

Memorandum



Date: April 21, 2021

To: Honorable Chairman Jose “Pepe” Diaz
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor

A handwritten signature in blue ink, reading "Daniella Levine Cava".

Supplement
Agenda Item No. 3(A)

Subject: Supplemental Information on Application No. CDMP20200011 of the October 2020 Cycle Applications to Amend the Comprehensive Development Master Plan

The following supplemental information is provided to the Board of County Commissioners regarding Application No. CDMP20200011 of the October 2020 Cycle Applications to amend the Comprehensive Development Master Plan (CDMP). The information includes: (Exhibit 1) the Mayor’s Memorandum on the October 2020 Cycle Applications to Amend the CDMP; (Exhibit 2) the Initial Recommendation report for Application No. CDMP20200011; and (Exhibit 3) Additional Items received by the Department of Regulatory and Economic Resources addressing Application No. CDMP20200011 after the publication of the Initial Recommendation report.

A handwritten signature in blue ink, reading "Jimmy Morales".

Jimmy Morales
Chief Operations Officer

Date: April 21, 2021

To: Honorable Chairman Jose “Pepe” Diaz
and Members, Board of County Commissioners

Supplement Exhibit 1
Agenda Item No. 3(A)

From: Daniella Levine Cava
Mayor



Subject: Report on October 2020 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. CDMP20200011, CDMP20200012, and CDMP20200013 filed in the October 2020 Cycle applications to amend the Comprehensive Development Master Plan (CDMP). The Board is scheduled to take final action on small-scale Application No. CDMP20200011 and transmittal action on standard Application Nos. CDMP20200012 and CDMP20200013 as indicated in the table below and further detailed in this memorandum.

APPLICATION NUMBER	ITEMS FOR CONSIDERATION BY THE BOARD
Application No. CDMP20200011 Common Wealth Trust Services, LLC (Small-Scale Application)	Item No. 3A – Ordinance (Final Action) Item No. 3A1 – Resolution for Transmittal to the State Land Planning Agency (if converted to a Standard Application)
Application No. CDMP20200012 Old Cutler Village Apartments, Ltd. (Standard Application)	Item No. 4A – Resolution for Transmittal to the State Land Planning Agency Item No. 4A1 – Ordinance (First Reading)
Application No. CDMP20200013 Lennar Homes, LLC (Standard Application)	Item No. 4B – Resolution for Transmittal to the State Land Planning Agency Item No. 4B1 – Ordinance (First Reading)

Small Scale Applications

Background

Two small-scale applications (Application Nos. CDMP20200011 and CDMP20200014) were filed by private parties in this October 2020 CDMP amendment review cycle. A description of Application No. CDMP20200011 along with the recommendations of the Department of Regulatory and Economic Resources (Department) and the Local Planning Agency are provided in Attachment A. Pursuant to Section 2-116.1 of the Code of Miami-Dade County, Application No. CDMP20200014 is being processed concurrently with Zoning Application No. Z2020000198, the applicant has requested additional time allowing for the application to be brought before the Board at a later date to facilitate the concurrent processing, and the Department Director has authorized the requested additional time.

The attached Ordinance (Agenda Item No. 3A), which was approved on first reading on March 16, 2021, provides for the Board’s action on small-scale amendment Application No. CDMP20200011 application filed in the October 2020 CDMP amendment review cycle. State law allows the adoption of the referenced small-scale application at the Board’s CDMP public hearing

currently scheduled for April 21, 2021. 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 10 or fewer acres. The Board has the ability to approve the proposed small-scale amendments without prior review by the State Land Planning Agency.

At the April 21, 2021 public hearing, the Board is scheduled to take final action on the attached ordinance providing for final disposition of the October 2020 Cycle small-scale Application No. CDMP20200011. Such action may be to adopt, adopt with change or not adopt the referenced small-scale amendment application. If the Board does not adopt the referenced small-scale amendment, the Board may elect, by a separate resolution (Agenda Item Nos. 3A1), to transmit the application as proposed standard 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 or about July 2021, 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.

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 No. CDMP20200011 is located within District 6, represented by Commissioner Rebeca Sosa.

Fiscal Impact

There is no direct fiscal impact associated with the small-scale amendment. However, the development allowed by the CDMP amendment application may have varying impacts to County services. These impacts are discussed in the document titled, “Initial Recommendations, October 2020 Applications to Amend the Comprehensive Development Master Plan,” dated February 2021. 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 recommendation of the Director on the small-scale Application No. CDMP20200011 as contained in the documents titled “Initial Recommendations, October 2020 Applications to Amend the Comprehensive Development Master Plan,” dated February 2021, which was prepared in accordance with Section 2-116.1 of the Code of Miami-Dade County, include 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 the application.

Track Record/Monitor

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

Standard Applications

Background

Two standard applications (Application Nos. CDMP20200012 and CDMP20200013) were filed by private parties in this October 2020 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.

At the conclusion of the public hearing for the standard applications, the Board will take action on a resolution issuing transmittal instruction 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 actions on the pending standard applications. A subsequent public hearing, currently scheduled for July 2021, will be held for the Board to take final action on the standard applications if transmitted to the State Land Planning Agency and other reviewing agencies.

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 No. CDMP20200012 is located within District 9 which is represented by Commissioner Kionne L. McGhee, and Application No. CDMP20200013 is located within District 8, represented by Commissioner Danielle Cohen Higgins.

Fiscal Impact

There is no direct fiscal impact associated with Application Nos. CDMP20200012 and CDMP20200013. However, the development allowed by the CDMP amendment Application may have varying impacts on County services. The impacts associated with Applications are discussed in the “Initial Recommendations, October 2020 Applications to Amend the Comprehensive Development Master Plan,” dated February 2021. 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>.

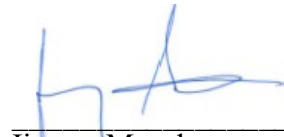
Social Equity Statement

The recommendation of the Department’s Director on Application Nos. CDMP20200012 and CDMP20200013, as contained in the “Initial Recommendations, October 2020 Applications to Amend the Comprehensive Development Master Plan,” dated February 2021, was prepared in accordance with Section 2-116.1 of the Code of Miami-Dade County. This report 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 the applications.

Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners
Page No. 4

Track Record/Monitor

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



Jimmy Morales
Chief Operations Officer

Attachment A

Summary of October 2020 Cycle Applications to Amend the Comprehensive Development Master Plan for Miami-Dade County, Florida April 2021

Item No./ Application Number/ Type	Applicant/Applicant representative/ Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation February 2021	Community Council Recommendation, Resolution # and Date February	PAB/LPA Recommendation March 1, 2021	BCC Action/ Recommendation April 21, 2021
CDMP20200011/ small-scale Item 3A	Common Wealth Trust Services, LLC. / Juan Mayol, Esq. & Pedro Gassant, Esq. South and north of NW 7 Street and east of NW 71 Avenue / (±7.1 gross acres/±6.7 net acres) <u>Requested Amendment to the CDMP</u> Redesignate the application site on the LUP map: From: "Industrial and Office" To: "Medium-High Density Residential" (25 to 60 dwelling units per gross acre)	BCC District 6/ Sosa/ Community Council 8	Adopt	No Quorum (February 18, 2021)	Adopt	To be determined
CDMP20200012/ Standard Item 4A	Old Cutler Village Apartments, Ltd. (c/o Weiss Serota Helfman Cole & Bierman, PL.) / Tony Recio, Esq. Edward Matos, Esq., & Alejandro Uribe, Esq North of Old Cutler Rd., between Homestead Extension of Florida's Turnpike (HEFT) and the Black Creek Canal / ±22.57 gross/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 gross acre) To: "Medium Density Residential" (13 to 25 dwelling units per gross acre) 2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners.	BCC District 9/ McGhee / Community Council 15	Transmit and Adopt with Acceptance of the Proffered Declaration of Restrictions	Motions failed due to tie votes. (February 22, 2021)	Transmit and Adopt with Acceptance of the Proffered Declaration of Restrictions	To be determined
CDMP20200013/ Standard Item 4B	Lennar Homes, LLC. / Hugo P. Arza, Esq., & Amanda M. Naldjieff, Esq. South Side of SW 288 Street between SW 162 and SW 164 Avenues/±35.8 gross acres/±34.83 net acres (with an additional ±4.7 acres recommended by staff, for a total of ±40.5 gross acres) <u>Requested Amendment to the CDMP</u> Redesignate the application site on the LUP map:	BCC District 8/ Cohen Higgins/ Community Council 14	Transmit with Change [Change is to add ±4.7 acres to the application site as recommended by Staff, for a total of ±40.5 acres.]	Transmit with Change and with the recommendation that the applicant proffer a Declaration of Restrictions to address the parcel with environmental resources and meet with neighbors	Transmit with Change, and with the recommendation that the applicant proffer a Declaration of Restrictions to address the parcel with environmental	To be determined

Item No./ Application Number/ Type	Applicant/Applicant representative/ Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation February 2021	Community Council Recommendation, Resolution # and Date February	PAB/LPA Recommendation March 1, 2021	BCC Action/ Recommendation April 21, 2021
	From: "Low Density Residential" (2.5 to 6 dwelling units per gross acre) To: "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre)			to address their concerns regarding traffic and other issues. Resolution No. 14-01-21 (February 22, 2021)	resources and meet with neighbors to address their concerns regarding traffic and other issues.	

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

Notes:

* No date set due to Community Council seat vacancies.

-BCC means Board of County Commissioners; PAB means Planning Advisory Board

Application No. CDMP20200011

Common Wealth Trust Services, LLC

Commission District 6 Community Council 8

APPLICATION SUMMARY

Applicant/Representative:	Common Wealth Trust Services, LLC as Trustee of the NW 7 Street Land Trust / Juan Mayol, Esq., and Pedro Gassant, Esq., C/O Holland & Knight, LLP.
Location:	South and north of NW 7 Street on the east side of NW 71 Avenue.
Total Acreage:	±7.1 gross acres / ±6.7 net acres
Current Land Use Plan Map Designation:	"Industrial and Office"
Requested Land Use Plan Map Designation:	"Medium-High Density Residential (25 to 60 dwelling units per gross acre)"
Amendment Type:	Small-scale
Existing Zoning District/Site Condition:	IU-1 / Parking lot

RECOMMENDATIONS

Staff:	ADOPT (February 2021)
North Central Community Council (CC8):	NO QUORUM (February 18, 2021)
Planning Advisory Board (PAB) Acting as the Local Planning Agency:	ADOPT (March 1, 2021)
Final Action of Board of County Commissioners:	TO BE DETERMINED (April 21, 2021)

Staff recommends to **ADOPT** the proposed small-scale amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map to redesignate the ±7.1 gross acre application site from "Industrial and Office" to "Medium-High Density Residential (25 to 60 dwelling units per gross acre)" for the following reasons:

Principal Reasons for Recommendation:

1. The application proposes to change the "Industrial and Office" CDMP land use designation of the ±7.1-gross acre site to facilitate the development of a residential project on the application site that would be more suited to the area, and consistent with the CDMP provisions for the conversion of industrially designated land to a non-industrial use. The application site could be redeveloped with up to 145,926 square feet of industrial uses under the current "Industrial and Office" CDMP land use designation and if the application is approved, would then be developable with up to 426 multifamily residential units under the requested "Medium-High Density Residential" (25 to 60 dwelling units per gross acre) designation. The "Industrial and Office" land use category text in the CDMP Land Use Element (on page I-38) provides for the retention of "Industrial and Office" designated land when such land is in a Minor Statistical Area (MSA) that has less than a 15-year supply of industrial land. In instances where there is less than a 15-year supply of industrial land, in order to be considered for approval for a non-industrial use it must be demonstrated that such use will not adversely impact future industrial development. MSA 5.1, where the application site is located, contains ±10.45 acres of vacant land zoned or designated for industrial uses. As discussed in Principal Reason No. 3(i) below, there is no demonstrated demand for industrial land in the vicinity of the application site and in the larger MSA 5.1.

In addition, it should be noted that the application site is in an area comprising a mix of residential, commercial, hotels, and some industrial type uses. The property abutting to the north while designated "Industrial and Office" is developed with the Double Tree Hotel and Conference Center and areas immediately adjacent to the west, south and east are designated for and developed with commercial, offices, residential uses and a park, thereby making the application site better suited for residential development. Furthermore, it is unlikely the requested CDMP land use designation change for the application site would precipitate the conversion of the warehouses that are located to the northeast of the site, beyond the Seaboard Air Line Railway and the Ludlam Trail Corridor's planned Blue Lagoon Development Area, to non-industrial uses. Rather, approval of the application would facilitate greater compatibility of future development on the site with the existing and planned development in the surrounding area than the range of industrial type uses currently allowed under the "Industrial and Office" land use designation as discussed in Principal Reason No. 3(iii) below.

2. Approval of the application would provide for the redevelopment of the application site consistent with Policy LU-1C, Policy LU-10A, and Objective LU-12 of the CDMP Land Use Element. These provisions of the CDMP require the County to give priority to redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development such as the application site, where urban services and facilities have the capacities to accommodate additional demand. The application if approved, would facilitate redevelopment of the application site with up to 426 multifamily residential units. As discussed in Principal Reason No. 3(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. Therefore, approval of the application would be consistent with the foregoing CDMP objective and policies.

3. 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:* Approval of the application would help satisfy a projected increase in demand for housing in Minor Statistical Areas (MSA) 4.5 and 5.1 where the application site is located. The annual average residential demand for the subject MSAs is projected to increase from 495 units per year in the 2020-2025 period to 512 units in the 2035-2040 period. An analysis of the residential capacity by type of dwelling units shows the depletion of single-family type units occurred in 2020 and for multi-family occurring beyond 2040. The combined supply of residential land for both single-family and multi-family units is projected to be depleted by the year 2033. The application, if approved, would increase the residential land capacity by 426 units, increasing the supply of multifamily type units by 18 months, and be of benefit to the area (see "Supply and Demand Analysis" on page 15).

While the application site is currently designated for industrial use and comprises ± 7.1 acres of the ± 33.23 acres of developable industrially zoned or designated land, there is no substantive demand for industrial land in MSAs 4.5 and 5.1 (see the "Supply and Demand Analysis" section on page 15). Furthermore, the fact that existing industrial uses decreased from ± 53.1 acres in 2000 to ± 39.5 acres in 2020 demonstrates that development in MSAs 4.5 and 5.1 is trending away from industrial uses.

- 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 should be noted that existing traffic conditions on major roadways adjacent to and in the vicinity of the application site are operating at acceptable levels of service and will continue operate at acceptable levels of service in the short term. In addition, the applicant's traffic study included a 2045 Long Term Analysis to determine the future long-term traffic impacts on the surrounding roadways. The long-term analysis determined that three roadway segments shown below are projected to operate below their adopted level of service standards with and without the impacts of the projected traffic from the application.

1. Dolphin Expressway from NW 107 Avenue to NW 87 Avenue;
2. Dolphin Expressway from NW 72 Avenue to NW 57 Avenue; and
3. Palmetto Expressway from SR-836 to NW 12 Street.

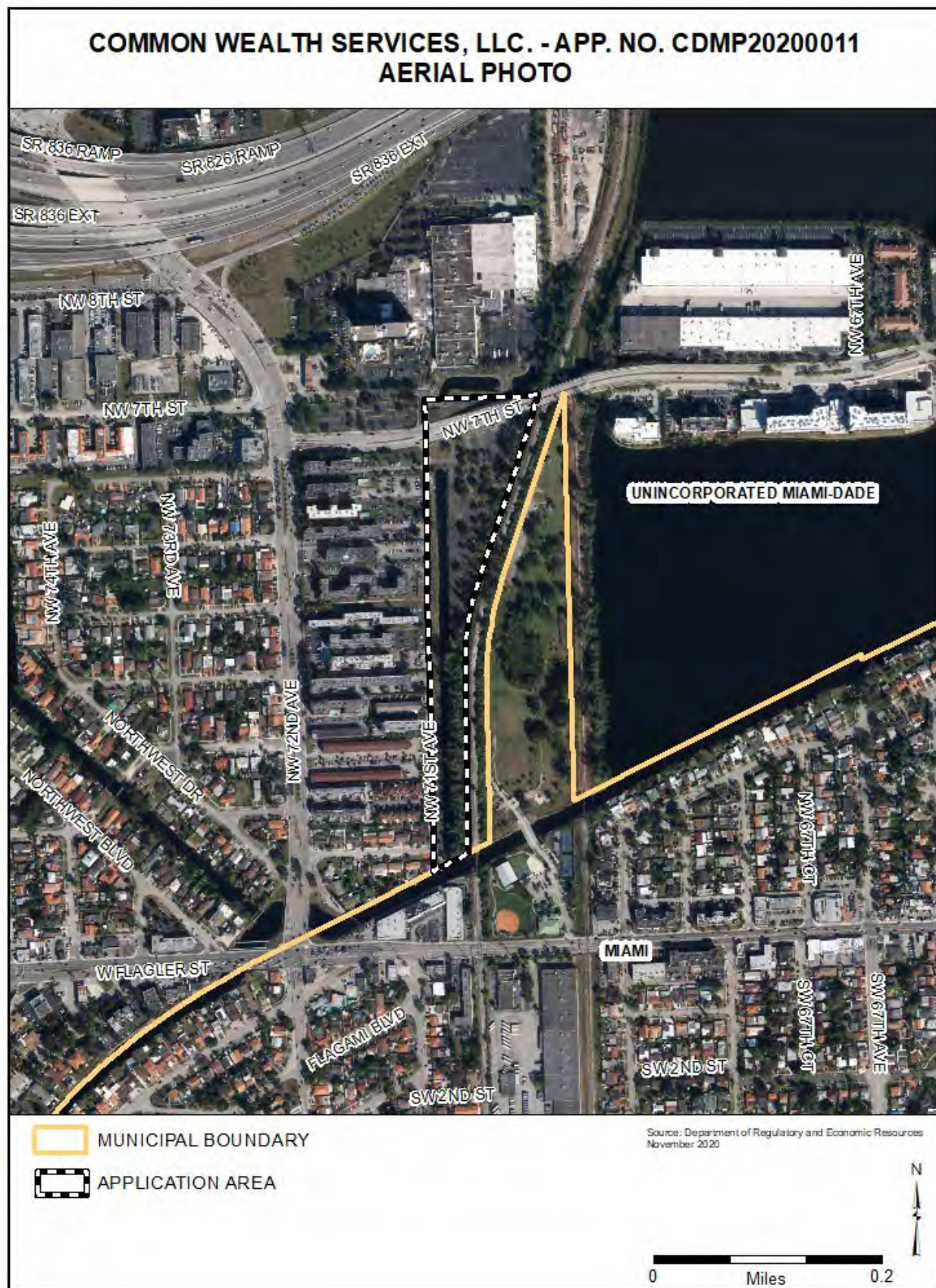
The application site is within the County's Urban Infill Area (UIA), the County's designated Transportation Concurrency Exception Area, and is thereby exempt from the transportation concurrency requirements. Furthermore, the traffic impact from this project is not significant

as the percentage impact is less than five percent of the maximum service volume (MSV) of the adopted roadway LOS standard. Pursuant to the provisions of the CDMP Capital Improvements Element, no mitigation or roadway improvements are required for projects having traffic impacts of less than five percent. (See 2045 Long Term analysis discussion on page 33 under Applicant's Traffic Study section herein.)

- iii. *Compatibility:* Approval of the application and development of the site as proposed, would result in a use on the site that is more compatible with the surrounding residential, hotels commercial, and park uses than the uses allowed under the current CDMP land use designation of "Industrial and Office". Adjacent to the north of the application site is the Double Tree Hotel and Conference Center. To the west are multifamily apartment complexes developed at densities between 29 and 53 units per acre including the Villas San Miguel Condominiums, the 72 Avenue Apartments, the Montecarlos Apartments, the Flagler Apartments, the Beverly Hills Apartments, and the Futura Condominium complex. To the southwest of the site are some single family and duplex residential units to the south is the across the Tamiami Canal is the "Flagler Shops" shopping center to the east is the Robert King High Park and Carlos Arboleya Campground and the Blue Lagoon Development Area of the Ludlam Trail Corridor planned for mixed use development at a maximum 5.0 floor area ratio, residential at a density up to 125 residential units per acre with commercial, office, and hotel uses. Therefore as proposed, the application would facilitate greater compatibility of future development on the site with the existing and planned development in the surrounding area.
- iv. *Environmental and Historic Resources:* The subject CDMP application, if approved, would not impact any historic or archaeological resources, but may impact environmental resources on the application site. The application site contains tree resources, which may include specimen tree resources (trees with 18-inch or greater trunk diameter) that are to be preserved, whenever reasonably possible, pursuant to CDMP Policy CON-8A and Section 24-49.2(II) of Miami-Dade County Code.
- v. *Transit Ridership and Pedestrianism:* The application, if approved and the site developed as proposed, could support transit ridership and pedestrianism. The subject property is served by Metrobus Routes 73 and 238 that provide local and Metrorail feeder service with the closest bus stops located within 1,000 feet (along NW 72 Avenue) and 400 feet (along NW 7 Street) of the site, respectively. Route 73 provides service at 30-minute peak period headways and Route 238 at 45-minute headways. Metrobus Routes 7, 11, and 51 (Flagler Max) with am/pm peak-hour headways of 10 minutes), and Metrobus 51 (with am/pm peak-hour headways of 20 minutes), also provide Metrorail feeder service within the general vicinity of the application site at 30-minute, 10-minute, and 15-minute headways, respectively, with the closest bus stop located approximately 0.60 miles from the site.

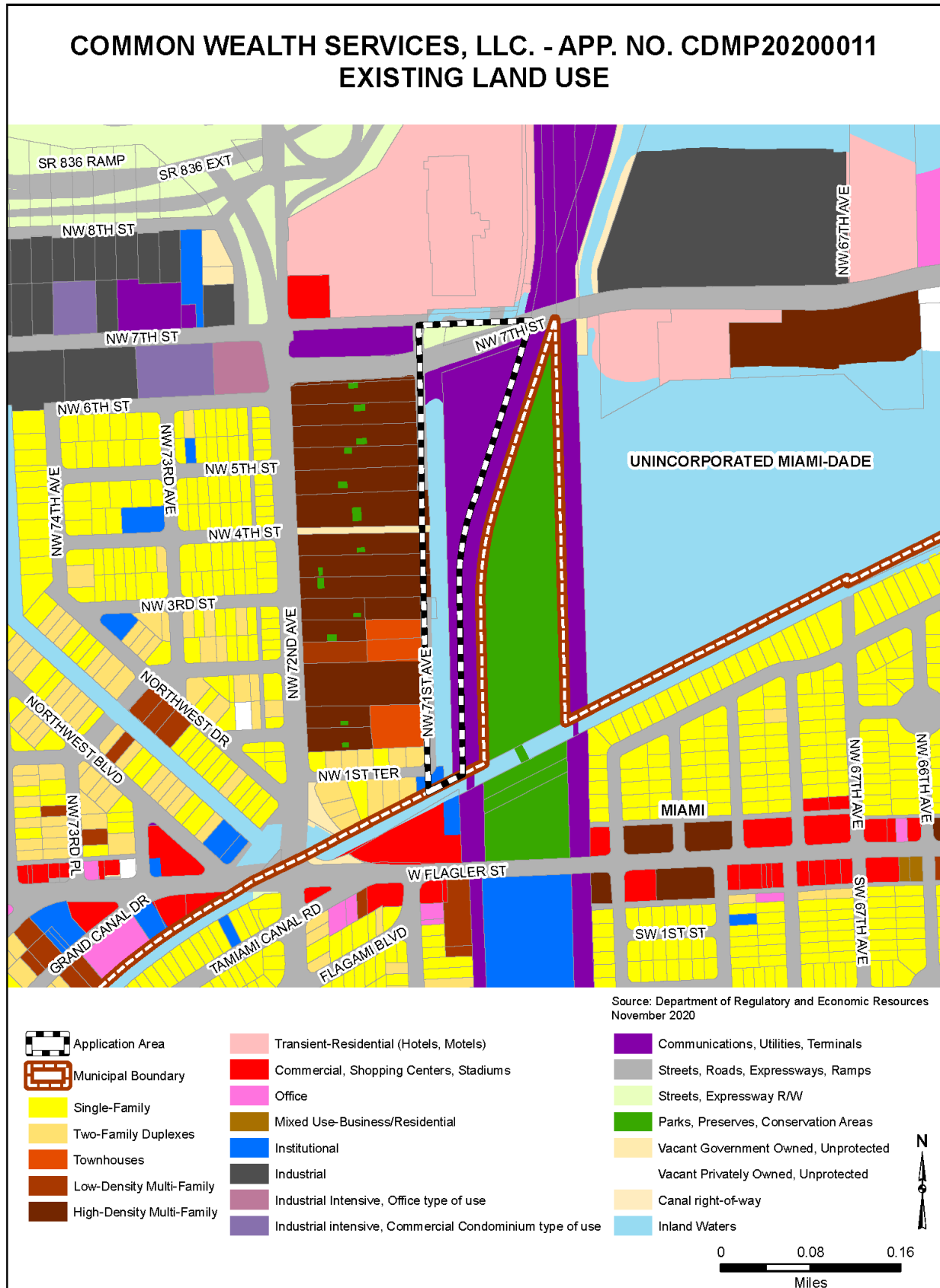
In addition, the application site is within the Transportation Infrastructure Improvement District (TIID) of the Strategic Miami Area Rapid Transit Plan ("SMART Plan") East-West Corridor. The County's Transit Development Plan (TDP) identifies the East-West Corridor as a funded capital project, that will provide multimodal solutions for traffic congestion along SR-836 and adjacent areas. The application site is within 400 feet of a planned bus station for the East-West Corridor project, along NW 7 Street between NW 72 and NW 71 Avenues. This project will serve major activity centers including FIU, Miami International Airport, the Miami Intermodal Center (MIC), Downtown Miami, and PortMiami, while transporting riders to and from major employment areas (Doral, Health District, Central Business District, Brickell, etc.). The East-West Corridor is being studied as part of the

Strategic Miami Area Rapid Transit Plan ("SMART Plan") corridor. Should this project be implemented the development of residential on the application site would be more supportive of transit ridership and pedestrianism than industrial type development that would generate industrial type traffic proximate to the proposed transit station.

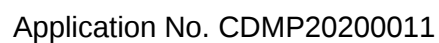


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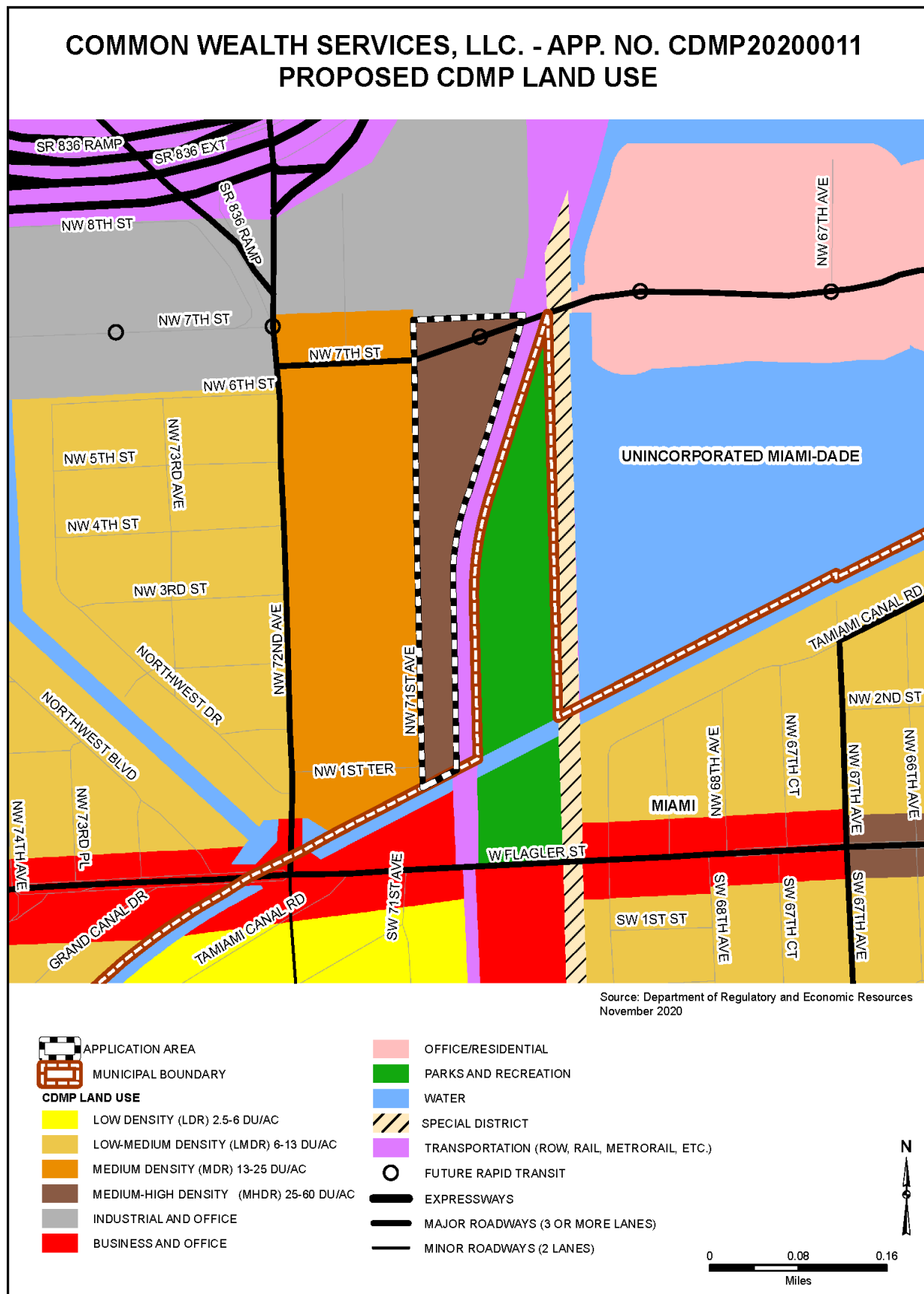


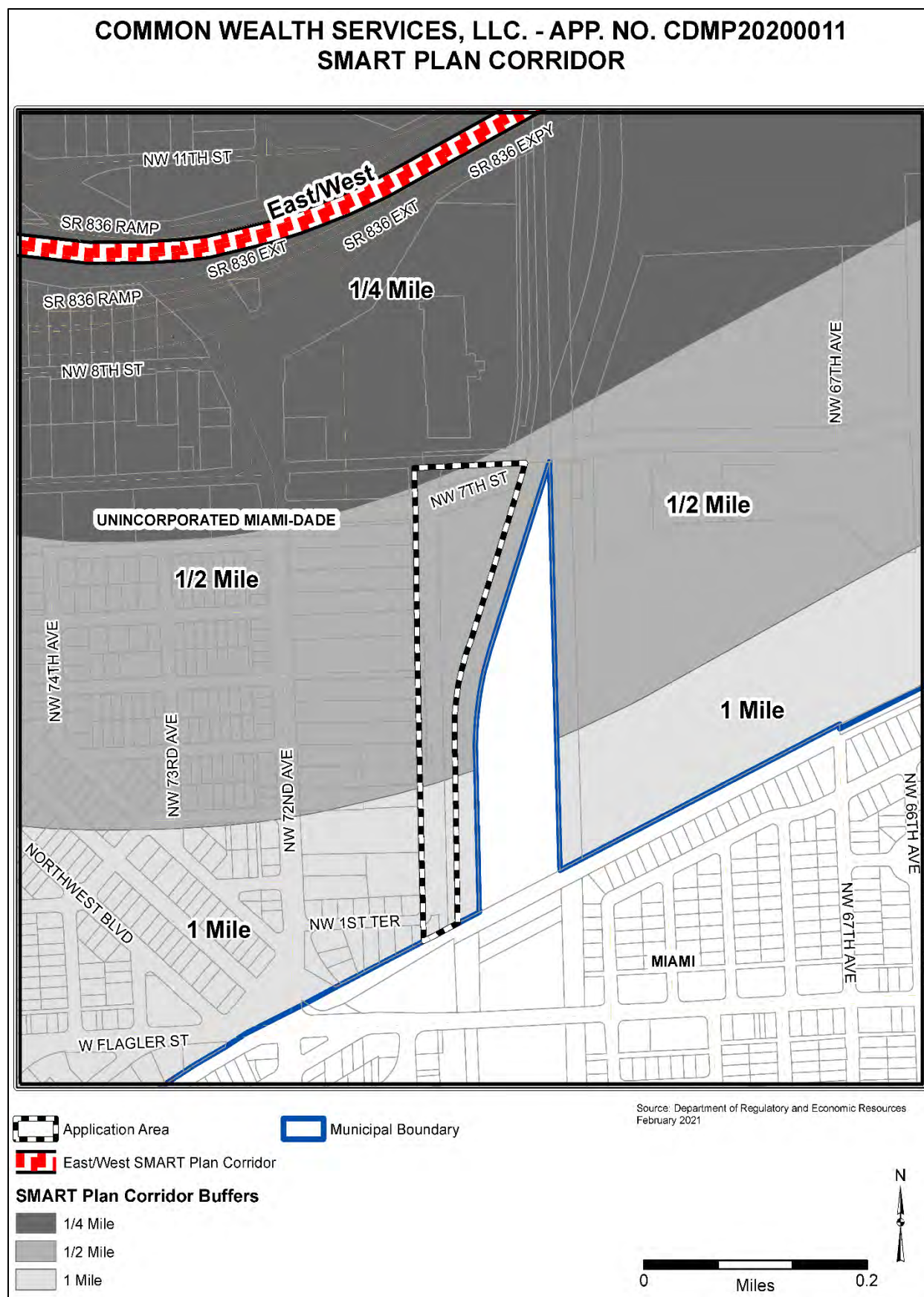


16



Application No. CDMP20200011





STAFF ANALYSIS

Application Site

Location

The ±7.1 gross acre application site consists of two lots under a common folio (30-4002-000-0170), one of which is located north of NW 7 Street and east of theoretical NW 71 Avenue; the other lot is located at east of NW 71 Avenue on the south side of NW 7 Street and, in unincorporated Miami-Dade County. The site is in close proximity to the East-West Corridor of the Strategic Miami Area Rapid Transit Plan ("SMART Plan Corridor"), as discussed below. In addition, the application site is within the Urban Infill Area (UIA) and is adjacent to the western and southern boundaries of the City of Miami (see "Aerial Photo" on page 6).

Existing Land Use

The application site is an elongated wedge-shaped property with the southern ±1.06 acres, approximately 940 feet in length and ±50 feet wide, being undeveloped while the remainder of the property is developed as a parking lot that is generally not being utilized. The property is bisected by the NW 7 Street right-of-way and the NW 7 Street bridge footing just east of NW 71 Avenue but connected at the northeast corner of the property by a driveway that runs under the said bridge (see Appendix F: "Photos of Site and Surroundings" on Appendices Page 43).

CDMP Land Use Designation

The application site is designated "Industrial and Office" on the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map. See "CDMP Land Use" map on page 9. The "Industrial and Office" CDMP land use category allows manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses. Also allowed are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings.

The applicant requests to redesignate the application site to "Medium-High Density Residential (25 to 60 dwelling units per gross acre)" on the LUP map (see "Proposed CDMP Land Use" map on page 9). Under the current CDMP land use designation of "Industrial and Office", the application site could be developed with a maximum of 145,926 sq. ft. of industrial uses. Under the requested CDMP land use designation of "Medium-High Density Residential", the application site could be developed with a maximum of 426 multifamily units.

Strategic Miami Area Rapid Transit (SMART) Plan

As noted above, the site is in close proximity to the East-West Corridor, one of six (6) corridors within the Strategic Miami Area Rapid Transit Plan ("SMART Plan Corridor") adopted by the Miami-Dade County Transportation Planning Organization (TPO) in April 2016 and endorsed by the Miami-Dade Board of County Commissioners (Board) by Resolution No. R-523-16, adopted in June 2016. Additionally, on January 24, 2019, the Board adopted Ordinance No. 19-7 approving "Mixed Use Development" CDMP policies to establish transit-supportive densities and intensities for mixed-use projects located along the County's Rapid Transit Corridors. The SMART Plan Corridor provisions allow for higher densities and intensities within ¼ mile, ½ mile of the corridors, and, in the case of the East-West Corridor, within 1 mile. Specifically, the CDMP provides that, mixed use projects located within one-quarter mile of the Plan Corridor would be eligible for 60 dwelling units per acre and up to 2.0 Floor Area Ratio (FAR). Mixed use projects within between ¼-mile and ½-mile of the Corridor would be eligible for 36 dwelling units per acre and up to 1.5

FAR. In addition, mixed use projects located between one-half mile and one mile of the East-West SMART Plan Corridor would be eligible for a maximum of 18 dwelling units per acre and up to 1.25 FAR.

A portion of the application site located north of NW 7 Street is within ¼-mile of the SMART Plan Corridor. If the application site is developed with a mix of uses, this portion of the property could be developed under the SMART Plan Corridor provisions that allows the residential component to be developed at a maximum density of 60 dwelling units per acre. Over half of the application site is within one-quarter to one-half mile of the SMART Plan Corridor. If developed with mixed uses, this portion of the application site may be developed at a maximum density of 36 dwelling units per acre. The remaining southernmost portion of the site is within one mile of the SMART Plan Corridor, and if developed with mixed uses, the residential component may be developed at a maximum density of 18 dwelling units per acre (see “Smart Plan Corridor” map on page 11).

It must be noted that the actual densities or intensities of development approvable on a given site may be significantly lower than the maximum allowed, where necessary, to conform to an overriding Plan policy, or to ensure compatibility of the proposed development with its surrounding land uses. Therefore, the total permissible development may be significantly less than the maximum allowed under the CDMP due to land use compatibility and other site-related considerations.

Zoning

The application site is currently zoned IU-1 (Light Manufacturing), which permits light industrial operations. See “Zoning Map” on page 7.

Zoning History

Miami-Dade County zoning districts and zoning code regulations were first created in 1938. Research of county zoning records indicate that on October 6, 1977, Miami-Dade Board of County Commissioners (Board) adopted Resolution No. Z-214-77 approving a zoning district boundary change on the application site from GU (Interim) to IU-1 (Light Manufacturing). There has been no further zoning district boundary change by the Board on the application site since the site was rezoned to IU-1.

Adjacent Land Use and Zoning

Existing Land Uses

Existing uses surrounding the application site are varied (see “Existing Land Use map” on page 8). Adjacent to the north of the application site is the DoubleTree by Hilton Miami Airport & Convention Center. Adjacent to the west of the site, across the FEC Borrow Ditch Canal, are duplexes and multifamily housing; such as, the Villas San Miguel Condominiums, the 72 Avenue Apartments, the Montecarlos Apartments, the Flagler Apartments, the Beverly Hills Apartments, and the Futura Condominium complex. Residential densities among these apartment complexes range between 29 and 53 units per net acre. To the southwest of the site are single family and duplex residential units. Adjacent to the south of the application site, across the Tamiami Canal and within the City of Miami, are small retail operations, such as the “Irma Bakery” and the “Flagler Shops” shopping center, which also contains an institutional use such as the Tiny Steps Learning Center.

Adjacent to the east of the site, is the Seaboard Air Line Railway. Beyond the railway, within the City of Miami, is the Robert King High Park and Carlos Arboleya Campground. Further east of the site, within the unincorporated area of Miami-Dade County, is the Cambria Hotel Miami Airport,

the SpringHill Suites by Marriott International, LaVida Apartments at Blue Lagoon, and Lake Mahar. Adjacent to the east of the Robert King High Park, is the northern segment of the Ludlam Trail Corridor ("Corridor"). The Corridor is a ±5.8-mile segment of the former Florida East Coast Railway South Little River Branch spur-line that is generally 100 feet wide and extends from SW 80 Street to approximately 400 feet north of NW 7 Street, generally along theoretical NW/SW 69 Avenue.

CDMP Land Use Designations

The unincorporated areas adjacent to the application site have a mix of CDMP land use designations on the CDMP LUP map. The area adjacent to the north of the application site is designated "Transportation" and "Industrial and Office". The area adjacent to the west of the application site is designated "Medium Density Residential (13 to 25 dwelling units per gross acre)" and is mainly characterized by multifamily residential type uses and some single family and duplex units to the southwest. The abutting railway to the east of the application site is designated "Transportation" on the CDMP LUP map. The Robert King High Park and Carlos Arboleya Campground further east is designated "Public Parks and Recreation" on the City's 2020 Future Land Use Map and depicted on the CDMP LUP map as "Parks and Recreation". Abutting the east side of the park is the Blue Lagoon Development Area of the Ludlam Trail Corridor, within unincorporated Miami-Dade County, designated "Special District" on the CDMP LUP map. See "CDMP Land Use" map on page 9. This segment of the Corridor (the Blue Lagoon Development Area as designated in the CDMP Land Use Element text) may be developed with residential uses at a maximum of 125 dwelling units per gross acre, commercial uses, offices, and hotels all at maximum 5.0 Floor Area Ratio (FAR) and building heights up to 12 stories. The area adjacent to the south of the site is also within the City of Miami and is designated "Restricted Commercial" by the 2020 Future Land Use Map of the municipality and depicted as "Business and Office" on the CDMP LUP map.

Zoning

Zoning designations for properties surrounding the application site are varied. For example, properties abutting to the north of the application site are zoned IU-1. Properties abutting to the east of the site are zoned GU (Interim). The parcel further east of the application site, located within the City of Miami, is zoned CS (Civic Space Zone) by the municipality. According to the Miami 21 Zoning Code, properties that are zoned CS are mainly outdoor areas dedicated for community use purposes. Properties adjacent to the west of the site are zoned RU-2 (Two Family Residential), RU-4 (High Density Apartment House), RU-4L (Limited Apartment House), RU-4M (Modified Apartment House), and RU-5 (Semi Professional Office) by Miami-Dade County. The RU-2 Zoning District permits residential uses on 7,500 square feet net lots; the RU-4 permits multifamily residential units at 50 units per net acre; the RU-4L Zoning District permits apartment type uses at 35.9 units per net acre; the RU-4M Zoning District permits apartment type uses at 35.9 units per net acre; and the RU-5 Zoning District) permits office and residential uses. The properties located adjacent to the south of the site, within the City of Miami, are within the municipality's Urban Core Transect T6-8. According to Miami21 Zoning Code, the Transect T6 permits the highest residential density and greatest variety of uses, including civic buildings of regional importance (see "Zoning Map" on page 7).

The proposed CDMP land use designation of "Medium Density Residential" would allow the development of multifamily residential uses that would be compatible with the existing multifamily residential complexes and hotel uses surrounding the application site. Furthermore, the proposed CDMP land use designation of "Medium-High Density Residential" would also be compatible with the high density residential development that is currently permitted by the existing residential zoning district surrounding the application site.

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 small-scale application, land capacity is analyzed at the localized or Minor Statistical Area (MSA) level.

Industrial Land

The Analysis Area for the application site (MSAs 4.5 and 5.1) contained ± 143.70 acres of in-use industrial uses in 2020 and an additional ± 33.23 acres of vacant or developable land zoned or designated for industrial uses. The annual average absorption rate for the 2020-2040 period is negligible (nearly zero acres per year). At the projected rate of absorption, reflecting the past absorption rates of industrial uses, the Analysis Area's depletion year is undeterminable (see "Projected Absorption of Land for Industrial Uses" table below).

Projected Absorption of Land for Industrial Uses Indicated Year of Depletion and Related Data ¹				
Analysis Area (MSAs)	Vacant		Annual Absorption	
	Industrial Land 2020 (Acres)	Industrial Acres in Use 2020	Rate 2020-2040 (Acres) ²	Projected Year of Depletion
4.5	22.78	104.20	0.0	--
5.1	10.45	39.50	0.0	--

Source: Miami-Dade County, Regulatory and Economic Resources Department, Planning Division, Planning Research and Economic Analysis Section, December 2020.

Notes

¹ Data is from year 2020

² Data analyzed in December 2020

Approval of the proposed application will reduce the inventory of developable industrial land by ± 7.1 acres but would not have a significant impact on the supply of industrial land due to the lack of any significant demand for industrial uses in the subject MSA.

Residential Land

The combined vacant land in the Analysis Area for single-family and multi-family residential development in 2020 was estimated to have a capacity for about 6,748 dwelling units, with about 99 percent of these units intended as multi-family. The annual average residential demand is projected to increase from 495 units per year in the 2020-2025 period to 512 units in the 2035-2040 period. An analysis of the residential capacity by type of dwelling units shows the depletion of single-family type units occurring in 2020 and for multi-family beyond 2040. The supply of residential land for both single-family and multi-family units is projected to be depleted by the year 2033 (see "Residential Land Supply/Demand Analysis" table below).

The table below addresses the residential land supply and demand in the Analysis Area without the impact of the proposed application. Approval of the proposed application will extend the depletion year for multi-family type units by approximately 1.6 years.

Residential Land Supply/Demand Analysis
2020 to 2040: (MSAs 4.5 & 5.1)

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 2020	74	6,748	6,822
DEMAND 2020-2025	232	263	495
CAPACITY IN 2025	0	5,433	4,347
DEMAND 2025-2030	254	288	542
CAPACITY IN 2030	0	3,993	1,637
DEMAND 2030-2035	250	284	534
CAPACITY IN 2035	0	2,513	0
DEMAND 2035-2040	240	272	512
CAPACITY IN 2040	0	1,153	0
DEPLETION YEAR	2020	2040+	2033

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 2020.

The table above addresses the residential land supply and demand in the Analysis Area without the effect of the projected impacts from the proposed CDMP amendment. Given the existing capacity in the Analysis Area, this application, if approved, will extend the depletion year for multi-family type units by approximately 1.6 years.

Housing Affordability

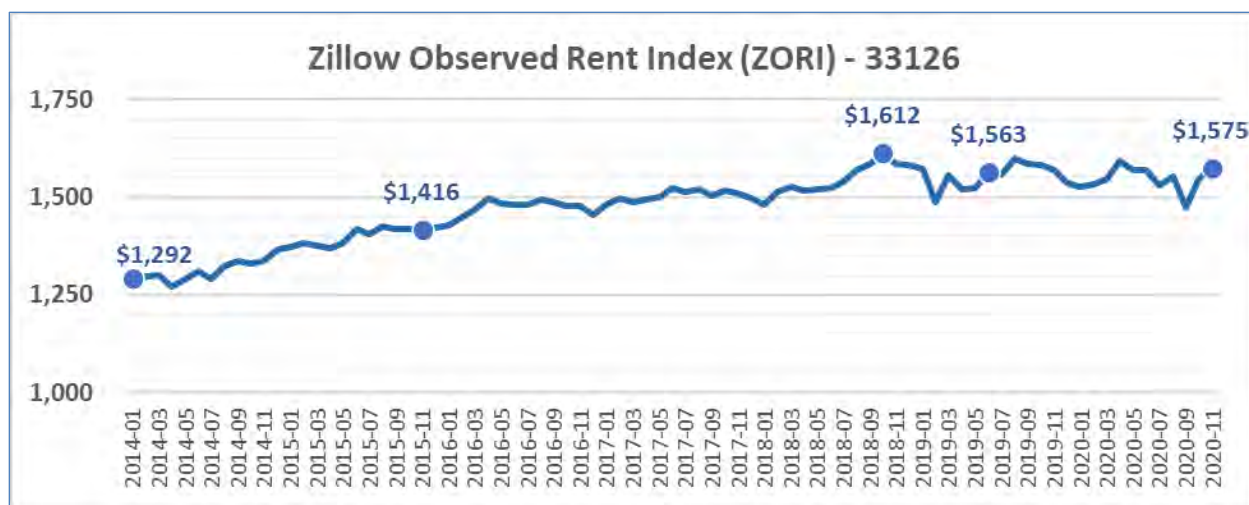
The application site is located in zip code 33126. For the purposes of analysis, two adjacent zip codes were also considered: 33122, 33144 (the “study area”). Findings indicate that there is no Zillow Observed Rent Index for 33122 and 33144. The applicant has made no declaration with respect to the affordability of the units to be constructed. Currently prevailing rent indexes were extracted from Zillow; an online real estate and rental market place (see “Zillow Rent Index” table below).

Zillow Rent Index

	Zip Code	2020 Rent Index	Average
All Homes Including Multifamily	33122	n/a	\$1,575
	33126	\$1,575	
	33144	n/a	

Source: Zillow.com (The 2020 index is the monthly unweighted average for the year through November.)

The most recently available observed rent index, from November 2020 for zip code 33126, where the application site is located, is \$1,575, which is up 11.2% from five years earlier; and 2.3% below the November 2018 maximum value of \$1,612 (see “Zillow Observed Rent Index-33126” chart below) .



In addition, data from the Florida Housing Finance Corp (FHFC) was analyzed, which include countywide affordable rent limits for households according to the ratio of household-income as a share of an area's median income (AMI). The AMI for Miami-Dade County is identified by the Department of Housing and Urban Development (HUD) at \$59,100 for year 2020. If the proposed development establishes its rents at the currently prevailing average rate for multifamily rentals, the data shows that a two-bedroom unit would be naturally affordable to a household earning 80% of AMI, and a one-bedroom unit would be affordable to a household earning 100% of AMI. Furthermore, the data shows that within the aforementioned zip codes, prevailing market-rate rents are affordable to workforce households.

Miami-Dade County Housing Rent Limits, 2020					
AMI Category	0 Bedroom Limit (\$)	1 Bedroom Limit (\$)	2 Bedroom Limit (\$)	3 Bedroom Limit (\$)	4 Bedroom Limit (\$)
30%	480	514	617	726	879
50%	800	857	1,028	1,188	1,326
60%	960	1,028	1,234	1,452	1,758
80%	1,280	1,371	1,645	1,900	2,120
100%	1,600	1,714	2,056	2,376	2,652
120%	1,920	2,058	2,469	2,853	3,183
140%	2,240	2,401	2,880	3,328	3,713

Sources: Florida Housing Finance Corporation, 2020 Combined Income and Rent Limits by County

Furthermore, the data illustrates the housing affordability situation that currently exists within the Analysis Area. The study area was broadened to include the MSA(s) within which the application site lies. The application site is essentially at the junction of five separate MSAs, 3.2, 4.5 (no population), 5.1, 5.3 and 5.4. The data for cost burdened households is drawn from the 2019 American Community Survey 5-year Estimates, which was released in December of 2020. HUD defines cost-burdened families as those who pay more than 30 percent of their income for housing. Severe rent burden is defined as spending more than 50 percent of one's income on rent. The data shows most households earning less than \$35,000 per year, pay 50% or more of

their income on rent, and are thus severely cost burdened. An income of \$35,000 per year represents just 61% of the County's AMI after adjusting for inflation. Also, over 80% of households in the county earning between \$35,000 and \$50,000 per year, pay 30% or more of their income on rent and are therefore cost burdened. Therefore, the data shows how much greater the housing crisis is for low income and extremely low-income households versus moderate income or workforce households.

Cost Burden of Renter Households by Household Income						
	MSA 3.2	MSA 5.1	MSA 5.3	MSA 5.4	Total Study Area	<i>Shares</i>
Total Renter Households:	25,602	37,933	22,545	8,519	94,599	
Less than \$19,999:	4,267	14,710	4,915	1,802	25,694	100%
Less than 30.0 percent	148	2,065	188	53	2,454	9.6%
30.0 to 49.9 percent	142	1,851	167	160	2,320	9.0%
50.0 percent or more	3,139	9,337	3,543	1,184	17,203	67.0%
Not computed	838	1,457	1,017	405	3,717	14.5%
Median	72.4	63.6	72.5	68.5	69.3	
\$20,000 to \$34,999:	4,138	9,203	3,718	2,034	19,093	100%
Less than 30.0 percent	29	870	240	27	1,166	6.1%
30.0 to 49.9 percent	546	3,586	901	324	5,357	28.1%
50.0 percent or more	3,473	4,585	2,498	1,541	12,097	63.4%
Not computed	90	162	79	142	473	2.5%
Median	70.9	50.7	63.6	69.3	63.6	
\$35,000 to \$49,999:	4,527	5,555	3,144	1,277	14,503	100%
Less than 30.0 percent	285	1,526	542	102	2,455	16.9%
30.0 to 49.9 percent	2,459	3,498	1,812	794	8,563	59.0%
50.0 percent or more	1,686	523	643	344	3,196	22.0%
Not computed	97	8	147	37	289	2.0%
Median	45.8	35.0	41.6	42.7	41.3	
\$50,000 or more:	12,670	8,465	10,768	3,406	35,309	100%
Less than 30.0 percent	8,354	6,156	7,960	2,133	24,603	69.7%
30.0 to 49.9 percent	3,865	1,980	2,203	1,154	9,202	26.1%
50.0 percent or more	286	113	359	64	822	2.3%
Not computed	165	216	246	55	682	1.9%
Median	n/a	n/a	n/a	n/a	n/a	

Environmental Conditions

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

Flood Protection

FEMA Flood Zone
Stormwater Management Permit
County Flood Criterion
(National Geodetic Vertical Datum)

AH and X
DERM Surface Water Management Permit Required
6.0 feet

Biological Conditions

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

Other Considerations

Within Wellfield Protection Area	No
Contaminated Site	No

Environmental Monitoring and Restoration

The Division of Environmental Resources Management (DERM) has no records of contamination for the subject site or abutting properties. If any required future Phase 1 or Phase 2 Environmental Site Assessment shows evidence of contamination on the site, any portion of the site to be sold, transferred or dedicated (including for public right-of-way) shall be identified, and the receiving entity must be made aware of the contamination and accept any conveyance. If soil contamination, groundwater contamination, solid waste and/or methane will be addressed via a No Further Action with Conditions, each individual property owner will have to execute a restrictive covenant and each receiving entity must accept all applicable restrictions and responsibilities that are required following transfer of ownership. Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

If right-of-way dedications are required, any soil, groundwater or surface water contaminants or solid waste and/or methane must be disclosed to the receiving County or Municipal applicable department at the earliest stage possible; the presence of any such contamination and/or solid waste and/or methane impacts or a delay in disclosure of such contamination or impacts could result in the County declining to accept the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or other changes to the proposed development.

In addition, any construction, development, drainage, and dewatering at a site with documented contamination shall require DERM review and approval as it relates to environmental contamination issues.

Natural Resources

The subject property contains tree resources, including specimen tree resources (trees with a trunk diameter at breast height of 18 inches or greater) identified by DERM staff during a site inspection on December 9, 2020. Specimen trees are protected by Section 24 -49.2(II) of the Code, the Miami-Dade County Landscaping Ordinance (Chapter 18A of the Code) and Policy CON-8A of the CDMP.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the 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. The approval of this land use application 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 subject property and adjacent properties are not located within a federally designated critical habitat area. DERM is not aware of any documented threatened or endangered species on this or adjacent properties.

Drainage and Flood Protection

Storm water drainage systems that provide both flood protection and storm water quality treatment are required for any new development within the subject property. Development involving 2 acres or more of impervious area, requires a DERM Surface Water Management General Permit for the construction and operation of the required surface water management system. This permit must be obtained prior to any future development order approval.

The western boundary of the subject property is adjacent to the existing Miami-Dade County FEC Borrow Ditch Canal. Miami-Dade County requires a 25-foot-wide canal maintenance easement to the eastern side of the FEC Borrow Ditch Canal for public purposes of maintaining the existing canal.

Site grading and development must provide for the full retention of the 25-year/3-day storm event and must not cause flooding of adjacent properties. Requirements of Chapter 11C of the Code, as well as State and Federal flood protection criteria, must be met. The proposed development order, if approved, must not result in a reduction in the LOS standards for flood protection set forth in the CDMP, subject to compliance with the conditions required for this proposed development order.

Water Management

The proposed amendment may alter the amount of impervious surface and thus impact groundwater recharge. DERM will evaluate future development orders to ensure that the overall development will not create adverse impacts to the Stormwater Management Level of Service Standard contained in CDMP Policy CON-5A of the Conservation, Aquifer Recharge and Drainage Element.

Water and Sewer

Potable Water Supply

The subject property is located within the Miami-Dade Water and Sewer Department (WASD) service area. Based on the type of development that would be allowed under the requested land use, connection to the public water supply system would be required pursuant to Chapter 24 of the Code. The water supply for this application would be provided by the Hialeah-Preston Water Treatment Plant. At the present time, there is adequate treatment and water supply capacity for this application consistent with CDMP Policy WS-2A (1) of the Water, Sewer, and Solid Waste Element.

The developer may connect to an existing 12-inch water main that is located 222 feet north of the intersection of NW 7 Street and NW 71 Avenue and extend southerly along NW 71 Avenue out a new 12-inch water main to the subject property as required, to provide service to the proposed development. If two or more fire hydrants are to be connected to a public water main extension,

then the water system shall be looped with two (2) points of connection. Any public water main extension within the property shall be 12-inch minimum diameter. At this time, there are no planned projects located in close proximity to the application site.

Water Demand/Sewer Flow Analysis

As noted in the "Estimated Water Demand/Sewer Flow for Proposed Development by Land Use Scenario" table below, the maximum water demand under the current CDMP Land Use designation of "Industrial and Office" is estimated to be 5,836 gallons per day (gpd), as shown under Scenario 1. The maximum water demand under the requested CDMP Land Use designation of "Medium-High Density Residential" would be 57,510 gpd, as shown under Scenario 2, which represents a potential increase of approximately 51,674 gpd for water and sewer service.

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 Miami-Dade Code)	Projected Water Demand (gpd)
Current CDMP Potential – "Industrial and Office"				
1	Industrial	145,926 ft. sq.	4 gpd/100 ft. sq.	5,836 gpd
Requested CDMP Designation – "Medium High Density Residential"				
2	Multi Family	426 units	135 gpd/unit	57,510 gpd

Source: Miami-Dade Water and Sewer Department; Department of Regulatory and Economic Resources, Planning Division; December 2020

Sewer Treatment Plant Capacity

The wastewater flows for this application would be transmitted to the North District Wastewater Treatment Plant for treatment and disposal. Currently, there is average wastewater treatment capacity for this application consistent with Policy WS-2A (2) of the CDMP.

Sewer System Connectivity

Based on the requested land use and development that would be allowed under this land use amendment, connection to the public sanitary sewer system would be required pursuant to Chapter 24 of the Code. The wastewater flows for this application would be transmitted to the Central District Wastewater Treatment Plant for treatment and disposal. Currently, there is average wastewater treatment capacity for this application consistent with Policy WS-2A (2) of the CDMP. This facility is currently working within the mandated criteria set forth in the Consent Decree Case: N0. 1:12-cv-24400-FAM, effective Dec 6, 2013.

An existing 16-inch sewer force main located at the intersection of NW 7 Street and NW 72 Avenue could serve as a connection point to the proposed development. A new sewer force main (size to be determined) could be extended easterly along NW 7 Street to the subject site, as required, to provide service to the proposed development, provided that there are no obstacles that would preclude construction. A private pump station would be required.

Fire and Rescue Service

The application area is currently served by Miami-Dade Fire Rescue Station No. 40 (West Miami) located at 975 SW 62 Street. The station is equipped with a Rescue and Engine staffed with

seven (7) firefighter/paramedics, 24 hours a day, seven days a week. The travel time to incidents in the vicinity of the subject application is approximately 7:00 minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to the vicinity of the subject application complies with the performance objective of national industry.

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 CDMP land use designation of "Medium-High Density Residential" 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. Presently, there are no fire flow deficiencies in the vicinity of the application site.

The Miami-Dade Fire Rescue Department (MDFR) has determined that the current CDMP land use designation of "Industrial and Office" would allow a potential development that could generate nine annual alarms. The proposed CDMP land use designation of "Medium-High Density Residential" would allow a potential development that could generate 127 annual alarms. The potential 127 annual alarms will result in a moderate impact to existing fire rescue services. Based on the current call volume for Station No. 40 and existing stations within close proximity of the subject property, all stations combined are capable of mitigating the additional number of alarms. Additional stations include: Station No. 48 (Fontainebleau) located at 8825 NW 18 Terrace and Station No. 17 (Virginia Gardens) located at 7050 NW 36 Street.

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 2020-2021, the DSWM is in compliance with the Countywide Waste Management System's adopted LOS standard.

Application Impacts

The applicant requests the redesignation of the application site from "Industrial and Office" to "Medium-High Density Residential." Adoption of the proposed CDMP amendment may result in the development of a maximum 426-unit multi-family residential complex as defined in Chapter 15 of the Code of Miami Dade County. The DSWM does not actively compete for multi-family waste collection service at this time. Waste collection and recycling services would most likely be

provided by a private hauler. Therefore, the DSWM has no objection to the proposed CDMP amendment.

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 1 (PBD-1), which generally encompasses the area of the County between the County Line and SW 8 Street.

Level of Service Standard

CDMP Policy ROS-2A of the Recreation and Open Space Element establishes the adopted minimum Level of Service (LOS) standard for the provision of recreational open space in Miami-Dade County. This CDMP policy requires the County to provide a minimum of 2.75 acres of local recreational 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-1 has a surplus capacity of ± 244.12 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) of the twelve (12) parks listed below (A.D. Barnes, Brothers to The Rescue, Coral Estates, Rockaway and Ruben Dario) are 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	Address	Classification	Total Acres	Type
A.D. Barnes Park	3401 SW 72 Ave.	Community Park	60.93	Local
Banyan Park	SW 30 St / SW 87 Ave.	Neighborhood Park	3.09	Local
Brothers to the Rescue Memorial Park	2420 SW 72 Ave.	Single Purpose Park	6.75	Local
Coral Estates Park	1405 SW 97 Ave.	Community Park	5.26	Local
Coral Villas Park	6398 SW 35 St.	Mini-Park	0.36	Local
Francisco Human Rights Park	9445 SW 24 St.	Mini-Park	2.88	Local
Humble Mini Park	7850 SW 39 Ter.	Mini-Park	0.48	Local
Rockway Park	9460 SW 27 Dr.	Community Park	5.01	Local
Ruben Dario Park	9825 W Flagler St.	Community Park	14.97	Local
San Jacinto Park	4430 SW 15 Ter.	Mini-Park	0.9	Local
Schenley Park	2750 SW 57 Ave.	Neighborhood Park	1.68	Local
Sunset Heights Park	960 SW 73 Ave.	Mini-Park	0.37	Local

Source: Department of Parks, Recreation and Open Spaces, January 2021

Application Impacts

The existing CDMP land use designation of “Industrial and Office” does not allow the development of residential uses; therefore, any industrial development on the application site would not generate an impact based on the minimum Level of Service standard for the provision of local recreation open space pursuant to the Recreation and Open Space Element.

The potential for residential development under the CDMP land use designation of “Medium-High Density Residential” would generate a maximum of 426 multi-family residential units and an anticipated population of 895. The concurrency analysis for this scenario results in an impact of 2.46 acres based on the minimum Level of Service standard for the provision of local recreation open space in the Recreation and Open Space Element.

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 or in part within the same Geographic Area, as defined in CDMP Policy EDU-2C of the Educational Element.

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 78 students. This number includes a reduction of 30.55% to account for charter and magnet schools (schools of choice). Of the 78 students, 38 are expected to attend elementary schools, 18 are expected to attend middle schools and 22 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
Flagami Elementary	153	38	38	YES	Current CSA
West Miami Middle	400	18	18	YES	Current CSA
South Miami Middle	594	22	22	YES	Current CSA

Source: Miami-Dade County Public Schools, February 2021.

Miami-Dade County Department of Regulatory and Economic Resources, February 2021.

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 proposed CDMP 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. The applicant is required to coordinate with MDAD's Aviation Planning Division for a MDAD-issued Airspace / Land-Use Letter of Determination for any permanent structure at the referenced location which reaches or exceeds 35 feet AGL and for a MDAD-issued Permissible Crane Height Determination for any temporary structure at the referenced location which reaches or exceeds 35 feet AGL.

Police

Current data of police staffing, population, and crimes/calls for service by the Miami-Dade Police Department (MDPD) was examined to project any increase in calls for service. The MDPD determined that existing staffing should accommodate any slight increase in the volume of calls for service and should demand for police services increase beyond current levels, additional sworn personnel, support staff, and equipment may be required. The MDPD will further review and comment on development of the site during the permitting process

Roadways

The application site is ±7.1-acre property located east of NW 71 Avenue on the north and south sides of NW 7 Street in unincorporated Miami-Dade County. The site has access from NW 71 Avenue, as NW 7 Street is elevated adjacent the site due to the crossing of the railroad in the east. The application site is inside the County's Urban Infill Area (UIA), the County's designated Transportation Concurrency Exception Area (TCEA). The Concurrency Management Program in the Capital Improvement Element (CIE) of the CDMP states that "A proposed development located within the Urban Infill Area will not be denied a concurrency approval for transportation facilities provided that the development is otherwise consistent with the adopted Comprehensive

Development Master Plan...” (CIE page IX-17). The major roadways surrounding this property that would cater to the mobility needs of this project are shown below:

1. Dolphin Expressway from NW 57 Avenue to NW 107 Avenue is an eight-lane MDX (Miami-Dade Expressway Authority) maintained expressway with posted speed limit of 55 mph.
2. Palmetto Expressway north and south of Dolphin Expressway is a ten-lane state-maintained expressway with posted speed limit of 55 mph.
3. NW 7 Street west of NW 57 Avenue is a four-lane divided county-maintained minor arterial roadway with posted speed limit of 40 mph.
4. Flagler Street from NW 87 Avenue to Palmetto Expressway is a six-lane divided state-maintained minor arterial roadway with posted speed limit of 40 mph.
5. Flagler Street east of NW 72 Avenue is a four-lane divided state-maintained minor arterial roadway with posted speed limit of 40 mph.
6. SW 8 Street/Tamiami Trail from NW 57 Avenue to Palmetto Expressway is a four-lane divided state-maintained minor arterial roadway with posted speed limit of 45 mph.
7. NW 72 Avenue/Milam Dairy Road from NW 12 Street to SW 8 Street is a six-lane divided state-maintained minor arterial roadway with posted speed limit of 45 mph.

The project site is located near Palmetto Expressway and Dolphin Expressway 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 or free flow traffic condition and F representing the least favorable or forced flow traffic condition with excessive delays.

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 2020) and the County (Year 2020), are operating at acceptable levels of service. See “Traffic Impact Analysis on Roadways Serving the Amendment Site” table below.

Application Trip Generation

The maximum development potential scenarios under each the existing and requested CDMP Land Use Plan (LUP) map designations were analyzed for traffic impacts. Under the current CDMP land use designation of “Industrial and Office” the application site is assumed to be developed with 145,926 sq. ft. of Industrial uses. Under the requested land use designation of the application site to “Medium-High Density Residential (25 to 60 dwelling units per gross acre)”, the application site is assumed to be developed with 426 multi-family dwelling units. The potential development of 145,926 sq. ft. of Industrial uses under the current CDMP land use designation is expected to generate approximately 45 PM peak hour trips and the potential development of 426 multi-family dwelling units under the requested CDMP land use designation is expected to generate approximately 178 PM peak hour trips or approximately 133 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.1	Current CDMP Designation and Assumed Use 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	"Industrial and Office"	"Medium-High Density Residential (25 - 60 du/ac)"	
Maximum Development Potential	145,926 sq. ft. Industrial Uses ¹	426 Multi-Family Units ²	
;Net Trips Generated	45	178	+133

Source: Institute of Transportation Engineers, Trip Generation, 10th Edition, 2012; Miami-Dade County Department of Regulatory and Economic Resources, January 2020.

Notes: ¹ – ITE Land Use Code used for Industrial Uses is 150 (Warehousing)

² – ITE Land Use Code used for Multi-Family Attached is 221 (Mid-Rise).

Short Term Traffic Evaluation (Concurrency)

An evaluation of peak-period traffic concurrency conditions as of January 2021, 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 2021 *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, determined that all roadways—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. Also, the subject application site is inside the County's Urban Infill Area (UIA), the County's designated Transportation Concurrency Exception Area (TCEA), hence it is exempt from traffic concurrency. 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.
Requested CDMP Designation: "Medium-High Density Residential"– 426 multifamily units generating 178 PM Peak Hour Trips														
F1206	SR 969/Milam Dairy Road	South of NW 11 Street	6 DV	E	5390	3107	C	0	3107	C	53	0.98%	3160	C
F2193	SR 836/Dolphin Expwy	West of NW 57 Avenue	8 DV	E	15010	14405	E	10	14415	E	23	0.17%	14438	E
9348	NW 7 Street	West of NW 60 Avenue	4 DV	E+50	4833	2747	C	18	2765	C	30	0.62%	2795	C
F1201	SR 969/Milam Dairy Road	North of Flagler Street	6 DV	E	5390	2203	C	23	2226	C	72	1.34%	2298	C
F 570	SR 826/Palmetto Expwy	North of NW 12 Street	10 DV	E	18930	18186	E	0	18186	E	17	0.09%	18203	E
F1139	SR 968/Flagler Street	East of NW 72 Avenue	4 DV	E+50	5370	3056	C	0	3056	C	22	0.41%	3078	C
F1140	SR 968/Flagler Street	West of NW 72 Avenue	6 DV	E+50	8085	3814	C	34	3848	C	32	0.40%	3880	C
F 569	SR 826/Palmetto Expwy	North of Flagler Street	10 DV	E	18930	10696	C	0	10696	C	16	0.08%	10712	C
F2243	SR 836/Dolphin Expwy	East of NW 107 Avenue	8 DV	E	15010	11202	D	0	11202	D	16	0.12%	11218	D
Source: Compiled by the Miami-Dade County Department of Regulatory and Economic Resources and Florida Department of Transportation, April 2020. 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)														

Future Roadway Improvements

1. SMART Plan Rapid Transit East-West Corridor project aligned along Dolphin Expressway from Miami Intermodal Center to Florida International University is currently in the process of a PD&E (Project Development and Environmental) Study. This is a Priority IV project in the 2045 LRTP, the total capital cost of this project is \$2.15 billion of which \$468.7 million funding has been programmed.
2. Widening of NW 72 Avenue/Milam Dairy Road from Dolphin Expressway to US-27/Okeechobee Road is a Priority III project in the 2045 LRTP. The total capital cost of this project is \$39.54 million.
3. Widening of NW 7 Street from NW 72 Avenue to NW 79 Avenue is a Priority IV project in the 2045 LRTP. The total capital cost of this project is \$4.85 million.

Applicant's Traffic Study

The applicant's transportation consultant, Langan Engineering and Environmental Services, Inc., prepared the *CDMP Amendment Traffic Impact Study* dated November 06, 2020 and later updated the study on January 06, 2021. 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 https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/ff007ab3-2812-46a3-8421-67c62b3c59b8?tab=attachments. Currently the application site is vacant. The maximum development potential for the existing land use is 145,926 sq. ft. of industrial uses. The maximum development potential for the requested land use is 426 multi-family dwelling units.

The trip generation analysis for the existing and proposed land use is shown in Table 2 of the traffic study. The trip generation for the existing development potential would be 45 PM Peak Hour trips. The trip generation for the proposed development potential would be 178 PM Peak Hour trips or approximately 133 more PM peak hour trips than the current CDMP designation. See applicant's Table 2 below for trip generation analysis.

Table 2 - Trip Generation Estimates

Use	Size	Daily	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour		
			In	Out	Total	In	Out	Total
Maximum Development Potential under Proposed Land Use Designation								
Multifamily Housing (Mid-Rise)	426 DU	2,320	37	105	142	109	69	178
Maximum Development Potential under Current Land Use Designation								
Warehousing	145,926 SF	279	33	10	43	12	33	45
Net New Trips for 2045 Analysis*		2,044	4	95	99	97	36	133

* Proposed Land Use Designation less Current Land Use Designation

The site is located on Traffic Analysis Zone (TAZ) 808, the cardinal trip distribution for this TAZ was obtained from the MPO's 2045 Cost Feasible Plan. The Miami-Dade TPO publishes trip distribution data for the years 2015 and 2045 for each TAZ within Miami-Dade County, this data is interpolated to get the 2023 trip distribution for the concurrency analysis. Using the cardinal distribution, the project traffic was distributed on the surrounding roadway network. See applicant's Table 3 below for trip distribution analysis.

Table 3 - Cardinal Distribution

Year	NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW
2015	11.70%	16.60%	15.50%	5.60%	12.70%	13.30%	9.00%	15.60%
2045	9.50%	19.10%	13.20%	6.40%	13.00%	11.60%	7.60%	19.70%
2023	11.11%	17.27%	14.89%	5.81%	12.78%	12.85%	8.63%	16.69%

The applicant's traffic study reviewed the existing traffic conditions on the surrounding roadway network using the County's and FDOT's 2020 traffic count data. Twelve 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 standards.

See the applicant's Table 1 below for the existing roadway condition analysis.

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

Roadway	From	To	Number of Lanes	Adopted LOS ¹	LOS Capacity ¹	Existing Volume	Existing LOS	Meets Capacity
Milam Dairy Road / NW 72 Avenue	NW 7 Street	NW 12 Street	6 L	E	5,390	3,107	C	YES
	W. Flagler Street	NW 7 Street	6 L	E	5,390	2,203	C	YES
W. Flagler Street	NW 57 Avenue	NW 72 Avenue	4 L	E+50	5,370	3,056	C	YES
	NW 72 Avenue	SR-826	6 L	E+50	8,085	3,814	C	YES
	SR-826	NW 79 Avenue	6 L	EE	6,468	3,258	C	YES
SR 836 / Dolphin Expwy	NW 107 Avenue	NW 87 Avenue	8 L	E	15,010	11,202	D	YES
	NW 72 Avenue	NW 57 Avenue	8 L	E	15,010	14,405	E	YES
NW 7 Street	NW 57 Avenue	NW 67 Avenue	4 L	E+50	4,833	2,747	C	YES
SR 826 / Palmetto Expwy	W. Flagler Street	SR-836	10 L	E	18,930	10,696	C	YES
	SR-836	NW 12 Street	10 L	E	18,930	18,186	E	YES
SW 8 Street	SW 57 Avenue	SW 67 Avenue	4 L	E+50	5,370	3,302	C	YES
	SW 67 Avenue	SR-826	4 L	E+50	5,370	2,718	C	YES

1. Adopted LOS and Capacity from FDOT 2020 Quality / LOS Handbook & County Traffic Concurrency Database

The applicant's traffic study included a 2023 short term concurrency analysis, which included reserved trips from approved development not yet constructed, projection of future traffic volumes based on a 0.09% annual growth rate factor, programmed roadway capacity improvements listed

in the first three years of the County's adopted 2020 *Transportation Improvement Program (TIP)*, and the PM peak hour trips estimated to be generated by the proposed development. The short-term analysis determined that all roadways impacted by the proposed development are projected to function at acceptable level of service standards. Also, this project is within the County's Urban Infill Area (UIA), the County's designated Transportation Concurrency Exception Area (TCEA), hence it is exempt from Transportation Concurrency. See the applicant's Table 4 below for the short-term concurrency analysis.

Table 4 - Short Term 2023 (Concurrency) Afternoon Peak-Hour Roadway Capacity Analysis Summary

Count Station	Location	Facility Type	Adopted LOS *	LOS Capacity	PHP Volume	2023 Volume	Development Order Trips	2023 Volume + D.O.'s	Available Trips	LOS without Project	Proposed Development		Total Volume With Project	Trips Remaining	LOS with Project	Meets Concurrency
											Project Assignment	Project Trips				
FDOT-1206	MILAM DAIRY RD, s/o NW 11 ST	6 L	E	5,390	3,107	3,116	0	3,116	2,274	C	44%	78	3,194	2,196	C	YES
FDOT-1201	MILAM DAIRY RD, n/o FLAGLER ST	6 L	E	5,390	2,203	2,209	23	2,232	3,158	C	19%	34	2,266	3,124	C	YES
FDOT-1139	W. FLAGLER ST, e/o NW 72 AV	4 L	E+50	5,370	3,056	3,064	0	3,064	2,306	C	6%	11	3,075	2,295	C	YES
FDOT-1140	W. FLAGLER ST, w/o NW 72 AV	6 L	E+50	8,085	3,814	3,825	34	3,859	4,226	C	13%	23	3,882	4,203	C	YES
FDOT-1141	W. FLAGLER ST, e/o NW 79 AV	6 L	EE	6,468	3,258	3,267	64	3,331	3,137	C	3%	5	3,336	3,132	C	YES
FDOT-2243	SR 836 / DOLPHIN EXPWY, e/o NW 107 AV	8 L	E	15,010	11,202	11,233	0	11,233	3,777	D	22%	39	11,272	3,738	D	YES
FDOT-2193	SR 836 / DOLPHIN EXPWY, w/o NW 57 AV	8 L	E	15,010	14,405	14,445	10	14,455	555	E	17%	30	14,485	525	E	YES
MD-9348	NW 7 ST, w/o NW 65 AV	4 L	E+50	4,833	2,747	2,755	18	2,773	2,060	C	15%	27	2,800	2,033	C	YES
FDOT-569	SR-826/ PLAMETTO EXPWY, n/o FLAGLER ST	10 L	E	18,930	10,696	10,726	0	10,726	8,204	C	11%	20	10,746	8,184	C	YES
FDOT-570	SR-826/ PLAMETTO EXPWY, s/o NW 12 ST	10 L	E	18,930	18,186	18,237	0	18,237	693	E	11%	20	18,257	673	E	YES
FDOT-005	SW 8 ST, w/o SW 74 Avenue	4 L	E+50	5,370	3,302	3,311	0	3,311	2,059	C	2%	4	3,315	2,055	C	YES
FDOT-527	SW 8 ST, w/o SW 57 Avenue	4 L	E+50	5,370	2,718	2,726	0	2,726	2,644	C	2%	4	2,730	2,640	C	YES

* Data Source: Adopted LOS and Capacity from FDOT 2020 Quality / LOS Handbook and Miami-Dade County Traffic Concurrency Database

The applicant's traffic study also included a 2045 Long Term analysis to determine the future long-term traffic impacts on the surrounding roadways. The 2045 traffic volumes were obtained from the Southeast Florida Regional Planning Model (SERPM8) 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 three roadway segments shown below are projected to operate below the County's adopted level of service standards.

4. Dolphin Expressway from NW 107 Avenue to NW 87 Avenue is functioning at LOS F but the adopted LOS is E.
5. Dolphin Expressway from NW 72 Avenue to NW 57 Avenue is functioning at LOS F but the adopted LOS is E.
6. Palmetto Expressway from SR-836 to NW 12 Street is functioning at LOS F but the adopted LOS is E.

The three roadways are projected to fail in 2045 even without impacts from this project. Also, the traffic impact from this project is insignificant on all three roadways as the percentage impact is less than five percent. See the applicant's Table 6 below for the 2045 Long Term analysis.

Table 6 - Long Term 2045 Afternoon Peak-Hour Roadway Capacity Analysis Summary

Roadway	From	To	Facility Type	LOS Capacity ¹	2045 Volumes ²	LOS without Project	Proposed Designation		Project Significance	Total Volume With Project	LOS with Project	Operates within Adopted LOS
							Project Assignment	Project Trips				
Milam Dairy Road / NW 72 Avenue	NW 7 Street	NW 12 Street	6 L	5,390	5,161	D	44%	59	1.09%	5,220	D	YES
	W. Flagler Street	NW 7 Street	6 L	5,390	3,640	C	19%	25	0.46%	3,665	C	YES
W. Flagler Street	NW 57 Avenue	NW 72 Avenue	4 L	5,370	1,895	C	6%	8	0.15%	1,903	D	YES
	NW 72 Avenue	SR-826	6 L	8,085	3,056	C	13%	17	0.21%	3,073	C	YES
	SR-826	NW 79 Avenue	6 L	6,468	4,192	C	3%	4	0.06%	4,196	C	YES
SR 836 / Dolphin Expwy	NW 107 Avenue	NW 87 Avenue	8 L	15,010	16,298	F	22%	29	0.19%	16,327	F	NO
	NW 72 Avenue	NW 57 Avenue	8 L	15,010	19,606	F	17%	23	0.15%	19,629	F	NO
NW 7 Street	NW 57 Avenue	NW 67 Avenue	4 L	4,833	2,773	C	15%	20	0.41%	2,793	C	YES
SR 826 / Palmetto Expwy	W. Flagler Street	SR-836	10 L	18,930	13,769	C	11%	15	0.08%	13,784	C	YES
	SR-836	NW 12 Street	10 L	18,930	19,036	F	11%	15	0.08%	19,051	F	NO
SW 8 Street	SW 57 Avenue	SW 67 Avenue	4 L	5,370	3,485	C	2%	3	0.06%	3,488	C	YES
	SW 67 Avenue	SR-826	4 L	5,370	4,388	C	2%	3	0.06%	4,391	C	YES

Notes:

1. Data Source; Adopted LOS and Capacity from: FDOT 2020 Quality / LOS Handbook based on 2040 Cost Feasible Network.

2. 2045 Volumes based on Daily SERPM Model Volumes (0.09 K-Factor).

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 existing traffic conditions, short-term concurrency (year 2023) and long-term (year 2045) traffic impacts on the surrounding roadways. The results indicate that all roadway segments are projected to operate at acceptable level of service standards for existing and for short-term traffic conditions. The long-term analysis indicate that three roadway segments are projected to operate below the County's adopted level of service standards. The failing roadway segments are currently operating below the County's adopted LOS standards and the impact from the project traffic on these roadways is insignificant since it's less than 5% of the adopted roadway capacity volumes. Also, the subject application site is inside the County's Urban Infill Area (UIA), the County's designated Transportation Concurrency Exception Area (TCEA), hence it is exempt from traffic concurrency. Staff is in agreement with the conclusions of this traffic study.

Transit

The application site is served by Metrobus 238 with an eastbound bus stop located approximately 400 feet away (2-minute walk) and a westbound stop approximately 350 feet away (2-minute walk), along NW 7 Street at NW 72 Avenue. Furthermore, the application site also served by Metrobus 73 at a northbound bus stop located approximately 1,000 feet away (5-minute walk), along NW 72 Avenue at NW 7 Street. Additionally, the site is also served by Metrobus 7, 11 and 51 at an eastbound bus stop located approximately 0.60 miles away (14-minute walk), along West Flagler Street at NW 72 Avenue. The "Metrobus Route Service Summary" table below details the service headways (in minutes) for these bus routes.

Metrobus Route Service Summary

Route	Peak (am/pm)	Off-peak (midday)	Evening (at 8 pm)	Over night	Saturday	Sunday	Type of Service
7 (Dolphin Mall)	30	40	60	n/a	40	40	L/F
11 (East of 79 Avenue)	10	20	20	60	20	30	L/F
51 (Flagler MAX)	15	30	30	n/a	n/a	n/a	E/F
73	30	40	60	n/a	60	60	L/F
238 (East-West Connection)	45	60	n/a	n/a	n/a	n/a	L/F

Source: Miami Dade Department of Transportation and Public Works, Dec. 2018 Line Up

Note: While the service above is in place, the operation of the system at the time of the review is scaled back to meet the current demands, due to COVID-19 pandemic.

L means Metrobus local route service.

F means Metrobus feeder service to Metrorail.

E means Express or Limited-Stop Metrobus route service

Recent Service Adjustments

According to the Transit Development Plan (TDP), there are no recent services changes planned for the routes in the previous section.

Future Transportation/Transit Needs and Planned Improvements

The TDP identifies one funded capital project, the East-West Corridor, which extends from the Tamiami Terminal and Florida International University (FIU) Modesto A. Maidique Campus to the Miami Intermodal Center along the SR-836/Dolphin Expressway. This project will provide multimodal solutions for severe traffic congestion along SR-836.

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-4D. Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the compatible and complementary elements and buffer any potentially incompatible elements.
- LU-7A. Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to promote mobility, produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers.
- LU-8E. Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated for consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, 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 1/4 mile of an existing or planned transit station, exclusive 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.
- 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.
- LU-12 Miami-Dade County shall take specific measures to promote infill development that are located in the Urban Infill Area (UIA) as defined in Policy TC-1B or in an built-up area with urban services that is situated in a Community Development Block Grant (CDBG)-eligible area, a Targeted Urban Area identified in the Urban Economic Revitalization Plan for Targeted Urban Areas, an Enterprise Zone established pursuant to state law.
- 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

	Appendices Page
Appendix A: Amendment Application-----	1
Appendix B: Applicant's Proffered Declaration of Restrictions-----	27
Appendix C: Miami-Dade County Public Schools Analysis -----	29
Appendix D: Executive Summary of Traffic Impact Study-----	33
Appendix E: Fiscal Impact Analysis-----	37
Appendix F: Photos of Site and Surroundings-----	43

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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**

APPLICANTS

Common Wealth Trust Services, LLC
as Trustee of the NW 7th Street Land Trust dated June 21, 2019
122 E Lake Avenue
Longwood, FL, 32750 (Revised 11/04/2020)
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Revised & Received 11/6/20

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Miami, Florida 33131-2847

BY:

A handwritten signature in blue ink, appearing to be "Pedro Gassant", written over a horizontal line.

Juan J. Mayol, Esq.
Pedro Gassant, Esq.

10-30-20
Date

(Revised 11/04/2020)

DESCRIPTION OF REQUESTED CHANGE

- A. Change to the Land Use Plan Map. The Applicant requests a change to the Land Use Element's Land Use Plan (LUP) Map to re-designate the subject property from "Industrial and Office" to "Medium-High Density" residential.
- B. Description of the Subject Property (the "Property").

The Property is approximately 7.6 ± gross acres of land located in Section 2, Township 54 South, Range 40 East, in Unincorporated Miami-Dade County and is located at the Southeast Corner of the intersection of NW 7th Street and NW 71st Avenue. (Revised 11/04/2020)

C. Gross and Net Acreage.

Application Area: 7.6± gross acres (6.7± net acres)

Acreage owned by Applicant: 7.6 gross acres **(Revised 11/04/2020)**

D. Requested Change.

1. Applicant requests that the subject property be re-designated on the LUP Map from “Industrial and Office” to “Medium-High Density;” and
2. Applicant requests that this application be processed as a small-scale amendment under the State’s expedited procedures. The Applicant notes that this application is not a County expedited application. **(Revised 11/04/2020)**

4. REASON FOR AMENDMENT

The Property is approximately 7.6 ± gross acres of land within the Urban Infill Area (UIA)¹ of Miami-Dade County in an established urbanized area located immediately east of NW 71st Street and South of NW 7th Street.

Urban Infill Area

The Property is located between NW 7th Street and Tamiami Canal lying between NW 71st Avenue on the west and the Seaboard Airline railway right of way on the east. The surrounding area contains a variety of high intensity and high density uses. Across the street from the Property, North of NW 7th Street is the Double Tree Hotel (a 12-story hotel), east of the Property are numerous 7 and 8 story hotels and intense multifamily uses. West of the Property are numerous multifamily buildings that appear to have been built in the late 1970’s and early 1980’s. These uses are compatible with the requested Medium-High density designation that we are seeking as part of this application.

Moreover, the Property is in close proximity to the East-West Corridor of the Strategic Miami Area Rapid Transit Plan. Recent amendments to the Future Land Use Element of Miami Dade County’s Adopted Components of the Comprehensive Plan provide that properties within a quarter mile of the east-west corridor are entitled to 60 dwelling units and properties within one-quarter to one-half mile are entitled to 36 dwelling units per acre, if certain provisions are met. Thus, given the Smart Corridor overlay, the Property immediately north of our Property, north of NW 7th Street, would be entitled to a density of 60 dwelling units per acre. In addition, the Property is located in a uniquely secluded area as it has a canal to its west and south, a railway right of way to its east and a major section line roadway, NW 7th Street, to its north. As a result, the Property will

¹ Pursuant to Policy TC-1B of the Comprehensive Development Master Plan (CDMP), the Urban Infill Area (UIA) is defined as that part of Miami-Dade County located east of, and including, SR 826 (Palmetto Expressway) and NW/SW 77th Avenue, excluding the area north of SR 826 and west of I-95.

have a natural buffer between it and the surrounding area while also being generally compatible with the nearby uses

Notably, the Property's location within the UIA makes it the ideal location to plan for enhance density. The County's Comprehensive Development Master Plan, in its Land Use Element, makes clear that plan for Miami-Dade County is to increase urban infill development. In fact, pursuant to Policy LU-1S, the CDMP expressly states that one of the "key outcomes of the [CDMP] that are relevant to the Land Use element of the CDMP include *increased* urban infill development...." (emphasis added). As a result, the Property's location within the UIA makes it the prescribed location for increasing density.

Rapid Population Growth

The need for more housing inventory in general is necessary given our exceptional population growth between 2010 and 2019. Over that time-frame, the County's population has grown from 2.4 million people to over 2.7 million people, resulting in a population growth of approximately 36,000 people every year. See <https://www.census.gov/quickfacts/miamidadecountyflorida> (last visited Oct. 30, 2020). Coupled with the artificial barrier to development (the Urban Development Boundary) and the physical limitations of our geography, an increase of residential inventory is necessary to address the rapidly rising population of the County.

Furthermore, the re-designating the Property to Medium-High density residential will create the opportunity for more people to live in closer proximity to major employment centers, such as the Miami International Airport and the substantial industrial and office uses that are located near the Property. Thus, the re-designation of the Property creates an opportunity to reduce commute times, enhance employment opportunities and incentivize transit.

Finally, Policy LU-8E of the CDMP indicates that applications requesting amendments to the CDMP FLUM must be evaluated to consider consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, 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 Level of Service ("LOS") Standards;
- iii. Be compatible with abutting and nearby land use and protect the character of established neighborhoods;
- iv. Enhance or degrade environmental or historical resources, features or systems of County significance;
- v. If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive 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 Property is ideally suited for infill residential development that is accessible to multiple modes of transportation, employment centers, and recreational areas. In addition to compatibility, the application also satisfies each of the four remaining evaluation factors.

Accommodation of Projected Population or Economic Growth. South Florida as a whole and Miami-Dade County in particular is currently experiencing one of the nation's most critical shortages of attainable housing units. As underutilized properties within the infill area, the residential development of the subject property with multifamily housing will serve to help alleviate this crisis. It will also promote the Goals, Objectives and Policies of the CDMP by increasing the residential housing stock within an area targeted for future growth and will curtail future urban sprawl in Miami-Dade County. The concentration of additional housing opportunities within close proximity to major employment centers will provide for added opportunities for both individuals and families to live within close proximity to their place of business. The concentration of multifamily housing opportunities within this targeted area will also serve to promote economic growth opportunities for area business owners. Ultimately, approval of the Application will further the County initiative set forth in CDMP Policy LU-8F, which seeks to maintain the land located within the Urban Development Boundary with enough developable land to sustain projected countywide residential demand for a period of ten (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 the EAR adoption).

Infrastructure. Approval of this application will not result in a deficiency in the LOS standards. If any concerns should arise the Applicant will work with all County Departments and agencies to address any such concerns.

Historical and Environmental Resources. There are no historically or archeologically significant resources located on the Property. However, the Applicant again confirms that it will work with all County Departments and agencies to address any potential concerns if any were to arise.

Transportation. The Property is located within the County's concurrency exemption area, and is in close proximity to the East-West Corridor of the SMART Plan and is located near the 836 expressway. There are multiple opportunities for a variety transportation modes lying within close proximity to the Property; including multiple expressway routes and bus routes.

The approval of the requested Amendment would also further the implementation of the following CDMP Goals, Objectives and Policies.

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-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-1O: Miami-Dade County shall seek to prevent discontinuous, scattered development at the urban fringe in the Agriculture Areas outside the Urban Development Boundary, I-4 through its CDMP amendment process, regulatory and capital improvements programs and intergovernmental coordination activities.

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 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-9D: Miami-Dade County shall continue to investigate, maintain and enhance methods, standards and regulatory approaches which facilitate sound, compatible mixing of uses in projects and communities.

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.

TRANSPORTATION POLICY TC-5C: The County shall discourage through traffic in neighborhoods by adequately accommodating through traffic demands on arterial roadways.

5. LOCATION MAP FOR APPLICATION

Attached.

6. ADDITIONAL MATERIALS SUBMITTED

Legal Description

Certified Survey

Additional items in support of this Application may be submitted at a later date.

7. COMPLETED DISCLOSURE FORMS

Attached.

8. TRAFFIC STUDY

Attached.

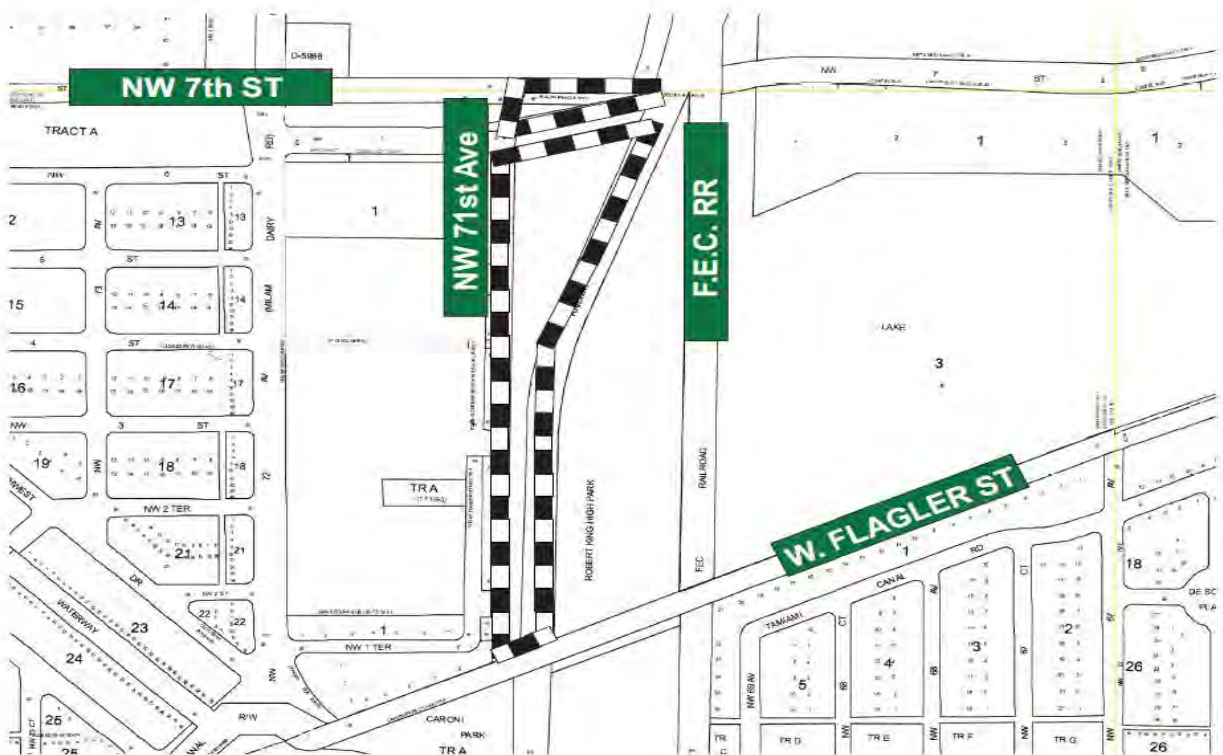
APPLICANTS/REPRESENTATIVE

Common Wealth Services, LLC, as Trustee/ Juan J. Mayol, Jr., Esq., and Pedro Gassant, Esq.

DESCRIPTION OF SUBJECT AREA

The Property is approximately 7.61 ± gross acres of land located in Section 2, Township 54 South, Range 40 East, in Unincorporated Miami-Dade County and generally lies at the intersection of the southeast corner of NW 71st Avenue and NW 7th Street.

LOCATION MAP



 Application Area Owned by Applicant



Revised 11/04/2020

LEGAL DESCRIPTION

That portion of the NE 1/4 of Section 2, Township 54 South, Range 40 East, lying between the centerline of a 40 +/- foot canal (also known as F.E.C. Canal) and the West right-of-way line of the Seaboard Airline Railway and lying North of the Tamiami Canal less the North 50.00 feet of the part of the NW 1/4 of the NE 1/4 of Section 2, Township 54 South, Range 40 East, Miami-Dade County, Florida, lying Westerly of the Westerly right-of-way line of the Seaboard Airline Railway, and lying Easterly of the centerline of a 42.5 foot canal (also known as the F.E.C. Canal).

LESS AND EXCEPT

The Westerly 20 feet of the following described property; that portion of the Northeast 1/4 of Section 2, Township 54 South, Range 40 East, lying between the centerline of a 40 plus or minus foot canal (also known as F.E.C. Canal) and the West right-of-way line of the Seaboard Coastline Railway and lying North of the North boundary of the Tamiami Canal, lying and being in the Miami-Dade County, Florida.

ALSO less and except any portion of the above described property which lies within the following described property as conveyed by Right of Way Deed recorded in Official Records Book 13494, Page 343 of the Public Records of Miami-Dade County, Florida:

a portion of the following described parcel of land:

The Northeast 1/4 of Section 2, Township 54 South, Range 40 East, Miami-Dade County, Florida, lying Westerly of the CSX Transportation, Inc., right-of-way (formerly known as the Seaboard System Railroad right of way), LESS the West 50.00 feet thereof;

Said portion of the above described parcel lies within a 100.00 foot wide strip of land lying 50.00 feet on each side of the following described centerline:

Commence at the Northwest corner of the NE 1/4 of Section 2, Township 54 South, Range 40 East, Miami-Dade County, Florida; thence run South 02 degrees 14 minutes 29 seconds East along the West line of the NE 1/4 of said Section 2 for a distance of 186.00 feet to the Point of Beginning of the herein described centerline; thence run North 87 degrees 57 minutes 08 seconds East, parallel with the North line of the NE 1/4 of said Section 2 for a distance of 468.20 feet to the point of curvature of a circular curve to the left; thence run Northeasterly along the arc of said circular curve to the left, having a radius of 1146.00 feet, through a central angle of 16 degrees 09 minutes 29 seconds, for an arc distance of 323.19 feet; thence run North 71 degrees 47 minutes 39 seconds East, tangent to the last described curve, for a distance of 612.73 feet to the point of curvature of a circular curve to the right and to the END of the herein described centerline; LESS that portion thereof lying East of a line 91 feet West of the centerline of a 40 foot canal, as said centerline of said 40 foot canal is shown on the plat of ALMEIDA TRACT REVISED, according to the Plat thereof recorded in Plat Book 103, Page 46, of the Public Records of Miami-Dade County, Florida, which canal lies West of the CSX Transportation, Inc. right-of-way (formerly known as the

Seaboard System Railroad right-of-way) and lying West of a line 20 feet East of said centerline of said 40 foot canal.

AND less and except

A portion of the NE 1/4 of Section 2, Township 54 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows: Commence at the Northwest corner of the NE 1/4 of said Section 2; thence run North 87 degrees 57 minutes 08 seconds East along the North line of the NE 1/4 of said Section 2 for a distance of 50.00 feet; thence run South 02 degrees 14 minutes 29 seconds East along the East line of the West 50.00 feet of the NE 1/4 of said Section 2 for a distance of 236.00 feet to a point on the South line of the above described 100.00 foot wide strip of land and the Point of Beginning of the herein described parcel; thence run North 87 degrees 57 minutes 08 seconds East along the South line of the above described 100.00 foot wide strip of land for a distance of 10.12 feet to a point of intersection with the arc of a circular curve concave to the Southeast, the center of which bears South 31 degrees 58 minutes 27 seconds East from said point of intersection; thence run Southwesterly along the arc of said circular curve concave to the Southeast, having a radius of 30.00 feet, through a central angle of 21 degrees 44 minutes 12 seconds, for an arc distance of 11.38 feet to a point of intersection with the arc of a non-tangent circular curve concave to the Southeast, the center of which bears South 66 degrees 07 minutes 23 seconds East from said point of intersection; thence run Southwesterly along the arc of said circular curve concave to the Southeast, having a radius of 15.00 feet, through a central angle of 26 degrees 07 minutes 05 seconds, for an arc distance of 6.84 feet to a point of tangency with the East line of the West 50.00 feet of the NE 1/4 of said Section 2; thence run North 02 degrees 14 minutes 29 seconds West along the East line of the West 50.00 feet of the NE 1/4 of said Section 2 for a distance of 14.00 feet to the Point of Beginning;

AND less and except

The area bounded by the East line of the West 50.00 feet of the NE 1/4 of Section 2, Township 54 South, Range 40 East, Miami-Dade County, Florida and bounded by the North line of the above described 100.00 foot wide strip of land and bounded by a 25.00 foot radius arc concave to the Northeast, said arc being tangent to both of the last described lines.

AND less and except

That portion of that certain 70 foot wide canal right-of-way conveyed to Dade County by that certain Canal Right of Way Deed dated July 20, 1966 and recorded August 17, 1966, in Official Records Book 5176, Page 35, of the Public Records of Miami-Dade County, Florida. AND that portion of that certain 50 foot wide tract of land conveyed to Dade County by Special Warranty Deed dated July 20, 1966 and recorded August 17, 1966, in Official Records Book 5176, Page 50, of the Public Records of Miami-Dade County, Florida, AND that certain 51 foot wide canal right-of-way dedicated to Dade County by that certain plat of ALMEIDA TRACT REVISED, according to the Plat thereof recorded in Plat Book 103, Page 46, of the Public Records of Miami-Dade County, Florida, AND that portion of that certain 40 foot wide road right-of-way for N.W. 70th Avenue dedicated by said plat of ALMEIDA TRACT REVISED, AND that portion of that certain 51 foot wide and 20 foot canal right-of-way conveyed to Dade County by that certain Canal Right

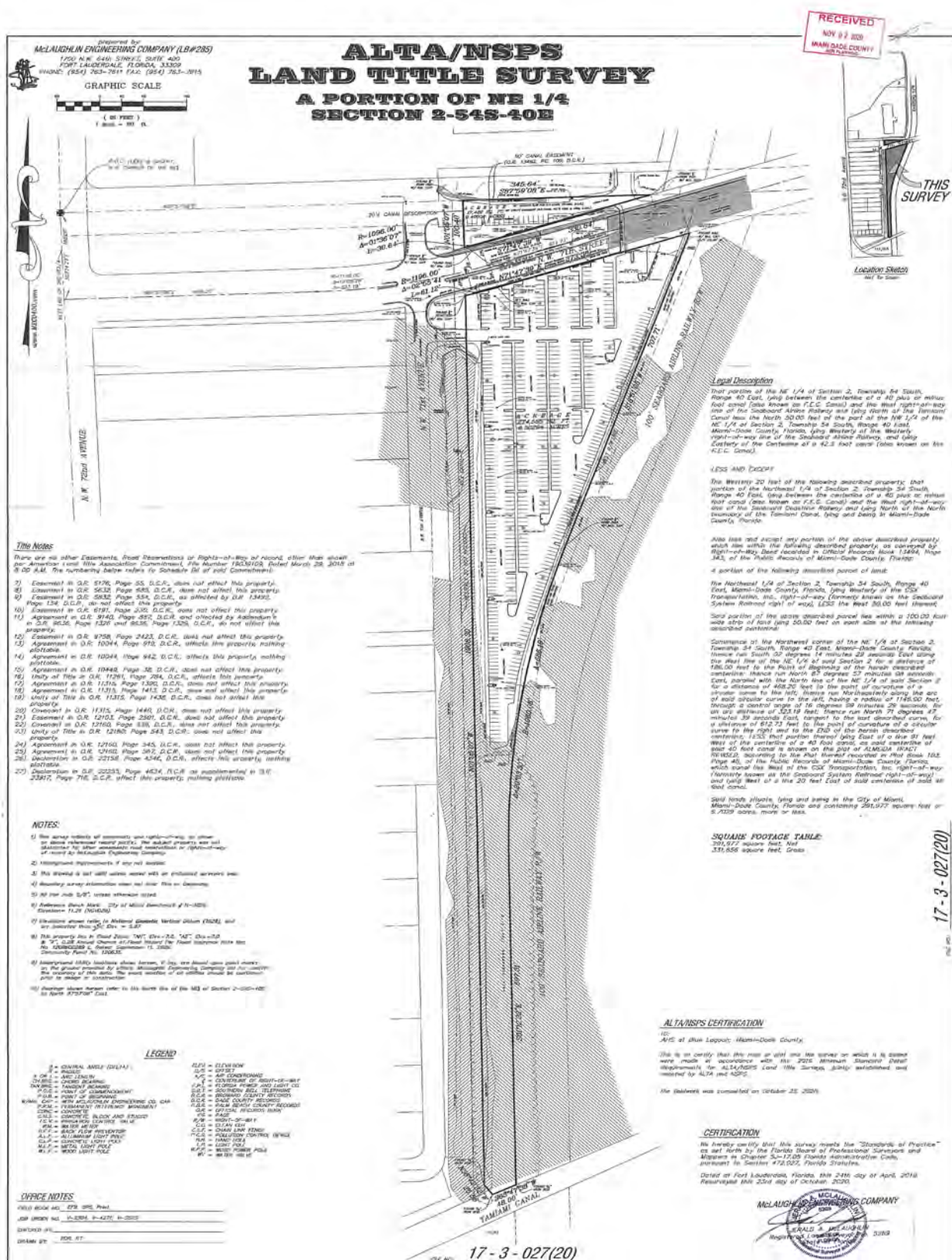
of Way Deed dated November 5, 1981 and recorded in Official Records Book 11262, Page 203 and re-recorded in Official Records Book 11590, Page 321, of the Public Records of Miami-Dade County, Florida, AND that portion of that certain 40 foot wide road right-of-way conveyed to Dade County by that certain Right of Way Deed dated November 5, 1981 and recorded in Official Records Book 11262, Page 201 and re-recorded in Official Records Book 11590, Page 318, of the Public Records of Miami-Dade County, Florida, lying within a 100.00 foot wide strip of land lying 50.00 feet on each side of the following described centerline:

Commence at the Northwest corner of the NE 1/4 of Section 2, Township 54 South, Range 40 East, Miami-Dade County, Florida; thence run South 02 degrees 14 minutes 29 seconds East along the West line of the NE 1/4 of said Section 2 for a distance of 186.00 feet to the Point of Beginning of the herein described centerline; thence run North 87 degrees 57 minutes 08 seconds East, parallel with the North line of the NE 1/4 of said Section 2 for a distance of 468.20 feet to the point of curvature of a circular curve to the left; thence run Northeasterly along the arc of said circular curve to the left, having a radius of 1146.00 feet, through a central angle of 16 degrees 09 minutes 29 seconds, for an arc distance of 323.19 feet; thence run North 71 degrees 47 minutes 39 seconds East, tangent to the last described curve, for a distance of 612.73 feet to the point of curvature of a circular curve to the right and to the END of the herein described centerline.

AND LESS AND EXCEPT FROM THE ABOVE DESCRIBED LANDS:

ALL of the Miami-International Merchandise Mart Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 22255, Page 4500, as affected by Amendment to and Subordination of Declaration Miami-International Merchandise Mart Condominium recorded in Official Records Book 22278, Page 1777 and Second Amendment to Declaration of Miami-International Merchandise Mart Condominium recorded in Official Records Book 24888, Page 4209, all of the Public Records of Miami-Dade County, Florida

Folio No.: 30-4002-000-0170





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:

APPLICANT A: Common Wealth Trust Services, LLC, as Trustee under that certain Land Trust known as the NW 7th Street Land Trust dated June 21, 2019

APPLICANT B: _____

APPLICANT C: _____

APPLICANT D: _____

APPLICANT E: _____

APPLICANT F: _____

APPLICANT G: _____

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

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

	APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
A	Common Wealth Trust Services, LLC, as Trustee	Same as Applicant	30-4002-000-0170	7.1
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____

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	CONTRACTOR FOR PURCHASE	OTHER(Attach Explanation)
A	X			

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

- 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: _____

NAME, ADDRESS, AND OFFICE (if applicable)

PERCENTAGE OF
STOCK

- 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: Common Wealth Trust Services, LLC, as Trustee

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
See attached	

- 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: _____

<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].

NAME AND ADDRESS

PERCENTAGE OF
INTEREST

Date of Contract: _____

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

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

- 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: _____

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
_____	_____
_____	_____
_____	_____
_____	_____

- 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: Common Wealth Trust Services, LLC

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
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].

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF INTEREST</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of Contract: _____

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

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.

ENTITIES REGULARLY TRADED ON AN ESTABLISHED SECURITIES, PENSION FUNDS OR PENSION TRUSTS OF MORE THAN FIVE THOUSAND (5,000) OWNERSHIP INTERESTS

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 pension 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.

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

Applicant's Signature and Printed Name
(Complete one signature page per applicant)

Signature [Handwritten Signature]

Printed Name Common Wealth Trust Services, LLC, as Trustee Under
that certain Land Trust known as the NW 7th Street Land
Trust dated June 21, 2019

State of Florida

County of Miami-Dade

Sworn to (or affirmed) and subscribed before me by means of (how the individual appeared check one): (how the individual appeared check one):

☒ physical presence ☐ online notarization this 15th day of October, 20 20.
(date) (month)(year)

by Heather Spicazza
(name of individual swearing or affirming)

as authorized signer for Common Wealth Trust Services, LLC
(type of authority, e.g., Officer, Attorney-in Fact)(Name of party on behalf of whom executed)

Individual identified by: ☒ personal knowledge ☐ satisfactory evidence _____
(type)



[Handwritten Signature]
(Signature of Notary Public)

Kathy Partin
(typed, printed, or stamped name of Notary Public)

My Commission Expires: 9/30/2022

Beneficiary Interest for NW 7th Street Land Trust

- AHS Residential, LLC (100%)

Disclosure of Interest for AHS Residential, LLC

- AHS Development Group, LLC (95.6%)
- SP AHS Multifamily, LLC (4.4%)
 - Beneficiary interests in **AHS Development Group, LLC** is below:

<u>Name</u>	<u>Position</u>	<u>Address</u>	<u>Interest</u>
MRV (US) Holding Corporation, a Delaware Corporation	Member	C/O AHS Development Group, LLC 12895 SW 132 nd Street, Unit 202 Miami, FL 33186	95.8%
Ernesto Lopes	President	C/O AHS Development Group, LLC 12895 SW 132 nd Street, Unit 202 Miami, FL 33186	2.8%
Aerroc Estate Corporation, a Bahamas Company	Member	C/O AHS Development Group, LLC 12895 SW 132 nd Street, Unit 202 Miami, FL 33186	1.4%

- Beneficiary interests in **MRV (US) Holding Corporation**

<u>Name</u>	<u>Position</u>	<u>Address</u>	<u>Interest</u>
MRV Engenharia e Participações, S.A., a Brazilian publicly traded corporation	Parent Company	C/O AHS Development Group, LLC 12895 SW 132 nd Street, Unit 202 Miami, FL 33186	100%

- Beneficiary interests in **Aerroc Estate Corporation**

Name	Position	Address	Interest
Leonardo Correa	Sole Shareholder	C/O AHS Development Group, LLC 12895 SW 132 nd Street, Unit 202 Miami, FL 33186	100%

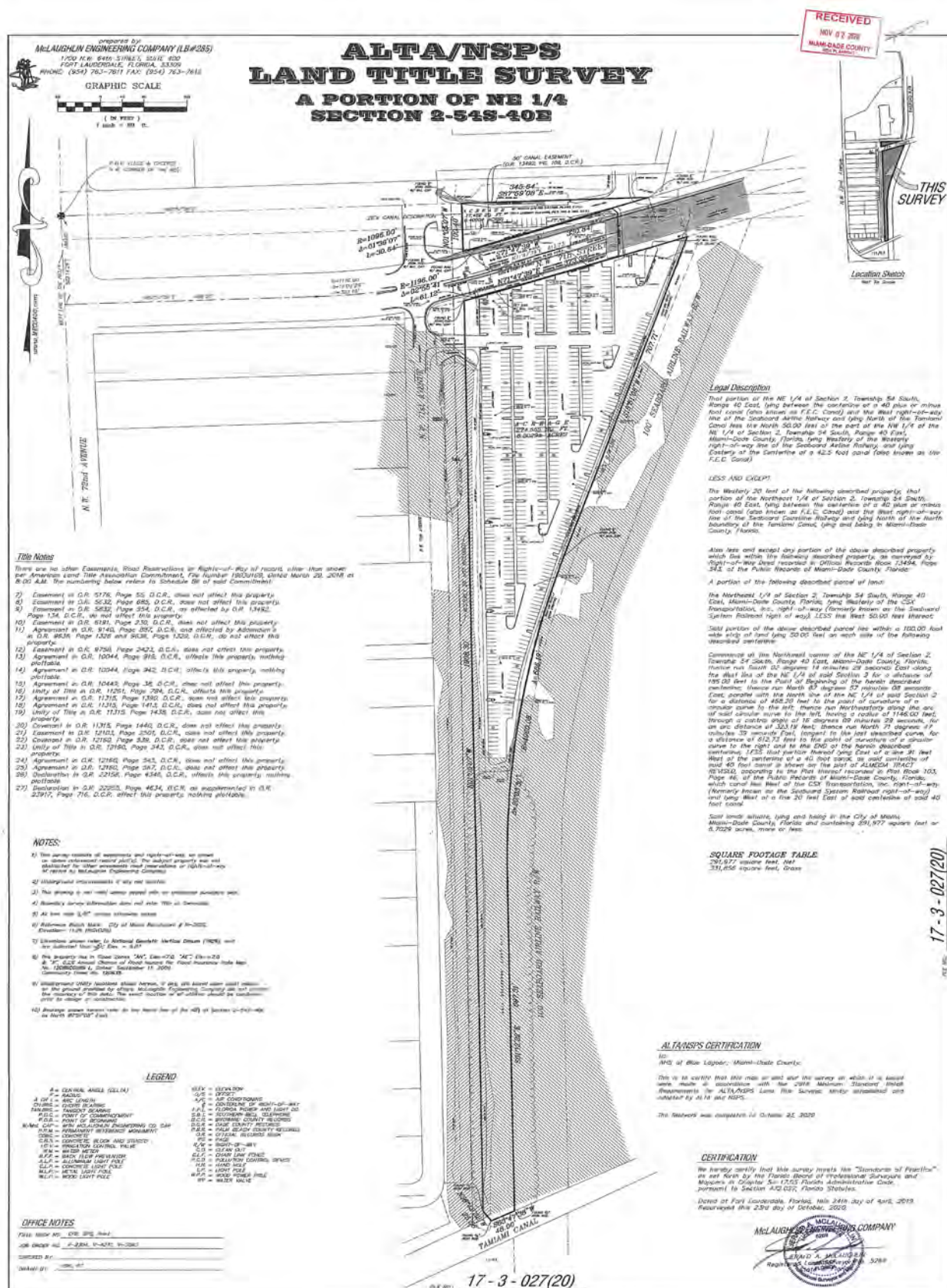
- Beneficiary Interests in **SP AHS Multifamily, LLC**

Name	Position	Address	Interest
SP 2017 Holdings, LLC, a Delaware Limited Liability Company	Sole Member	40 W 57 th Street 29 th Floor, New York, New York 10019	100%

- Beneficiary Interests In **SP 2017 Holdings, LLC**

Name	Position	Address	Interest
Brett Bossung	Member	40 W 57 th Street 29 th Floor, New York, New York 10019	40%
Mark Walsh	Member	40 W 57 th Street 29 th Floor, New York, New York 10019	40%
Rodolpho Amboss	Member	40 W 57 th Street 29 th Floor, New York, New York 10019	20%

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APPENDIX B

Applicant's Proffered Declaration of Restrictions

No Declaration of Restrictions has been proffered

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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. Steve Gallon III, Vice Chair
Lucia Baez-Geller
Dr. Dorothy Bendross-Mindingall
Christi Fraga
Dr. Lubby Navarro
Dr. Marta Pérez
Mari Tere Rojas
Luisa Santos

January 12, 2021

VIA ELECTRONIC MAIL

Mr. Juan Mayol
Holland & Knight
701 Brickell Ave Ste. 3300
Miami, FL 33131
Juan.mayol@hklaw.com

**RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS
COMMON WEALTH TRUST SERVICES, LLC - CDMP20200011
LOCATED AT THE SE CORNER OF NW 7 STREET AND NW 71 AVENUE
PH3020121800576 - FOLIO NO.: 3040020000170**

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 426 multifamily units, which generates 78 students; 38 elementary, 18 middle and 22 senior high students. At this time, all 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. Rodríguez, R.A.
Director

Enclosure

L-136

cc: Mr. Victor Alonso, R.A.
Ms. Nathaly Simon
Miami-Dade County
School Concurrency Master File

Planning, Design & Sustainability

Mr. Victor Alonso, Eco-Sustainability Officer • 1450 N.E. 2nd Avenue • Suite 525 • Miami, FL 33132
305-995-7285 • 305-995-4760 (FAX) • valonso2@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: **PH3020121800576** Local Government (LG): **Miami-Dade**
 Date Application Received: **12/18/2020 1:28:36 PM** LG Application Number: **CDMP20200011**
 Type of Application: **Public Hearing** Sub Type: **Land Use**
 Applicant's Name: **Common Wealth Trust Services LLC**
 Address/Location: **SE Corner of NW 7 St & NW 71 Ave**
 Master Folio Number: **3040020000170**
 Additional Folio Number(s):

PROPOSED # OF UNITS **426**
 SINGLE-FAMILY DETACHED
 UNITS: **0**
 SINGLE-FAMILY ATTACHED
 UNITS: **0**
 MULTIFAMILY UNITS: **426**



CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
1841	FLAGAMI ELEMENTARY	153	38	38	YES	Current CSA
6961	WEST MIAMI MIDDLE	400	18	18	YES	Current CSA
7721	SOUTH MIAMI SENIOR	594	22	22	YES	Current CSA

ADJACENT SERVICE AREA SCHOOLS

*An Impact reduction of **30.55%** 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 / 305-995-7285 / concurrency@dadeschools.net

APPENDIX D

Executive Summary of Traffic Impact Study

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EXECUTIVE SUMMARY

AHS Residential, LLC retained Langan Engineering and Environmental Services, Inc. to prepare a traffic-impact analysis for the AHS Blue Lagoon development for a proposed change to the Miami-Dade County Comprehensive Development Master Plan (CDMP). The subject property 7.1 gross-acres (6.70 net-acres) is at 6950 NW 7th Street in unincorporated Miami-Dade County. The property owner requests a change in the CDMP future land-use designation from "Industrial & Office" to "Medium-High Density". The maximum development potential under the current future land-use designation is 145,926 square feet of office space (warehousing) and the development potential under the proposed future land-use designation is 426 mid-rise multifamily housing dwelling units.

The traffic analysis shows that none of the major roadways will be significantly impacted by the proposed CDMP future land-use designation change but we analyzed twelve roadway segments that included the following roadways: Milam Dairy Road/NW 72nd Avenue; Dolphin Expressway (SR-836); NW 7th Street; W. Flagler Street; Palmetto Expressway (SR-826); and SW 8th Street. We prepared roadway-capacity analyses for the 2023 (short-term) conditions and found that all the roadways will operate within their adopted Level of Service (LOS) with the proposed future land-use designation's impacts. We prepared 2045 (long-term) roadway-capacity analysis and determined that all but two of the study roadways (SR-836 & SR-836) are expected to operate within their adopted LOS.

Langan prepared trip-generation estimates for the site under the current and proposed future land-use designations by using equations from the Institute of Transportation Engineers *Trip Generation Manual*, 10th Edition. The increase in potential vehicle trips after comparing the maximum development potential under the current and proposed future land-use designations is 2,044 daily, 99 morning peak-hour and 133 afternoon peak-hour net-new trips.

The site is within the Urban Infill Area (UIA) and is allowed a maximum development of 2.0 FAR allowing the construction of 583,704 square feet of office uses which would generate 430 more afternoon peak-hour trips compared to the proposed land-use designation. Proposed developments within the UIA cannot be denied concurrency approval.

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APPENDIX E

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. CDMP20200011 of the October 2020 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 2020-21, the Department of Solid Waste Management (DSWM) is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth in demand, inclusive of the application reviewed here, which are not anticipated to have a negative impact on disposal service.

Residential Collection and Disposal Service

The applicant seeks to redevelop the application site with up to a 426-unit residential complex to accommodate an estimated population of 895. Adoption of this amendment will likely result in development of multi-family establishments as defined in Chapter 15 of the Code of Miami-Dade County. The DSWM does not actively compete for multi-family establishments waste collection service at this time. Waste collection and recycling services would, therefore, most likely be provided by a private hauler. Therefore, the DSWM has no objection to the proposed change.

Fiscal Impact – Waste Disposal Capacity and Service

The cost of providing disposal capacity for waste collection service area customers, municipalities and private haulers is paid for by System users. In FY 2020-21, the DSWM charges a contract disposal rate of \$63.57 per ton while the non-contract disposal rate is \$93.11 per ton.

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 \$1.6207 per 1,000 gallons for water and \$2.3506 per 1,000 gallons for sewer.

The applicant requests to redesignate the ±7.1 gross acre site from "Industrial and Office" to "Medium-High Density Residential (25 to 60 dwelling units per gross acre)" that would allow the application site to be developed with a maximum of 426 multi-family dwelling units. If the site is developed with the maximum residential development, the water connection charge is estimated at \$79,939; the water service line and meter connection fees would cost \$1,300; the sewer connection charges are estimated at \$322,056; and the annual operating and maintenance costs would total \$83,362.

The cost of installing the required 430 linear feet of 12-inch water main to connect the proposed development to the County's regional water system is estimated at \$156,520. In addition, the cost of installing the required 860 linear feet of 8-inch sewer force main is estimated at \$293,931. 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 \$450,451.

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

If the proposed CDMP amendment is approved, the proposed residential development could increase the student population of the schools serving the application site by an additional 78 students. The average cost for K-12 grade students amounts to \$9,337 per student. Of the 78 students, 38 are expected to attend elementary schools, 18 are expected to attend middle schools and 22 are expected to attend senior high schools. The total annual operating cost for additional students residing in this development, if approved, would total \$728,286. 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 (see "Appendix C: Miami-Dade County Public Schools Analysis" on Appendices Page 29).

Fire Rescue

The Miami-Dade Fire Rescue Department (MDFR) has determined that the current CDMP land use designation of "Industrial and Office" would allow a potential development, which could generate nine annual alarms. The proposed CDMP land use designation of "Medium-High Density Residential" would allow a potential development, which could generate 127 annual alarms. The potential 127 annual alarms will result in a moderate impact to existing fire rescue service. Presently, Miami-Dade County provides adequate fire and rescue services in the vicinity of the application site.

Police

Current data of police staffing, population, and crimes/calls for service by the Miami-Dade Police Department (MDPD) was examined to project any increase in calls for service. The MDPD determined that existing staffing should accommodate any slight increase in the volume of calls for service and should demand for police services increase beyond current levels, additional sworn personnel, support staff, and equipment may be required. The MDPD will further review and comment on development of the site during the permitting process.

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APPENDIX F

Photos of Site and Surroundings

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Application site
View from main entrance at NW 7 Street and NW 71 Avenue



Apartment complexes adjacent to the west of site along NW 72 Avenue



DoubleTree Hotel located north of the application site viewed northward from



The Cambria Hotel Miami Airport and the SpringHill Suites
Located northeast of the application site.



LaVida Apartments at Blue Lagoon located northeast of the application site



Commercial area
at intersection of NW 7 Street and NW 72 Avenue

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ADDITIONAL ITEMS
OCTOBER 2020 CYCLE APPLICATION NO. CDMP20200011
TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN
(Consisting of materials received after the publication of the Initial Recommendations Report)

ITEM	PAGE
Resolution of the Planning Advisory Board, dated March 1, 2021.	A-1
Minutes of the Planning Advisory Board hearing on the application, held March 1, 2021.	A-9

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RESOLUTION NO. 21-1

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 2020 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, four (4) applications, namely Application Nos. CDMP20200011, CDMP20200012, CDMP20200013 and CDMP20200014 to amend the CDMP Adopted 2030 and 2040 Land Use Plan (LUP) map were filed by private parties on or before November 2, 2020 in the October 2020 CDMP Amendment Cycle and are contained in the document titled “October 2020 Applications to Amend the Comprehensive Development Master Plan,” dated December 2020; 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 four (4) CDMP amendment applications filed in the October 2020 CDMP Amendment Cycle, Application Nos. CDMP20200011 and CDMP20200014 requested adoption, if eligible, as small-scale CDMP amendments; and

WHEREAS, Miami-Dade County's procedures provide for the processing of CDMP amendment applications concurrently with zoning applications, pursuant to section 2-116.1 of the Code of Miami-Dade County, and

WHEREAS, of the four (4) CDMP amendment applications filed in the October 2020 CDMP Amendment Cycle, Application No. CDMP20200014 requested to be processed concurrently with Zoning Application No. Z2020000198, and

WHEREAS, the Department has published its initial recommendations addressing the October 2020 Cycle applications in the report titled "Initial Recommendations October 2020 Applications to Amend the Comprehensive Development Master Plan," dated February 2021; 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. CDMP20200011 and CDMP20200014, and transmittal to the reviewing agencies of standard Application Nos. CDMP20200012 and CDMP20200013; and recommendation regarding subsequent final action by the Commission.

Application Number	Applicant/Representative Location (Size) Requested Small-Scale Amendment to the CDMP	Recommended Action on Small-Scale Amendment
CDMP 20200011	Common Wealth Trust Services, LLC as Trustee of the NW 7 Street Land Trust / Juan Mayol, Esq., and Pedro Gassant, Esq. South and north of NW 7 Street on the west side of NW 71 Avenue / ±7.1 gross acres, ±6.7 net acres <u>Requested Amendment to the CDMP:</u> Redesignate the application site on the LUP map: From: “Industrial and Office” To: “Medium-High Density Residential (25 to 60 dwelling units per gross acre)”	Adopt

Small-Scale Amendment

The motion to Adopt was moved by Board Member Vazquez. Board Member Ascencio-Savola seconded the motion. The motion passed unanimously 10 to 0 as follows:

Robert Alonso	Yes	J. Wil Morris	Absent
Carla Ascencio-Savola	Yes	William Riley	Yes
Carlos Diaz-Padron	Yes	Daniel Rogers	Yes
Eric Fresco	Yes	Robert Ruano	Yes
Horacio C. Huembes	Absent	Jesus Vazquez	Yes

Lynette Cardoch, Vice Chair, Yes
Wayne Rinehart, Chair, Yes

Application Number	Applicant/Representative Location (Size) Requested Standard Amendment to the CDMP	- Transmittal Recommendation - Recommendation as to Subsequent Action
CDMP 20200012	Old Cutler Village Apartments, Ltd. / Tony Recio, Esq and Alexandro Uribe, Esq. North side of Old Cutler Road, between the Homestead Extension of Florida's Turnpike (HEFT) and Black Creek Canal / ±22.57 gross/net acres <u>Requested Amendment to the CDMP:</u> - Redesignate the application site on the LUP map: From: "Low-Medium Density Residential (6 to 13 dwelling units per gross acre)" To: "Medium Density Residential (13 to 25 dwelling units per gross acre)" - Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board.	Transmit and Adopt with Acceptance of the Proffered Declaration of Restrictions
<u>Standard Amendment</u>		

The motion to Transmit and Adopt with Acceptance of the Proffered Declaration of Restrictions was moved by Board Member Ascencio-Savola. Board Member Ruano seconded the motion. The motion passed 9 to 1 as follows:

Robert Alonso	Yes	J. Wil Morris	Absent
Carla Ascencio-Savola	Yes	William Riley	Yes
Carlos Diaz-Padron	Yes	Daniel Rogers	Yes
Eric Fresco	Yes	Robert Ruano	Yes
Horacio C. Huembes	Absent	Jesus Vazquez	Yes

Lynette Cardoch, Vice Chair, Yes
Wayne Rinehart, Chair, No

Application Number	Applicant/Representative Location (Size) Requested Standard Amendment to the CDMP	- Transmittal Recommendation - Recommendation as to Subsequent Action
CDMP 20200013	Lennar Homes, LLC. / Hugo P. Arza, Esq. and Amanda M. Naldjeff, Esq. South side of SW 288 Street, between SW 162 and SW 164 Avenues / ±35.8 Gross Acres, ±34.83 Net Acres <u>Requested Amendment to the CDMP:</u> Redesignate the application site on the LUP map: From: "Low Density Residential (2.5 to 6 dwelling units per gross acre)" To: "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre)" Standard Amendment	Transmit with Change and with the recommendation that the applicant proffer a Declaration of Restrictions to address the parcel with environmental resources and meet with neighbors to address their concerns regarding traffic and other issues.

The motion to Transmit with Change, and with the recommendations that the applicant proffer a Declaration of Restrictions to address the parcel with environmental resources and meet with neighbors to address their concerns regarding traffic and other issues, was moved by Board Member Rogers. Board Member Vazquez seconded the motion. The motion passed 6 to 3 as follows:

Robert Alonso	Absent	J. Wil Morris	Absent
Carla Ascencio-Savola	Yes	William Riley	No
Carlos Diaz-Padron	Yes	Daniel Rogers	Yes
Eric Fresco	Yes	Robert Ruano	No
Horacio C. Huembes	Absent	Jesus Vazquez	Yes

Lynette Cardoch, Vice Chair, No
Wayne Rinehart, Chair, Yes

Application Number	Applicant/Representative Location (Size) Requested Small Scale Amendment to the CDMP	Recommended Action on Small-Scale Amendment
CDMP 20200014	Biscayne Shores, LLLP / Jeffrey Berrow, Esq., and Graham Penn, Esq. East Side of Biscayne Boulevard Between NE 112 and 114 Streets / ± 2.91 gross/net acres <u>Requested Amendment to the CDMP:</u> Redesignate the application site on the LUP map: From: “Business and Office” and “Medium Density Residential (13 to 25 dwelling units per gross acre)” To: “Business and Office” and “Medium-High Density Residential (25 to 60 dwelling units per gross acre)”	Adopt
Small-Scale Amendment		

The motion to Adopt was moved by Board Member Vazquez. Board Member Ruano seconded the motion. The motion passed unanimously 9 to 0 as follows:

Robert Alonso	Absent	J. Wil Morris	Absent
Carla Ascencio-Savola	Yes	William Riley	Yes
Carlos Diaz-Padron	Yes	Daniel Rogers	Yes
Eric Fresco	Yes	Robert Ruano	Yes
Horacio C. Huembes	Absent	Jesus Vazquez	Yes

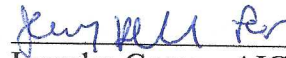
Lynette Cardoch, Vice Chair, Yes
Wayne Rinehart, Chair, Yes

The motion to adopt the foregoing resolution was moved by Board Member Vazquez. Board Member Fresco seconded the motion. The motion passed unanimously 9 to 0 as follows:

Robert Alonso	Absent	J. Wil Morris	Absent
Carla Ascencio-Savola	Yes	William Riley	Yes
Carlos Diaz-Padron	Yes	Daniel Rogers	Yes
Eric Fresco	Yes	Robert Ruano	Yes
Horacio C. Huembes	Absent	Jesus Vazquez	Yes

Lynette Cardoch, Vice Chair, Yes
Wayne Rinehart, Chair, Yes

The above actions were taken by the Planning Advisory Board, acting as the Local Planning Agency, at its public hearing on March 1, 2021, and are certified correct by Jerry Bell on behalf of Lourdes Gomez, Executive Secretary to the Planning Advisory Board.



Lourdes Gomez, AICP, Director
Department of Regulatory and Economic
Resources

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MINUTES

Miami-Dade County Planning Advisory Board
 Acting As the Local Planning Agency
 Public Hearing on October 2020 CDMP Cycle Applications
 To Amend the Comprehensive Development Master Plan
 In Person/Virtual Hearing

March 1, 2021, 10:00 AM

Planning Advisory Board Members

Robert Alonso	Present*	J. Wil Morris	Absent
Carla Ascencio-Savola	Present	William Riley	Present
Carlos Diaz-Padron	Present	Daniel Rogers	Present*
Eric Fresco	Present	Robert Ruano	Present
Horacio C. Huembes	Absent	Jesus Vazquez	Present

Lynette Cardoch, Vice Chair, Present
 Wayne Rinehart, Chair, Present

Nathaly Simon, Miami-Dade Public Schools (non-voting), Present*
 Larry Ventura, Homestead Air Reserve Base (non-voting), Absent

* Present via Zoom™

Department of Regulatory and Economic Resources (RER) Staff PresentPlanning Division

Jerry Bell, Assistant Director, Planning Division
 Garrett Rowe, Chief, Metropolitan Planning Section, Planning Division
 Robert Hesler, Planning Section Supervisor, Planning Research Section, Planning Division
 Rosa Davis, Planning Section Supervisor, Metropolitan Planning
 Vinod Sandasamy, Transportation Section Supervisor, Metropolitan Planning
 Noel Stillings, Principal Planner, Metropolitan Planning
 Adrienne Burke, Principal Planner, Metropolitan Planning
 Juan Pelaez, Senior Planner, Metropolitan Planning
 Cindy Dwyer, Senior Planner, Metropolitan Planning
 Abby Diaz, Administrative Secretary, Metropolitan Planning

Other County Staff Present

Lauren Morse, Assistant County Attorney, County Attorney's Office
 Cristina Rabionet, Assistant County Attorney, County Attorney's Office
 Sgt. Keith Hedrick, Miami-Dade County Police
 Carlos Lopez, Park Planner II, Miami-Dade County Parks, Recreation and Open Spaces Department
 Deborah Silver, Business Architect, Department of Solid Waste Management

CALL TO ORDER AND OPENING STATEMENTS

The Planning Advisory Board (PAB) public hearing opened at 10:08 AM. PAB Chair Rinehart introduced himself and asked staff to conduct a roll call. Mr. Noel Stillings, Principal Planner, conducted a roll call and determined there was a quorum present.

PAB Chair's Introductory Remarks

Following the Pledge of Allegiance, PAB Chair Rinehart reviewed the procedures and purpose of the public hearing and welcomed the public to the hearing on the October 2020 Cycle applications to amend the Comprehensive Development Master Plan (CDMP).

Opening Statement by County Staff

Mr. Garrett Rowe, Chief of Metropolitan Planning, introduced himself and stated that the elections for PAB Chair and Vice Chair were also on the agenda. Mr. Rowe announced that Board member Ruano had submitted his resignation and thanked him for his time and service on the PAB.

OCTOBER 2020 CYCLE APPLICATIONS

Application No. CDMP20200011

Ms. Rosa Davis, Planning Section Supervisor, gave a brief overview of the application. She explained that Application No. CDMP20200011 was filed by Common Wealth Services, LLC and that the application site is located south and north of NW 7 Street, and east of NW 71 Avenue. Ms. Davis noted that the applicant is requesting to change the land use designation on the ± 7.1 -gross acre site from "Industrial and Office" to "Medium-High Density Residential" (25 to 60 dwelling units per gross acre). The current CDMP designation would allow 145,926 sq. ft. of industrial uses. If the application is approved with the "Medium-High Density Residential" designation, the site could be developed with a maximum of 426 multifamily units. The uses surrounding the application site include hotels, commercial facilities, and multi-family complexes with densities ranging from 29 to 53 dwelling units per acre, as well as the planned Ludlam Trail Blue Lagoon Development Area, located to the east of the site, which allows up to 125 dwelling units per acre. The site is also located within the Strategic Miami Area Transit (SMART) Plan East-West Corridor buffer area, an area that allows mixed-use development at densities that range from 18 to 60 dwelling units per acre. Ms. Davis explained that the proposed residential designation would be more compatible with the surrounding uses and more supportive of transit ridership and pedestrianism than the industrial type development allowed under the current "Industrial and Office" designation. Ms. Davis also indicated the residential development proposed through the application was not found to impact environmental or historic resources, or cause a violation in adopted levels of services for public facilities and services. Though three roadway segments are projected to operate in violation of the Level of Service (LOS) standards by 2045, these roadways fail the LOS standards even without the application. Furthermore, the site is within the County's Urban Infill Area (UIA), the County's designated Transportation Concurrency Exception Area, which is exempt from the transportation concurrency requirements. Ms. Davis concluded by stating that Staff's recommendation is to Adopt the application. She explained that Community Council 8 did not issue a recommendation on the disposition of the application due to lack of quorum.

Mr. Pedro Gassant, the legal representative of the applicant, provided additional details on the application. He explained that the proposed application would help to address the County's

housing needs by increasing the available housing stock. Mr. Gassant also explained the suitability of the site for residential use, siting the proximity to major employment centers, such as Miami International Airport, as well as proximity to the SMART Plan East-West Corridor and the Ludlam Trail Blue Lagoon Development Area. Mr. Gassant further noted that the application site is not within the Miami International Airport Land Use and Noise Compatibility Restriction Zone.

Chair Rinehart opened the public hearing, and there being no comments, the Chair closed the public hearing. Board members inquired about egress and ingress from the site, the proposed height of the project, and access to the Ludlam Trail and the Robert King High Park and Carlos Arbolea Campground, located to the east of the site. Mr. Gassant informed the Board that the proposed project would be 10 stories in height, and mentioned that the adjacent Ludlam Trail Blue Lagoon Development Area allows 12 stories. With respect to the questions related to access, Mr. Gassant responded that the applicant would work with the County to address these issues.

The motion to Adopt was moved by Board Member Vazquez. Board Member Ascencio-Savola seconded the motion. The motion passed unanimously 10 to 0 as follows:

Robert Alonso	Yes	J. Wil Morris	Absent
Carla Ascencio-Savola	Yes	William Riley	Yes
Carlos Diaz-Padron	Yes	Daniel Rogers	Yes
Eric Fresco	Yes	Robert Ruano	Yes
Horacio C. Huembes	Absent	Jesus Vazquez	Yes

Lynette Cardoch, Vice Chair, Yes
Wayne Rinehart, Chair, Yes

Application No. CDMP20200012

Ms. Noel Stillings, Principal Planner, made a brief presentation on standard Application No. CDMP20200012. Ms. Stillings explained that the application was filed by Old Cutler Village Apartments, Ltd., and consisted of a triangular-shaped ±22.57-acre site, located on the north side of Old Cutler Road, between the Homestead Extension of Florida's Turnpike (HEFT) and Black Creek Canal. She noted that the applicant is requesting a future land use designation change on CDMP Adopted 2030 and 2040 Land Use Plan (LUP) map from "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre) to "Medium Density Residential" (13 to 25 dwelling units per gross acre). Ms. Stillings explained that the application site contains an existing development of 288 units, and those units are required to remain as affordable housing units through a covenant between the applicant and the Florida Housing Finance Corporation. Ms. Stillings stated that if the applicant's requested redesignation is approved, the site would be allowed to be developed with up to 564 multi-family units, or an additional 276 units to the existing development. Ms. Stillings reviewed the existing uses around the application site and outlined the northern open space area of the site where the applicant indicated the new development would primarily be located. Ms. Stillings explained that the applicant's proffered covenant requires 10% workforce housing for households earning 60% to 140% of the County's Area Median Income. Ms. Stillings further explained the application's impact to roadways, the analysis shows that certain roadway segments on Old Cutler Road would be in excess of their adopted level of service standards, but the site is located within a Community Development Block Grant area, which is a concurrency exemption area. Ms. Stillings added the covenant commits to a pedestrian/bicycle path connection from the application site to the Black Creek Trail. Ms. Stillings added that the South Bay Community Council 15 had two motions resulting in tie votes, which resulted in no recommendation. Ms. Stillings called attention to the PAB exhibits that included material relating

to Old Cutler Road and notification to current residents about the application. Ms. Stillings concluded that Staff recommends the transmittal and adoption of the application with the proffered covenant.

Mr. Tony Recio, the applicant's legal representative, highlighted the County's need for affordable and workforce housing and detailed how the existing 288 units were covered until the year 2053 by an affordable housing covenant. Mr. Recio explained the intent to use the underutilized northern portion of the application site for additional development, including a commitment for workforce housing. Mr. Recio characterized the application site as a land use island, explaining how the site had no connection to SW 216 Street in the north, and had no immediate neighbors as it was bound by the Turnpike to the west and the Black Creek Canal to the east. He discussed the surrounding uses and compatibility to approved densities in the area. Mr. Recio stressed that the existing 288 units on the application site will remain and that they have no intention of displacing those residents. He stressed that the application promotes transit usage and pedestrianism as there are four bus routes within a seven-minute walk and their proffered covenant included a connection to the adjacent Black Creek Trail.

Chair Rinehart opened the public hearing, and no members of the public spoke for or against the application and the Chair closed the public hearing. Board member Ascencio-Savola expressed concern for police services in the area. Mr. Rowe explained that police services do not have a specific level of service, but that their comments were included as part of the analysis and how police services are addressed is ultimately part of a larger discussion. In response to Board member Diaz Padron's inquiry, Mr. Recio stated that the only entrance/exit to the application site is located on Old Cutler Road, and they are looking into providing at least an exit to SW 216 Street and were working on a traffic queuing analysis requested by the County's Traffic Engineering Division. Mr. Rowe added that Old Cutler Road has certain limitations as a historic roadway and there were other examples of similarly sized housing complexes with one entrance/exit. Board members discussed the provision of open space and the workforce housing commitment in the proffered covenant.

The motion to Transmit and Adopt with Acceptance of the Proffered Declaration of Restrictions was moved by Board Member Ascencio-Savola. Board Member Ruano seconded the motion. The motion passed 9 to 1 as follows:

Robert Alonso	Yes	J. Wil Morris	Absent
Carla Ascencio-Savola	Yes	William Riley	Yes
Carlos Diaz-Padron	Yes	Daniel Rogers	Yes
Eric Fresco	Yes	Robert Ruano	Yes
Horacio C. Huembes	Absent	Jesus Vazquez	Yes

Lynette Cardoch, Vice Chair, Yes
Wayne Rinehart, Chair, No

Application No. CDMP20200013

Ms. Cindy Dwyer, Senior Planner, provided an overview of Application No. CDMP2020013, filed by Lennar Homes, LLC. The application site is located on the south side of SW 288 Street, between SW 162 Avenue and SW 164 Avenue. Ms. Dwyer explained that the applicant is requesting to change the CDMP land use designation on an approximately 36-acre parcel from "Low Density Residential" (2.5 to 6 dwelling units per gross acre) to "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre). The current development potential for the

application site is 214 single family homes. If the application were to be approved, the development potential would increase to a maximum of 465 single family homes. Ms. Dwyer indicated that Staff is recommending inclusion of an additional ± 4.7 -acre parcel surrounded on three sides by the application site in order to avoid creation of an isolated parcel with a different land use than adjacent properties. With inclusion of the additional parcel recommended by Staff, the size of the application site would increase to approximately 40 acres and the development potential would increase to 527 single family homes. Ms. Dwyer further noted that the existing land use on the application site is agriculture, and approximately three acres of pine rockland are present on the site. Ms. Dwyer stated that the Staff recommendation is to Transmit with Change, in order to allow time to address the following three concerns: preservation of the pine rocklands, provision of a future access point to the Mowry Trail on the South Dade Greenway Network, and improvements to the nearest pedestrian access to the South Dade Transitway from the application site. Furthermore, additional traffic analysis has been requested by staff. Following Ms. Dwyer's presentation, the Board inquired about protections pertaining to the pine rocklands and expressed their concern to ensure such protection.

Hugo Arza, the applicant's representative, gave a presentation outlining the project and describing its consistency with the current land use trend to intensify development in close proximity to transit corridors such as the South Dade Transitway SMART Plan corridor. He outlined that the site could be developed with mixed-use development with residential densities between 36 and 60 units per acre under the CDMP allowances for properties adjacent to the SMART Plan corridor but that the applicant is seeking a modest increase in density for a residential development. Mr. Arza committed to proffer a covenant addressing all of Staff's concerns prior to the final BCC meeting currently scheduled for July.

Chair Rinehart then opened the public hearing. A representative of the property owner of the additional parcel recommended for inclusion by Staff stated that the owner has no objection to the proposed change in land use designation. With no other members of the public wishing to speak on this item, the Chair closed the public hearing.

The motion to Transmit with Change, and with the recommendations that the applicant proffer a Declaration of Restrictions to address the parcel with environmental resources and meet with neighbors to address their concerns regarding traffic and other issues, was moved by Board Member Rogers. Board Member Vazquez seconded the motion. The motion passed 6 to 3 as follows:

Robert Alonso	Absent	J. Wil Morris	Absent
Carla Ascencio-Savola	Yes	William Riley	No
Carlos Diaz-Padron	Yes	Daniel Rogers	Yes
Eric Fresco	Yes	Robert Ruano	No
Horacio C. Huembes	Absent	Jesus Vazquez	Yes

Lynette Cardoch, Vice Chair, No
Wayne Rinehart, Chair, Yes

Application No. CDMP20200014

Ms. Adrienne Burke provided an overview of Application No. CDMP2020014, noting that the site is a ± 2.91 -acre portion of a larger ± 7.57 - acre parcel. The site is currently vacant and was formerly home to the private Lear School. Ms. Burke noted this application is the first application being processed concurrently with a zoning application subject to new provisions in the County Code.

She noted that the applicant is requesting to redesignate the land use from “Business and Office” and “Medium Density Residential” (13 to 25 dwelling units per gross acre) to “Business and Office” and “Medium-High Density Residential” (25 to 60 dwelling units per gross acre). Under the current CDMP designation, the development potential of the application site is 29,795 square feet of retail and 44 multifamily units or 146 multifamily units. Under the proposed designation, the development potential is 29,795 square feet of retail and 72 multifamily units OR 285 multifamily units. Ms. Burke noted that due to a lack of quorum for Community Council 7, there was no meeting and therefore no recommendation. Ms. Burke stated that the staff recommendation is to adopt as a small-scale amendment and highlighted the reasons for recommendation as outlined in the Initial Recommendations Report.

Ms. Burke provided additional information on the concurrent zoning application, explaining that it proposes 380 total units in a multifamily tower and attached townhomes on the entire ±7.57-acre parcel. The total of 380 units can only be achieved in conjunction with the CDMP amendment, and the zoning application process will require a covenant to limit the total number of units to 401 in order to be consistent with the CDMP, if the application is approved. Ms. Burke further explained that the Board of County Commissioners hearing will be scheduled when the zoning application review is complete.

Ms. Burke was asked by the Board how many stories the multifamily residential tower would be. Ms. Burke responded that she would defer to the applicant regarding the exact number of stories, but that staff did evaluate consistency with the adjacent towers, and it is in keeping with the height of adjacent structures including the Cricket Club and Jockey Club condominiums.

Graham Penn, representing the applicant, gave a presentation outlining the project, and consistency with level of service standards. Mr. Penn included information on the concurrent zoning application. He answered the question regarding the height of the multifamily tower, indicating it would be 16 stories and oriented on the site in such a manner to not impact the other adjacent towers.

The Chair opened the public hearing, and member of the public spoke for or against the application, the Chair closed the public hearing. Chair Rinehart asked for any Board questions, and hearing none, requested a motion.

The motion to Adopt was moved by Board Member Vazquez. Board Member Ruano seconded the motion. The motion passed unanimously 9 to 0 as follows:

Robert Alonso	Absent	J. Wil Morris	Absent
Carla Ascencio-Savola	Yes	William Riley	Yes
Carlos Diaz-Padron	Yes	Daniel Rogers	Yes
Eric Fresco	Yes	Robert Ruano	Yes
Horacio C. Huembes	Absent	Jesus Vazquez	Yes

Lynette Cardoch, Vice Chair
Wayne Rinehart, Chair

OVERALL RESOLUTION

The motion to Adopt the foregoing motions into an overall resolution was moved by Board Member Vazquez. Board Member Fresco seconded the motion. The motion passed unanimously 9 to 0 as follows:

Robert Alonso	Absent	J. Wil Morris	Absent
Carla Ascencio-Savola	Yes	William Riley	Yes
Carlos Diaz-Padron	Yes	Daniel Rogers	Yes
Eric Fresco	Yes	Robert Ruano	Yes
Horacio C. Huembes	Absent	Jesus Vazquez	Yes

Lynette Cardoch, Vice Chair, Yes
Wayne Rinehart, Chair, Yes

PAB ELECTIONS FOR CHAIR AND VICE CHAIR

Chair Rinehart announced that the next agenda item was for elections for PAB Chair and Vice Chair. Board member Cardoch asked if they could revisit the elections issue. Chair Rinehart concurred and stated the elections issue would be placed on the next PAB agenda. Chair Rinehart opened the floor for nominations for PAB Chair. Board member Ascencio-Savola nominated Board member Fresco for Chair, and that motion was seconded by Board member Diaz-Padron. Hearing no other nominations for PAB Chair, the Board voted unanimously for Board member Fresco to serve as the new PAB Chair.

Chair Rinehart nominated Board member Rogers for PAB Vice Chair, and that motion was seconded by Board member Cardoch. Board member Rogers stated that he could accept the nomination for the time being, added that he needed to discuss his continued service on the PAB with the new Commissioner of his district. Hearing no other nominations for PAB Vice Chair, the Board voted unanimously for Board member Rogers to serve as the new PAB Vice Chair.

STAFF ANNOUNCEMENTS

Ms. Stillings announced that Staff would be sending out shortly the required financial disclosures for the PAB members to file. She stated that the Office of Management and Budget has an annexation request from Florida City, and after polling the PAB members for their availability determined there would be a quorum for their next scheduled April 5, 2021 public meeting.

ADJOURNMENT

Being no further business before the PAB, Chair Rinehart thanked Board member Ruano for his service on the PAB and adjourned the meeting at 12:17 PM.

Respectfully submitted,



Lourdes Gomez, AICP, Director
Department of Regulatory and
Economic Resources