

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 that reads "Daniella Levine Cava".

Subject: Supplemental Information on Application No. CDMP20200013 of the October 2020 Cycle Applications to Amend the Comprehensive Development Master Plan

Supplement
Agenda Item No. 4(B)

The following supplemental information is provided to the Board of County Commissioners regarding Application No. CDMP20200013 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. CDMP20200013; and (Exhibit 3) Additional Items received by the Department of Regulatory and Economic Resources addressing Application No. CDMP20200013 after the publication of the Initial Recommendation report.

A handwritten signature in blue ink that reads "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. 4(B)

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 No. 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. CDMP20200013

Lennar Homes, LLC

Commission District 8 Community Council 14

APPLICATION SUMMARY

Applicant/Representative:	Lennar Homes, LLC. / Hugo P. Arza, Esq. & Amanda M. Naldjeff, Esq., Holland & Knight, LLP
Location:	South side of SW 288 Street, between SW 162 and SW 164 Avenues
Total Acreage:	±35.8 Gross Acres / ±34.83 Net Acres
Current Land Use Plan Map Designation:	"Low Density Residential (2.5 to 6 dwelling units per gross acre)"
Requested Land Use Plan Map Designation and other CDMP Changes:	"Low-Medium Density Residential" (6 to 13 dwelling units per gross acre)
Amendment Type:	Standard
Existing Zoning District/Site Condition:	AU (Agriculture), GU (Interim), RU-2 (Two-family Residential) / Undeveloped

RECOMMENDATIONS

Staff:	TRANSMIT WITH CHANGE (February 2021) <i>[Change is to add ±4.7 acres to the application site as recommended by Staff, for a total of ±40.5 acres.]</i>
Redland Community Council 14:	Transmit with Change and with 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. (February 22, 2021)
Planning Advisory Board Acting as the Local Planning Agency:	Transmit with Change and with 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. (March 1, 2021)
Transmittal Action by the Board of County Commissioners:	TO BE DETERMINED (April 21, 2021)
Final Action by the Board of County Commissioners:	TO BE DETERMINED (July 21, 2021)

Staff recommends to **TRANSMIT WITH CHANGE** the proposed standard amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map to redesignate the ±35.8 gross-acre application site 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)" for the following reasons:

Principal Reasons for Recommendation:

1. Staff recommends transmittal of the application with change because the application has merits, but, staff has concerns with the application and believes that the concerns can be addressed during the amendment process. Staff's primary concerns are regarding the protection a ±3.15-acre pine rockland and state-listed threatened plant species identified on the application site and further discussed in Principal Reason No. 3(iv) below and the transportation concerns expressed by the Miami-Dade County Transportation and Public Works Department discussed in Principal Reason No. 3(ii). Transmittal of the application allows time for the analyses to be completed and the appropriate proffers to be made to address staff's concerns.

The recommended change to the application is to add a "Low Density Residential" designated ±4.7-acre parcel that is located between the two northern prongs of the application site. If the application were to be approved, this "Low Density Residential" parcel would be surrounded by "Low-Medium Density Residential" parcels to the east, west and south. To avoid this isolated designation, Staff recommends including the additional parcel in this application. With the additional parcel, the acreage of the application site would increase to ±40.5 gross acres.

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

The predominant land use on the application site is agriculture, with three single family homes associated with the nursery and grove operations. Under the current CDMP land use designation of "Low Density Residential" (2.5 to 6 dwelling units per acre), the site could be developed with a maximum of 214 residential units. The Applicant's requested CDMP land use designation of "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre) would allow the site to be developed with a maximum of 465 residential units. With the Staff recommended parcel added to the site the total potential development would be 527 single family attached residential units, or an additional 62 units (see "Current and Proposed CDMP LUP Map Designations and Development" table on page 13 herein).

3. Policy LU-8E requires Land Use Plan map amendment applications to be evaluated according to factors such as (i) the ability of the proposed amendment to satisfy a deficiency in the LUP map to accommodate projected population or economic growth of the County, (ii) impacts to County facilities and services, (iii) compatibility with abutting and nearby land uses, (iv) impacts to environmental and historical resources, and (v) the extent to which the proposed land use would promote transit ridership and pedestrianism pursuant to Objective LU-7 and associated policies. Each of the factors are discussed below.

- i. *Need to Accommodate Economic or Population Growth:* The application, if approved, would increase the capacity of residential land within Minor Statistical Area (MSA) 7.3 where the application site is located. An analysis of the residential capacity by housing type in this MSA shows the depletion of single-family type units occurring in 2039 and for multi-family in 2033. The supply of residential land for both single-family and multi-family units is projected to be depleted by the year 2037. The application, if approved, would increase the residential land capacity by 251 units or by 284 units of the application is approved with the staff recommended change (see Supply and Demand Analysis on page 15). This increase in the number of residential units, would provide additional residential capacity in the subject MSA and accommodate projected population growth in the area.
- 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 the traffic impact analysis of roadways serving the amendment site provided by the Applicant shows that all of the roadways in the vicinity of the site are expected to operate within their adopted level of service (LOS) standards, with the exception of SW 296 Street between US-1 and SW 167 Avenue between SW 270 Street and SW 288 Street, which are projected to operate in violation of the their LOS standard in year 2045 with or without the traffic impacts from the application. These roadway segments are not deemed to be significantly impacted by the project traffic since the projected traffic impact is less than five percent of the maximum service volume (MSV) of the adopted roadway LOS standard. 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 "Roadways" on Page 27). Notwithstanding, the Traffic Engineering Division of the Miami-Dade County Transportation and Public Works Department (DTPW) has requested that a Level II Traffic Impact Study be conducted for various intersections within the vicinity of the application site. The applicant is working with the County to address this request.

In addition, the DTPW's Transit Division recommends sidewalk connections to improve access to existing bus stops, the Transitway and the existing bicycle and pedestrian networks in the area. Furthermore, the Miami-Dade County Parks, Recreation and Open Space Department (PROS) recommends that the applicant work with PROS to provide local recreational open space within the project. PROS also recommends that the applicant plan for future access points to the Mowry (C-103 Canal) Trail, which would be consistent with Policies ROS-3B and ROS 5-F of the CDMP Recreation and Open Space Element. These policies promote non-motorized access to existing park and recreation open spaces through implementation of the South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails to improve connectivity between parks, residences, schools, activity centers, and transportation nodes.

- iii. *Compatibility:* If the application were to be approved as proposed by the applicant, the development would generally be compatible with the existing single family residential communities adjacent the application site, the predominantly commercial uses along the South Dade Transitway and US-1, and the planned intensified development within the Leisure City Community Urban Center to the east of the Transitway. To the west and southwest of the application site are single family residences and directly north of the

application site, across SW 288 Street, are single family homes and a church. The South Dade Senior High School is to the northwest. To the east of the site, across 162nd Avenue, is a mix of duplexes, single family homes and an above-ground nursery. Also on the east side of 162nd Avenue is a ±5-acre parcel that is the subject of a pending Zoning application for inclusion within the Leisure City Community Urban Center and designation of the property as Mixed Use Corridor. The proposed amendment would be compatible with the existing and proposed uses in the area.

- iv. *Environmental and Historic Resources:* The application, if approved, would not impact any historic resources but may impact environmental resources. The application site contains tree resources, including specimen trees (trees with a trunk diameter at breast height of 18 inches or greater). Specimen trees are protected pursuant to Section 24-49.2(II) of the Code and CON-8A of the CDMP Conservation, Aquifer Recharge and Drainage Element. 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 (see “Environmental Conditions” on page 18). In addition, the application site contains over three acres of pine rocklands, which are classified by the Florida Natural Areas Inventory as globally imperiled habitat. Pursuant to Policy CON-8D, pinelands contained within prospective development sites should be left intact. DERM recommends that a Declaration of Restrictions be proffered committing to maintain the pine rockland intact and show the area on future development plans (plat applications, zoning applications, site plan applications, and building permit applications) as a preservation area.

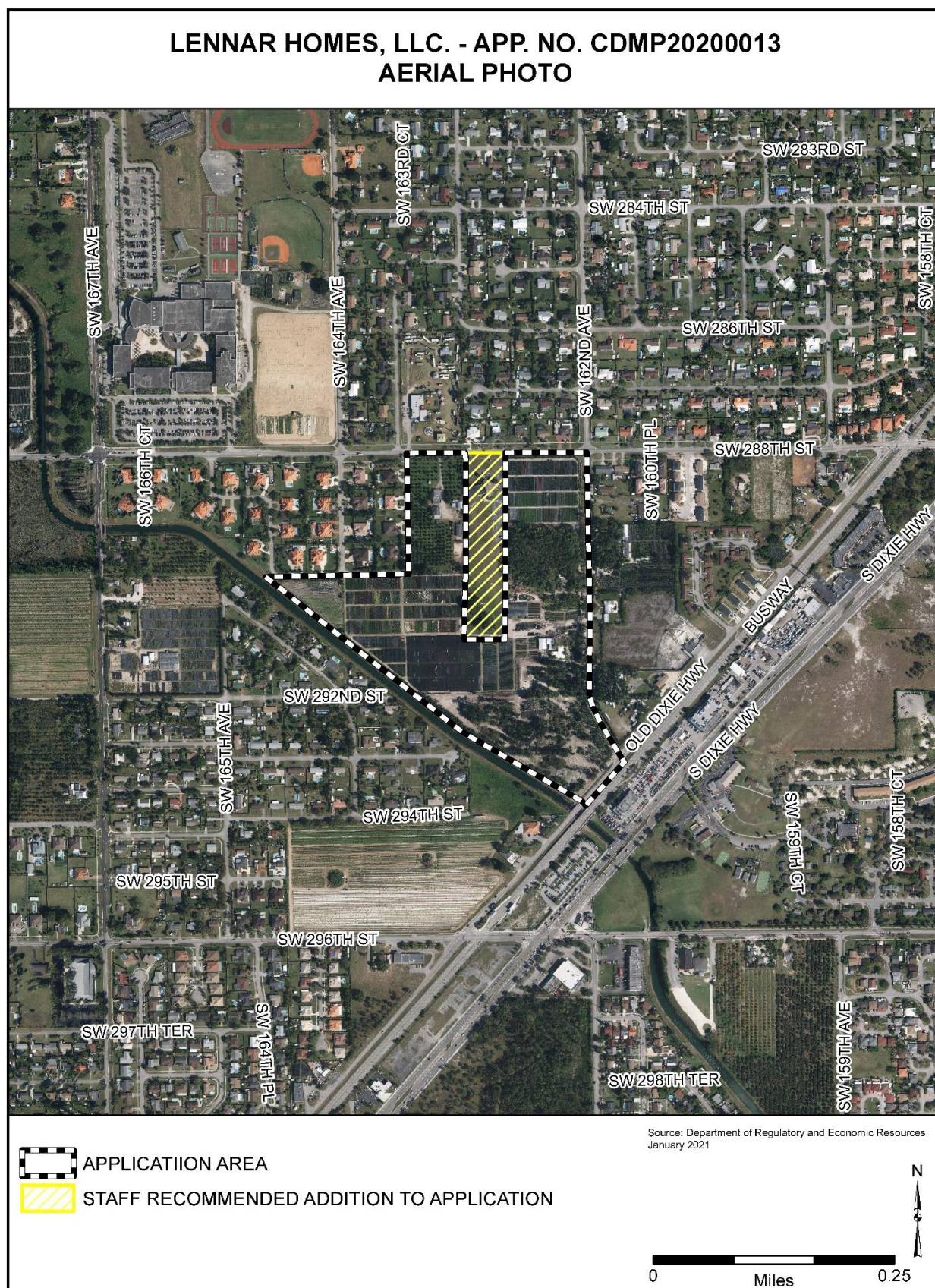
State listed threatened plant species have been discovered on the site in association with the pine rockland and DERM is conducting further analysis as there may also be federally listed species present on the site. Conservation, Aquifer Recharge and Drainage Element Objective CON-9 requires that undeveloped habitat critical to federal, state or County designated endangered or threatened species be preserved,. Based on the findings of its further analysis, DERM may request additional commitments that address the protection of threatened and/or endangered species present at the site. Furthermore, due to the possible presence of federally listed species, consultation with the US Fish and Wildlife Service (USFWS) is recommended prior to any development on the property.

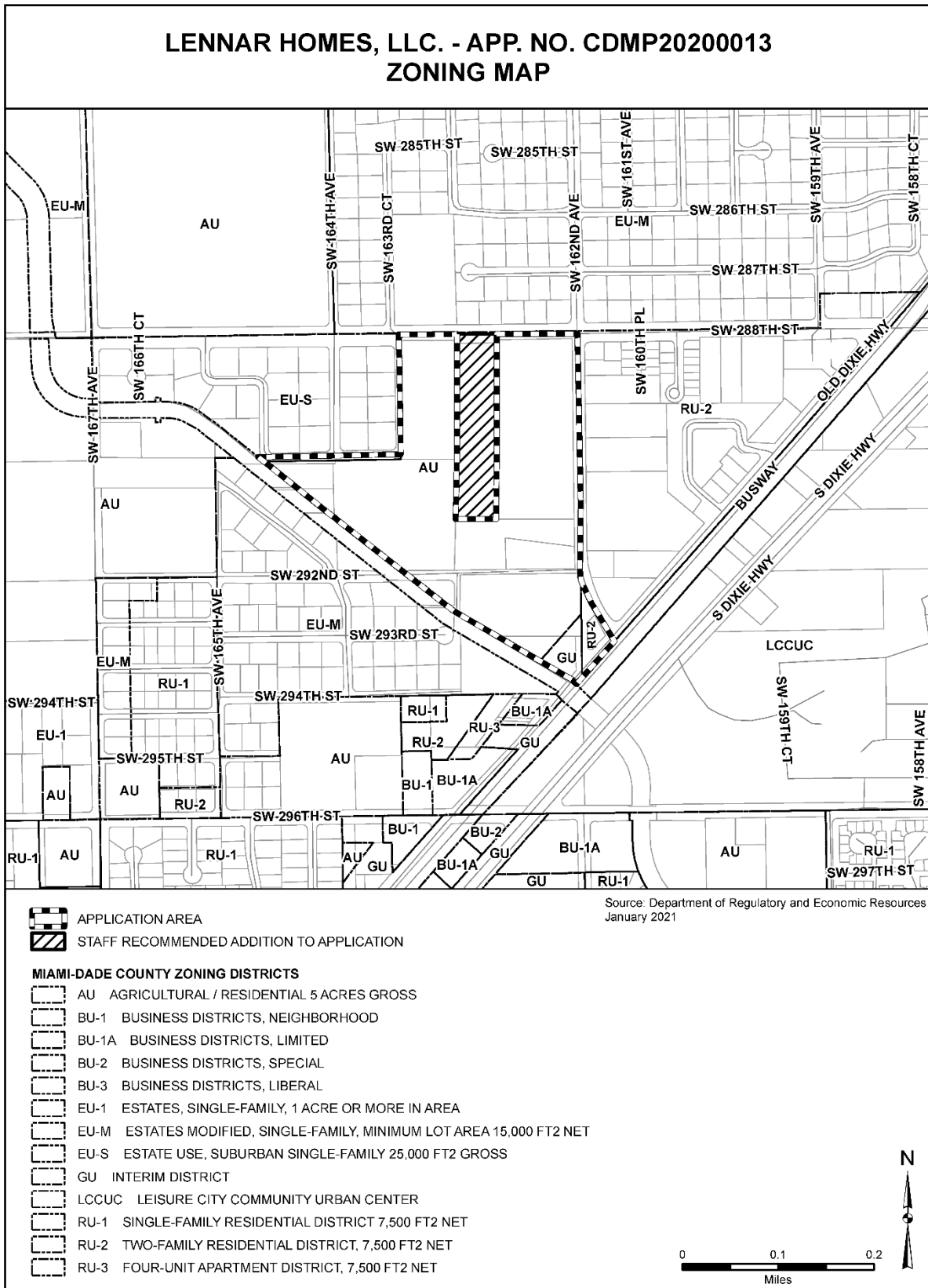
- v. *Transit Ridership and Pedestrianism:* The application, if approved, is well positioned to support transit ridership and pedestrianism as the site is adjacent to the South Dade Transitway SMART Plan Corridor. The application site is currently served by Metrobus Route 35, which provides local route service to the general area where the application site is located. A Metrobus Route 35 bus stop is located at the intersection of SW 288th Street and SW 162nd Avenue, at the northeast corner of the application site. Metrobus Route 35 provides 40-minute headway service during AM/PM peak, off-peak (midday), and evening (after 8 pm) periods. The application site is also served by Metrobus Routes 34 and 38 at a bus station located at the Transitway and SW 296th Street, approximately 0.25 miles southwest of the intersection of SW 162nd Avenue and Old Dixie Highway. Metrobus Express Bus 34 operates only during peak periods and provides a 10-minute headway. Metrobus Route 38 (Busway MAX) provides a 10-minute headway during the AM/PM peak period, a 20-minute headway during off-peak periods, and a 15-minute headway after 8 pm. While the application would support transit ridership and pedestrianism, the sidewalks and trail connections recommended by PROS and the DTPW in Principal Reason No. 3(ii) above would further enhance transit ridership and pedestrianism.

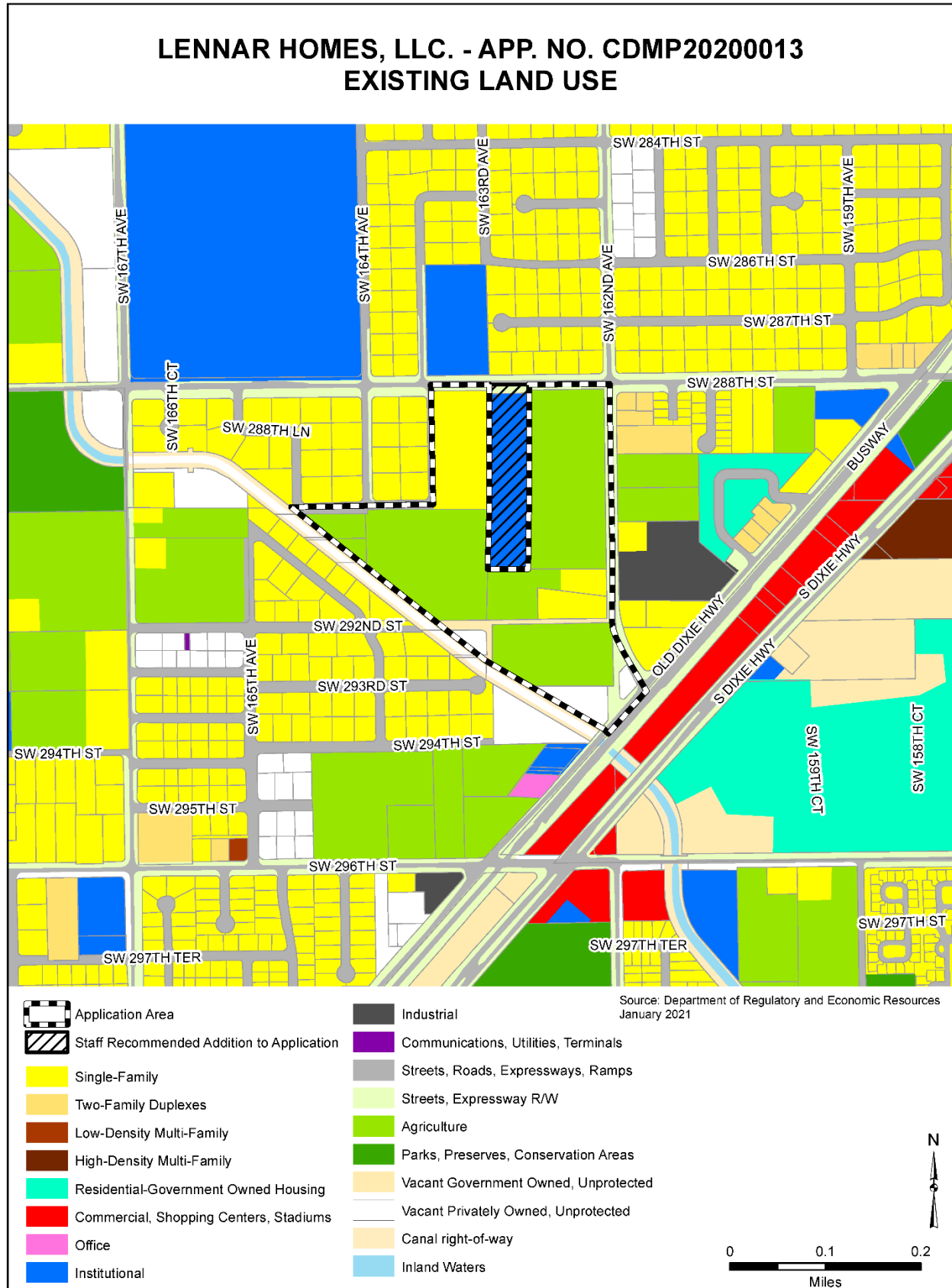
The *FY 2020-2029 Transit Development Plan* identifies the South Corridor Bus Rapid Transit (BRT) project as a funded capital project designed to improve both Transitway

infrastructure and transit services. The bus station located at SW 296th Street and the Transitway is proposed for upgrades as part of the South Corridor (BRT) project. A second, currently unfunded project proposes to improve the existing Transitway park-and-ride facility co-located with the bus station with a 400-space parking garage.

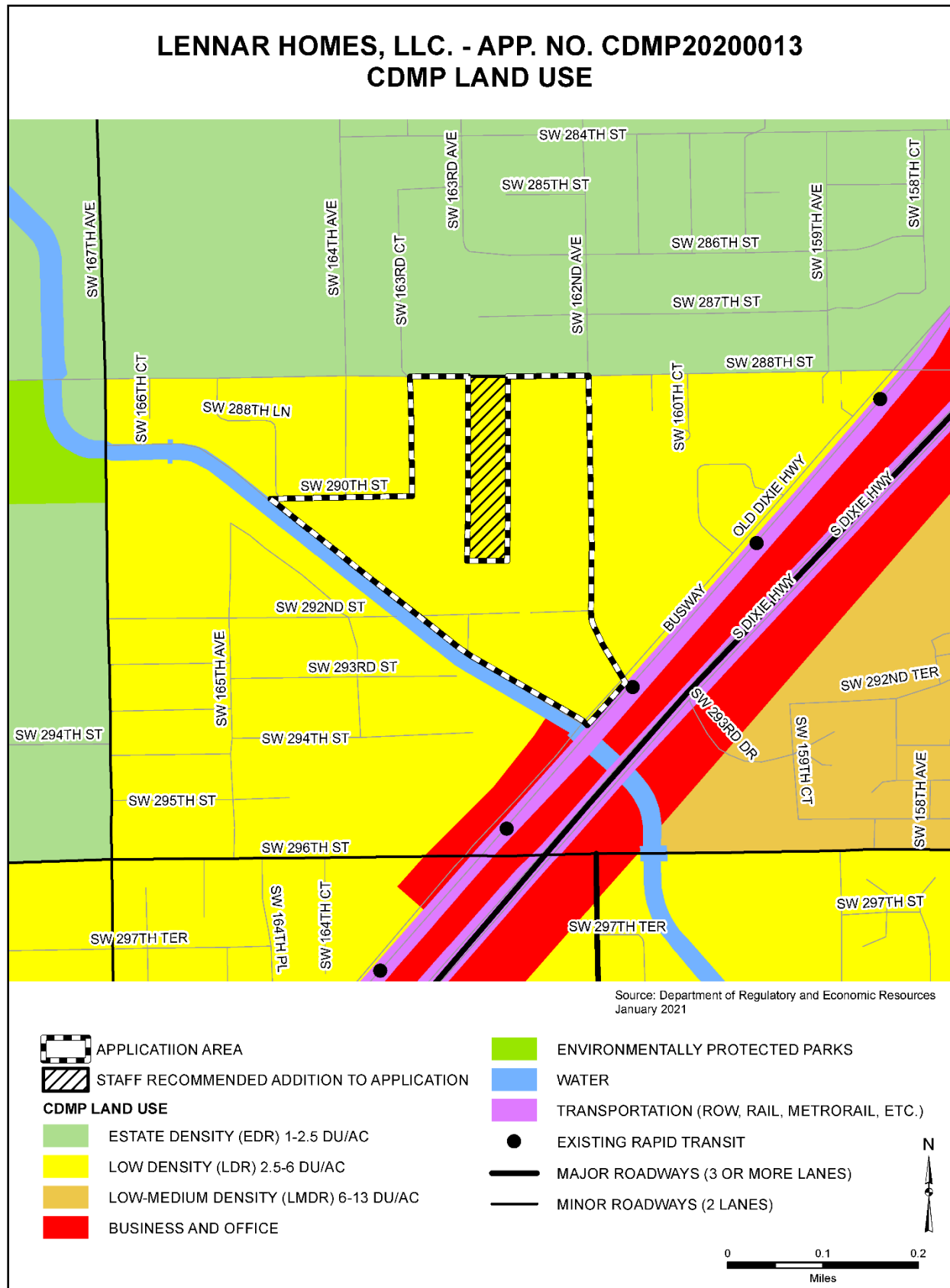
Application No. CDMP20200013

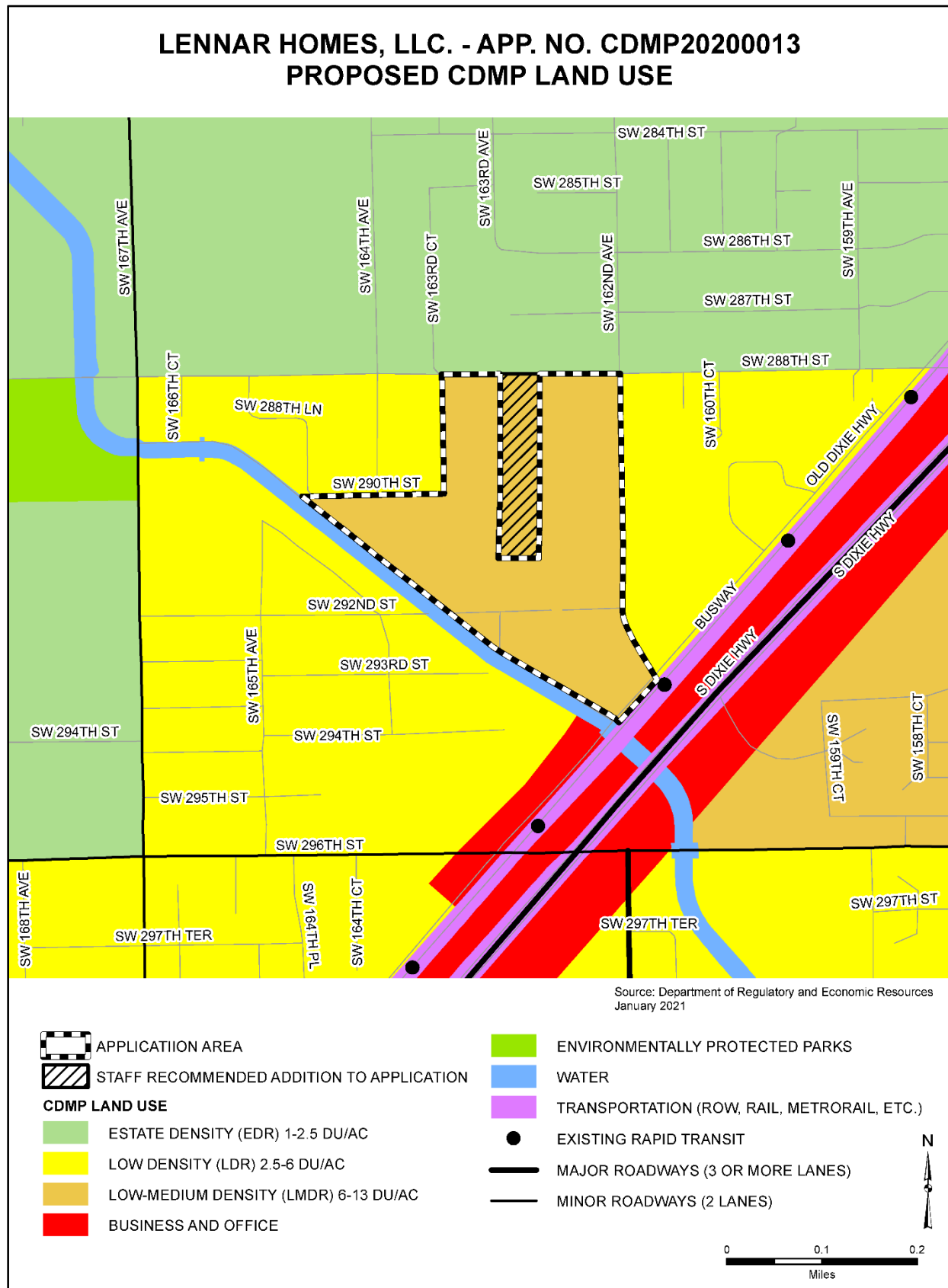




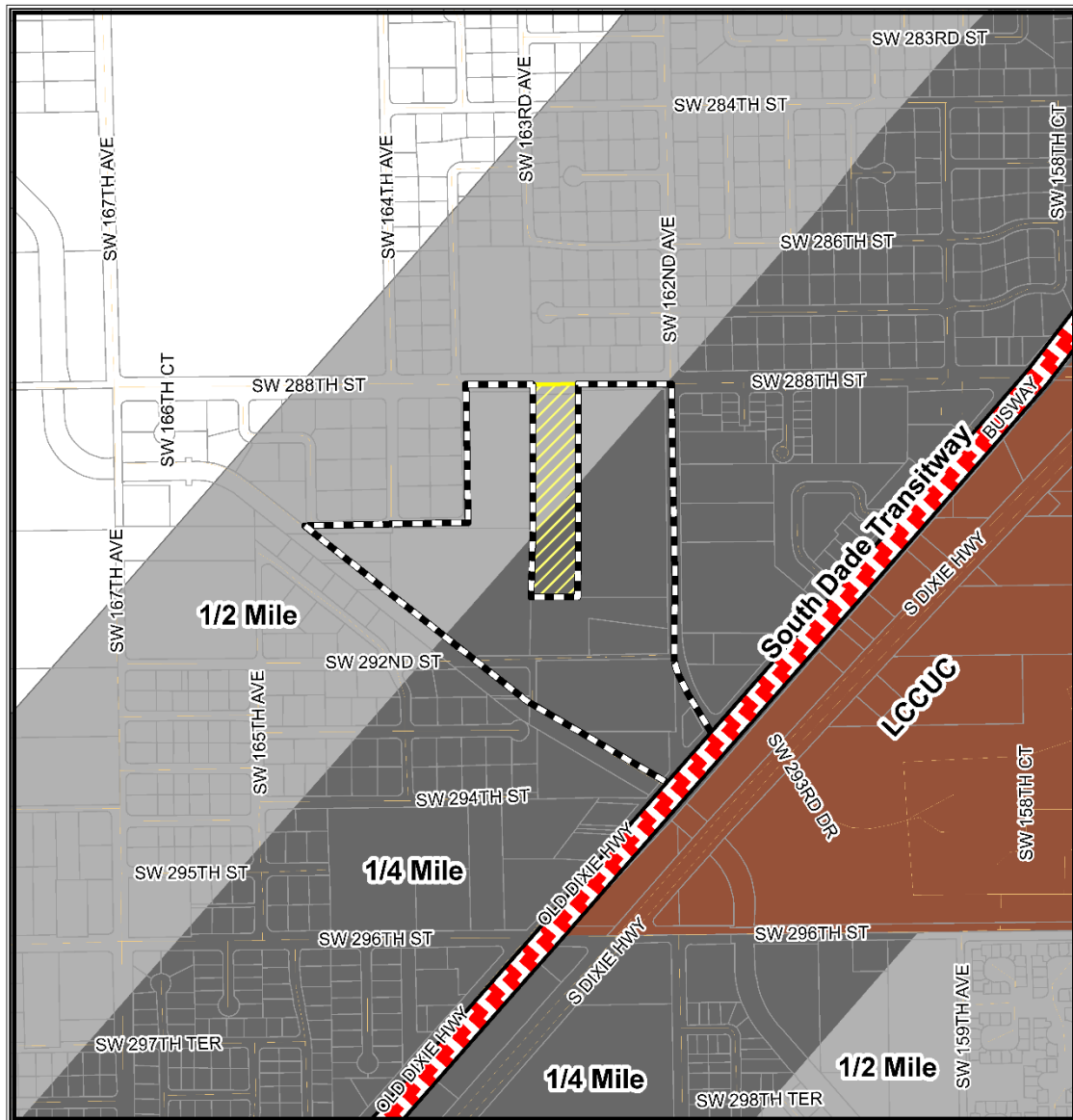


Application No. CDMP20200013





LENNAR HOMES, LLC. - APP. NO. CDMP20200013 SMART PLAN CORRIDOR



- Application Area
- Staff Recommended Addition To Application
- South Dade Transitway SMART Plan Corridor
- SMART Plan Corridor Buffers**
 - 1/4 Mile
 - 1/2 Mile
 - Leisure City Community Urban Center (LCCUC)

Source: Department of Regulatory and Economic Resources
February 2021



STAFF ANALYSIS

Location

The ±35.8-acre application site consists of 11 parcels arranged in an irregular shape and located to the west of Old Dixie Highway (renamed Harriet Tubman Highway on February 19, 2020 pursuant to BCC Resolution R-168-20) and the South Dade Transitway, generally between SW 288th Street and the C-103 (Mowry) Canal on the south and southwest, and between SW 162nd Avenue and SW 164th Place. (see “Aerial Photo” on page 6). The site is approximately 1.5 miles north of the City of Homestead and west of U.S. 1 in unincorporated Miami-Dade County.

Existing Land Use

The predominant land use on the application site is agriculture. There are three single family homes located on the site as well as a horse barn. Approximately three acres of pine rocklands are located on the east side of the site, west of SW 162nd Avenue. The site includes three vacant parcels, two located along the C103 Canal and one located at the southwest intersection of SW 162nd Avenue and Old Dixie Highway. (See “Existing Land Use” map on page 8 and Appendix F: Photos of Site and Surroundings on Appendices page 45.)

CDMP Land Use Plan Map Designation

The CDMP Adopted 2030 and 2040 Land Use Plan (LUP) map designates the entire application site as “Low Density Residential” (see “CDMP Land Use” map on page 9). The “Low Density Residential” land use category allows a range in densities from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre. The types of housing structures typically found in areas designated “Low Density Residential” include single family detached, cluster homes, and townhouses. Under its current “Low Density Residential” land use designation, the application site could be developed with a maximum of 214 single-family residential units.

The applicant requests a land use designation change of the application site to “Low-Medium Density Residential.” The “Low-Medium Density Residential” land use category allows a range in densities from a minimum of 6 to a maximum of 13 dwelling units per gross acre. The types of housing structures typically found in areas designated “Low-Medium Density” include single-family homes, townhouses, and low-rise apartments. Under the requested “Low-Medium Density Residential” land use designation, the application site could be developed with a maximum of 465 single-family residential units. Please see “Current and Proposed CDMP LUP Map Designations and Development” table below.

Staff’s Recommended Additional Parcel

As discussed in Principal Reason No. 1 on page 2, the parcel located between the two northern prongs of the application site is designated “Low Density Residential” (2.5 to 6 dwelling units per gross acre). If the application were to be approved, it would leave this “Low Density Residential” parcel surrounded by “Low-Medium Density Residential (6 to 13 dwelling units per gross acre) parcels to the east, west and south. To avoid this isolated designation, Staff recommends including the additional parcel in this application. . With the additional parcel, the acreage of the application site would increase to ±40.5 acres, and the total potential development would increase to 527 single family residential units (see “Current and Proposed CDMP LUP Map Designations and Development Potential” table below).

Current and Proposed CDMP LUP Map Designations and Development Potential

Current CDMP LUP Map Designation	"Low Density Residential (2.5 to 6 dwelling units per acre)"	Current Potential Development 214 SF detached
Applicant's Requested CDMP LUP Map Designation	"Medium High Density Residential (25 to 60 dwelling units per gross acre)"	Applicant's Proposed Potential Development – 465 SF attached
With Staff's Recommendation to Add Additional Parcel	"Medium High Density Residential (25 to 60 dwelling units per gross acre)"	Applicant's Proposed Potential Development – with additional parcel 527 SF attached

Notes: SF means single-family residences

Source: Department of Regulatory and Economic Resources, Planning Division, December 2020

Strategic Miami Area Rapid Transit (SMART) Plan

The application site abuts Old Dixie Highway, which lies immediately west of the South Dade Transitway. The South Dade Transitway corridor is one of six (6) corridors within the Strategic Miami Area Rapid Transit Plan ('SMART Plan') adopted by the Miami-Dade County Transportation Planning Organization in April 2016. The SMART Plan was 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 within 1/2-mile of the County's Rapid Transit Corridors that include the existing Metrorail corridor and the SMART Plan corridors.

The "Mixed Use Development" policies that were adopted provide that mixed-use projects located within 1/4-mile of a SMART Plan corridor are eligible to be developed at a residential density of 60 units per acre and up to 2.0 Floor Area Ratio (FAR) for non-residential uses. Mixed-use projects located between 1/4 mile and 1/2 mile of a SMART Plan corridor are eligible to be developed at a residential density of 36 units per acre and up to 1.5 FAR for non-residential uses.

The approximately half of the application site is located within 1/2 mile of the South Dade Transitway, while the other half of the site, including the additional parcel, is located within 1/4 mile (see SMART Plan Corridor map on page 11). However, the applicant is proposing a single-use "premium residential community" for the site, which does not meet the mixed-use development requirements for the transit-supportive densities and intensities described above.

Zoning

Miami-Dade County zoning districts were first created in 1938, and the application site retains the original zoning districts from that time. The site is predominantly zoned AU (Agriculture), which permits one residential dwelling unit on 5 gross acre lots. The vacant parcel located at the intersection of SW 162nd Avenue and Old Dixie Highway is zoned RU-2, a zoning district that permits two-family(duplex) housing structures. The two vacant parcels abutting the C-103 canal are zoned GU (Interim District) and AU. See "Zoning" map on page 7.

Adjacent Properties

Existing Land Use

The application site straddles a church property that fronts on SW 288th Street and appears to not be in active use. The area to the north of the application site, across SW 288th Street consists primarily of single-family residences and is also the site of the Fusion Church. South Dade Senior High School is located to the northwest, situated on the north side of SW 288th Street between SW 164th Avenue and 167th Avenue.

The area to the west of the application site consists of single-family residences and on the south and west side of the C-103 Canal are single-family residences and agricultural properties. Immediately adjacent to the application site to the west is the Springview Estates subdivision, which was constructed between 2007 and 2008.

The C-103 Canal forms the southwest and southern boundaries of the application site. There is a vacant lot located on the south side of the canal, immediately to the west of Old Dixie Highway. South of the vacant lot are two businesses: My Little Angels childcare center and the Southland Animal Hospital.

SW 162nd Avenue forms the eastern boundary of the application site. There are a mix of uses on the east side of the application site, including single and multifamily residences, above ground container nurseries, and an approximately five-acre lot containing a single family home and a commercial building that are both in disrepair (See “Existing Land Use” map on page 8)

Land Use Plan Map Designations

The CDMP Adopted 2030 and 2040 Land Use Plan (LUP) map designates properties located to the north of the application site as “Estate Density”, a land use category that allows 1 to 2.5 dwelling units per gross acre. Properties located to the east and west of the application site are designated “Low Density Residential”, as are the bulk of the properties located to the south. The South Dade Transitway and U.S. 1, located to the southeast of the application site, are designated “Transportation”, while the business corridor located along U.S. 1 is designated “Business and Office”.

Zoning

The area to the north of the application site, across SW 288th Street, is zoned EU-M, a zoning district that requires a minimum lot size of 15,000 square feet. The area to the west of the application site on the north side of the C-103 canal is zoned EU-S, a zoning district that requires a minimum lot size of 25,000 square feet. The area to the west and south of the application site, on the south side of the C-103 canal, is zoned EU-M, while the area to the east is zoned RU-2

There is a pending zoning application (Z2020000125) for the five-acre property east of the application site, across SW 162 Avenue, described above, which is located on the east side of SW 162nd Street, east of the application site. The application requests a rezoning from RU-2 to Leisure City Community Urban Center (LCCUC) and an amendment to the LCCUC Land Use Regulating Plan to designate the property as Mixed Use Corridor. Urban Centers are envisioned to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. The Leisure City Community Urban Center runs along the east side of U.S. 1, between SW 272 Street on the north and SW 296 Street on the south and does not currently include the subject site. Approval of the zoning application would intensify the uses of the area See “Zoning” map on page 7.

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.

Residential Land

The combined vacant land for single-family and multi-family residential development in the Analysis Area (Minor Statistical Area 7.3) in 2020 was estimated to have a capacity for about 3,928 dwelling units, with about 69.9 percent of these units intended as single-family. The annual average residential demand in this Analysis Area is projected to go from 292 units in the 2020-2025 period to 192 units in the 2035 to 2040 period. An analysis of the residential capacity by type of dwelling units shows the depletion of single-family to take place in 2039 and multi-family type by the year 2033 (see table below).

Residential Land Supply/Demand Analysis
2030 to 2040 (MSA 7.3)

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	2,744	1,184	3,928
DEMAND 2020-2025	184	108	292
CAPACITY IN 2025	1,824	644	2,468
DEMAND 2025-2030	136	80	216
CAPACITY IN 2030	1,144	244	1,388
DEMAND 2030-2035	125	74	199
CAPACITY IN 2035	519	0	393
DEMAND 2035-2040	121	71	192
CAPACITY IN 2040	0	0	0
DEPLETION YEAR	2039	2033	2037

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 applicant is requesting a land use change from “Low Density Residential” to “Low-Medium Density Residential” for a total of approximately 35.8 acres. If the proposed application is approved, it will increase the supply of single-family type units from approximately 251 net additional units or by approximately 284 units if the application is changed to add the ±4.7-acre parcel as recommended by staff. This will extend the depletion year of single-family type units by approximately two years.

Potential Impact on Affordable Housing

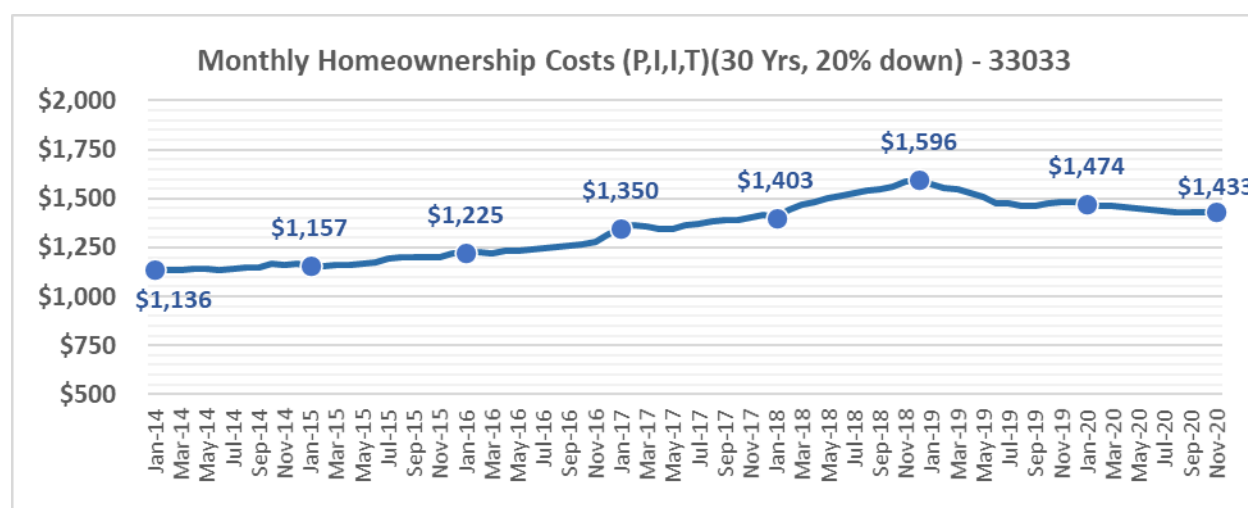
The applicant's project site is in zip code 33033. For the purposes of analysis, the three surrounding zip codes were also considered: 33030, 33031, and 33032. The applicant has made no declaration with respect to the affordability of the units to be constructed. This section addresses the potential impact the project could have on the county's housing market based on the information provided and available housing data. At currently prevailing rates, extracted where available online from Zillow, the following Values and Monthly Owner Costs are identified.

Zillow Home Value Index (ZHVI)

	Zip Code		2020 Avg ZHVI	Avg Monthly Owner Costs	Qualifying Income	Average Owner Costs
All Homes Including Multifamily	33030		\$276,989	\$1,583	\$63,316	\$1,838
	33031		\$479,830	\$2,358	\$94,305	
	33032		\$353,021	\$1,873	\$74,932	
	33033*		\$ 265,844	\$1,540	\$61,614	

Source: Zillow.com (The 2020 index is the monthly unweighted average for the year through November. Monthly costs include estimates for principle, interest, insurance, and taxes and includes a 20% down payment.)

*Zip Code of Application site



The most recently available observed monthly ownership costs based on the ZHVI from November 2020 for Zip Code 33011, where the application site is located, is \$1,433, which is up 19.5% from five years earlier. It is 3.5% below the maximum of \$1,596 from December 2018. With an average monthly ownership cost of \$1,838 for the zip codes analyzed, the required household income to qualify for an average valued home, without being cost burdened, would be \$73,542 per year.

The table below is from the Florida Housing Finance corporation and identifies the countywide income limits for households according to household-income as a share of area median income (AMI). AMI is identified by HUD currently for 2020 in Miami-Dade County at \$59,100. If the proposed project sets home prices at the currently prevailing average value for the area, then an average unit would be affordable to a 2-person or 3-person household earning 100% of AMI, or a 1-person household earning 120% of AMI.

Miami-Dade County, 2020 Income Limits (2020 AMI = \$59,100)

Percentage Category	Income Limit by Number of Persons in the Household									
	1	2	3	4	5	6	7	8	9	10
30%	19,200	21,950	24,700	27,400	30,680	35,160	39,640	44,120	Refer to HUD	
50%	32,000	36,600	41,150	45,700	49,400	53,050	56,700	60,350	63,980	67,636
80%	51,200	58,500	65,800	73,100	78,950	84,800	90,650	96,500	102,368	108,218
100%	64,000	73,200	82,300	91,400	98,800	106,100	113,400	120,700	127,960	135,272
120%	76,800	87,840	98,760	109,680	118,560	127,320	136,080	144,840	153,552	162,326
140%	89,600	102,480	115,220	127,960	138,320	148,540	158,760	168,980	179,144	189,381

Data Source: Florida Housing Finance Corporation (FHFC). Florida Housing Finance Corporation (FHFC) income and rent limits are based upon figures provided by the United States Department of Housing and Urban Development (HUD) and are subject to change. Updated schedules will be provided when changes occur.

The two tables above illustrate that within the zip code that defines the market area for this project, prevailing market values are affordable to workforce households according to the Florida Housing Finance Corp (FHFC) data. Though indications are that the rate of population growth is slowing, in the still rapidly appreciating county housing market, there is value in commitments for preserving units as affordable or workforce housing long into the future.

Finally, the table below illustrates the housing affordability situation that currently exists within the study area. In this case, the study area is broadened to include the MSA(s) within which the application property lies, MSAs, 7.3 and 7.4. The data for cost burden (households paying more than 30% of their income for housing) is drawn from the 2019 American Community Survey 5-year estimates, the most currently available data, released in December of 2020. The data shows 41.9% of households with a mortgage in the area are cost burdened, and 16.8% are severely cost burdened, paying over 50% of their income for housing costs. Among households without a mortgage, the situation is much better. Just 9.9% of owner households were cost burdened, with 21% severely cost burdened.

Miami-Dade County Cost Burden of Owner Households

	MSA 7.3	MSA 7.4	Total Study Area	Shares
Total Owner Households:	4,370	13,081	17,451	
With A Mortgage	2,882	9,281	12,163	100%
Less than 30.0 percent	1,899	5,142	7,041	57.9%
30.0 to 49.9 percent	558	2,492	3,050	25.1%
50.0 percent or more	425	1,624	2,049	16.8%
Not computed	-	23	23	0.2%
Median	24.3	27.8	26.1	
Without a Mortgage	1,488	3,800	5,400	100%
Less than 30.0 percent	1,315	2,908	4,223	78.2%
30.0 to 49.9 percent	91	442	533	9.9%
50.0 percent or more	72	348	420	7.8%
Not computed	10	102	112	2.1%
Median	13.2	12.1	12.6	

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	AH & X
Stormwater Management Permit	DERM Surface Water Management Permit required
County Flood Criterion (National Geodetic Vertical Datum)	6.0 feet

Biological Conditions

Wetlands Permit Required	No
Native Wetland Communities	No
Specimen Trees	Yes
Endangered Species Habitat	Yes
Natural Forest Community	No, however Folio 30-7905-000-0240 contains pine rocklands

Other Considerations

Within Wellfield Protection Area	No
Contaminated Site	No DERM records, former agricultural site

Environmental Monitoring and Restoration

DERM has no records of current contamination issues on the subject site or abutting properties. However, based on the historical use of the site, all construction plans (inclusive of drainage) and dewatering plans shall require review and approval from the Environmental Monitoring and Restoration Division of DERM as it relates to potential environmental contamination issues.

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 the 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 properties contain tree resources, including specimen tree resources (trees with a trunk diameter at breast height of 18 inches or greater) identified by DERM during a site inspection on December 10, 2020. Specimen trees are protected by Section 24-49.2(II) of the Code. 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 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 24-49.2(4)(II)(2)(b).

Additionally, on December 10, 2020 DERM conducted a site inspection, at which time DERM documented that the property identified by Folio 30-7905-000-0240 contains approximately 3.15 acres of pine rockland. Pine rocklands are classified by the Florida Natural Areas Inventory as habitat that is globally imperiled. CDMP Policy CON-8D states *"Where hammocks or pinelands are contained within prospective development sites, they shall be given priority for designation as landscape and open space areas and left intact. The extent of hammock and pineland area destroyed shall be minimized by the use of native plant buffers, clustering, large lot zoning, and/or reduced roadway widths. Care shall be exercised when developing adjacent land to minimize root damage and filling. Disturbance to the forest canopy and understory shall be minimized and confined to the least viable areas. Preservation areas shall be located and configured to protect rare, threatened and endangered species and to allow for prescribed burning, where applicable. In the protected forest areas, understory vegetation and associated geologic features shall be protected and maintained in perpetuity."*

The proposed amendment could potentially allow a higher residential density than currently allowed under the existing CDMP land use designation, including within the pine rockland. DERM, therefore, recommends that the applicant leave the pine rockland intact and proffer a Declaration of Restrictions identifying the pine rockland as a preservation area and committing to the condition stated below:

In order to demonstrate compliance with CON-8D, the property owner acknowledges that the area identified as pine rockland shall be left intact and shown on future development plans, such as plat application, zoning applications, site plan applications, and building permit applications, as a preservation area that may be incorporated into future landscape and open space areas. The preservation area may be modified as per DERM review and approval.

In accordance with Chapter 24-49.9 of the Code, 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. In addition, Chapter 18A of the Code states that controlled species may not be planted within 500 feet of the native plant community. Please refer to the Landscape Manual of the Department of Planning and Zoning for a list of these controlled landscaping plants.

Endangered Species

The property identified by Folio 30-7905-000-0240 contains Florida clover ash (*Tetrazygia bicolor*) and silver palm (*Coccothrinax argentata*), which are state-listed threatened species. Any future site plan development must be consistent with the preservation requirements of the County's CDMP; specifically Objective CON-9 of the Conservation, Aquifer Recharge and Drainage Element. Objective CON-9 requires that undeveloped habitat critical to federal, state or County designated endangered, threatened or rare species or species of special concern be preserved.

Due to the possible presence of federally listed species, consultation with the US Fish and Wildlife Service (USFWS) is suggested prior to any development of the property.

A list of plant species identified on the site is currently being compiled by DERM. Once the analysis is complete, DERM may recommend that conditions pertaining to protection of threatened and/or endangered species present at the site be added to the requested Declaration of Restrictions .

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.

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 Policy 5A of the Conservation, Aquifer Recharge and Drainage Element.

Water and Sewer

Potable Water Supply

The proposed development is located within the WASD's water service area. The water supply will be provided by the South Dade System. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the CDMP.

The developer may connect to an existing 8-inch water main in SW 288th Street at SW 162nd Avenue and extend a 12-inch water main (Half-Section line) southerly in SW 162nd Avenue to Old Dixie Highway, then northeasterly along Old Dixie Highway (approx.134 feet) interconnecting to an existing 12-inch water main at that location. Also, the developer may connect to any of the following for service and/or to extend an 8-inch water main within the property, in a dedicated public right-of-way and/or in a WASD easements to a point as required to abut and provide service to the proposed development.

- The aforementioned 12-inch water main in SW 162nd Avenue, that will abut the eastern boundary of the property.
- An existing 8-inch water main water main in SW 288th Street, abutting the northern boundary of the property.
- An existing 8-inch water main in SW 163rd Court, partially abutting the western boundary of the property.
- An existing 8-inch water main and in SW 290th Street, partially abutting the northern boundary of the property.

Any public water main extension within the property shall be 8-inch minimum diameter.

At this time, there is a WASD Agreement No. 30364 for the new construction of 21 single family residences 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 “Low Density Residential” is estimated to be 44,940 gallons per day (gpd), as shown under Scenario 1. The maximum water demand under the requested CDMP Land Use Designation of “Low-Medium Density Residential”, including Staff’s proposed addition of the middle parcel, would be 86,955 gpd, as shown under Scenario 2, which represents a potential increase of approximately 42,015 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 – “Low Density Residential”				
1	SF Detached	214 units	210 gpd/unit	44,940 gpd
Requested CDMP Designation – “Low-Medium Density Residential”				
2	SF Attached	527 units	165 gpd/unit	86,955 gpd

Source: Miami-Dade Water and Sewer Department; Department of Regulatory and Economic Resources, Planning Division; January 2021

Sewer Treatment Plant Capacity

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 South 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

Per a previous WASD Letter of Availability (LOA), the Developer shall carry out options A or B, or a combination of both. The options are as follows:

OPTION A:

The developer shall connect to an existing eight (8)-in. gravity sewer (ES 5361-1; MH No.1 per as-built; MH No. 26 per Sewer Atlas X-32) in S.W. 288th St. and S.W. 162nd Ave. and extend an eight (8)-in. gravity sewer southerly at full depth as long as the depth remains within WASD’s specifications and to abut the property with Folio No. 30-7905-003-0100. Also, the developer shall connect to any of the following for a lateral connection and/or to extend an 8-inch gravity sewer within the property at full depth, in a dedicated public Right-of-Way (R/W) and/or in a WASD easement to a point as required to abut and provide service to the proposed development.

- The aforementioned proposed 8-inch gravity sewer in SW 162nd Avenue, that will abut the eastern boundary of the property.

- An existing 8-inch gravity sewer (ES 5361-1; MH No.1 per as-built; MH No. 26 per Sewer Atlas X-32) in SW 288th St. and SW 162nd Avenue.
- An existing 8-inch gravity sewer (ES 4589-1) in S.W. 288th St., partially abutting the northern boundary of the property.
- An existing 8-inch gravity sewer (ES 5359-1) in S.W. 163rd Ct., partially abutting the western boundary of the property.
- An existing 8-inch gravity sewer (ES 8209-3; MH No. 3A per as-built; MH No. 133 per Sewer Atlas X-32) in SW 290th Street and SW 164th Avenue, abutting the northern boundary of the property.

Note: The developer is responsible to raise the ground level as necessary to provide the minimum coverage on the proposed sewer main as specified in the WASD Design Standards.

If UNITY OF TITLE does not apply, then any gravity sewer within the property shall be public and 8-inch diameter.

OPTION B:

In the case that the existing gravity sewer lines are not deep enough to be extended to abut all of the proposed lots within the development, a new public pump station (PS) will be required. The developer shall connect to an existing 8-inch force main in S.W. 288th Street and SW 162nd Avenue and extend an 8-inch force main as required to provide service to the new public pump station.

The new public PS site dimensions must be 45 feet x 65 feet and shall be deeded to WASD, and must be shown on the Plat, having direct access to either dedicated public R/W or to ingress-egress paved access and utility easement with a minimum width of 20 feet. Additionally, the developer shall connect to the aforementioned proposed public PS and extend an 8-inch minimum gravity sewer mains at full depth, in public R/W, as required to provide service to all of the properties within the proposed development.

At the time this project applies for an Agreement, a force main pressure analysis will be provided. The size of the proposed force main may change, according to the force main pressures and recommendations provided by WASD's Modeling Section. If Unity of Title does not apply, then any gravity sewer within the property shall be public and 8-inch minimum in diameter.

Please note that flows from this development will be transmitted to PS 1024 and PS 692B. The flows from the proposed development, including the additional parcel, will increase the Nominal Average Pump Operating Time (NAPOT) of PS 1024 from 11.91 hours to 13.78 hours and will increase the NAPOT for PS 692B from 0.55 hours to 0.59 hours. Pump Station 1024 is currently on CH (Conditional Moratorium -HAMA Limited) Moratorium status and allocation is not allowed, pending Peak Flow capacity study. Pump Station 692B is currently working within the mandated criteria set forth in Consent Decree Case: NO. 1:12-cv-24400-FAM, effective Dec 6, 2013.

Please note that WASD has submitted a remedial plan for PS 1024 which consists of monitoring the PS for at least six (6) months. In said remedial plan, it was noted that the high hours of PS 1024 were a result of high pressures in the system that were experienced during the upgrade of the downstream Booster PS 692B. Booster PS 692B was put back in service, and the pressures in the system have returned to normal. Per the remedial plan for PS 1024, if after monitoring said station, the operating hours are within the established range, PS 1024 can be certified as completed, and allocations will be allowed accordingly.

Fire and Rescue Service

The application area is currently served by Miami-Dade Fire Rescue (MDFR) Station No. 6 (Modello) located at 15890 SW 288 Street. The station is equipped with an Engine and a Rescue totaling seven (7) firefighter/paramedics, 24 hours a day, seven days a week. The average travel time to incidents in the vicinity of the application site is estimated at approximately 5:00 minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8 minutes at 90% of all incidents. Presently, travel time to incidents in the vicinity of the application site complies with the performance objective of national industry standards.

Level of Service Standard for Fire Flow and Application Impacts

CDMP Policy WS-2A establishes the County's minimum Level of Service standard for potable water. This CDMP policy requires the County to deliver water at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi, unless otherwise approved by the Miami-Dade Fire Rescue Department. The required fire flow for the proposed CDMP designation "Low-Medium 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.

The MDRF Department has determined that the current CDMP designation (Low Density Residential) would allow development that could generate 64 annual alarms. The proposed CDMP designation (Low-Medium Density Residential) would allow development that could generate 158 annual alarms with the inclusion of the additional property. The 158 annual alarms will result in a moderate impact to existing fire rescue service. Presently, fire and rescue services in the vicinity of the subject property is adequate. Based on the current call volume for Station No. 6 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. 16 (Homestead) located at 255 NW 4 Avenue and Station No. 5 (Goulds) located at 13150 SW 238 Street. The Miami-Dade Fire Rescue Department has no objection to Application No. 20200013, both as originally proposed and with inclusion of the additional parcel recommended by Staff.

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 application requests redesignation of the site from “Low Density Residential” to “Low-Medium Density Residential.” Adoption of this amendment will likely result in the development of 527 single-family residential units in the County’s Waste Collection Service Area, and collection service would be provided by the department per Chapter 15 of the Code of Miami Dade County. The DSWM has no objection to the proposed change, both as originally proposed and with inclusion of the additional parcel recommended by Staff.

Parks

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

Level of Service Standard

CDMP Policy ROS-2A establishes the adopted minimum Level of Service (LOS) standard for the provision of recreation open space in the Miami-Dade County. This CDMP policy requires the County to provide a minimum of 2.75 acres of local recreation open space per 1,000 permanent residents in the unincorporated areas of the County and a County-provided, or an annexed or incorporated, local recreation open space of five acres or larger within a three-mile distance from residential development. The acreage/population measure of the LOS standard is calculated for each Park Benefit District. A Park Benefit District is considered below LOS standard if the projected deficiency of local recreation open space is greater than five acres. Currently, PBD-3 has a surplus capacity of 191.76 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; four (4) of the ten (10) parks listed below (Biscado, Leisure, Modello Wayside and Naranja Lakes) are smaller than the required minimum provision of five-acres of local recreational open space.

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

Park Name	Acreage	Classification
Biscado Park	4.18	Neighborhood Park
Leisure Park	1.86	Neighborhood Park
Live Like Bella Park	8.30	Community Park
Modello Park	8.23	Community Park
Modello Wayside Park	2.50	Neighborhood Park
Naranja Lakes Park	1.55	Neighborhood Park
Naranja Park	12.70	Community Park
Palmland Park	5.09	Neighborhood Park
Royal Colonial Park	26.27	Community Park
South Dade Park	8.61	Community Park

Source: Miami-Dade County Parks, Recreation and Open Space Department, December 2020.

Application Impacts

The existing “Low Density Residential” designation would generate a maximum of 214 single-family detached residential units and an anticipated population of 653. The concurrency analysis for this scenario results in an impact of 1.80 acres based on the minimum Level of Service

standard for the provision of local recreational open space in the Recreational and Open Space Element.

The potential for residential development under the proposed “Low-Medium Density Residential” designation would generate a maximum of 465 multi-family residential units and an anticipated population of 1,418. The concurrency analysis for this scenario results in an impact of 3.90 acres based on the minimum Level of Service standard for the provision of local recreational open space in the Recreation and Open Space Element. The potential for residential development with the additional parcel would increase to 527 residential units and an anticipated population of 1,607 with the additional parcel proposed for inclusion by Staff. This increase would result in an impact of 4.42 acres based on the minimum Level of Service standard for local recreational open space. Therefore, PROS recommends that the applicant work with the department to provide local recreational open space within the project. PROS also recommends that the applicant plan for future access points to the Mowry (C-103 Canal) Trail. The Mowry Trail is one of 10 trails that make up the South Dade Greenway Network, a comprehensive system of multi-purpose trails planned for rights of way owned by the South Florida Water Management District, the Florida Department of Transportation, the Miami-Dade Transportation and Public Works Department, and the City of Homestead.

Based on the findings, PROS has no objections to this application, both as originally proposed and with inclusion of the additional parcel recommended by Staff.

Public Schools

Level of Service Standard

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

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

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

Application Impacts

This application, if approved with the Staff’s recommendation to add the additional parcel, may increase the student population of the schools serving the application site by an additional 358 students. This number includes a reduction of 30.55% to account for charter and magnet schools (schools of choice). Of the 358 students, 187 are expected to attend elementary schools, 90 are expected to attend middle schools and 81 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
Avocado Elem. – South Dade Mid. (Elem Comp)	83	187	83	NO	Current CSA
Avocado Elem. – South Dade Mid. (Elem Comp)	0	104	0	NO	Current CSA Five Year Plan
South Dade Middle (Mid Comp)	16	90	16	NO	Current CSA
South Dade Middle (Mid Comp)	0	74	0	NO	Current CSA Five Year Plan
South Dade Senior	-167	81	0	NO	Current CSA
South Dade Senior	0	81	0	NO	Current CSA Five Year Plan

ADJACENT SERVICE AREA SCHOOLS

Redondo Elem. – South Dade Mid. (Elem Comp)	93	104	93	NO	Adjacent CSA
Laura C. Sanders Elem.	76	11	11	YES	Adjacent CSA
Campbell Drive K-8 Center (Mid. Comp)	35	74	35	NO	Adjacent CSA
Irving & Beatrice Peskoe K-8 Center (Mid. Comp)	14	39	14	NO	Adjacent CSA
Gateway Env. K-8 Learning Cntr (Mid. Comp.)	0	25	0	NO	Adjacent CSA
Redland Middle	0	25	0	NO	Adjacent CSA
Leisure City K-8 Center (Mid. Comp.)	-16	25	0	NO	Adjacent CSA
Homestead Middle	-16	25	0	NO	Adjacent CSA
West Homestead K-8 Center (Mid. Comp)	-35	25	0	NO	Adjacent CSA
Campbell Drive K-8 Center (Mid. Comp)	0	25	0	NO	Adjacent CSA Five Year Plan
Irving & Beatrice Peskoe K-8 Center (Mid. Comp)	0	25	0	NO	Adjacent CSA Five Year Plan
Gateway Env. K-8 Learning Cntr (Mid. Comp.)	0	25	0	NO	Adjacent CSA Five Year Plan
Redland Middle	9	25	0	NO	Adjacent CSA Five Year Plan

Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
Leisure City K-8 Center (Mid. Comp.)	0	25	0	NO	Adjacent CSA Five Year Plan
Homestead Middle	0	25	0	NO	Adjacent CSA Five Year Plan
West Homestead K-8 Center (Mid. Comp.)	64	25	25	YES	Adjacent CSA Five Year Plan
Felix Varela Senior	317	81	81	YES	Adjacent 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

The Miami-Dade County Aviation Department (MDAD) does not object to the proposed CDMP amendment, provided that all uses comply with federal, state and local aviation regulations, including Chapter 33 of the Code of Miami-Dade County as it pertains to airport zoning. MDAD advises that, in accordance with the Code of Federal Regulations (CFR) Title 14 Part 77, any proposed temporary or permanent structure that reaches or exceeds 200' Above Ground Level (AGL) requires notification of the Federal Aviation Administration. The applicant is also required to coordinate with MDAD's Aviation Planning Division if any proposed temporary or permanent structure on the application site reaches or exceeds 200' AGL.

Police

A review of the application and related documents was conducted to predict its impact on the Miami-Dade Police Department's resources. Current data of police staffing, population, and crimes/calls for service was also examined to project any increase in calls for service. The current staffing at the respective police district would not accommodate the anticipated increase in the volume of calls for service to the area. To conservatively maintain current staffing levels, police officer staffing would need to be increased by two additional police officers, at an estimated cost of \$199,258. Should demand for police services increase beyond the increased levels, additional sworn personnel, support staff and equipment will be required.

Roadways

The application site is a ±40.5-acre property located on the south side of SW 288 Street between SW 162 Avenue and SW 164 Avenue in unincorporated Miami-Dade County. SW 288 Street provides access on the north side and SW 162 Avenue along with Old Dixie Highway provide access on the east side of the application site. The major roadways that would cater to the mobility needs of this project are shown below:

1. SW 288 Street east of Florida's Turnpike is a four-lane divided County maintained roadway with posted speed limit of 40 mph. It has an interchange with Florida's Turnpike.
2. Florida's Turnpike north and south of SW 268 Street is a four-lane expressway with a posted speed limit of 65 mph.
3. SW 162 Avenue north and south of SW 288 Street is a County maintained two-lane undivided roadway with posted speed limit of 35 mph.
4. Old Dixie Highway north and south of SW 288 Street is a County maintained two-lane undivided roadway with posted speed limit of 40 mph.
5. SW 296 Street east and west of Old Dixie Highway is a County maintained two-lane undivided roadway with posted speed limit of 40 mph.
6. US-1 Highway north and south of SW 288 Street is a State maintained four-lane divided roadway with posted speed limit of 45 mph.
7. Krome Avenue north and south of SW 288 Street is a State maintained four-lane divided roadway with posted speed limit of 45 mph.
8. SW 167 Avenue north and south of SW 288 Street is a County maintained two-lane undivided roadway with posted speed limit of 40 mph.

Florida's Turnpike/HEFT, US-1, and Krome Avenue would provide connectivity for this location to other regions in 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.

Trip Generation

The maximum development potential scenarios under each the existing and requested CDMP Land Use Plan designations were analyzed for traffic impacts. Under the current CDMP land use designation of "Low Density Residential (2.5 to 6 du/ac)" the application site is assumed to be developed with 243 Single-Family detached residential units. Under the requested CDMP land use designation of "Low-Medium Density Residential (6 to 13 du/ac)", with the recommended additional parcel, the application site can be developed with 527 Single-Family attached residential units. The potential development under the current CDMP land use designation of "Low Density Residential" is expected to generate approximately 238 PM peak hour trips and under the requested CDMP land use designation of "Low-Medium Density Residential" it is expected to generate approximately 259 PM peak hour trips or approximately 21 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. 3	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	"Low Density Residential" ¹ (2.5-6 du/ac)	"Low- Medium Density Residential" ² (6-13 du/ac)	
Maximum Development Potential	243 DU Single Family Detached	527 DU Single Family Attached	
Trips Generated	238	259	+ 21

Source: Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition, 2017; Miami-Dade County Department of Regulatory and Economic Resources, January 2020.

Notes:

¹ – ITE Land Use Code used for Low Density Residential is 210.

² – ITE Land Use Code used for Low-Medium Density Residential is 220.

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. 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	Total Trips With Amend.	Concurrency LOS with Amend.
Requested CDMP Designation: "Medium Density Residential" – 527 Single-Family attached units generating 259 PM Peak Hour Trips													
9864	SW 167 Avenue	N/O SW 288 Street	2 UD	D	1197	435	C	25	460	C	9	469	C
9932	SW 288 Street	West of US 1	2 DV	D	1440	865	C	57	922	C	108	1030	C
F0545	US 1	North of SW 308 Street	4 DV	EE	4296	2032	C	34	2066	C	53	2119	C
9936	SW 296 Street	West of US 1	2 UD	D	1440	708	C	60	768	C	73	841	C
F8706	SW 288 Street	East of SW 174 Avenue	2 DV	D	1440	664	C	0	664	C	26	690	C
9972	US 1	Northeast of SW 288 Street	4 DV	EE	4296	2010	C	207	2217	C	54	2271	C
9930	SW 288 Street	W/O SW 147 Avenue	4 DV	D	3222	1572	C	27	1599	C	26	1625	C
9212	Krome Avenue	North of SW 288 Street	4 DV	E	3580	1421	C	31	1452	C	3	1455	C
F0043	Krome Avenue	South of SW 296 Street	4 DV	E	3580	1238	C	102	1340	C	36	1376	C
Source: Miami-Dade County Department of Regulatory and Economic Resources (January 2020) 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); E+50% (150% capacity) for roadways serviced with mass transit having 20 minutes or less headways in the Urban Infill Area (UIA).													

Application Traffic Impact

The maximum development potential scenarios under each of the existing and requested CDMP Land Use Plan designations were analyzed for traffic impacts. Under the current CDMP land use designation of “Low Density Residential (2.5 to 6 du/ac)” the application site is assumed to be developed with 243 single-family detached residential units. Under the requested CDMP land use designation of “Low-Medium Density Residential (6 to 13 du/ac)”, the application site can be developed with 527 single-family attached residential units. The potential development under the current CDMP land use designation is expected to generate approximately 238 PM peak hour trips and under the requested CDMP land use designation it is expected to generate approximately 259 PM peak hour trips or approximately 21 more PM peak hour trips than the current CDMP designation.

The existing traffic condition and concurrency analysis determined that all roadways adjacent to and in the vicinity of the application site analyzed have available capacity to handle the additional traffic impacts that would be generated by the application and are projected to operate at acceptable levels of service.

Future Roadway Improvements

1. South Dade Transitway construction from Dadeland South Metrorail Station to SW 344 Street. \$100 million has been allocated for FY 2021 and FY 2022 for project development, design, and construction.
2. SW 312 Street from SW 187 Avenue to SW 177 Avenue is programmed for widening to 5 lanes. The project is currently under construction.
3. Florida’s Turnpike from SW 288 Street to SW 216 Street is programmed for widening to 8 lanes. This is a Priority 2 project in the Miami Dade TPO’s 2045 Long Range Transportation Plan (LRTP) with funding allotment of \$139.39 million programmed for construction work.
4. Florida’s Turnpike from SW 137 Avenue to SW 312 Street is programmed for widening to 6 lanes. This is a Priority 1 project in the Miami Dade TPO’s 2045 LRTP with funding allotment of \$46.47 million programmed for preliminary engineering and construction work.
5. SW 152 Avenue from SW 312 Street to US-1 is programmed to be widened by the addition of two more lanes. This is a Priority 2 project in the Miami Dade TPO’s 2045 LRTP.
6. SW 344 Street/Palm Drive from SW 182 Avenue to SW 192 Avenue is programmed for widening to 4 lanes. This is a Priority 2 project in the Miami Dade TPO’s 2045 LRTP with funding allotment of \$10.42 million programmed for preliminary engineering and construction work.

Applicant’s Traffic Study

The applicant’s transportation consultant, Langan Engineering and Environmental Services, Inc., prepared the *CDMP Amendment Traffic Impact Study*, the final version is dated January 15, 2021. The Traffic Study analyzes the 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. The complete Traffic Study is available online at the Department’s website at https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/15267365-b8fa-4b2d-8a81-3b957a6260cc?tab=attachments. The traffic study submitted by the applicant assumes that the existing land use allows the site to be developed with 243 single-family detached units. The proposed development potential of the application site is 527 single-family attached residential units. Table 1 of the traffic study shows that the existing traffic condition on all the roadways surrounding the project site is functioning at acceptable LOS. Table 2 shows the trip generation

analysis for the existing and proposed land uses, it shows that the proposed change in land use would result in 21 more PM Peak Hour Trips.

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
SW 288 th Street	SW 137 Avenue	US-1	4 L	D	3,222	1,572	C	YES
	US-1	SW 162 Avenue	2 L	D	1,440	865	C	YES
	SW 162 Avenue	Krome Avenue	2 L	D	1,440	664 ³	C	YES
US-1/ South Dixie Highway	SW 308 Street	SW 288 Street	4 L	EE	4,296	2,032	C	YES
	SW 288 Street	SW 268 Street	4 L	EE	4,296	2,010	C	YES
SW 152 nd Avenue	US-1	SW 288 Street	2 L	D	1,197	761	D	YES
	SW 288 Street	SW 312 Street ²	2 L	D	1,197	711 ²	D	YES
SW 296 th Street	US-1	SW 167 Avenue	2 L	D	1,440	708	C	YES
SR-997/ Krome Avenue	SW 248 Street	SW 288 Street	4 L	E	3,580	1,421	C	YES
	SW 288 Street	SW 312 Street	4 L	E	3,580	1,238	C	YES
SW 167 th Avenue	SW 270 Street	SW 288 Street	2 L	D	1,197	435	C	YES

Notes:

1. Adopted LOS and Capacity from FDOT 2020 Quality / LOS Handbook & County Traffic Concurrency Database
2. Existing Volume based on FDOT Daily Data (0.09 K-Factor).
3. Existing Volume based on FDOT Highest Volume from Synopsis Data.

Table 2 - Trip Generation Estimates¹

Use	Size	Daily	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour		
			In	Out	Total	In	Out	Total
Maximum Potential Development under Proposed Land Use Designation Multifamily Housing (Low-Rise)	527 DU	3,943	53	178	231	163	96	259
Net New Trips for 2023 Analysis			3,943	53	178	231	163	96
Maximum Potential Development under Current Land Use Designation Single-Family Detached Housing	243 DU	2,353	44	133	177	150	88	238
Net New Trips for 2045 Analysis			1,590	9	45	54	13	8

Notes:

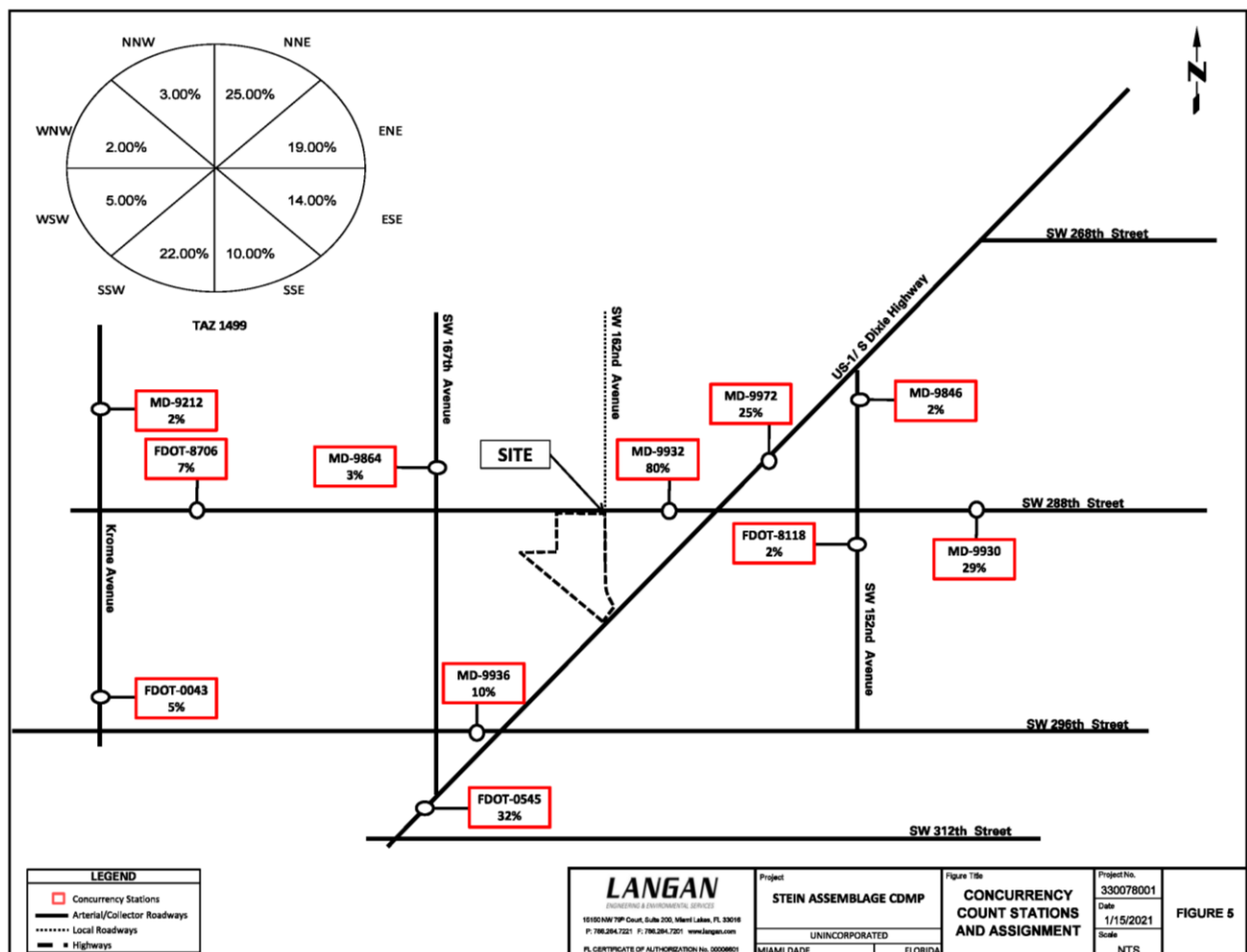
1. Based on ITE Trip Generation Manual 10th Edition
2. Proposed Land Use Designation less Current Land Use Designation

The site is located on TAZ 1499, the cardinal trip distribution for this TAZ was obtained from Miami-Dade County Transportation Planning Organization's travel demand model called as Southeast Florida Regional Planning Model (SERPM). Table 3 below shows the cardinal distribution for TAZ 1499 for the years 2015 and 2045, the cardinal distribution for the year 2023 was generated by interpolating the distribution percentages of the years 2015 and 2045.

Table 3 - Cardinal Distribution

Year	NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW
2015	24.20%	19.80%	14.40%	9.60%	22.10%	5.40%	1.40%	3.10%
2045	26.10%	17.60%	13.10%	9.80%	22.80%	5.60%	2.10%	2.90%
2023	24.71%	19.21%	14.05%	9.65%	22.29%	5.45%	1.59%	3.05%

The cardinal distribution for 2023 shown in Table 3 above was utilized to assign the trips generated by this project on the surrounding roadways. Figure 5 below shows afternoon peak hour project traffic distributions on the surrounding impacted roadways.



The Traffic Study includes a Short Term (2023) analysis and a Long Term (2045) analysis as required for CDMP amendment applications. Table 4 on page 35 shows the short-term (2023) analysis of the project traffic impacts on the surrounding roadways. The short-term analysis shows that all the surrounding roadways will meet the County's adopted level of service standards.

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 long-term impact on the surrounding roadway segments. Table 6 on page 36 shows the long-term (2045) analysis of the traffic impacts this project will have on the surrounding roadways. The long-term analysis shows that all the surrounding roadways will meet the County's adopted level of service standards except for the following two roadway segments,

- SW 296 Street between US-1 and SW 167 Avenue, the adopted LOS is 'D', but the roadway is operating at LOS 'F'.
- SW 167 Avenue between SW 270 Street and SW 288 Street, the adopted LOS is 'D', but the roadway is operating at LOS 'F'.

Both the two roadway segments that are operating below adopted LOS standards for projected 2045 traffic conditions are failing even without traffic impacts from this project. Also, the project traffic that is impacting both the roadway segments are below 5% of the roadway capacity, hence the traffic impacts are not significant. To summarize, the short-term analysis indicates that all roadways surrounding the project site would function at acceptable LOS and long-term analysis indicates that two roadway segments surrounding the application site would not meet the County's adopted LOS standards, but the project traffic impact is not significant on these roadways, hence staff agree with the conclusions of this traffic study.

Comments from Traffic Engineering Division of Transportation and Public Works

The Traffic Engineering Division of the Miami-Dade County Transportation and Public Works Department has requested that a Level II Traffic Impact Study be conducted for various intersections within the vicinity of the application site. The applicant is working with the County to address this request.

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

Count Station	Location	Facility Type	Adopted LOS ¹	LOS Capacity ¹	PHP Volume	2023 Volume	Development Order Trips	2023 Volume + D.O.'s	Available Trips	LOS without Project	Proposed Development		Total Volume With	Trips Remaining	LOS with Project	Meets Concurrency
											Project Assignment	Project Trips				
MD-9930	SW 288 St w/o SW 147 Ave	4 L	D	3,222	1,572	1,729	26	1,755	1,467	C	29%	75	1,830	1,392	C	YES
MD-9932	SW 288 St w/o US-1	2 L	D	1,440	865	952	57	1,009	431	C	80%	207	1,216	224	C	YES
FDOT-8706 ³	SW 288 St e/o SW 174 Ave	2 L	D	1,440	664	730	0	730	710	C	7%	18	748	692	C	YES
FDOT-0545	SR 5 / US-1 n/o SW 308 St	4 L	EE	4,296	2,032	2,235	34	2,269	2,027	C	32%	83	2,352	1,944	C	YES
MD-9972	SR 5 / US-1 n/o SW 288 St	4 L	EE	4,296	2,010	2,211	207	2,418	1,878	C	25%	65	2,483	1,813	C	YES
MD-9846	SW 152 Ave n/o SW 288 St	2 L	D	1,197	761	837	97	934	263	D	2%	5	939	258	D	YES
FDOT-8118 ²	Sw 152 Ave s/o SW 288 St	2 L	D	1,197	711	782	0	782	415	D	2%	5	787	410	D	YES
MD-9936	SW 296 St w/o US-1	2 L	D	1,440	708	779	60	839	601	C	10%	26	865	575	C	YES
MD-9212	SR 997/ Krome Ave s/o SW 296 St	4 L	E	3,580	1,421	1,563	31	1,594	1,986	C	2%	5	1,599	1,981	C	YES
FDOT-0043	SR 997/ Krome Ave n/o SW 288 St	4 L	E	3,580	1,238	1,362	102	1,464	2,116	C	5%	13	1,477	2,103	C	YES
MD-9864	SW 167 Ave n/o SW 288 St	2 L	D	1,197	435	479	25	504	693	C	3%	8	512	685	C	YES

Notes:

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

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

3 - PHP Volume based on FDOT Highest Volume from Synopsis Data.

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

Roadway	From	To	Facility Type ¹	LOS Capacity ²	2045 Volumes ³	LOS without Project	Proposed Designation		Project Significance	Total Volume With Project	LOS with Project	Operates within Adopted LOS
							Project Assignment	Project Trips				
SW 288th Street	SW 137 Avenue	US-1	4 L	2,628	1,973	D	29%	6	0.23%	1,979	D	YES
	US-1	SW 162 Avenue	2 L	1,440	505	C	80%	17	1.18%	522	C	YES
	SW 162 Avenue	Krome Avenue	2 L	1,440	354	C	7%	1	0.07%	355	C	YES
US-1/ South Dixie Highway	SW 308 Street	SW 288 Street	4 L	4,296	2,508	C	32%	7	0.16%	2,515	C	YES
	SW 288 Street	SW 268 Street	4 L	4,296	2,768	D	25%	5	0.12%	2,773	D	YES
SW 152 Avenue	US-1	SW 288 Street	4 L	2,628 ³	1,015	C	2%	0	0.00%	1,015	C	YES
	SW 288 Street	SW 312 Street	4 L	2,628 ³	1,215	C	2%	0	0.00%	1,215	C	YES
SW 296th Street	US-1	SW 167 Avenue	2 L	1,440	1,536	F	10%	2	0.14%	1,538	F	NO
SR-997/ Krome Avenue	SW 248 Street	SW 288 Street	4 L	3,580	1,958	C	2%	0	0.00%	1,958	C	YES
	SW 288 Street	SW 312 Street	4 L	3,580	2,050	C	5%	1	0.03%	2,051	C	YES
SW 167 Avenue	SW 270 Street	SW 288 Street	2 L	1,197	1,232	F	3%	1	0.08%	1,233	F	NO

Notes:

1. Data Source: Adopted LOS and Capacity from MPO 2045 Cost Feasible Network
2. Data Source: Adopted LOS and Capacity from FDOT 2025 Quality / LOS Handbook based on 2040 Cost Feasible Network.
3. 2045 Volumes based on Daily SERPM Model Volumes (0.09 K-Factor).

Transit

Existing Service

The application site is served by Metrobus Route 35 at a bus stop located across the street, approximately 105 feet away (a 1-minute walk) along SW 288th Street at SW 162nd Avenue. The application site is also served by Metrobus Routes 34 and 38 at a bus station at the Transitway and SW 296th Street located approximately 0.25 miles away. The service headways (in minutes) and service frequency of these routes are shown in the “Metrobus Route Service Summary” table below.

Metrobus Route Service Summary						
Route	Service Headways (in minutes)					Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8 pm)	Saturday	Sunday	
34 (Express)	10	n/a	n/a	n/a	n/a	E/F
35 (Florida City via Homestead Hospital)	40	40	40	60	60	L
38 (Busway MAX)	10	20	15	20	20	E/F

Source: 2020-2029 Transit Development Plan, Miami Dade Department of Transportation and Public Works, Dec. 2018 Line Up, January 2021.

Notes: E means Express or Limited Stop Metrobus service, F means Metrobus feeder service to Metrorail, and L means Metrobus local route service.

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.

Recent Service Adjustments

According to the *FY 2020-2029 Transit Development Plan (TDP)*, Metrobus Route 34 experienced an increase in service area coverage by adding a northbound trip from SW 344th Street Park-and-Ride at 6:40 A.M. to address overcrowding.

Future Transportation/Transit Needs and Planned Improvements

The *TDP* identifies the South Corridor BRT project as a funded capital project, which will improve the Transitway infrastructure as well as transit services. One of the proposed stations to be upgraded as part of the project is the station at SW 296th Street and the Transitway, approximately 0.25 miles away from the proposed development.

The *TDP* identifies the following three unfunded projects which are needed to meet transit demand:

- The first project is approximately 2.1 miles away from the application site at SW 288th Street and the HEFT. The South Miami-Dade Express (BERT) Route B will provide express bus services from the SW 344th Street Park-and-Ride on the Transitway to Dadeland North Metrorail Station with an interim stop at SW 288th Street and the HEFT.
- The second project proposes to improve the existing Transitway park-and-ride facility at the Transitway and SW 296th Street with a 400-space parking garage, approximately 0.25 miles away from the application site.

- The third project, as outlined in the 2030 and Beyond Transit Vision Plan, proposes to convert the South Dade Transitway to Metrorail from the SW 344th Street Park-and-Ride to Dadeland South Metrorail Station.

Department of Transportation and Public Works Recommendations

The Miami Dade Department of Transportation and Public Works, Transit Division (DTPW) encourages the developer to support and enhance pedestrian and bicyclist connections to the bus stops, as feasible. Incorporate pedestrian accessibility into residential neighborhood design to enable safe pedestrian access to neighboring properties, adjacent transit stops, and planned future rapid transit stations. Upon DTPW's review for mass transit concurrency, the application is found to meet the Level-of-Service concurrency with the adopted mass transit level-of-service standard contained in CDMP Policy MT-1A. Therefore, DTPW has no objections to this application, subject to the following conditions. However, additional comments may be provided at the time that the zoning application and/or site plan is formally submitted.

1. The Applicant should ensure that the sidewalks along Old Dixie Highway, SW 162 Avenue, SW 288 Street, SW 290 Street and SW 163 Court are installed, to improve public access to the existing bus stops along the Transitway and the future South Dade BRT.
2. The applicant should work closely with DTPW's staff to ensure that the pedestrian network to the Transitway and nearby bus stops along SW 288th Street is completed. At present, sidewalk infrastructure is non-existent.
3. Given the proposed potential development and the proximity to the SW 296th Street Bus Rapid Transit (BRT) Enhanced Station, additional considerations are required. The Applicant should provide bicycle and pedestrian connections/crosswalks at Old Dixie Highway and SW 162nd Avenue and seek to create the best possible connection to the existing South Dade Trail entrance at SW 160th Street. The applicant should also provide a bicycle and pedestrian bridge over the canal to facilitate access to the SW 296th Street Enhanced BRT station.
4. The applicant should work closely with DTPW's staff to ensure the proposed development harmonizes with and is aligned to the County's vision for the South Dade Transitway BRT project.

Furtherance of these conditions would support objectives related to transit, bicycle and pedestrian connectivity contained in the Transportation, Recreation & Open Space, and Community Health & Design Elements of the CDMP. Transportation Element Objective TE-2 states that the County shall enhance its programs and development regulations as necessary to accommodate the safe and convenient movement of pedestrians and non-motorized vehicles (emphasis added). Traffic Circulation Policy TC-5D states that the County shall encourage interconnectivity between neighborhoods, transit stops and stations and facilitate pedestrian-oriented urban design (emphasis added). Recreation & Open Space Element Policies ROS-3B and ROS 5-F promote non-motorized access to existing park and recreation open spaces through implementation of the South Dade Greenway Network Master Plan, as well as improved sidewalks and trails to improve connectivity between parks, residences, schools, activity centers, and transportation nodes.

Finally, Community Health and Design Element Policy CHD-2A states that the County will encourage community design principles that encourage physical activity through location of public facilities accessible by multiple transportation modes, and pedestrian and bicycle linkages between existing residential and non-residential uses. The confluence of these policies presents a unique opportunity to implement complementary CDMP policies that promote important County goals. County staff will continue to work with the applicant's representatives and transportation consultant to address the above conditions promoting bicycle and pedestrian connectivity to the South Dade Greenway Network, the South Dade Corridor and BRT stations, prior to the Board of County Commissioners' transmittal hearing on July 21, 2021.

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.
- TE-2B. The County shall continue to develop a comprehensive countywide greenways network providing continuous corridors for travel by pedestrians and non-motorized vehicles incorporating elements of the adopted South Dade Greenway Network Master Plan and the North Dade Greenways Plan.
- TC-5D. The County shall encourage interconnectivity between neighborhoods, local services, schools, parks, employment centers, and transit stops and stations; discourage cul-de-sac and walled-in subdivision designs; and facilitate pedestrian-oriented urban design that connects neighborhoods and provides accessibility for non-drivers.
- 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.

- CON-8D. Where hammocks or pinelands are contained within prospective development sites, they shall be given priority for designation as landscape and open space areas and left intact. The extent of hammock and pineland area destroyed shall be minimized by the use of native plant buffers, clustering, large lot zoning, and/or reduced roadway widths. Care shall be exercised when developing adjacent land to minimize root damage and filling. Disturbance to the forest canopy and understory shall be minimized and confined to the least viable areas. Preservation areas shall be located and configured to protect rare, threatened and endangered species and to allow for prescribed burning, where applicable. In the protected forest areas, understory vegetation and associated geologic features shall be protected and maintained in perpetuity.
- ROS-3B. The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.
- ROS-5F. Continue to implement and consider expansion of segments of the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan that provide recreation and environmental benefits while improving connectivity to parks, natural areas, and other recreational facilities.
- CHD-2A. Miami-Dade County will encourage land development to incorporate community design principles that encourage physical activity through the promotion of strategies, when appropriate, but not limited to:
1. Utilization of non-motorized transportation modes;
 2. Location of public facilities accessible by multiple transportation modes;
 3. Availability and maintenance of quality pedestrian paths or sidewalks;
 4. Provision of street furniture and lighting enhancements;
 5. Provision of civic and recreational facilities;
 6. Establishment of interconnectivity between similar development projects through vehicular and/or pedestrian/bicycle cross access; and
 7. Provision of pedestrian and bicycle linkages between existing residential and non-residential land uses.

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APPENDICES

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*Excerpted pages are enclosed in these appendices. The complete report is accessible on the Department of Regulatory and Economic Resources website at:
https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/c4f9a48b-7828-4de4-a8a2-a5a277c8bdb9?tab=attachments or at <https://www.miamidade.gov/planning/cdmp-amendment-cycles.asp#oct2020>.

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APPENDIX A

Amendment Application

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

1. APPLICANT

Applicant:

Lennar Homes, LLC
700 N.W. 107th Avenue, Suite 400
Miami, Florida 33172
c/o carolina.herrera@lennar.com
(305) 559-1951



Revised & Received 11/6/20

2. APPLICANT'S REPRESENTATIVES

Applicant's Attorneys:

Hugo P. Arza, Esq.
Amanda M. Naldjieff, Esq.
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Miami, Florida 33131-2847
amanda.naldjieff@hklaw.com
(305) 789-7462

By: 

Hugo P. Arza, Esq.
Amanda M. Naldjieff, Esq.

11/02/2020

Date

3. DESCRIPTION OF REQUESTED CHANGE

A. Changes to the Land Use Plan Map:

Applicant requests a change to the Land Use Element's Land Use Plan (LUP) Map to re-designate the subject property from "Low Density" residential to "Low-Medium Density" residential.

B. Description of the Subject Property:

The subject property consists of eleven (11) parcels of land comprising a total of approximately $\pm$ 35.80 gross acres ($\pm$ 34.83 net acres) and is located in Section 5, Township 57 South, Range 39 East, in unincorporated Miami-Dade County and

generally lies south of S.W. 288th Street, between S.W. 162nd Avenue and S.W. 164th Avenue (the “Property”).

C. Gross and Net Acreage:

Application Area: ± 35.80 gross acres and ± 34.83 net acres
 Acreage Owned by Applicant: 0 gross acres (under contract)

D. Requested Change(s):

1. Applicant requests that the subject property be re-designated on the LUP Map from “Low Density” residential to “Low-Medium Density” residential.

4. REASONS FOR AMENDMENT

The Applicant is requesting the re-designation of the Property from “Low Density” residential to “Low-Medium Density” residential on the Land Use Plan (“LUP”) map of the Adopted Components of the Comprehensive Development Master Plan (“CDMP”). The Property consists of eleven (11) parcels and approximately ± 35.80 gross acres (± 34.83 net acres) and is located south of S.W. 288th Street, between S.W. 162nd Avenue and S.W. 164th Avenue. The Applicant proposes to re-designate the Property to allow the future development of a premier residential community. The Miami-Dade Board of County Commission (BCC) recently amended the text of the Land Use Element of the CDMP to encourage development at increased densities and intensities within designated areas along the County’s Rapid Transit Corridors, including the South Dade Transitway. The Property’s proximity to the County’s SMART Plan Corridor renders it ideally suited for a redesignation to “Low-Medium Density” residential in order to provide additional housing supply inside of the County’s Urban Development Boundary.

Under Policy LU-8E, applications seeking amendments to the CDMP must be evaluated for their consistency with the Goals, Objectives and Policies of all Elements of the CDMP, and in particular, the extent to which the proposal amendment 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.

As discussed below, the proposed amendment would satisfy every applicable factor in the LU-8E review criteria.

I. THE APPROVAL OF THE APPLICATION WOULD HELP ACCOMMODATE PROJECTED POPULATION.

The Application proposes to change the “Low Density Residential” Land Use Plan map designation on the ± 35.80 gross acres (± 34.83 net acres) application site to facilitate the development of additional residential units on the Property. The Property is located in Minor Statistical Area (MSA) 7.3. The residential land capacity in MSA 7.3 is projected to be entirely depleted by 2039, with multifamily units projected to be depleted by 2033. *See: Supply and Demand Analysis, May 2018 below prepared by Miami-Dade Regulatory and Economic Resources, Planning Division, Planning Research Section.*

**Residential Land Supply/Demand Analysis
2020 to 2040: (MSA 7.3)**

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	2,744	1,184	3,928
DEMAND 2020-2025	184	108	292
CAPACITY IN 2025	1,824	644	2,468
DEMAND 2025-2030	136	80	216
CAPACITY IN 2030	1,144	244	1,388
DEMAND 2030-2035	125	74	199
CAPACITY IN 2035	519	0	393
DEMAND 2035-2040	121	71	192
CAPACITY IN 2040	0	0	0
DEPLETION YEAR	2039	2033	2037

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, April 2020.

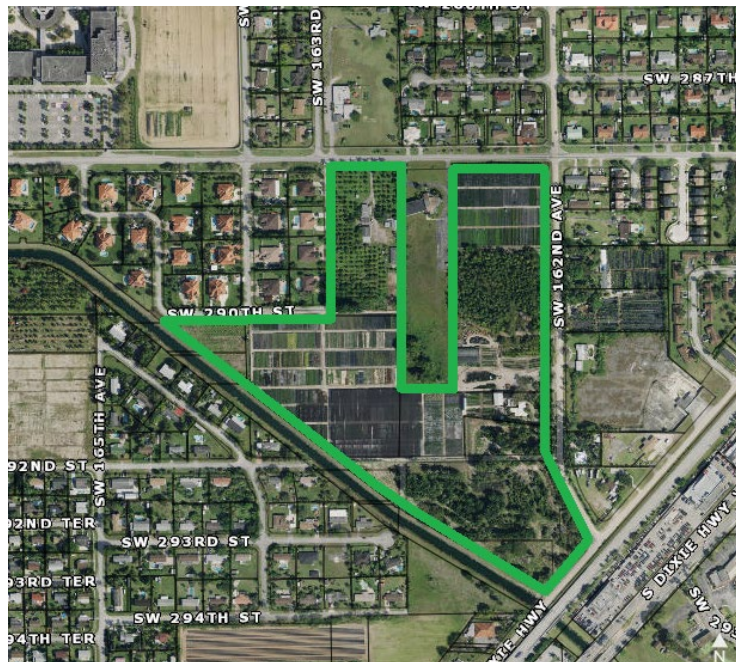
Approval of the Application would add much-needed housing to the housing supply in MSA 7.3, and generally help address a housing deficiency across Miami-Dade County which is reflected in rising prices due to constricted supply. The approval of the Application would promote Policy LU-8F, which seeks to maintain within the Urban Development Boundary (UDB) enough developable land to sustain projected countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report (EAR) plus a 5-year surplus (a total 15-year Countywide supply beyond the date of EAR adoption).

II. THE APPROVAL OF THE APPLICATION WILL ENHANCE THE PROVISION OF SERVICES AT OR ABOVE ADOPTED LEVEL OF SERVICE STANDARDS.

The impacts that would be generated from the maximum residential development allowed on the Property would not cause a violation in the level of service standards for public services and facilities. The increase in roadway impacts due to the redesignation to Low-Medium Density Residential can be accommodated by existing roadways and will not result in a deterioration in the levels of service for the affected roadway segments. Any project-specific impacts, such as impacts at ingress and egress points, can be addressed at the time of a development order by requiring additional mitigation measures. *See:* attached Traffic Impact Study prepared by Langan Engineering & Environmental Services, dated November 2, 2020 attached as Exhibit “F.” Additionally, all required utilities are available to the Property or can be made available at the Applicant’s expense and several public schools are located in the vicinity.

III. THE APPROVAL OF THE APPLICATION AND THE PROPOSED RESIDENTIAL DEVELOPMENT OF THE PROPERTY WOULD BE COMPATIBLE WITH ABUTTING AND NEARBY USES AND WOULD NOT DEGRADE THE CHARACTER OF THE ESTABLISHED NEIGHBORHOOD.

The development of the Property under the “Low-Medium Density Residential” designation would be compatible with the existing and future development in the surrounding areas. The area to the north, west, and south of the Property are largely developed with residential homes. The entire southern boundary of the Property consists of a canal which provides for a natural buffer from other uses. Additional measures to ensure compatibility can be implemented during the development order phase of a development when specific layout and other considerations can instruct more targeted, site-specific efforts.



The Property is also within close proximity of the Princeton Community Urban Center District, which is generally on the east and west sides of US1 between SW 240th Street and SW 256th Street, and the Naranja Community Urban Center District, which is generally on the east and west sides of US1 between SW 256th Street and SW 272nd Street. Both of these Urban Center Districts allow for up to 52 units an acre for portions of those properties, particularly properties abutting US1 and the busway. This higher-density development trend along the US1 busway corridor would be further enhanced by developing the Property at a Low-Medium Density threshold, which in turn would support additional efforts to increase mass transit options along the busway.

IV. THE APPROVAL OF THE APPLICATION WILL NOT DEGRADE ANY ENVIRONMENTAL OR HISTORICAL RESOURCES, FEATURES, OR SYSTEMS OF COUNTY SIGNIFICANCE.

The subject CDMP application, if approved, would not degrade environmental or historical resources, features or systems of County significance. A review of the zoning records for the Property did not reveal the presence of any environmental or historical resources that would be impacted by the development of the Property. Additionally a future development will go through standard environmental reviews that will ensure all environmental resources are evaluated and accounted for.

V. THE APPROVAL OF THE APPLICATION COULD SUPPORT TRANSIT RIDERSHIP AND PEDESTRIANISM AS PROMOTED BY POLICY LU-7.

Development of the Property under the requested “Low-Medium Density Residential” land use category could support transit ridership by intensifying development abutting and adjacent to the South Dade busway. On January 24th, 2019, the Miami-Dade Board of County Commissioners (BCC) adopted a CDMP ordinance which increased density along the Strategic Miami Area Rapid Transit (SMART) Plan corridors in unincorporated areas. The increased density includes new land use policies that support the development of transit oriented development. These policies are intended to promote the use of transit for transportation purposes, in part by promoting higher density in close proximity to transit corridors. Given the fact that the entirety of the Property is located within ¼ mile and/or ½ mile of the South Dade Transitway, the approval of increased density adjacent to the SMART Plan Corridor could support transit ridership and be consistent with the goals, objectives, and policies of the SMART Plan.

Based on the foregoing, the Applicant believes that the approval of the Application would be a timely improvement to the Land Use Plan map and will help to expand the available housing supply in MSA 7.3.

Furthermore, the approval of the requested land use plan amendment would further implementation of the following CDMP objectives and policies:

LAND USE OBJECTIVE 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-1S: The Miami-Dade County Strategic Plan shall be consistent with the Comprehensive Development Master Plan (CDMP). The Miami-Dade County Strategic Plan includes Countywide community goals, strategies and key outcomes for Miami-Dade County government. Key outcomes of the Strategic Plan that are relevant to the Land Use element of the CDMP include increased urban infill development and urban center development, protection of viable agriculture and environmentally-sensitive land, reduced flooding, improved infrastructure and redevelopment to attract businesses, availability of high quality green space throughout the County, and development of mixed-use, multi-modal, well designed, and sustainable communities.

LAND USE OBJECTIVE 2: Decisions regarding the location, extent and intensity of future land use in Miami-Dade County, and urban expansion in particular, shall be based upon the physical and financial feasibility of providing, by the year 2020, all urbanized areas with services at levels of service (LOS) which meet or exceed the minimum standards adopted in the Capital Improvements Element, among other requirements set forth in this plan.

LAND USE POLICY LU-2A: All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE), except as otherwise provided in the “Concurrency Management Program” section of the CIE.

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

LAND USE POLICY LU-8A: Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; a variety of affordable housing options; projected availability of service and infrastructure capacity; proximity and

accessibility to employment, commercial, cultural, community, and senior centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.

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

LAND USE OBJECTIVE LU-9: Miami-Dade County shall continue to maintain, update and enhance the Code of Miami Dade County, administrative regulations and procedures, and special area planning program to ensure that future land use and development in Miami-Dade County is consistent with the CDMP, and to promote better planned neighborhoods and communities and well designed buildings.

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 OBJECTIVE LU-10: Energy efficient development shall be accomplished through metropolitan land use patterns, site planning, landscaping, building design, and development of multimodal transportation systems.

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

HOUSING GOAL 1: Ensure the provision of housing that will be affordable to all current and future Miami-Dade County residents, regardless of household type or income.

HOUSING POLICY HO-3I: Encourage the development of residential housing units through infill and expansion of redevelopment opportunities in urbanized areas with existing infrastructure.

5. ADDITIONAL MATERIALS SUBMITTED

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

6. COMPLETED DISCLOSURE OF INTEREST FORM

Attached as Exhibit “B.”

7. PROPOSED MODIFICATION TO OR RELEASE OF EXISTING CDMP DECLARATION OF RESTRICTIONS

N/A

8. TRAFFIC STUDY

Attached as Exhibit “F.”

Attachments: Location Map for Application – Exhibit “A”
 Disclosure of Interest Form – Exhibit “B”
 Legal Description for Property – Exhibit “C”
 Certified Survey – Exhibit “D”
 Notification to Property Owners – Exhibit “E”
 Traffic Impact Study – Exhibit “F”

EXHIBIT “A”

LOCATION MAP FOR APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

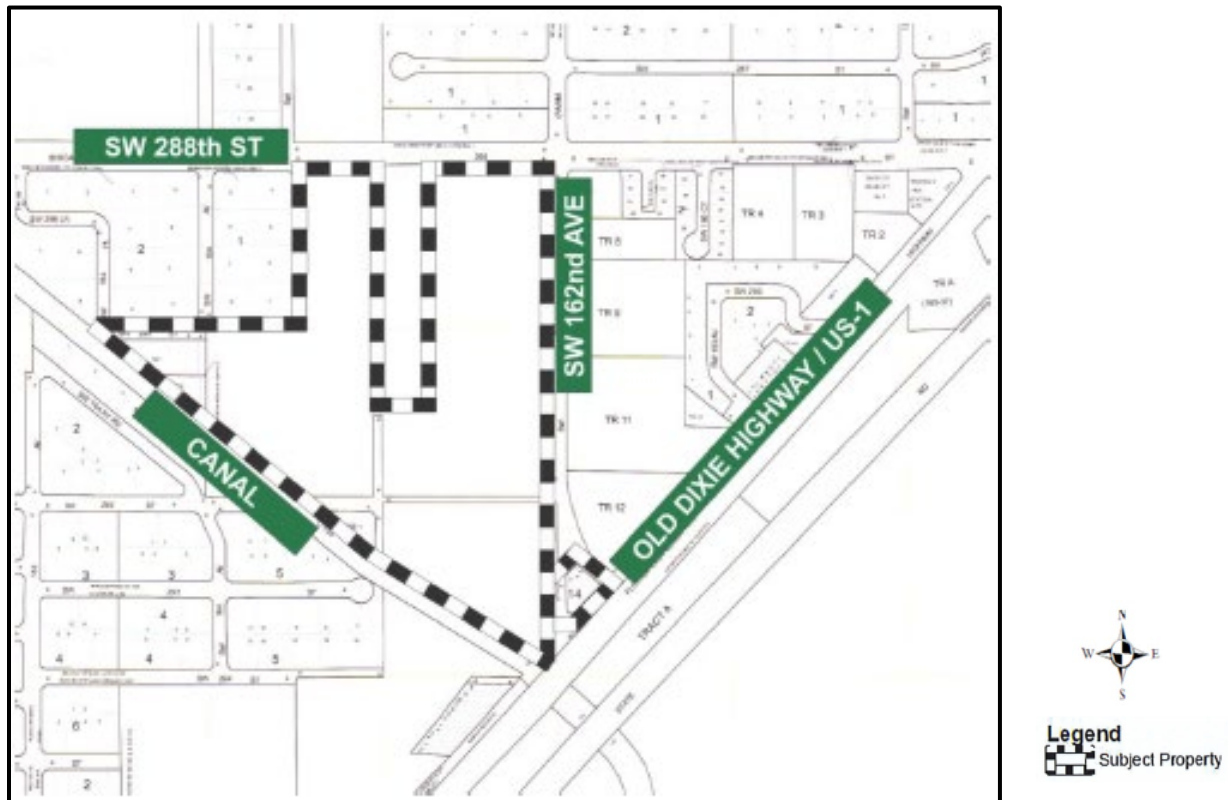
APPLICANT / REPRESENTATIVE

Lennar Homes, LLC / Hugo P. Arza, Esq, and Amanda Naldjieff, Esq

DESCRIPTION OF SUBJECT AREA

The Property is comprised of eleven (11) parcels of land that are approximately $\pm$ 35.80 gross acres ($\pm$ 34.83 net acres) located in Section 5, Township 57 South, Range 39 East, in unincorporated Miami-Dade County and generally lies south of S.W. 288th Street, between S.W. 162nd Avenue and S.W. 164th Avenue.

LOCATION MAP



* Application area delineated above is not owned by Applicant.

EXHIBIT “B”
DISCLOSURE OF INTEREST FORM(S)

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: Lennar Homes, LLC

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	Lennar Homes, LLC	Francisco Forte	30-7905-005-0111	+/- 1.33
		Francisco Forte	30-7905-005-0121	(included above)
		Pedro Forte JTRS & Francisco Forte	30-7905-000-0250	+/- 4.47
		Stein Family Partners Ltd	30-7905-000-0260	+/- 8.49
		Stein Family Partners Ltd	30-7905-000-0230	+/- 3.20
		Stein Family Partners Ltd	30-7905-000-0240	+/- 9.12
		Sherry E. Schasiepen	30-7905-000-0232	+/- 1.26
		Sherry E. Schasiepen	30-7905-000-0231	+/- 4.78
		Sherry E. Schasiepen	30-7905-000-0071	+/- 0.33
		Sherry E. Schasiepen	30-7905-000-0010	+/- 0.27
		JMR Florida Properties, Inc.	30-7905-000-0290	+/- 1.32

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 Lennar Homes, LLC			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.

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
N/A	

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

CORPORATION NAME: Lennar Homes, LLC

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
Lennar Corporation * - 700 NW 107th Avenue, Suite 400, Miami, Florida 33172	99 %
* Publicly traded entity (NYSE: LEN)	
U.S. Home Corporation (a wholly owned subsidiary of Lennar Corporation)	1 %

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

TRUSTEES NAME: N/A

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

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

PARTNERSHIP NAME: N/A

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

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

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

<u>Lennar Homes, LLC</u>	
Lennar Corporation * - 700 NW 107th Avenue, Suite 400, Miami, Florida 33172	99 %
U.S. Home Corporation (a wholly owned subsidiary of Lennar Corporation)	1 %

* Publicly traded entity (NYSE: LEN)

Date of Contract: 3/13/2020 and 5/13/2020

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

N/A

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.

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
Francisco Forte - 16310 SW 288 Street, Miami, Florida 33033	100 %
Pedro Forte JTRS & Francisco Forte - 16310 SW 288 Street, Miami, Florida 33033	50 % & 50%
Sherry E. Schasiepen - 29150 SW 162 Avenue, Miami, Florida 33033	100 %

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

CORPORATION NAME: Stein Family Partners Ltd and JMR Florida Properties, Inc.

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
Stein Family Partners Ltd - 6065 SW 133 Street, Miami, Florida 33156	
General Partner: Stein Management, LLC	
Limited Partner 1: Sanford E. Stein	51 %
Limited Partner 2: Elliot Stein	49 %
JMR Florida Properties, Inc. - 7350 SW 89 Street, #1401, Miami, Florida 33156	
Julia M. Rosado	100 %

- 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: N/A

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

- 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: N/A

<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>
N/A	

Date of Contract: _____

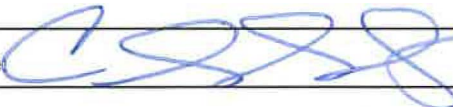
If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

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.

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

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

Signature



Printed Name:

Carlos Gonzalez, Vice President

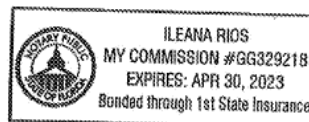
on behalf of Lennar Homes, LLC

Sworn to (or affirmed) and subscribed before me by means of (*how the individual appeared check one*):
☒ physical presence ☐ online notarization on this 30th day of October, 2020.

by Carlos Gonzalez as Vice President for Lennar Homes, LLC.

Individual identified by: ☒ personal knowledge ☐ satisfactory evidence _____.

Signature of Notary Public

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.

EXHIBIT "C"
LEGAL DESCRIPTION

Francisco Forte

Folio: 30-7905-005-0111, 30-7905-005-0121

That portion of Tracts 1 and 2, Block 14, all lying northeasterly of C-103, canal right of way, of PLAZA CORONADO, according to the plat thereof as recorded in Plat Book 31, page 16, Public Records of Miami-Dade County, Florida; together with the vacated alley lying between Tracts 1 and 2, and the West 1/2 of vacated SW 164 Avenue, also known as Esteban Avenue, adjacent to said Tract on the East, lying South of SW 290 St and North of Canal, by Resolution R-11-06 recorded February 9, 2006 in Official Records Book 24222, Page 3464-3478, Public Records of Miami-Dade County, Florida.

Pedro Forte JTRS & Francisco Forte

Folio: 30-7905-000-0250

The East 310.0 feet of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 5, Township 57 South, Range 39 East, LESS the North 35 feet thereof, lying and being in Miami-Dade County, Florida.

Stein Family Partners Ltd.

Folio: 30-7905-000-0260

The Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 5, Township 57 South, Range 39 East, Miami-Dade County, Florida, LESS The South 25 feet thereof dedicated for Right-of-Way per Deed Book 14188 at Page 2427 of the Public Records of Miami-Dade County, Florida.

LESS Canal 103 right-of-way, more specifically described as follows:

From a 1 1/4 inch iron pipe marking the Northwest corner of the Southwest 1/4 of said Section 5, bear South 01°02'37" East, along the West line of said Section 5 a distance of 664.67 feet to the Southwest corner of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 5; thence North 89°22'08" East along the South line of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 5 a distance of 1337.71 feet to the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 5; thence South 01°01'13" East along the West line of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 5 a distance of 335.12 feet to the Pont of Beginning; thence continue South 01°01'13" East along said West line a distance of 122.28 feet; thence South 52°00'00" East a distance of 330.03 feet to a point on the South line of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 5; said point bears North 89°19'29" East a distance of 256.42 feet from the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 5; thence

North 89°19'29" East along said South line a distance of 152.02 feet; thence North 52°00'00" West a distance of 525.70 feet to the Point of Beginning.

LESS: Begin at the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 5, Township 57 South, Range 39 East; thence run North 89°19'29" East along the South line of said Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 a distance of 256.42 feet, more or less, to the Southwesterly right-of-way of Canal 103; thence run North 52°00'00" West along the Southwesterly right-of-way line a distance of 330.03 feet to the Westerly line of aforesaid Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4; thence run South 01°01'13" East along said West line a distance of 206.23 feet, more or less, to the Point of Beginning. The foregoing property lying and being situate in Miami-Dade County, Florida.

Folio: 30-7905-000-0230

All of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 in Section 5, Township 57 South, Range 39 East, lying and being in Miami-Dade County, Florida, LESS The South 25 feet thereof dedicated for Right-of-Way per Deed Book 14188 at Page 2427 of the Public Records of Miami-Dade County, Florida.

LESS that Parcel described as follows: Commence at the center of Section 5, Township 57 South, Range 39 East; thence run South 00°59'45" East (bearings derived from Florida State System of Plane Coordinates) along the East line of the Southwest 1/4 of Section 5 for 1325.26 feet to the point of intersection with the South line of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 5, said point being the Point of Beginning of the herein described Parcel of land; thence run South 89°19'15" West along the South line of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 5 for 401.88 feet to an intersection with a line that is 401.87 feet Westerly of and parallel to the East line of the Southwest 1/4 of said Section 5; thence run North 00°59'45" West along the last describe parallel line for 198.62 feet; thence run South 83°08'09" East for 405.69 feet to a point of intersection with the East line of the Southwest 1/4 of said Section 5; thence run South 00°59' 45" East along the East line of the Southwest 1/4 of said Section 5 for 145.36 feet to the Point of Beginning,

LESS the East 35.00 feet and the South 25.00 feet thereof.

Folio: 30-7905-000-0240

The West 413.95 feet of the East 448.95 feet of the North 3/4 of the East 1/2 of the Northeast 1/4 of the Southwest 1/4, less the North 35 feet for right of way; lying and being in Miami-Dade County, Florida, in Section 5, Township 57 South, Range 39 East.

Sherry E Schasiepen

Folio: 30-7905-000-0232

That part of the Northeast 1/4 of the Southwest 1/4 of Section 5, Township 57 South, Range 39 East, more particularly described as follows:

Commence at the center of said Section 5; thence run South 00 degrees 59 minutes 45 seconds East (bearings derived from Florida State System of Plane Coordinates) along the East line of said Southwest 1/4 for 1325.26 feet to the point of intersection with the South line of the Southeast 1/4 of the Northeast 1/4 of said Southwest 1/4, said point being the Point of Beginning of the herein described parcel of land; thence run South 89 degrees 19 minutes 15 seconds West along the South line of the Southeast 1/4 of the Northeast 1/4 of said Southwest 1/4 for 401.88 feet to an intersection with a line that is 401.87 feet Westerly of and parallel to the East line of said Southwest 1/4; thence run North 00 degrees 59 minutes 45 seconds West along the last described parallel line for 198.62 feet; thence run South 83 degrees 08 minutes 09 seconds East for 405.69 feet to a point of intersection with the East line of said Southwest 1/4; thence run South 00 degrees 59 minutes 45 seconds East along the East line of said Southwest 1/4 for 145.36 feet to the Point of Beginning, LESS the East 35.00 feet thereof and LESS the South 25.00 feet thereof

AND

All rights of way (road or otherwise) closed or vacated or to be closed or vacated which lie within or adjacent to the described real property.

Folio: 30-7905-007-0010

Lots 12, 13, and 14, Block 14, Biscayne Entrada, according to the plat thereof, as recorded in Plat Book 30, Page 29, of the Public Records of Miami-Dade County, Florida, LESS road.

AND

All rights of way (road or otherwise) closed or vacated or to be closed or vacated which lie within or adjacent to the described real property.

Folio: 30-7905-005--0071

That portion of Tracts 1 and 2, Block 12, and lying Northeasterly of C-103, Canal Rights of Way of Plaza Coronado, according to the plat thereof, as recorded in Plat Book 31 at Page 16, of the Public Records of Miami-Dade, County, Florida.

AND

All rights of way (road or otherwise) closed or vacated or to be closed or vacated which lie within or adjacent to the described real property.

Folio: 30-7905-000-0231

The North 1/2 of Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 5, Township 57 South, Range 39 East, lying and being in Miami-Dade County, Florida, LESS: a parcel of land in the North one-half of the Northeast one-quarter of the Southeast one-quarter of the Southwest one- quarter (N 1/2 of NE 1/4 of SE 1/4 of SW 1/4) of Section 5, Township 57 South, Range 39 East, Dade County, Florida; said parcel of land being more specifically described as follows:

From a 1 foot iron pipe marking the center of said Section 5, bear South 00 degrees 59 minutes 49 seconds East, along the East line of the Southwest one-quarter (SW 1/4) of said Section 5, a distance of 1656.51 feet to the Southeast (SE) corner of the North one-half of the Northeast one-quarter of the Southeast one-quarter of the Southwest one-quarter (N 1/2 of NE 1/4 of SE 1/4 of SW 1/4) of said Section 5; thence South 89 degrees 18 minutes 10 seconds West, along the South line of the North one-half of the Northeast one-quarter of the Southeast one-quarter of the Southwest one-quarter (N 1/2 of NE 1/4 of SE 1/4 of SW 1/4), a distance of 462.27 feet to the Point of Beginning; thence, continue South 89 degrees 18 minutes 10 seconds West, along said South line, a distance of 179.37 feet; thence North 58 degrees 43 minutes 00 seconds West, of a distance of 31.94 feet to a point on the West line of the North one-half of the Northeast one-quarter of the Southeast one-quarter of the Southwest one-quarter (N 1/2 of NE 1/4 of SE 1/4 of SW 1/4) of said Section 5; said point bears North 01 degrees 00 minutes 32 seconds West, a distance of 26.91 feet from the Southwest (SW) corner of the North one-half of the Northeast one-quarter of the Southeast one-quarter of the Southwest one-quarter (N 1/2 of NE 1/4 of SE 1/4 of SW 1/4) of said Section 5; thence North 01 degrees 00 minutes 32 seconds West, along said West line, a distance of 112.38 feet; thence South 58 degrees 43 minutes 00 seconds East, a distance of 244.13 feet to the Point of Beginning.

AND

All rights of way (road or otherwise) closed or vacated or to be closed or vacated which lie within or adjacent to the described real property.

JMR Florida Properties Inc.

Folio: 30-7905-000-0290

That portion of the South 1/2 of the NE 1/4 of the SE 1/4 of the SW 1/4 less the East 35 feet for road, all lying Northeasterly of C-103 canal right of way, Section 5, Township 57 South, Range 39 East, lying and being in Miami-Dade County, Florida.

EXHIBIT “D”
CERTIFIED SURVEY



FLORIDA DEPARTMENT OF TRANSPORTATION
1935 N.W. 40th Avenue, 2nd Floor
Fort Lauderdale, FL 33309
Phone: (954) 351-3172
Fax: (954) 351-3173
www.fdot.com

SECTION 1
DATE 08/26/20
BY APP
P.P. R.R.
RECORD OF REVISION

DESCRIPTION
FIELD WORK COMPLETED

SECTION 1
DATE 08/26/20
BY APP
P.P. R.R.
RECORD OF REVISION

SECTION 1
DATE 08/26/20
BY APP
P.P. R.R.
RECORD OF REVISION

SECTION 1
DATE 08/26/20
BY APP
P.P. R.R.
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P.P. R.R.
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SECTION 1
DATE 08/26/20
BY APP
P.P. R.R.
RECORD OF REVISION

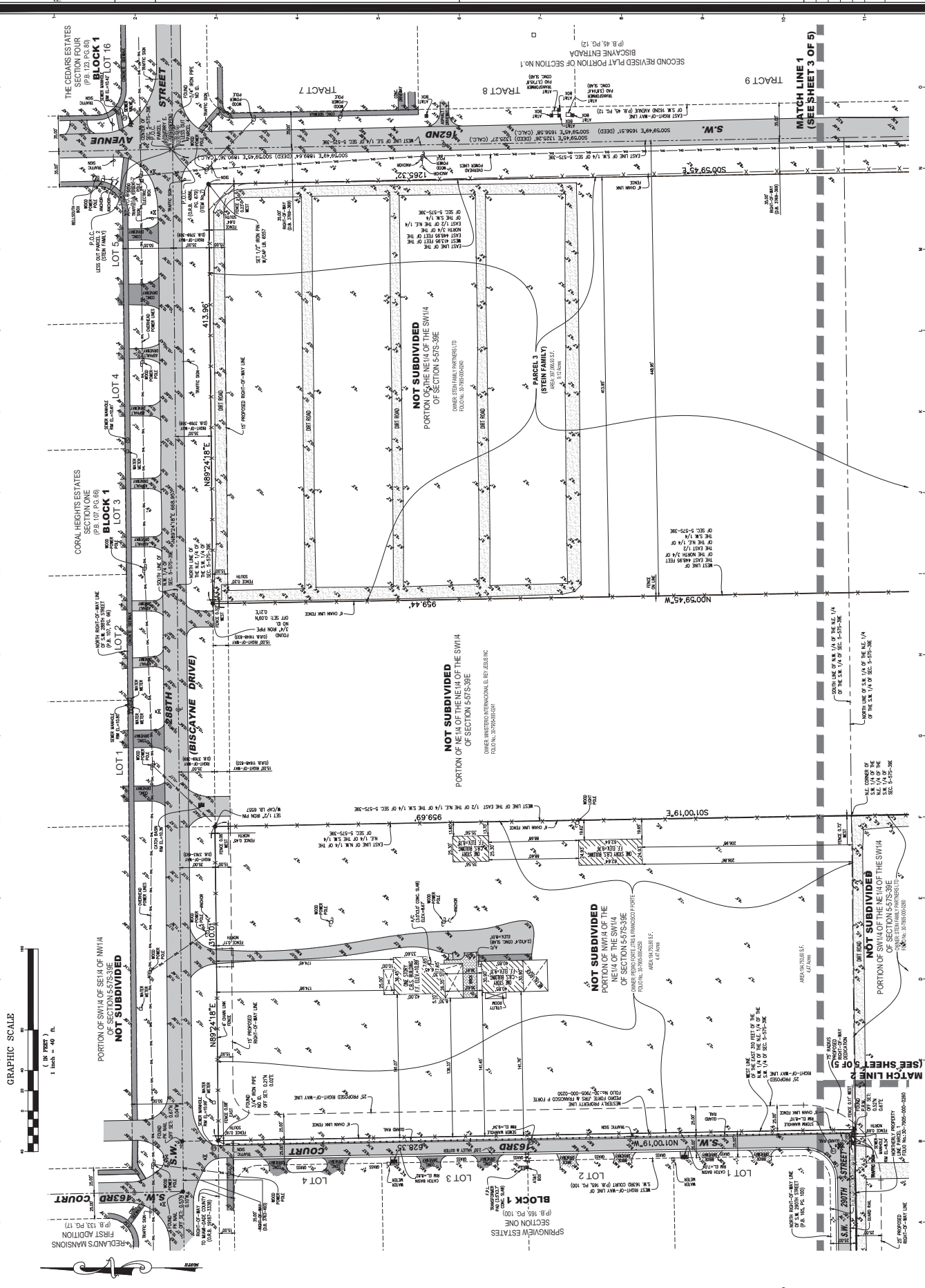
SECTION 1
DATE 08/26/20
BY APP
P.P. R.R.
RECORD OF REVISION

SECTION 1
DATE 08/26/20
BY APP
P.P. R.R.
RECORD OF REVISION

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P.P. R.R.
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SECTION 1
DATE 08/26/20
BY APP
P.P. R.R.
RECORD OF REVISION



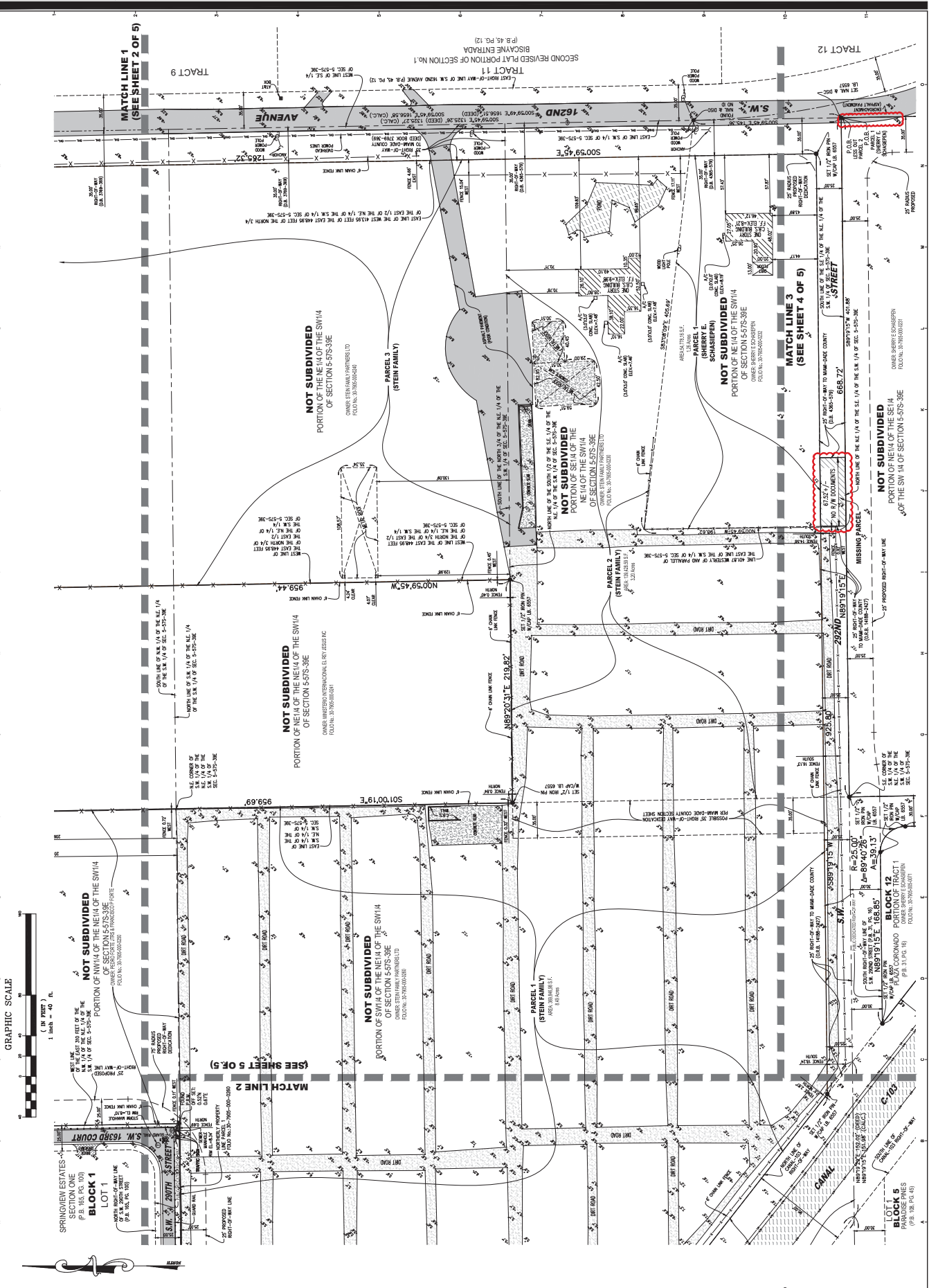


FLORIDA DEPARTMENT OF TRANSPORTATION
1935 N.W. 44th Avenue, 2nd Floor
Fort Lauderdale, FL 33309
Phone: (954) 351-2000
Fax: (954) 351-2001

20-017-0363
August 20th, 2020
20-017-0363
3

RECORD OF REVISION	DESCRIPTION	DATE	BY
1	08/26/20		
2	08/26/20		
3	08/26/20		
4	08/26/20		
5	08/26/20		
6	08/26/20		
7	08/26/20		
8	08/26/20		
9	08/26/20		
10	08/26/20		

ALTA'S LAND TITLE SURVEY	SECTION 5, TOWNSHIP 29 SOUTH, RANGE 39 EAST	SECTION 5, TOWNSHIP 29 SOUTH, RANGE 39 EAST
SKETCH OF SURVEY	LENNAR HOMES LLC	LENNAR HOMES LLC
DATE	08/26/20	08/26/20
BY	APP	APP
REVISION		
1	08/26/20	08/26/20
2	08/26/20	08/26/20
3	08/26/20	08/26/20
4	08/26/20	08/26/20
5	08/26/20	08/26/20
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8	08/26/20	08/26/20
9	08/26/20	08/26/20
10	08/26/20	08/26/20





FLORIDA DEPARTMENT OF TRANSPORTATION
FLORIDA DEPARTMENT OF BANKING AND FINANCE
1900 N.W. 24th Avenue, 2nd Floor
Miami, Florida 33132
Phone: (305) 361-7172
Fax: (305) 361-7173
www.fdot.com
www.fdbf.com

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20-017-0363

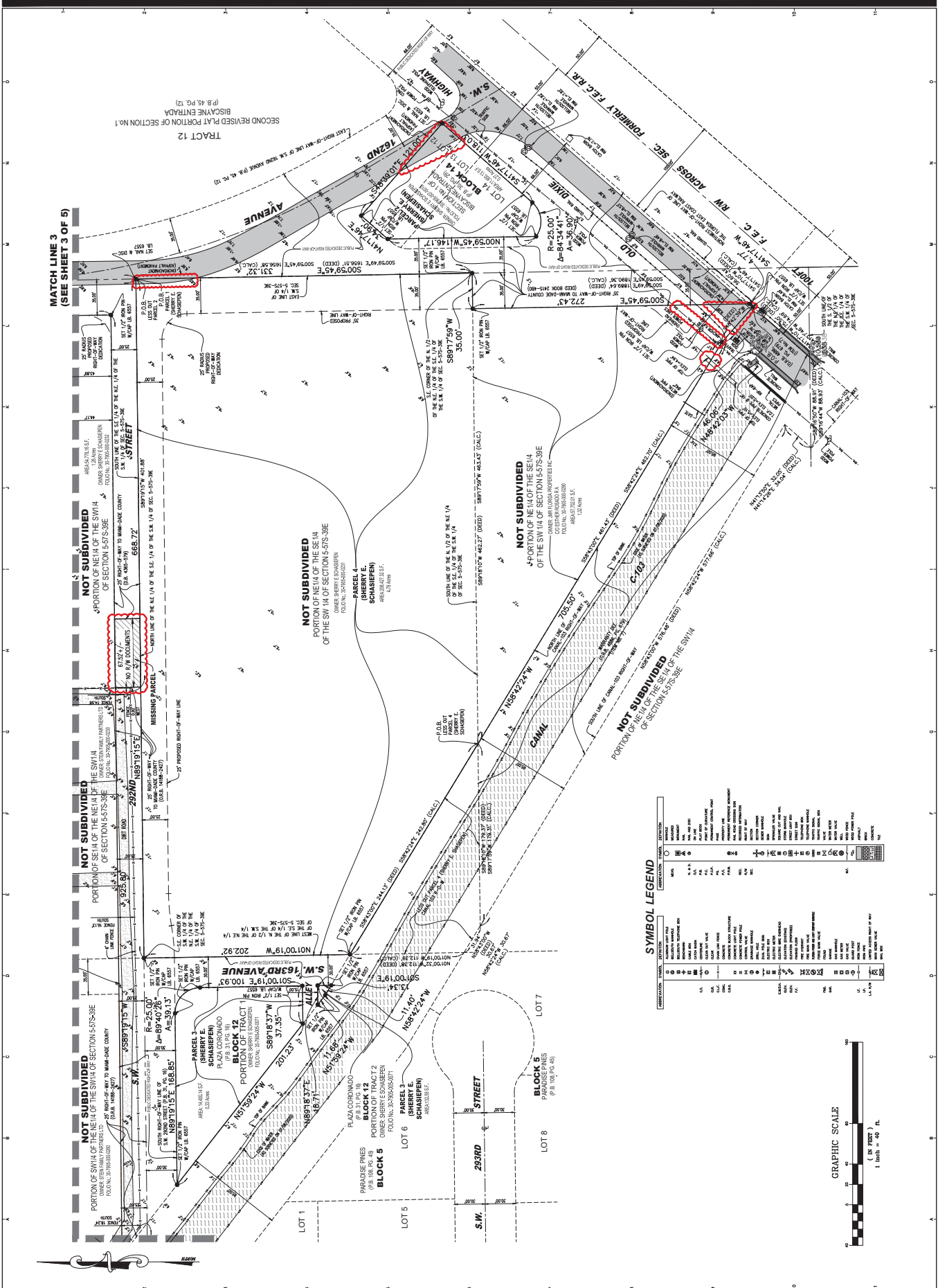
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NO. 1
DATE 08/26/20
DESCRIPTION FIELD WORK COMPLETED
BY APP
P.P. R.R.

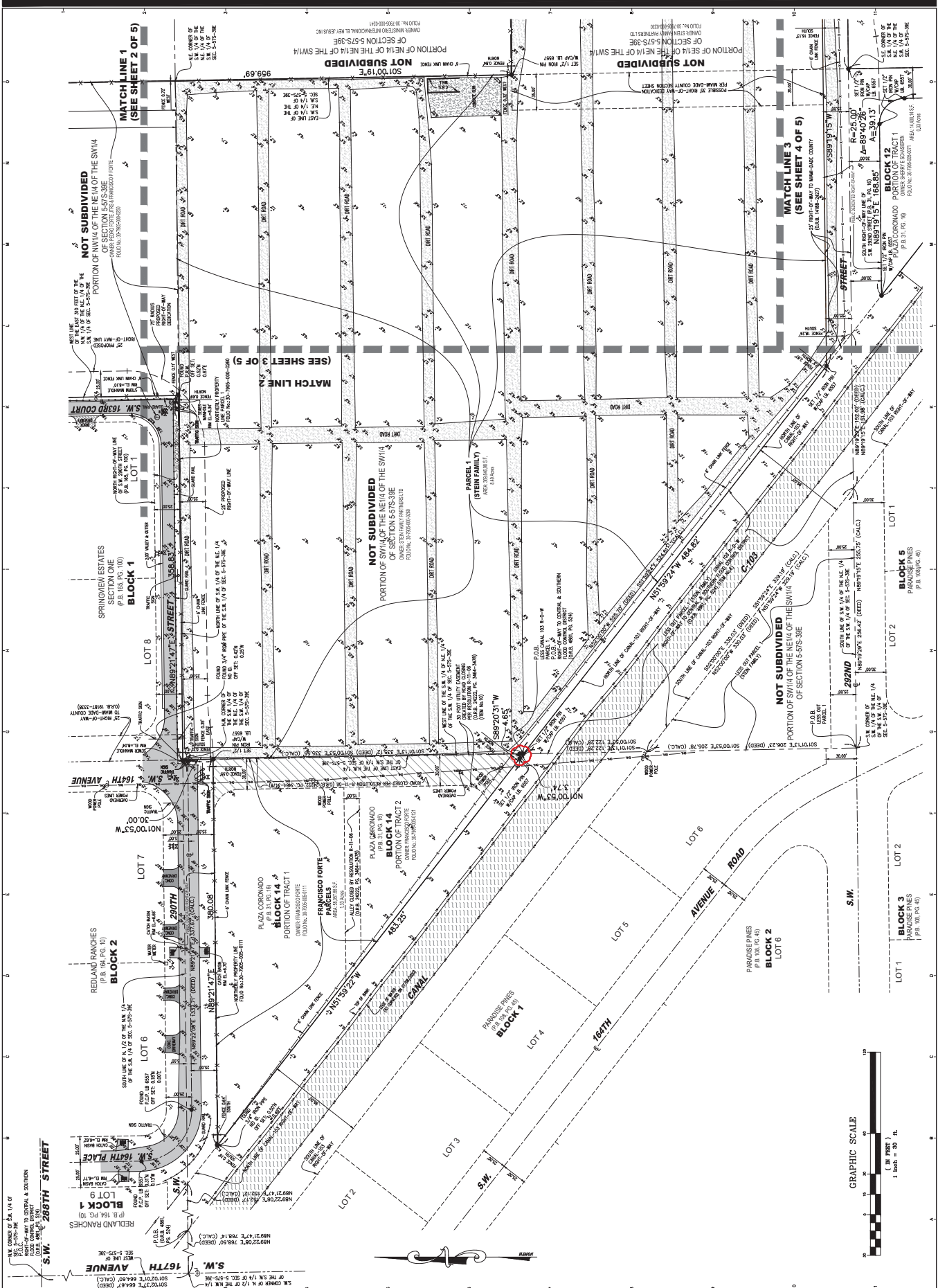
TIME OF PROJECT
CLIENT ADDRESS
CLIENT NAME
LEGEND & SKETCH OF SURVEY
ALTAIRSPS LAND TITLE SURVEY
SECTION 5, TOWNSHIP 23 NORTH, RANGE 29 EAST
MIAMI-DADE COUNTY, FLORIDA

DATE
NO. 1
DATE 08/26/20
DESCRIPTION FIELD WORK COMPLETED
BY APP
P.P. R.R.

DATE
NO. 1
DATE 08/26/20
DESCRIPTION FIELD WORK COMPLETED
BY APP
P.P. R.R.

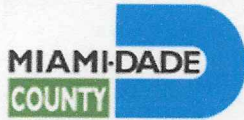
DATE
NO. 1
DATE 08/26/20
DESCRIPTION FIELD WORK COMPLETED
BY APP
P.P. R.R.





APPENDIX B

CDMP Letter of Interpretation (July 23, 2020)



Department of Regulatory and Economic Resources
Planning Division, Metropolitan Planning Section
111 NW 1 Street • 12th Floor
Miami, Florida 33128-1902
Telephone: 305-375-2835 Fax: 305-375-2560
www.miamidade.gov/planning

July 23, 2020

Amanda M. Naldjieff, Esq.
701 Brickell Avenue, Suite 3300
Miami, FL 33131

Subject: Expedited Letter of Interpretation re. Folio Nos. 30-7905-005-0111, 30-7905-005-0121, 30-7905-000-0250, 30-7905-000-0260, 30-7905-000-0230, 30-7905-000-0240, 30-7905-000-0232, 30-7905-000-0231, 30-7905-005-0071, 30-7905-007-0010, and 30-7905-000-0290 located south of SW 288 Street between SW 162nd Avenue and SW 164th Avenue in unincorporated Miami-Dade County (Subject Property)

Dear Ms. Naldjieff:

This letter is in response to your July 3, 2020 request (paid July 7, 2020) for an expedited interpretation of Miami-Dade County's Comprehensive Development Master Plan (CDMP) as it applies to the ±34.44-acre Subject Property. Specifically, you ask for confirmation: 1) of your assessment that the Subject Property is designated "Low Density Residential" on the CDMP Land Use Plan (LUP) map (Question 1); 2) that the Subject Property is located within ½ mile of the SMART Plan Corridor and therefore eligible for a higher density of development (Question 2), and; 3) the square footage of residential uses that could be built on the Subject Property under the CDMP's provisions for horizontal mixed-use development within Rapid Transit Activity corridors (Question 3).

In response to Questions 1 and 2, the Subject Property is designated Low Density Residential on the CDMP LUP map that would allow up to 206 units at a density of 6 units per gross acre, and is located within ¼-mile and/or between ¼- and ½-mile of the SMART Plan Corridor and may be rezoned for vertical or horizontal mixed-use development. The CDMP's Mixed Use Development interpretive text (CDMP pp. I-4 and I-44.1) allows a maximum 36 units per acre on the portion of the property between ¼- and ½-mile (±12.61 acres) and 60 units per acre for the portion within ¼-mile of the SMART Plan Corridor (±21.83 acres) for a total potential 1,762 units, subject to compatibility with adjacent uses and compliance with applicable land development regulations. In response to Question 3, our review of existing land uses within a ¼ mile of the Subject Property (Subject Property Area) indicates that residential uses comprise 74.80 percent of the total building area in the Subject Property Area, which would preclude single-use residential horizontal mixed-use development on the Subject Property under the CDMP's Mixed Use Development interpretive text.

This letter is provided in response to your request for interpreting the provisions of the CDMP and does not constitute a departmental recommendation on any pending or future requests for development approval. This interpretation is based upon the policies and provisions of the CDMP currently in effect, and the uses and limitations specified in your July 3, 2020 letter. If you have any questions regarding this review, please contact me at (305) 375-2835 or Jerry.Bell@miamidade.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jerry Bell".

Jerry Bell, AICP
Assistant Director for Planning

JB/GR/jb

APPENDIX C

Public Schools Analysis

February 3, 2021

VIA ELECTRONIC MAIL

Ms. Amanda Naldjjeff
Holland & Knight
701 Brickell Ave Ste 3300
Miami, FL 33131
Amanda.Naldjjeff@hklaw.com

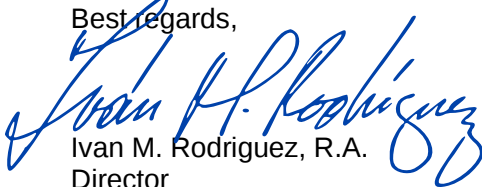
**RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS
LENNAR HOMES LLC - CDMP20200013
LOCATED AT 6065 SW 133 STREET
PH3021011200021- FOLIO NO.: 3079050000240, 3079050050111, 3079050050121,
3079050000250, 3079050000260, 3079050000230, 3079050000232, 3079050000231,
3079050000010, 3079050000290, 3079050050071, 3079050000241**

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 527 single-family units, which generates 358 students; 187 elementary, 90 middle and 81 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,

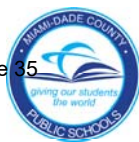
A handwritten signature in blue ink, appearing to read "Ivan M. Rodriguez".

Ivan M. Rodriguez, R.A.
Director

Enclosure

L-172

cc: Ms. Nathaly Simon
Miami-Dade County
School Concurrency Master File



Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System Preliminary Concurrency Analysis

MDCPS Application Number: **PH3021011200021** Local Government (LG): **Miami-Dade**
 Date Application Received: **1/12/2021 5:10:28 PM** LG Application Number: **CDMP20200013**
 Type of Application: **Public Hearing** Sub Type: **Land Use**

Applicant's Name: **Lennar Homes LLC**
 Address/Location: **6065 SW 133 St, Miami FL 33156**
 Master Folio Number: **3079050000240**
 Additional Folio Number(s): **3079050050111, 3079050050121, 3079050000250, 3079050000260, 3079050000230, 3079050000232, 3079050000231, 3079050000010, 3079050000290, 3079050050071, 3079050000241,**

PROPOSED # OF UNITS **527**
 SINGLE-FAMILY DETACHED UNITS: **0**
 SINGLE-FAMILY ATTACHED UNITS: **527**
 MULTIFAMILY UNITS: **0**

CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
161	AVOCADO EL - SOUTH DADE MID (ELEM COMP)	83	187	83	NO	Current CSA
161	AVOCADO EL - SOUTH DADE MID (ELEM COMP)	0	104	0	NO	Current CSA Five Year Plan
5003	SOUTH DADE MIDDLE(MID COMP)	16	90	16	NO	Current CSA
5003	SOUTH DADE MIDDLE(MID COMP)	0	74	0	NO	Current CSA Five Year Plan
7701	SOUTH DADE SENIOR	-167	81	0	NO	Current CSA
7701	SOUTH DADE SENIOR	0	81	0	NO	Current CSA Five Year Plan

ADJACENT SERVICE AREA SCHOOLS

4611	REDONDO EL - SOUTH DADE MID (EL COMP)	93	104	93	NO	Adjacent CSA
2941	LAURA C SAUNDERS ELEMENTARY	76	11	11	YES	Adjacent CSA
652	CAMPBELL DRIVE K-8 CENTER (MID COMP)	35	74	35	NO	Adjacent CSA
4392	IRVING & BEATRICE PESKOE K-8 CENTER (MID COMP)	14	39	14	NO	Adjacent CSA
4032	GATEWAY ENVIRONMENTAL K-8 LEARNING CENTER (MID COMP)	0	25	0	NO	Adjacent CSA
6761	REDLAND MIDDLE	0	25	0	NO	Adjacent CSA
2902	LEISURE CITY K-8 CENTER (MID COMP)	-16	25	0	NO	Adjacent CSA
6251	HOMESTEAD MIDDLE	-16	25	0	NO	Adjacent CSA
5792	WEST HOMESTEAD K-8 CENTER (MID COMP)	-35	25	0	NO	Adjacent CSA
652	CAMPBELL DRIVE K-8 CENTER (MID COMP)	0	25	0	NO	Adjacent CSA Five Year Plan
4392	IRVING & BEATRICE PESKOE K-8 CENTER (MID COMP)	0	25	0	NO	Adjacent CSA Five Year Plan
4032	GATEWAY ENVIRONMENTAL K-8 LEARNING CENTER (MID COMP)	0	25	0	NO	Adjacent CSA Five Year Plan
6761	REDLAND MIDDLE	0	25	0	NO	Adjacent CSA Five Year Plan
2902	LEISURE CITY K-8 CENTER (MID COMP)	0	25	0	NO	Adjacent CSA Five Year Plan
6251	HOMESTEAD MIDDLE	0	25	0	NO	Adjacent CSA Five Year Plan
5792	WEST HOMESTEAD K-8 CENTER (MID COMP)	64	25	25	YES	Adjacent CSA Five Year Plan
7781	FELIX VARELA SENIOR	317	81	81	YES	Adjacent CSA

*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

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APPENDIX D

Traffic Impact Study Executive Summary

CDMP AMENDMENT TRAFFIC IMPACT STUDY

For

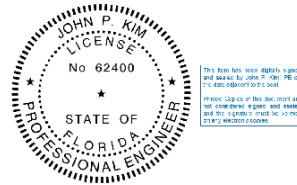
**Stein Assemblage
Miami-Dade County, Florida**

Prepared For:

**Lennar Corporation
730 NW 107th Avenue, Suite 300
Miami, FL 33172**

Prepared By:

**Langan Engineering & Environmental Services, Inc.
15150 NW 79 Court
Miami Lakes, FL 33016
FL Certificate of Authorization No: 6601**



**John P. Kim, P.E., PTOE
P.E. License No. 62400**

**Eric Schwarz, P.E., LEED AP
Principal/Vice President**

LANGAN

2 November 2020;
5 January 2021;
Revised: 15 January 2021

330078001

EXECUTIVE SUMMARY

Langan Engineering and Environmental Services, Inc. was retained by Lennar Corporation to prepare a traffic-impact analysis for a proposed change to the Miami-Dade County Comprehensive Development Master Plan (CDMP) for 12 land parcels within the Urban Development Boundary of Miami-Dade County. The subject property comprises 40.57 gross-acres (39.6 net-acres) south of SW 288th Street between SW 162nd and SW 165th avenues in unincorporated Miami-Dade County. The property owner is requesting the land use change of 11 parcels that comprise 35.8 gross-acres (34.83 net-acres) but Miami-Dade County requested to include in the analysis a 4.77 gross-acre site (Folio No. 30-7905-000-0241) occupied by a Church. The property owner requests a change in the CDMP future land-use designation from “Low Density” to “Low-Medium Density”.

The traffic analysis shows that none of the major roadways will be significantly impacted by the proposed CDMP future land-use designation changes but we analyzed 11 roadway segments that included the following roadways: SW 288th and SW 296th streets; SW 177th (Krome Avenue), SW 167th and SW 152nd avenues; and US-1/South Dixie Highway. 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 land-use designation’s impacts. We prepared 2045 (long-term) roadway capacity analysis and found that all roadway segments are expected to operate within their adopted LOS with the exception of one segment of SW 296th Street and one segment of SW 167th Avenue which are expected to operate beyond its capacity with and without the impacts of the proposed land-use designation change in 2045.

The maximum development potential under the current future land-use designation (243 single family detached dwelling units) and proposed future land-use designation (527 multifamily low-rise dwelling units) will generate 238 and 259 afternoon net-new peak-hour trips, respectively.

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APPENDIX E

Fiscal Impact Analysis

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 CDMP20200013 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 services, 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's Department of Solid Waste Management (DSWM) 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, 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 is not anticipated to have a negative impact on disposal service.

Residential Collection and Disposal Service

Currently, the household waste collection fee is \$464 per residential unit, which also covers costs for waste disposal, bulky waste pick up, illegal dumping clean-up, trash and recycling center operations, curbside recycling, home chemical collection centers, and code enforcement. The current land use designation on the site is "Low Density Residential" which allows 2.5 to 6 dwelling units per acre, and the proposed land use change is to "Low Medium Density Residential" which would allow 6 to 13 dwelling units per acre. Adoption of this amendment will likely result in the development of 527 single-family residential units in the County's Waste Collection Service Area, and collection service would be provided by the department per Chapter 15 of the Code of Miami Dade County. The requested amendment will have no impact or any associated costs relative to DSWM services and facilities.

Fiscal Impact – Waste Disposal Capacity and Service

The cost of providing disposal capacity for DSWM 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 to DSWM Collections and those private haulers and municipalities with long-term disposal agreements. The short-term disposal rate is \$93.11 per ton in FY 2020-21.

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 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 connection charge was calculated at a rate of \$1.39 per gallon per day (gpd), and the sewer connection charge was calculated at a rate of \$5.60 per gpd. The annual operations and maintenance cost is based on \$1.6207 per 1,000 gallons for water and \$2.3506 per 1,000 gallons for sewer.

If the proposed amendment is approved with inclusion of the additional parcel, the site could be developed with 527 single family attached units. This level of development would generate an estimated total water usage of 86,955 gpd. The cost for the required water lines is estimated to be \$781,279, while the water connection charge is estimated to be \$120,867 and the water service connection fee would be \$1,300. Two options exist for treatment and disposal of wastewater flows generated by the proposed development. The Developer must utilize either Option A or Option B, or a combination of both. In Option A, the developer would connect to an existing eight (8)-in. gravity sewer line, while in Option B a new public pump station would be required. Option B would only be necessary in the case that the existing gravity sewer lines are not deep enough to be extended to all of the proposed lots within the development. The gravity sewer line described under Option A is estimated to cost \$207,746, while the sewer connection charge is estimated to be \$486,948. The annual operating and maintenance cost for both water and sewer, assuming that Option A is utilized for wastewater flows, is estimated to be \$126,043. Please see page 21 for a detailed description of Options A and B.

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 of 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 is commensurate with the percentage of impervious area of each parcel of land and is assessed pursuant to the requirements of Section 24-61, Article

IV, of the Code of Miami-Dade County. Finally, according to the same Code Section, the proceedings may only be utilized for the maintenance and improvement of public storm drainage systems. Based upon the above noted considerations, it is the opinion of DERM that Ordinance No. 01-163 will not change, reverse, or affect these factual requirements.

Public Schools

The proposed amendment, if approved with inclusion of the additional parcel recommended by the Staff, may increase the student population of the schools serving the application site by an additional 358 students. This number includes a reduction of 30.55% to account for charter and magnet schools (schools of choice). Of the 358 students, 187 are expected to attend elementary schools, 90 are expected to attend middle schools and 81 are expected to attend senior high schools. The average cost for K-12 grade students amounts to \$9,337 per student. Therefore, the annual operating cost for additional students residing in this development, if approved, would total \$3,342,646.

Fire Rescue

The current CDMP designation of "Low Density Residential" (2.5-6) du/ac would allow a potential development that would generate sixty-four (64) annual alarms. The proposed designation of "Low Medium Density Residential" (6-13 du/ac) would generate approximately one-hundred fifty-eight (158) annual alarms, which would result in a moderate impact to existing fire rescue service. Presently, fire and rescue service in the vicinity of the subject property is adequate. Based on the current call volume for Station No. 6 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. 16 (Homestead) located at 255 NW 4 Avenue and Station No. 5 (Goulds) located at 13150 SW 238 Street.

Police Service

The County's Police department determined that the current police officer staffing at the respective police district would not accommodate the anticipated increase in the volume of calls for service to the area. To maintain current police staffing levels, police officer staffing would need to increase by two additional police officers, at an estimated cost of \$199,258.00. Should demand for police services increase beyond the increased levels, additional sworn personnel, support staff, and equipment will be required.

APPENDIX F

Photos of Site and Surroundings



View of church parcel looking southwest from SW 288th St



View south on SW 163rd Ct, with application site to the southeast



View east along SW 290 St., with application site in background



View of container nursery looking south from SW 290 St, with trees lining canal bank in distance



View east along north bank of C-103 Canal



View of pine rockland looking west from SW 162 Avenue

ADDITIONAL ITEMS
OCTOBER 2020 CYCLE APPLICATION NO. CDMP202000013
TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

(Consisting of materials received after the publication of the Initial Recommendations Report)

ITEMS	PAGE NO.
Resolution of the Redland Community Council 14, dated February 22, 2021;	A-1
Minutes of the Redland Community Council 14 public hearing on the application, held February 22, 2021;	A-3
Applicant's notification letter to the property owners of the application site, received on November 23, 2021;	A-7
Miami-Dade County notification letter to the property owner of the parcel added to the application site per staff's recommendation, dated February 4, 2021;	A-27
Resolution of the Planning Advisory Board on the application, dated March 1, 2021;	A-29
Minutes of the Planning Advisory Board public hearing held March 1, 2021.	A-37

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RESOLUTION NO. 14-01-21
 REDLAND COMMUNITY COUNCIL (14) ISSUING
 RECOMMENDATION ON OCTOBER 2020 CYCLE
 APPLICATION NO. CDMP20200013 FILED BY
 LENNAR HOMES, LLC REQUESTING AMENDMENT
 TO THE COMPREHENSIVE DEVELOPMENT
 MASTER PLAN

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

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

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

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

WHEREAS, at its meeting of February 22, 2021, the Redland Community Council (14) conducted a public hearing as authorized by Section 20-41 of the County Code;

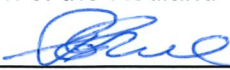
NOW, THEREFORE, BE IT RESOLVED THAT THE REDLAND COMMUNITY COUNCIL (14) recommends that the October 2020 Cycle CDMP Amendment Application No. CDMP20200013 be transmitted with change and with recommendation that the applicant proffer a Declaration of Restrictions to address the parcel with environmental resources and meet with neighbors to address their concerns regarding traffic and other issues.

The forgoing resolution was offered by Board Member Steven M. Green who moved its adoption and was seconded by Board Member Curtis Lawrence and upon being put to a vote, the vote was as follows:

Curtis Lawrence, Vice Chair	Yes	Kelli Ann Thomas	Yes
Steven M. Green	Yes	Stanley Thompkins	Yes
Raul Gonzalez	Absent	[Vacant]	
Wilbur Bell, Chair Yes			

Board Chair Wilbur Bell hereupon declared the resolution duly passed and adopted this 22nd day of February 2021.

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



 Garrett Rowe, Executive Secretary

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MINUTES

Redland Community Council 14
Hybrid Public Hearing on October 2020 Cycle Application No. CDMP20200013
To Amend the Comprehensive Development Master Plan

Hybrid In-Person/Virtual “Zoom” Meeting

February 22, 2021, 6:00 PM

Department of Regulatory and Economic Resources (RER) Staff PresentPhysical Attendance

Garett Rowe, Chief, Metropolitan Planning Section, Planning Division
Cindy Dwyer, Senior Planner, Metropolitan Planning
Franklin Gutierrez, Agenda Supervisor, Development Services Division
Thomas Gomez, Agenda Clerk, Development Services Division
Cleveland Thompson, Agenda Clerk, Development Services Division

Virtual Attendance

Rosa Davis, Planning Section Supervisor, Metropolitan Planning
John Lucas, Planning Section Supervisor, Planning Research Section, Planning Division
Vinod Sandasamy, Transportation Section Supervisor, Metropolitan Planning
Adrienne Burke, Principal Planner, Metropolitan Planning
Noel Stillings, Principal Planner, Metropolitan Planning
Juan Pelaez, Senior Planner, Metropolitan Planning
Larisa Aploks, Strategic Initiatives Manager
Georgina Del Valle, Senior Systems Analyst Programmer, Information Technology Department

I. CALL TO ORDER AND OPENING REMARKS

The Redland Community Council 14 Virtual Public Hearing opened at 6:11 p.m. Chair Bell called the meeting to order and following the Pledge of Allegiance, welcomed the public to the meeting.

Roll Call

Mr. Garett Rowe, Metropolitan Planning Section Chief, conducted a roll call and determined there was a quorum with the following five (5) Community Council 14 Board members present:

Steven Green	Yes	Kelli Ann Thomas	Yes
Curtis Lawrence, Vice Chair	Yes	Stanley Thompkins	Yes
Wilbur Bell, Chair, Yes			

Approval of Agenda

Board member Thompkins made a motion to approve the Community Council 14 agenda. Vice Chair Lawrence seconded the motion. The motion passed 5 to 0.

II. AGENDA ITEM

October 2020 Cycle Application No. CDMP20200013 (Lennar Homes, LLC)

Ms. Cindy Dwyer, Senior Planner, gave a brief overview of Application No. CDMP 20200013, which was 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. Staff is recommending the addition of an approximately ± 4.7 -acre parcel that is surrounded by the application site, in order to avoid creating an isolated property with a different land use designation 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 explained that County agencies identified several issues during their review of the proposed application pertaining to pine rocklands, endangered plant species, pedestrian connections to South Dade Transitway and South Dade Greenway Network which may require a Declaration of Restrictions. Furthermore, additional traffic analysis has been requested. As a result, Ms. Dwyer noted that staff is recommending Transmit with Change in order to give the applicant additional time to address the pending issues. The change is the addition of the ± 4.7 -acre parcel.

Mr. Pedro Gassant, the applicant’s legal representative, provided additional information on the proposed project. Mr. Gassant indicated that the proposed project would provide an ideal buffer to the low density and estate density uses located to the west of the project site, consistent with the planning trend in Miami-Dade County. The proposed project is also located in close proximity to the South Dade Transitway and the Park & Ride facility located at SW 296th Street, which creates opportunities to enhance the use of mass transit. Mr. Gassant presented a graphic showing the large number of parks that are located in close proximity to the application site, and further indicated that there would be recreational opportunities within the site itself. Mr. Gassant concluded his presentation by describing the population growth occurring in Miami-Dade County, the limited amount of developable land due to the County being sandwiched between two national parks, and the need to provide housing within the Urban Development Boundary that the proposed project would help fulfill.

Following Mr. Gassant’s presentation a public hearing was conducted, during which 10 members of the public spoke in opposition to the project, eight in person and two via Zoom. Those opposing the application were primarily concerned with traffic, school overcrowding and maintaining the character of the surrounding low-density neighborhood. Following the public hearing, Mr. Gassant presented a rebuttal to the objections raised.

A brief discussion by the Board followed related to the environmental and other issues identified in staff’s report and the concerns raised by the public. A motion was then made by Board Member Green to Transmit with Change, with the added 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 was seconded by Vice Chair Lawrence. The motion passed 5 to 0 as follows:

Steven Green	Yes	Kelli Ann Thomas	Yes
Curtis Lawrence, Vice Chair	Yes	Stanley Thompkins	Yes
	Wilbur Bell, Chair, Yes		

Adjournment

Chair Bell then adjourned the meeting at 7:24 p.m.

Respectfully submitted,



Garett Rowe, Secretary

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Received
November 23, 2020

Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.71
Holland & Knight LLP | www.hklaw.com

October 30,

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OCT 30 2020
MIAMI, FL 33283-9998

Re: Application to Amend Miami-Dade County Comprehensive Development Master Plan / October 2020 CDMP Application / Lennar Homes, LLC

Dear Sir :

We represent Lennar Homes, LLC ("Lennar"), the contract purchaser of those certain parcels of land located south of S.W. 288th Street, between S.W. 162nd Avenue and S.W. 164th Avenue in unincorporated Miami-Dade County, Florida and identified by Miami-Dade County Property Appraiser folio numbers 30-7905-005-0111, 30-7905-005-0121, 30-7905-000-0250, 30-7905-000-0260, 30-7905-000-0230, 30-7905-000-0240, 30-7905-000-0232, 30-7905-000-0231, 30-7905-005-0071, 30-7905-007-0010, and 30-7905-000-0290 (the "Property").

The purpose of this letter is to notify you that on November 2, 2020, Lennar filed an Application for an Amendment to the Miami-Dade County Comprehensive Development Master Plan Land Use Plan Map for the October 2020 Amendment Cycle (the "Application"), which seeks a re-designation of the Property. The general boundaries of the Property subject to the Amendment request are depicted below.



October 2020 CDMP Application
Notice to Property Owner
Page 2

The Application requests the re-designation of the parcels from "Low Density" residential to "Low-Medium Density" residential on the County's Future Land Use Map.

Based on the above, we respectfully request your support of this application. We would be happy to meet to further discuss any questions or additional information you may require. If you have any questions, I can be reached at 305-789-7462 or amanda.naldjieff@hklaw.com.

Thank you in advance for your considerate attention to this matter.

Sincerely yours,

HOLLAND & KNIGHT LLP



Amanda M. Naldjieff, Esq.

Cc: Mr. Hugo P. Arza, Esq.
Mr. Garrett A. Rowe
Mr. Jerry Bell
Ms. Rosa Davis

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☐ Adult Signature Restricted Delivery	\$	
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City, State, ZIP+4® <u>Homestead, FL 33033</u>		
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions		

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Francisco Forte
16300 SW 288 Street
Homestead, FL 33033



9590 9402 4935 9063 4464 90

2. Article Number (Transfer from service label)

7019 1640 0000 9582 4495

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X

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- ☐ Addressee

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C. Date of Delivery

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- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

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- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
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IMPORTANT: Save this receipt for your records.

PS Form 3800, April 2015 (Reverse) PSN 7530-02-000-9047

Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.374.8500
Holland & Knight LLP | www.hklaw.com

VIA CERTIFIED MAIL **RETURN RECEIPT REQUESTED**

Pedro Forte JTRS & Francisco Forte
16300 S.W. 288 Street
Homestead, Florida 33033

Re: Application to Amend Miami-Dade County Comprehensive Development Master Plan / October 2020 CDMP Application / Lennar Homes, LLC

Dear Sirs :

We represent Lennar Homes, LLC ("Lennar"), the contract purchaser of those certain parcels of land located south of S.W. 288th Street, between S.W. 162nd Avenue and S.W. 164th Avenue in unincorporated Miami-Dade County, Florida and identified by Miami-Dade County Property Appraiser folio numbers 30-7905-005-0111, 30-7905-005-0121, 30-7905-000-0250, 30-7905-000-0260, 30-7905-000-0230, 30-7905-000-0240, 30-7905-000-0232, 30-7905-000-0231, 30-7905-005-0071, 30-7905-007-0010, and 30-7905-000-0290 (the "Property").

The purpose of this letter is to notify you that on November 2, 2020, Lennar filed an Application for an Amendment to the Miami-Dade County Comprehensive Development Master Plan Land Use Plan Map for the October 2020 Amendment Cycle (the "Application"), which seeks a re-designation of the Property. The general boundaries of the Property subject to the Amendment request are depicted below.



4549 2852 9582 4549 7019 1640 0000 9582 4549

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Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
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☐ Adult Signature Restricted Delivery \$

Postage \$
Total Postage and Fees \$

Sent To: **Pedro Forte JTRS & Francisco Forte**
Street and Apt. No., or PO Box No. **16300 SW 288 St**
City, State, ZIP+4® **Homestead, FL 33033**

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MIAMI, FL

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

October 2020 CDMP Application
Notice to Property Owner
Page 2

The Application requests the re-designation of the parcels from "Low Density" residential to "Low-Medium Density" residential on the County's Future Land Use Map.

Based on the above, we respectfully request your support of this application. We would be happy to meet to further discuss any questions or additional information you may require. If you have any questions, I can be reached at 305-789-7462 or amanda.naldjieff@hklaw.com.

Thank you in advance for your considerate attention to this matter.

Sincerely yours,

HOLLAND & KNIGHT LLP



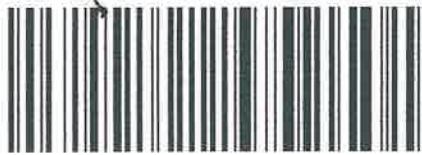
Amanda M. Naldjieff, Esq.

Cc: Mr. Hugo P. Arza, Esq.
Mr. Garrett A. Rowe
Mr. Jerry Bell
Ms. Rosa Davis

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Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, FL 33131



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A-13

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Pedro Forte JTRS & Francisco Forte
16300 SW 288 Street
Homestead, FL 33033

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☒ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

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Total Postage and Fees

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Sent To:

Pedro Forte JTRS & Francisco Forte

Street and Apt. No., or PO Box No.

16300 SW 288 St

City, State, ZIP+4®

Homestead, FL 33033

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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PLACE STICKER AT TOP OF ENVELOPE OR
ON THE RETURN ADDRESS FOLD AT DOTTED LINE

A-14

SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Pedro & Francisco Forte
16300 SW 288 st
Homestead, FL 33033



9590 9402 4935 9063 4464 52

2. Article Number (Transfer from service label)

7019 1640 0000 9582 4549

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below:

- ☐ Yes
- ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☒ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
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PS Form 3811, July 2015 PSN 7530-02-000-9053

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PS Form 3800, April 2015 (Reverse) PSN 7530-02-000-9047

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Stein Family Partners Ltd
6065 SW 133rd Street
Miami, Florida 33156

October 30, 2020

U.S. Postal Service
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OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☒ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
Total Postage and Fees \$

Sent To
Street and Apt. No., or PO Box No.
6065 SW 133 St.
City, State, ZIP+4®
MIAMI, FL 33156

Postmark Here
OCT 30 2020
TOWN AND COUNTRY POSTAL STORE
MIAMI, FL 33156-9998

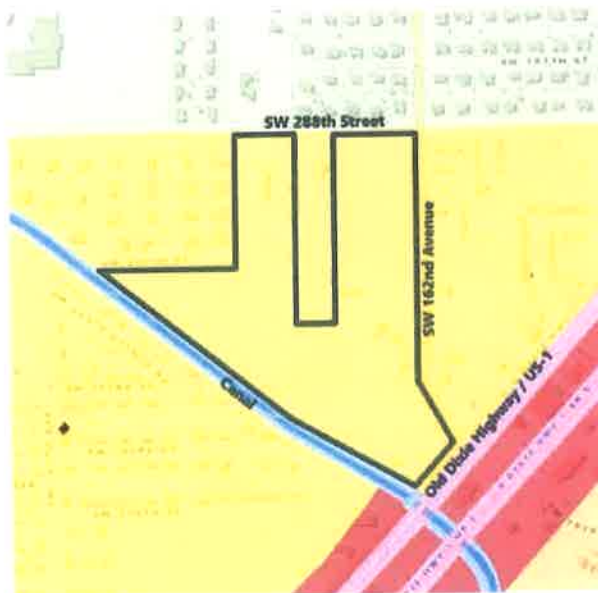
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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October 2020 CDMP Application
Notice to Property Owner
Page 2

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Thank you in advance for your considerate attention to this matter.

Sincerely yours,

HOLLAND & KNIGHT LLP



Amanda M. Naldjieff, Esq.

Cc: Mr. Hugo P. Arza, Esq.
Mr. Garrett A. Rowe
Mr. Jerry Bell
Ms. Rosa Davis

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6065 SW 133 St.
Miami, FL 33156

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☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☒ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To Stein Family Partners Ltd	
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City, State, ZIP+4® Miami, FL 33156	
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Miami, FL 33156



9590 9402 4935 9063 4464 69

2. Article Number (Transfer from service label)

7019 1640 0000 9582 4518

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☒ Certified Mail Restricted Delivery | ☒ Return Receipt for Merchandise |
| ☐ Collect on Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery Restricted Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

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PS Form 3800, April 2015 (Reverse) PSN 7530-02-000-9047

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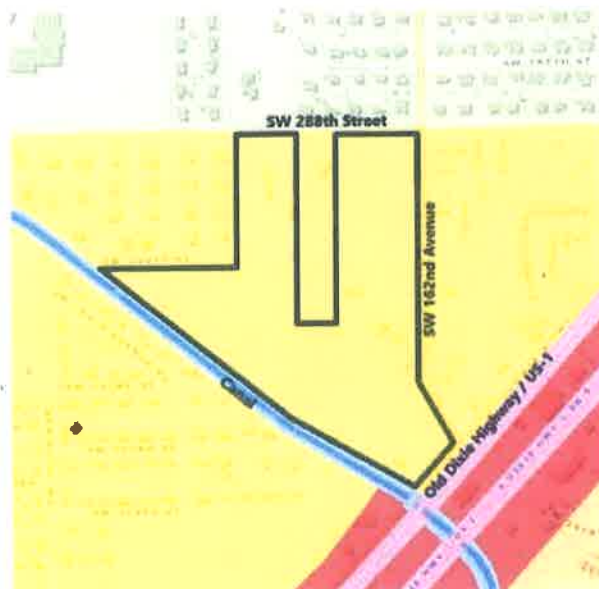
Sherry E. Schasiepen
29175 SW 162nd Avenue
Homestead, Florida 33033

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OCT 30 2020
MIAMI, FL 33283-9998

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☒ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
Total Postage and Fees \$

Sent To
Sherry E Schasiepen
Street and Apt. No., or PO Box No.
29175 SW 162 avenue
City, State, ZIP+4®
Homestead, FL 33033

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

October 2020 CDMP Application
Notice to Property Owner
Page 2

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HOLLAND & KNIGHT LLP



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Cc: Mr. Hugo P. Arza, Esq.
Mr. Garrett A. Rowe
Mr. Jerry Bell
Ms. Rosa Davis

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☒ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

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Sent to

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Street and Apt. No., or PO Box No.
29175 SW 162 avenue

City, State, ZIP+4®
Homestead, FL 33033

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Here

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Sherry E. Schasiapen
 29175 SW 162 Ave
 Homestead, FL 33033



9590 9402 4935 9063 4464 76

2. Article Number (Transfer from service label)

7019 1640 0000 9582 4525

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☒ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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Holland & Knight LLP | www.hklaw.com

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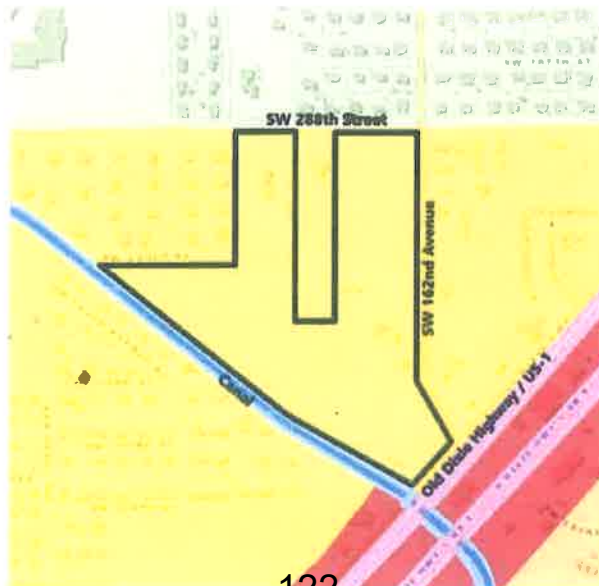
JMR Florida Properties Inc.
c/o Esther Rosado
7350 SW 89th St. #1401
Miami, FL 33156

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☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☒ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage \$
Total Postage and Fees \$
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1640 0000 9582 4532

MIAMI, FL 33283-9998

OCT 30 2020

Postmark Here

JMR Florida Properties Inc.
1350 SW 89 st #1401
Miami, FL 33156

A-23

October 2020 CDMP Application
Notice to Property Owner
Page 2

The Application requests the re-designation of the parcels from "Low Density" residential to "Low-Medium Density" residential on the County's Future Land Use Map.

Based on the above, we respectfully request your support of this application. We would be happy to meet to further discuss any questions or additional information you may require. If you have any questions, I can be reached at 305-789-7462 or amanda.naldjieff@hklaw.com.

Thank you in advance for your considerate attention to this matter.

Sincerely yours,

HOLLAND & KNIGHT LLP



Amanda M. Naldjieff, Esq.

Cc: Mr. Hugo P. Arza, Esq.
Mr. Garrett A. Rowe
Mr. Jerry Bell
Ms. Rosa Davis

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Department of Regulatory and Economic Resources
 Planning Division, Metropolitan Planning Section
 111 NW 1 Street • 12th Floor
 Miami, Florida 33128-1902
 Telephone: 305-375-2835 Fax: 305-375-2560
www.miamidade.gov/planning

February 4, 2021

Mr. Sandy R. Pineda, Esquire
 King Jesus International Ministry
 14100 SW 144 Avenue
 Miami, Florida 33186

RE: Notice of Application to Amend the Miami-Dade County Comprehensive Development Master Plan Land Use Map

Dear Mr. Pineda:

This letter is to inform you that the property owned by King Jesus International Ministry, as identified by Miami-Dade County Tax Folio No. 30-7905-000-0241, has been recommended for inclusion within the site subject to Application No. CDMP20200013 of the October 2020 Cycle to amend the Miami-Dade County Comprehensive Development Master Plan (CDMP). The application was filed on November 2, 2020 on behalf of Lennar Homes, LLC, the contract purchaser for the properties with Miami-Dade County Tax Folio Nos. 30-7905-005-0111, 30-7905-005-0121, 30-7905-000-0250, 30-7905-000-0260, 30-7905-000-0230, 30-7905-000-0240, 30-7905-000-0232, 30-7905-007-0010, 30-7905-005-0071, 30-7905-000-0231 and 30-7905-000-0290 (please see attached aerial map).

Application No. CDMP20200013 seeks to redesignate the ±35.8-acre application site, comprised of the referenced properties under contract for purchase, lying generally south of SW 288 Street between SW 162 Avenue and SW 164 Avenue. The applicant's redesignation request is from "Low Density Residential (2.5 to 6 dwelling units per acre)" to "Low Medium Density Residential (6 to 13 dwelling units per acre)" on the CDMP Adopted 2030 and 2040 Land Use Plan map.

A series of virtual public hearings will be held to discuss Application CDMP20200013, which you are invited to attend and offer comments. The virtual hearings are currently scheduled as outlined below, and information on how you may view the hearings, submit documents, or participate in the hearings will be posted on our Upcoming Hearings webpage at:

<https://www.miamidade.gov/planning/cdmp-hearings.asp>

- Redland Community Council 14, February 22, 2021 at 6:00 PM.
- Planning Advisory Board (PAB), acting as the Local Planning Agency (LPA), March 1, 2021 at 10:00 AM.
- Board of County Commissioners (Commission), April 21, 2021 at 9:30 AM.

King Jesus International Ministry
February 4, 2021
Page 2

Enclosed is a copy of the Application for your review. The Application is also available at the . Department's website at https://energov.miamidade.gov/EnerGov_Prod/SelfService#/home by searching for plan number "CDMP20200013," and selecting the tab for "Attachments," or at the following weblink to the Attachments tab:

https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/15267365-b8fa-4b2d-8a81-3b957a6260cc?tab=attachments

If you have any questions regarding Application CDMP20200013, please contact me or Garrett Rowe, Chief, Department of Regulatory and Economic Resources, Stephen P. Clark Center, 111 NW First Street, 12th Floor, Miami, Florida 33128 by phone (305) 375-2835 or e-mails Jerry.Bell@miamidade.gov; rowega@miamidade.gov.

Sincerely,



Jerry Bell, AICP
Assistant Director for Planning

JB:GR:RD:cd

Enclosures

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 Bercow, 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, citing 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