Diaz-Padron	Yes	Daniel Rogers	Yes
Eric Fresco	Yes	Georgina Santiago	Absent
Horacio C. Huembes	Yes	Jesus Vazquez	Yes
Jason Loeb	Yes		

Perley Richardson, Jr., Vice Chair, Yes  
Robert Ruano, Chair, Yes

Application No. 6

PAB Chair Ruano announced that due to the large number of speaker cards, he would take Application No. 6 out of order and hear it next.

Rommel Vargas, Senior Planner, gave a brief overview of the application, staff's recommendation and the reasons for the recommendation. After Mr. Vargas' presentation, Mr. Juan Mayol, legal representative of the applicant, provided further details on the application and the proposed development. He explained the need for additional housing for the area and how the proposed development would satisfy that need. He added that he would schedule meetings with the community to provide them with information on the proposed development. Six people from the public spoke in favor of the application. No one spoke against and 18 people went on record that they support the application.

Council Member Rogers inquired about transit in the area. Mr. Mayol explained the transit routes currently serving the application site and the transit enhancements currently scheduled for the bus routes. Mr. Ruano asked whether the proposed development would be considered urban sprawl. Ms. Brown stated that the proposed development is not urban sprawl because the proposed development is inside the Urban Development Boundary and there are adequate public facilities in place to service the development. Mr. Mayol provided further details on the application



and the proposed development and reviewed the commitments and provisions in the proffered Declaration of Restrictions. The motion to Transmit with Change to include an abutting ±1.15 acre parcel to the application site and Adopt with acceptance of the Proffered Declaration of Restrictions was moved by Board Member Rogers. Board Member Vazquez seconded the motion. The motion passed unanimously 13 to 0 as follows:

Robert Alonso	Yes	J. Wil Morris	Yes
Carla Ascencio-Savola	Absent	William Riley	Yes
Lynette Cardoch	Yes	Wayne Rinehart	Yes
Carlos Diaz-Padron	Yes	Daniel Rogers	Yes
Eric Fresco	Yes	Georgina Santiago	Absent
Horacio C. Huembes	Yes	Jesus Vazquez	Yes
Jason Loeb	Yes		

Perley Richardson, Jr., Vice Chair, Yes  
 Robert Ruano, Chair, Yes

Application No. 5

Ms. Rosa Davis, Planning Section Supervisor, gave a brief overview of Application No 5. After, Ms. Davis' presentation, Mr. Jeff Bercow, the legal representative of the Applicant, provided further details on the application and reviewed the commitments in the proffered covenant. Mr. Bercow also presented 251 petition letters in support of the application. These letters were previously presented at the North Central Community Council 8 hearing.

No one from the public spoke in support or in opposition to the Application. However, the PAB members had questions regarding the proffered covenant. Specifically, Ms. Davis and Mr. Bercow addressed a question regarding the requirements for preserving the archeological resources on site. They also explained that the conditions in proffered covenant were more compatible with the proposed residential uses than the conditions in the 2015 CDMP Covenant, which were intended to make industrial uses compatible with the surrounding residential neighborhood. In addition, Ms. Davis explained that prior to final action by the Board of County Commissioners, as recommended by Staff, the Applicant must demonstrate that the conditions described below have been satisfied or will be satisfied:

- That the construction of an eastbound right turn lane and an extension of an existing westbound right turn lane on NW 119 Street, between West Golf Drive and East Golf Drive, be completed. (Condition No. 4 of the 2015 CDMP Covenant)
- That a recreational facility be provided, and a funding mechanism be created for the maintenance of said facility. (Condition No. 9 of the 2015 CDMP Covenant)
- That participation in the Florida Department of Transportation (FDOT) "Adopt a Highway" program for the segment of NW 27 Avenue between NW 103 Street to NW 135 Street be provided, or, in the alternative, participation in a program acceptable to the Golf Park Homeowners Association, Inc. (Condition No. 13 of the 2015 CDMP Covenant)

The motion to Transmit and Adopt, Subject to Conditions described above, and with Acceptance of the Proffered Declaration of Restrictions was moved by Board Member Wayne Rinehart. Board Member Jason Loeb seconded the motion. The motion passed unanimously 13 to 0 as follows:

Robert Alonso	Yes	J. Wil Morris	Yes
Carla Ascencio-Savola	Absent	William Riley	Yes
Lynette Cardoch	Yes	Wayne Rinehart	Yes
Carlos Diaz-Padron	Yes	Daniel Rogers	Yes
Eric Fresco	Yes	Georgina Santiago	Absent
Horacio C. Huembes	Yes	Jesus Vazquez	Yes
Jason Loeb	Yes		

Perley Richardson, Jr., Vice Chair, Yes  
 Robert Ruano, Chair, Yes

**III. Overall Resolution**

The motion to Adopt the foregoing resolution was moved by Board Member Rinehart. Board Member Loeb seconded the motion. The motion passed unanimously 13 to 0 as follows:

Robert Alonso	Yes	J. Wil Morris	Yes
Carla Ascencio-Savola	Absent	William Riley	Yes
Lynette Cardoch	Yes	Wayne Rinehart	Yes
Carlos Diaz-Padron	Yes	Daniel Rogers	Yes
Eric Fresco	Yes	Georgina Santiago	Absent
Horacio C. Huembes	Yes	Jesus Vazquez	Yes
Jason Loeb	Yes		

Perley Richardson, Jr., Vice Chair, Yes  
 Robert Ruano, Chair, Yes

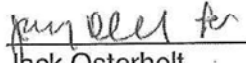
**IV. Old/New Business**

Ms. Brown advised the PAB that the six-month terms for the PAB Chair and Vice Chair that began in January 2019 will be ending in June 2019. Ms. Brown added that because the new term would be from July to December 2019, elections for the PAB Chair and Vice Chair need to be held soon. Ms. Brown reiterated the next PAB meeting dates that will take place on May 6, 2019 and on June 3, 2019. Ms Brown added that there may be an annexation agenda item to be heard at one of the upcoming PAB meetings. She reminded the PAB that the financial disclosure filings are coming up and that Staff would be mailing PAB members the required form. Ms. Brown announced a Sea Level Rise workshop being conducted by the Office of Resilience, and added that Staff was working on having a County photographer take a picture of the PAB at an upcoming meeting. Ms. Brown directed Staff to hand out to the PAB the matrix summary of recommendations previously requested by the PAB, that depicted how the PAB and BCC voted on CDMP amendment applications.

**ADJOURNMENT**

Being no further business before the PAB, Chair Ruano adjourned the meeting at 2:56 PM.

Respectfully submitted,

  
 \_\_\_\_\_  
 Jack Osterholt  
 Executive Secretary





RESOLUTION NO. 19-1

RESOLUTION OF THE MIAMI-DADE COUNTY PLANNING ADVISORY BOARD ACTING AS THE LOCAL PLANNING AGENCY ISSUING RECOMMENDATIONS TO THE BOARD OF COUNTY COMMISSIONERS REGARDING FINAL DISPOSITION OF SMALL-SCALE AMENDMENT APPLICATIONS AND TRANSMITTAL TO THE STATE LAND PLANNING AGENCY OF THE STANDARD OCTOBER 2018 CYCLE APPLICATIONS TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN, AND ADOPTING RECOMMENDATIONS AS TO SUBSEQUENT FINAL ACTION.

**WHEREAS**, pursuant to Chapter 163, Part II, Florida Statutes (F.S.), the Comprehensive Development Master Plan (CDMP) for Miami-Dade County was adopted by the Miami-Dade Board of County Commissioners (Commission) in November 1988; and

**WHEREAS**, Section 2-116.1 of the Code of Miami-Dade County, Florida, provides procedures for amending the CDMP, which comply with the requirements of the Florida Statutes referenced above; and

**WHEREAS**, six (6) applications (Application Nos. 1, 2, 3, 4, 5, and 6) to amend the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map were filed by private parties on or before October 31, 2018 and are contained in the document titled "October 2018 Applications to Amend the Comprehensive Development Master Plan," dated December 2018; and

**WHEREAS**, Miami-Dade County's procedures provide for the processing of eligible small-scale amendments as defined in section 163.3187, F.S.; and

**WHEREAS**, of the six (6) CDMP amendment applications filed in the October 2018 CDMP Amendment Cycle, Application Nos. 1, 2, 3, and 4 requested adoption, if eligible, as small-scale CDMP amendments; and

**WHEREAS**, the Department has published its initial recommendations addressing the referenced CDMP amendment applications in the report titled "Initial Recommendations October

2018 Applications to Amend the Comprehensive Development Master Plan," dated March 2019;  
and

**WHEREAS**, affected Community Councils have conducted optional public hearings pursuant to Section 2-116.1 (3)(e), Code of Miami-Dade County, Florida, to address the CDMP amendment applications that would directly impact their respective council areas and issued recommendations to the Planning Advisory Board and the Commission; and

**WHEREAS**, the Planning Advisory Board, acting as the Local Planning Agency, has acted in accord with the referenced State and County procedures, and has conducted a duly noticed public hearing to receive public comments and to address the referenced CDMP amendment applications, the initial recommendations of the Department, and to address the final action to be taken on the CDMP amendments by the Commission; and

**NOW, THEREFORE, BE IT RESOLVED BY THE MIAMI-DADE COUNTY PLANNING ADVISORY BOARD ACTING AS THE LOCAL PLANNING AGENCY:**

This Agency hereby makes the following recommendations to the Commission regarding the adoption of small-scale Land Use Plan map amendment Application Nos. 1, 2, 3, and 4, and transmittal to the reviewing agencies of standard amendment Application Nos. 5, and 6; and recommendations regarding subsequent final actions by the Commission.

Application Number	Applicant/Representative Location (Size) Requested Small-Scale Amendment to the CDMP	Recommended Action on Small-Scale Amendment
1	AR 190 NMB, LLLP / Felix M. Lasarte, Esq.  Northeast corner of NW 2 Avenue and NW 161 Street / (±4.05 gross acres/ ±4.02 net acres)  <u>Requested Amendment to the CDMP:</u> 1. Redesignate the application site on the LUP map: From: "Office/Residential" and "Low Density Residential" (2.5 to 6 dwelling units per acre) To: "Office/Residential" and "Low-Medium Density Residential" with One Density Increase (DI-1; 13 to 25 dwelling units per 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.	Adopt as a Small-Scale Amendment with the Proffered Declaration of Restrictions and add language to the Proffered Declaration of Restrictions that the eastern 75 percent of the land should be townhouses.

Small-Scale Amendment

The motion to Adopt as a Small-Scale Amendment with acceptance of the Proffered Declaration of Restrictions and to add language to the Proffered Declaration of Restrictions that the eastern 75 percent of the land should be townhouses, was moved by Board Member Rinehart. Board Member Vazquez seconded the motion. The motion passed 10 to 2 as follows:

Robert Alonso	Yes	J. Wil Morris	Yes
Carla Ascencio-Savola	Absent	William Riley	Yes
Lynette Cardoch	Yes	Wayne Rinehart	Yes
Carlos Diaz-Padron	Yes	Daniel Rogers	Yes
Eric Fresco	Yes	Georgina Santiago	Absent
Horacio C. Huembes	Absent	Jesus Vazquez	Yes
Jason Loeb	Yes		

Perley Richardson, Jr., Vice Chair, No  
 Robert Ruano, Chair, No



Application Number	Applicant/Representative Location (Size) Requested Small-Scale Amendment to the CDMP	Recommended Action on Small-Scale Amendment
2	<p>BHI Montebella, LLC / William W. Riley, Jr., Esq.</p> <p>Northeast corner of NW 6 Avenue and NW 159 Street / ±7.11 net acres)</p> <p><u>Requested Amendment to the CDMP:</u></p> <p>1. Redesignate the application site on the LUP map:            From: "Low-Medium Density Residential (6 to 13 dwelling units per acre)"            To: "Medium-High Density Residential (25 to 60 dwelling units per acre)"</p> <p>2. Release of the Declaration of Restrictions adopted by the Board of County Commissioners in conjunction with October 2003 CDMP Cycle Application No. 1 as recorded in Book 22990, Page 4788 of the public records of Miami-Dade County.</p> <p>3. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board</p> <p>Small-Scale Amendment</p>	<p>Adopt as a Small-Scale Amendment with the Proffered Declaration of Restrictions and to add language to the Proffered Declaration of Restrictions that the applicant shall apply for LEED certification.</p>

The motion to Adopt as a Small-Scale Amendment with acceptance of the Proffered Declaration of Restrictions and to add language to the Proffered Declaration of Restrictions that the applicant shall apply for LEED certification, was moved by Board Member Morris. Board Member Huembes seconded the motion. The motion passed unanimously 13 to 0 as follows:

Robert Alonso	Yes	J. Wil Morris	Yes
Carla Ascencio-Savola	Absent	William Riley	Yes
Lynette Cardoch	Yes	Wayne Rinehart	Yes
Carlos Diaz-Padron	Yes	Daniel Rogers	Yes
Eric Fresco	Yes	Georgina Santiago	Absent
Horacio C. Huembes	Yes	Jesus Vazquez	Yes
Jason Loeb	Yes		

Perley Richardson, Jr., Vice Chair, Yes  
 Robert Ruano, Chair, Yes

Application Number	Applicant/Representative Location (Size) Requested Small Scale Amendment to the CDMP to	Recommended Action on Small-Scale Amendment
3	GCNB, LLC. / Melissa Tapanes Llahues, Esq. East side of SW 87 Avenue between SW 75 Street and SW 76 Terrace / (±4.68 net acres)  <u>Requested Amendment to the CDMP:</u> 1. Redesignate the application site on the LUP map: From: "Office/Residential" and "Estate Density Residential (1 to 2.5 dwelling units per acre)" To: "Office/Residential"  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.  .Small-Scale Amendment	Adopt as a Small-Scale Amendment with the Proffered Declaration of Restrictions and the Declaration of Restrictions be revised that no more than 50% of the office use be for medical office use, and that landscape buffering on the eastern 300 feet of the property extend to the north, south and eastern perimeter of the property at a width of at least 20 feet.

The motion to Adopt as a Small-Scale Amendment with acceptance of the Proffered Declaration of Restrictions was moved by Board Member Vazquez. Board Member Alonso seconded the motion. The motion passed 8 to 5 as follows:

Robert Alonso	Yes	J. Wil Morris	Yes
Carla Ascencio-Savola	Absent	William Riley	Yes
Lynette Cardoch	No	Wayne Rinehart	Yes
Carlos Diaz-Padron	Yes	Daniel Rogers	No
Eric Fresco	Yes	Georgina Santiago	Absent
Horacio C. Huembes	Yes	Jesus Vazquez	Yes
Jason Loeb	No		

Perley Richardson, Jr., Vice Chair, No  
 Robert Ruano, Chair, No

Application Number	Applicant/Representative Location (Size) Requested Standard Amendment to the CDMP	Recommended Action on Small-Scale Amendment
4	28 BS, LLC / William W. Riley, Jr., Esq.  Northeast corner of SW 117 Avenue and SW 224 Street / (±2.52 net acres)  <u>Requested Amendment to the CDMP:</u> 1. Redesignate the application site on the LUP map: From: "Low Density Residential (2.5 to 6 dwelling units per acre)" To: "Medium Density Residential (13 to 25 dwelling units per 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.  Small-Scale Amendment	Adopt with Change as a Small Scale Amendment, with acceptance of the Proffered Declaration of Restrictions, and for the applicant to work with the County Attorney's Office to include language in the covenant that would prefer workforce housing as the preferred option over the congregate living facility.  <i>[Change the request to "Low-Medium Density Residential (6-13 du/ac) with One Density Increase with Urban Design (D-1)" per Staff's recommendation]</i>

The motion to Adopt with Change to "Low-Medium Density Residential [6-13 du/ac] with One Density Increase with Urban Design [D-1]" as a Small Scale Amendment, with acceptance of the Proffered Declaration of Restrictions, and for the applicant to work with the County Attorney's Office to include language in the covenant that would prefer workforce housing as the preferred option over the congregate living facility, was moved by Board Member Richardson. Board Member Loeb seconded the motion. The motion passed unanimously 13 to 0 as follows:

Robert Alonso	Yes	J. Wil Morris	Yes
Carla Ascencio-Savola	Absent	William Riley	Yes
Lynette Cardoch	Yes	Wayne Rinehart	Yes
Carlos Diaz-Padron	Yes	Daniel Rogers	Yes
Eric Fresco	Yes	Georgina Santiago	Absent
Horacio C. Huembes	Yes	Jesus Vazquez	Yes
Jason Loeb	Yes		

Perley Richardson, Jr., Vice Chair, Yes  
 Robert Ruano, Chair, Yes



Application Number	Applicant/Representative Location (Size) Requested Standard Amendment to the CDMP	• Transmittal Recommendation • Recommendation as to Subsequent Action
5	<p>Lennar Homes, LLC/Jeff Bercow., Esq., Carli Koshal, Esq.,            Bercow Radell &amp; Fernandez, PLLC</p> <p>Between NW 22 Avenue and NW 27 Avenue and between            Gratigny Parkway (NW 119 Street) and NW 131 Street /            (±89.08 Gross Acres; ±88.11 Net Acres)</p> <p>Parcel 1: "Industrial and Office" (±67.75 net acres) and            Parcel 2: "Business and Office" (±20.35 net acres)</p> <p>Requested Amendment to the CDMP:</p> <ol style="list-style-type: none"> <li>1. Redesignate Parcel 1 of the application site on the LUP map:                From: "Industrial and Office"                To: "Low Density Residential (2.5 to 6 dwelling units per gross acre")</li> <li>2. Partial release of the Declaration of Restrictions recorded in Official Records Book 29794 at Pages 552-588 of the Public Records of Miami-Dade County, Florida, as it applies to the subject property;</li> <li>3. Add the proffered Declaration of Restrictions to the Restricted Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners.</li> </ol> <p>Standard Amendment</p>	<p>Transmit and Adopt, Subject to Conditions and with Acceptance of the Proffered Declaration of Restrictions</p> <p><i>[As per Staff's Recommendation, the conditions are: 1) That the improvement to NW 119 Street be completed. (Condition No. 4 of the 2015 CDMP Covenant); 2) That a recreational facility be provided and a funding mechanism for maintenance be identified (Condition No. 9 of the 2015 CDMP Covenant); 3) That participation in the Florida Department of Transportation (FDOT) "Adopt a Highway" program be provided, or, in the alternative, participation in a program acceptable to the Golf Park Homeowners Association, Inc. (Condition No. 13 of the 2015 CDMP Covenant)]</i></p>

The motion to Transmit and Adopt, Subject to Conditions, and with Acceptance of the Proffered Declaration of Restrictions was moved by Board Member Rinehart. Board Member Loeb seconded the motion. The motion passed unanimously 13 to 0 as follows:

Robert Alonso	Yes	J. Wil Morris	Yes
Carla Ascencio-Savola	Absent	William Riley	Yes

Lynette Cardoch	Yes	Wayne Rinehart	Yes
Carlos Diaz-Padron	Yes	Daniel Rogers	Yes
Eric Fresco	Yes	Georgina Santiago	Absent
Horacio C. Huembes	Yes	Jesus Vazquez	Yes
Jason Loeb	Yes		

Perley Richardson, Jr., Vice Chair, Yes  
 Robert Ruano, Chair, Yes

Application Number	Applicant/Representative Location (Size) Requested Standard Amendment to the CDMP	<ul style="list-style-type: none"> <li>• Transmittal Recommendation</li> <li>• Recommendation as to Subsequent Action</li> </ul>
6	<p>Lennar Homes, LLC/ Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., and Pedro Gassant, Esq., Holland and Knight LLP</p> <p>Between SW 120 Avenue and SW 117 Avenue and between theoretical SW 238 Street and SW 248 Street / (±86.87 gross acres; ±81.77 net acres)</p> <p><u>Requested Amendment to the CDMP:</u></p> <p>1. Redesignate the application site on the LUP map:            From: "Estate Density Residential (1 to 2.5 dwelling units per gross acre)" and "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)" and "Business and Office"</p> <p>2. Add the proffered Declaration of Restrictions to the Restricted Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners.</p> <p><u>Standard Amendment</u></p>	<p>Transmit with Change and Adopt with acceptance of the Proffered Declaration of Restrictions</p> <p><i>[As per Staff's Recommendation, the change is to include an abutting ±1.15 acre parcel to the application site.]</i></p>

The motion to Transmit with Change (change is to include an abutting ±1.15 acre parcel to the application site) and Adopt with acceptance of the Proffered Declaration of Restrictions was moved by Board Member Rogers. Board Member Vazquez seconded the motion. The motion passed unanimously 13 to 0 as follows:

Robert Alonso	Yes	J. Wil Morris	Yes
Carla Ascencio-Savola	Absent	William Riley	Yes
Lynette Cardoch	Yes	Wayne Rinehart	Yes
Carlos Diaz-Padron	Yes	Daniel Rogers	Yes
Eric Fresco	Yes	Georgina Santiago	Absent
Horacio C. Huembes	Yes	Jesus Vazquez	Yes
Jason Loeb	Yes		

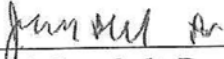
Perley Richardson, Jr., Vice Chair, Yes  
 Robert Ruano, Chair, Yes

The motion to Adopt the foregoing resolution was moved by Board Member Rinehart. Board Member Loeb seconded the motion. The motion passed unanimously 13 to 0 as follows:

Robert Alonso	Yes	J. Wil Morris	Yes
Carla Ascencio-Savola	Absent	William Riley	Yes
Lynette Cardoch	Yes	Wayne Rinehart	Yes
Carlos Diaz-Padron	Yes	Daniel Rogers	Yes
Eric Fresco	Yes	Georgina Santiago	Absent
Horacio C. Huembes	Yes	Jesus Vazquez	Yes
Jason Loeb	Yes		

Perley Richardson, Jr., Vice Chair, Yes  
Robert Ruano, Chair, Yes

The above actions were taken by the Planning Advisory Board, acting as the Local Planning Agency, at its public hearing on April 1, 2019, and are certified correct by Jack Osterholt, Executive Secretary to the Planning Advisory Board.

  
\_\_\_\_\_  
Jack Osterholt, Deputy Mayor/Director  
Department of Regulatory and Economic  
Resources





RESOLUTION NO. 15-2-19  
 SOUTH BAY COMMUNITY COUNCIL (15)  
 ISSUING RECOMMENDATION ON OCTOBER  
 2018 CYCLE APPLICATION NO. 6 (LENNAR  
 HOMES, LLC) REQUESTING AMENDMENT TO  
 THE COMPREHENSIVE DEVELOPMENT  
 MASTER PLAN

WHEREAS, Section 20-40 of the Code of Miami-Dade County establishes Community Councils in the unincorporated area; and

WHEREAS, the Section 2-116.1 of the Code of Miami-Dade County provides exclusive procedures for amending the Comprehensive Development Master Plan (CDMP) consistent with requirements of Chapter 163, Part 2, Florida Statutes; and

WHEREAS, the Community Councils may, at their option, make recommendations to the Planning Advisory Board and the Board of County Commissioners on proposed amendments to the CDMP that would directly impact the Council's area; and

WHEREAS, the Section 2-116.1(3)(e) of the Code of Miami-Dade County provides that Community Council recommendations may address the decisions to be made by the Board of County Commissioners regarding transmittal of the application to the State Land Planning Agency and other reviewing agencies for review and comment; and regarding ultimate adoption, adoption with change, or denial of the application; and

WHEREAS, at its meeting of March 20, 2019, the South Bay Community Council (15) conducted a public hearing as authorized by Section 20-41 of the County Code;

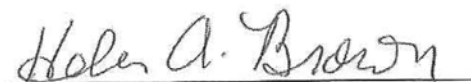
NOW, THEREFORE, BE IT RESOLVED THAT THE SOUTH BAY COMMUNITY COUNCIL (15) recommends that the October 2018 Cycle CDMP Amendment Application No. 6 be transmitted with change and adopt with acceptance of the proffered declaration of restrictions [change is to include an abutting ±1.15 acre parcel to the application site].

The foregoing resolution was offered by Council Member Marjorie Murillo who moved its adoption and was seconded by Council Member Paul J. Morrow and upon being put to a vote, the vote was as follows:

Johnny G. Farias, Vice Chair	Yes	Paul J. Morrow	Yes
Marvin D. Wilson, Sr.	Yes	Marva Williams	Yes
Marjorie Murillo	Yes	Ricardo Torres	No
Enid Washington Demps, Chair		Yes	

Council Chair Enid Washington Demps hereupon declared the resolution duly passed and adopted this 20<sup>th</sup> day of March 2019.

I hereby certify that the above information reflects the action of the Council.

  
 Helen A. Brown, Executive Secretary





CC-15 APPNO.6

3-20-19

CDMP20180020

<b>Estimated Impact Fees *</b>	
<b>October 2018 CDMP Cycle – Application No. 6</b>	
Road	\$8,499,904.00
Fire	\$378,478.00
Police	\$479,043.00
School	\$2,288,880.00
Park	\$2,023,344.00
Water & Sewer Connection Fee	\$6,123,240.00
Total	\$19,792,889.00*

\*Does not include the 5% administrative fee.

#66241270\_v3

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CC-15 APP NO. 6  
3-20-19

**Property Taxes Analysis**

**Proposed Site Plan**

	HS/SQFT	Property Taxes	Total Product
SFH	400	\$6,646.79	\$2,658,717.60
TH	400	\$4,661.39	\$1,864,555.20
Commercial	70000	\$3.59	\$251,113.14
Total Community	800		\$4,774,385.94

SFH

AVG ASP
385,000

	Millage	Assessed	Tax
<b>Miami-Dade School Board</b>			
School Board Operating	6.504	385,000	\$2,504.04
School Board Debt Service	0.229	385,000	\$88.17
<b>State and Other</b>			
Florida Inland Navigation Dist	0.032	385,000	\$12.92
South Florida Water Mgmt Dist	0.1209	385,000	\$46.55
Okeechobee Basin	0.131	385,000	\$50.44
Everglades Construction Proj	0.0417	385,000	\$16.05
Childrens Trust Authority	0.4415	385,000	\$169.98
<b>Miami-Dade County</b>			
County Wide Operating	4.6669	385,000	\$1,796.76
County Wide Debt Service	0.4644	385,000	\$178.79
Unincorporated Operating	1.9283	385,000	\$742.40
Library District	0.284	385,000	\$109.34
Fire Rescue Operating	2.4207	385,000	\$931.97
Fire Rescue Debt Service	0	385,000	\$0.00
			\$6,646.79

TH

AVG ASP
270,000

	Millage	Assessed	Tax
<b>Miami-Dade School Board</b>			
School Board Operating	6.504	270,000	\$1,756.08
School Board Debt Service	0.229	270,000	\$61.83
<b>State and Other</b>			
Florida Inland Navigation Dist	0.032	270,000	\$8.64
South Florida Water Mgmt Dist	0.1209	270,000	\$32.64
Okeechobee Basin	0.131	270,000	\$35.37
Everglades Construction Proj	0.0417	270,000	\$11.26
Childrens Trust Authority	0.4415	270,000	\$119.21
<b>Miami-Dade County</b>			
County Wide Operating	4.6669	270,000	\$1,260.06
County Wide Debt Service	0.4644	270,000	\$125.39
Unincorporated Operating	1.9283	270,000	\$520.64
Library District	0.284	270,000	\$76.68
Fire Rescue Operating	2.4207	270,000	\$653.59
Fire Rescue Debt Service	0	270,000	\$0.00
			\$4,661.39

Commercial

Assessed Value
Sqft
208

\*Based on Gas Station on SW 112 and SW 748

	Millage	Assessed	Tax
<b>Miami-Dade School Board</b>			
School Board Operating	6.504	208	\$1.35
School Board Debt Service	0.229	208	\$0.05
<b>State and Other</b>			
Florida Inland Navigation Dist	0.032	208	\$0.01
South Florida Water Mgmt Dist	0.1209	208	\$0.03
Okeechobee Basin	0.131	208	\$0.03
Everglades Construction Proj	0.0417	208	\$0.01
Childrens Trust Authority	0.4415	208	\$0.09
<b>Miami-Dade County</b>			
County Wide Operating	4.6669	208	\$0.97
County Wide Debt Service	0.4644	208	\$0.10
Unincorporated Operating	1.9283	208	\$0.40
Library District	0.284	208	\$0.06
Fire Rescue Operating	2.4207	208	\$0.50
Fire Rescue Debt Service	0	208	\$0.00
			\$3.59



# Property Taxes Analysis

## Agricultural Taxes

	<u>Acres</u>	<u>Property Taxes</u>	<u>Total Acre</u>
Inca 15 acres	15	\$532.12	\$35.47

	<u>Acres</u>	<u>Property Taxes/Acre (based on Inca)</u>	<u>Total</u>
Total Property	86	\$35.47	\$3,050.84

Inca (15 acres)

<u>Assessed Value</u>
30,822

	<u>Millage</u>	<u>Assessed</u>	<u>Tax</u>
<b><u>Miami-Dade School Board</u></b>			
School Board Operating	6.504	30,822	\$200.47
School Board Debt Service	0.229	30,822	\$7.06
<b><u>State and Other</u></b>			
Florida Inland Navigation Dist	0.032	30,822	\$0.99
South Florida Water Mgmt Dist	0.1209	30,822	\$3.73
Okeechobee Basin	0.131	30,822	\$4.04
Everglades Construction Proj	0.0417	30,822	\$1.29
Childrens Trust Authority	0.4415	30,822	\$13.61
<b><u>Miami-Dade County</u></b>			
County Wide Operating	4.6669	30,822	\$143.84
County Wide Debt Service	0.4644	30,822	\$14.31
Unincorporated Operating	1.9283	30,822	\$59.43
Library District	0.284	30,822	\$8.75
Fire Rescue Operating	2.4207	30,822	\$74.61
Fire Rescue Debt Service	0	30,822	\$0.00
			\$532.12



#### COMMUNITY GROWTH AND DEVELOPMENT

Fellow neighbors and residents, obviously our community is rapidly and steadily growing there is room for this growth if done properly. It is important that we do this in the best interest for our community. We're being presented with a community growth and development project that is large enough in scale to be developed on parcels of land lying between SW 248 Street and between SW 107 Avenue and SW 109 Avenue, in total 86 acres. This is a project offered to develop our community with our best interest at heart.

This project will produce a variety of both mixed single family and multifamily residential products that offers home ownership opportunities for young families, the elderly and established families. This offer assures that throughout the process the developer is interested in hearing from the neighbors about their concerns and their needs and will be incorporating their concerns and needs into the project

As your neighbor I am asking you for your support with this project throughout the process so we as a community can continue to work with LENNAR.

Sign Name

Print Name

Address

15604 SW

102nd St Miami FL

33196





LUCIA ANTON  
23605 S.W. 120<sup>TH</sup> AVENUE  
MIAMI, FLORIDA 33032

TELEPHONE (305) 258-1241  
e-mail: lucianton@aol.com

RECEIVED

2019 APR -3 A 10:17

RER-PLANNING DIVISION

April 2, 2019

Mr. Jerry Bell  
Assistant Director for Planning  
Department of Regulatory and Economic Resources  
111 NW 1st Street, 12th Floor  
Miami, Florida 33128

RE: Lennar Homes, LLC/App. No. 6 of the October 2018 CDMP Cycle

Dear Mr. Bell:

I am the owner of:

- a) The property identified by folio No.30-6924-000-0220 in the name of Eduardo and Lucia Anton, and
- b) The property identified by folio NO.30-6924-000-0370 in the name of Lucia Anton and Eduardo Anton and their successors as Co-Trustees of the Lucia Anton 2015 Revocable Trust

I hereby request that the Department include my properties, as similarly situated properties to the Lennar application of the above reference and re-designate my properties from Estate Density to Low-Medium Density. I have had conversations with Lennar in regards to this request, and they have informed me that they have no objections to my petition.

Please let me know if you require any additional information to facilitate the re-designation of my properties. You may contact me at the above referenced phone number.

Sincerely,

  
LUCIA ANTON