

# **APPLICATION AND INITIAL RECOMMENDATION**

**LUCKY START AT THE HAMMOCKS, LLC,  
APPLICATION TO AMEND THE MIAMI-DADE  
COUNTY COMPREHENSIVE DEVELOPMENT  
MASTER PLAN**

FOR MIAMI-DADE COUNTY, FLORIDA



This Page Intentionally Left Blank

APPLICATION  
AND  
INITIAL RECOMMENDATION

LUCKY START AT THE HAMMOCKS, LLC, APPLICATION TO AMEND THE  
COMPREHENSIVE DEVELOPMENT MASTER PLAN

November 13, 2012

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

**Carlos A. Gimenez**  
*Mayor*

**MIAMI-DADE BOARD OF COUNTY COMMISSIONERS**

**Joe A. Martinez**  
*Chairman*

**Audrey M. Edmonson**  
*Vice Chairman*

**Barbara J. Jordan**  
*District 1*

**Jean Monestime**  
*District 2*

**Audrey M. Edmonson**  
*District 3*

**Sally A. Heyman**  
*District 4*

**Bruno A. Barreiro**  
*District 5*

**Rebeca Sosa**  
*District 6*

**Xavier L. Suarez**  
*District 7*

**R. A. Cuevas, Jr.**  
*County Attorney*

**Lynda G. Bell**  
*District 8*

**Dennis C. Moss**  
*District 9*

**Sen. Javier D. Souto**  
*District 10*

**Joe A. Martinez**  
*District 11*

**Jose "Pepe" Diaz**  
*District 12*

**Esteban Bovo, Jr.**  
*District 13*

**Harvey Ruvin**  
*Clerk of Courts*

**MIAMI-DADE COUNTY PLANNING ADVISORY BOARD**

**Wayne Rinehart**  
*Chair*

**William Riley**  
*Vice-Chair*

Reginald J. Clyne  
Aida G. Bao-Garciga  
Horacio Carlos Huembes  
Carla Ascencio-Savola  
Jose Bared

Rolando Iglesias  
Joseph James  
Daniel Kaplan  
Serafin Leal  
Raymond Marin

Robert Meador  
Kimberly Ogren  
Georgina Santiago  
Peter DiPace

Ivan Rodriguez, School Board Representative, *Non-Voting Member*  
Larry Ventura, Homestead Air Reserve Base Representative, *Non-Voting Member*

**Jack Osterholt, Deputy Mayor/Director**  
*Executive Secretary*

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



# TABLE OF CONTENTS

Chapter		Page
	Table of Contents -----	i
	List of Appendices-----	ii
	Introduction-----	iii
	Schedule of Activities -----	v
1	Lucky Start at the Hammocks, LLC, CDMP Amendment Application Summary -----	1-1
	Staff Recommendation and Principal Reasons for Recommendation-----	1-2
2	Planning Staff Analysis -----	2-1
	Background -----	2-1
	Application Site -----	2-1
	Adjacent Land Use and Zoning-----	2-4
	Supply and Demand Analysis-----	2-4
	Environmental Conditions -----	2-6
	Water and Sewer-----	2-7
	Fire Rescue-----	2-9
	Solid Waste -----	2-10
	Parks-----	2-11
	Aviation-----	2-13
	Public Schools -----	2-14
	Roadways -----	2-14
	Transit Service -----	2-21
	Consistency Review with CDMP Goals, Objectives, Policies, Concepts and Guidelines -----	2-23

## LIST OF APPENDICES

	<u>Appendices</u> <u>Page</u>
Appendix A: Map Series	3
Appendix B: CDMP Amendment Application	11
Appendix C: Notification of a Proposed Change to the Previously Approved Lucky Start at the Hammocks Development of Regional Impact (DRI) – Excerpt	51
Appendix D: Miami-Dade County Public Schools Analysis	69
Appendix E: Traffic Report Executive Summary	71
Appendix F: Fiscal Impacts Analysis	75
Appendix G: Photos of Site and Surroundings	81

## **INTRODUCTION**

This report contains an application requesting amendments to the Miami-Dade County Comprehensive Development Master Plan (CDMP), the Department of Regulatory and Economic Resources' (Department) initial recommendation addressing the application, and the data and analysis that forms the basis for the Department's initial recommendation. The CDMP amendment application was filed for concurrent processing with a separate, but related, Notice of Proposed Change (NOPC) to the Hammocks Development of Regional Impact (DRI) in accordance with Chapter 380.06, Florida Statutes (F.S.), Chapter 163, F.S., and Section 2-116.1 of the Miami-Dade County Code (the Code). An excerpt from the DRI NOPC detailing the proposed DRI changes is included in this report as Appendix C. The complete DRI NOPC can be obtained from the Department, upon request.

The CDMP amendment application outlines the requested amendment to the CDMP Adopted 2015 and 2025 Land Use Plan map, and is included as Appendix B of this report. The Department's initial recommendation to the Miami-Dade County Board of County Commissioners (Board) on action to be taken on the Application and the reasons for the recommendation are included in Chapter 1. The necessary data and analysis upon which the Department's initial recommendation is based are contained in Chapter 2, including an assessment of the consistency of the proposed amendment with the CDMP. The fiscal impacts of the proposed amendment on public facilities and services as well as supporting data, maps and reports associated with the Application are included in the Appendices. The Department may issue a final recommendation after comments are received from the State and regional review agencies, in accordance with the Code and Chapters 163 and 380.06 F.S., and before the final public hearings outlined in the Table 1, Schedule of Activities, on the following page v.

### **CDMP Amendment Application Review and Amendment Process**

Following is a summary of the CDMP amendment application review and amendment process in accordance with the CDMP procedural requirements contained in Section 2-116.1 of the Code and in State law.

The regular filing periods for applications requesting amendments to the CDMP, including the Land Use Plan map, extend generally from the first through the last day of April and October for the respective April and October CDMP Amendment Cycles. Miami-Dade County's adopted procedures allow for the filing of requests to amend all provisions of the CDMP during these filing periods, except that applications to amend the 2015 Urban Development Boundary (UDB) depicted on the CDMP Land Use Plan map or to change the land use designation of land outside the UDB may only be filed during the April CDMP Amendment Cycle of every odd numbered year. Additionally, applications requesting amendment to the UDB can be filed out of cycle as provided by the DRI process mentioned below.

The CDMP amendment process involves two phases. The first phase occurs between the time applications are filed and the time the Board conducts its first hearing and takes action to transmit standard applications to the State Land Planning Agency and other State and regional review agencies (reviewing agencies) for review and comment, and/or adopt eligible small-scale Land Use Plan map amendments on an expedited schedule. During the first phase, affected and neighboring property owners are notified of the nearby Land Use Plan map amendment requests. Section 2-116.1 authorizes Community Councils to conduct public hearings and issue recommendations on applications that directly affect their areas. These

Community Council hearings are usually held before the first public hearings of the Planning Advisory Board (PAB), acting as the County's "Local Planning Agency", and the Board.

The second phase of the amendment process begins after transmittal of the applications to the reviewing agencies. The CDMP amendment procedures in Section 2-116.1 of the County Code provide that the SLPA will be requested by the County to review and comment on all transmitted amendment proposals. The SLPA and/or the other reviewing agencies are expected to return comments addressing all transmitted amendment proposals approximately 45 days after the transmittal date pursuant to Chapter 163.3184(3), Florida Statutes. The PAB will then conduct its final public hearing(s) within 30 days after receiving comments from the reviewing agencies. No later than 60 days after receiving comments from the reviewing agencies, the Board could conduct a public hearing and take final action on the applications. During the review period by the reviewing agencies, the Department will also review comments received at the transmittal hearings and any additional submitted material and may issue a "Revised Recommendations" report reflecting any new information prior to the final public hearings. Final action by the Board will be to adopt, adopt with change, or not adopt any of the transmitted applications.

Outside this regular CDMP amendment process, requests to amend the CDMP can be made by the Board under a special amendment process, or by a party having an application undergoing the Development of Regional Impact (DRI) process requesting a concurrent amendment to the CDMP.

### **Concurrent DRI/CDMP Application Review Process**

The County's procedure for processing CDMP amendment applications concurrently with requests for approval or modification of an adopted Development of Regional Impact (DRI) is established in the Section 2-116.1 of the Miami-Dade County Code, as noted above, generally consistent with the requirements contained in Chapter 380.06 and Chapter 163, Part 2, F.S. The concurrent process calls substantially for the same activities as for standard amendment applications, except that this procedure: 1) relies largely on the DRI Notice of Proposed Change (NOPC) to provide the background data and analysis necessary to evaluate the proposal to amend the CDMP; 2) modifies the DRI adoption schedule to conform to the Chapter 163, F.S. schedule for adopting comprehensive plan amendments; 3) allows for CDMP amendments to be filed and transmitted outside of the April and October CDMP Amendment Cycles; and 4) provides for adoption of a DRI or DRI NOPC and its associated Development Order (D.O.) conditions to occur at the same public hearing as the comprehensive plan amendment. The schedule of activities for considering the adoption of the subject Lucky Start at the Hammocks, LLC, Application to amend the CDMP (the Application) is presented in Table 1, Schedule of Activities, below.

### **Proposed CDMP Amendment and DRI Changes**

The Application seeks to re-designate the a ±57.42-gross-acre property within the existing Hammocks DRI boundary from its current "Industrial and Office" to Low-Medium Density Residential", Medium Density Residential and "Business and Office" land use categories of the County's CDMP adopted 2015 and 2025 Land Use Plan map. Generally, the applicant (Lucky Start at the Hammocks, LLC) is requesting the DRI NOPC and CDMP amendment in order to modify the development program set out in the existing DRI to enable the development of a 611 residential units and 50,000 square feet of retail development. The application site is currently approved for a 1,159,600 square foot warehouse and office development under the approved

DRI and Tentative Plat 22873. The requested CDMP Land Use Plan map changes are specifically described in the Application attached to this report as Appendix B.

TABLE 1  
SCHEDULE OF ACTIVITIES  
LUCKY START AT THE HAMMOCKS, LLC, CDMP AMENDMENT APPLICATION

Application Filing	July 18, 2012
Application Complete	October 11, 2012
Initial Recommendation Report released by Department	November 13, 2012
West Kendall Community Council (CC 11) Hearing	November 20, 2012
Planning Advisory Board (PAB), acting as Local Planning Agency (LPA), Public Hearing to formulate Recommendations Regarding Transmittal and Subsequent Final Action	December 17, 2012* County Commission Chamber 111 NW 1 Street Miami, Florida 33128
Miami-Dade Board of County Commissioners Hearing and Action on Transmittal of Proposed Amendments to the State Land Planning Agency and other State and Regional Review Agencies (Reviewing Agencies)	January 17, 2013* County Commission Chamber 111 NW 1 Street Miami, Florida 33128
Transmittal to the Reviewing Agencies	February 2013*
Receipt of comments from the Reviewing Agencies	March 2013* (Approximately 45 days after transmittal)
Public Hearing and Final Recommendation: Planning Advisory Board (Local Planning Agency)	Specific date(s) to be determined** (Within 30 days after receipt of State and Regional Agency comments)
Public Hearing and Final Action: Miami-Dade Board of County Commissioners	Specific date(s) to be determined (No later than 60 days after receipt of State and Regional Agency comments)

Note: \* Dates are tentative and subject to change based on extension of deadlines by the Applicant, pursuant to Chapter 380, F.S., and Section 2-116.1 of the Code of Miami-Dade County.

\*\*Section 2-116.1(5)(a)(4) of the Code provides that if the State Land Planning Agency issues no objections and recommendations on the application then the Planning Advisory Board shall not hold a final hearing.

### Additional Information

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

**Application and Initial Recommendation**  
**Lucky Start at the Hammocks, LLC, Application to Amend the**  
**Comprehensive Development Master Plan (CDMP) for Miami-Dade County, Florida**  
**November 13, 2012**

<b>Application Type</b>	<b>Applicant/Location/Acreage/ Requested Amendment</b>	<b>BCC District</b>	<b>Department Initial Recommendation November 13, 2012</b>	<b>West Kendall Community Council Recommendation, Resolution # November 20, 2012</b>	<b>Local Planning Agency Recommendation December 17, 2012*</b>	<b>BCC Recommendation January 17, 2013*</b>
Standard	<p>Lucky Start at the Hammocks, LLC/Juan Mayol Esq. &amp; Joseph Goldstein, Esq.</p> <p>West of SW 147 Avenue between SW 112 Street and SW 120 Street (on the south side of Hammocks Boulevard)</p> <p>Re-designate the ±57.42-gross acre application site on the CDMP Adopted 2015-2025 Land Use Plan (LUP) map</p> <p>From: "Industrial and Office"</p> <p>To: "Low-Medium Density Residential" (6 to 13 DU/Ac) on Parcels A and D; "Business and Office" on Parcel B; and "Medium Density Residential" (13 to 25 DU/Ac) on Parcel C</p>	District 11	Transmit	To Be Determined (hearing continued to December 11, 2012)	To Be Determined	To Be Determined

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

Notes: BCC means Miami-Dade Board of County Commissioners; DU/Ac means dwelling units per gross acre

\*Dates are tentative and subject to change based on extension of deadlines by the Applicant, pursuant to Chapter 380, F.S., and Section 2-116.1 of the Code of Miami-Dade County

# CHAPTER 1

## **LUCKY START AT THE HAMMOCKS, LLC APPLICATION TO AMEND THE CDMP Commission District 11      Community Council 11**

### **APPLICATION SUMMARY**

<b>Applicant/Representative:</b>	Lucky Start at the Hammocks, LLC, c/o Jorge Fernandez, Manager/Juan J. Mayol, Esq. and Joseph G. Goldstein, Esq., Holland & Knight LLP
<b>Location:</b>	West of SW 147 Avenue between SW 112 Street and SW 120 Street (on the south side of Hammocks Boulevard)
<b>Total Acreage:</b>	±57.42 Gross Acres/±53.47 Net Acres
<b>Current Land Use Plan Map Designation:</b>	"Industrial and Office"
<b>Requested Land Use Plan Map Changes:</b>	"Low-Medium Density Residential" on Parcels A and D (±16.89 & ±12.73 gross acres), "Business and Office" on Parcel B (±9.18 gross acres), and "Medium Density Residential" (±18.62 gross acres) on Parcel C
<b>Amendment Type:</b>	Standard Concurrent DRI/CDMP Amendment
<b>Existing Zoning/Site Condition:</b>	IU-C/Vacant

### **RECOMMENDATIONS**

Staff:	<b>TRANSMIT (November 13, 2012)</b>
West Kendall Community Council:	<b>TO BE DETERMINED (Hearing Continued to December 11, 2012)</b>
Planning Advisory Board (PAB) acting as Local Planning Agency:	<b>TO BE DETERMINED (December 17, 2012)</b>
Board of County Commissioners:	<b>TO BE DETERMINED (January 17, 2013)</b>
Final Action of the PAB acting as Local Planning Agency:	<b>TO BE DETERMINED</b>
Final Action of Board of County Commissioners:	<b>TO BE DETERMINED</b>

Staff recommends to **“TRANSMIT”** the proposed Comprehensive Development Master Plan (CDMP) Adopted 2012 and 2025 Land Use Plan map amendment. The recommendation is based on the staff analysis summarized in the Principal Reasons for Recommendation below:

**Principal Reasons for Recommendation:**

1. Staff recommends transmittal of the application 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 concern is regarding the compatibility of the proposed development with the adjacent Kendall-Tamiami Executive Airport, discussed in Reason No. 2 below. Pursuant to Article XL of the Miami-Dade County Code, the airport's Land Use Zoning classifications that apply to and regulate development on properties adjacent the airport, prohibits residential development on the application site. However, the Miami-Dade Aviation Department indicates that residential development could be allowed on the site, subject to conditions, based the current Land Use Compatibility Guidelines of the Federal Aviation Authority and Chapter 333, Florida Statutes (also discussed in Reason No. 2 below). The conditions under which the site could be compatible with the airport would be appropriately expressed in a Declaration of Restrictions (covenant) proffered by the applicant as part of the application and the associated zoning application. Transmittal of the application allows time for the appropriate proffers to be made.
2. The application proposes to change the “Industrial and Office” Land Use Plan map designation on the ±57.42-gross acre application site to facilitate the development of 611 residential units and 50,000 square feet of commercial uses on the subject property, generally in accordance with the CDMP provisions for the “Industrial and Office” category. The CDMP Land Use Element text on page I-40 provides that when “Industrial and Office” designated land in a Minor Statistical Area with less than a 15-year supply of industrial land is subject to an application, in order to receive approval of a non-industrial use it must be demonstrated that such use will not adversely impact future industrial development. The application proposes development on the subject property within Minor Statistical Area (MSA) 6.2, which has approximately an 8-year supply of industrial land.

The lands to the west, north and northeast of application site are developed with residences and are for the most part residentially designated on the Land Use Plan map; the abutting Garden Estates development to the west is designated “Business and Office”. The abutting land the east is developed with offices and designated “Industrial and Office” and land further east beyond SW 147 Avenue is designated “Business and Office” and “Industrial and Office”. The Kendall-Tamiami Executive Airport is to the south beyond SW 120 Street. It is unlikely that the areas adjacent to the application site, primarily the residential developments and the airport, would be redeveloped in future to an industrial use. Furthermore, the “Industrial and Office” designated land along SW 120 Street in the vicinity of the application site are developed with industrial and/or other uses. The application site is the only vacant industrial parcel in the area along SW 120 Street and its development to the proposed non-industrial uses would not precipitate the conversion of additional industrial land in the area to other uses. Therefore, approval of the application would not impact future industrial development within the vicinity of the application site or the wider MSA.

3. Land Use Element Policy LU-8E requires that Land Use Plan map amendment applications be evaluated against factors such as the proposed development's i) ability to satisfy a deficiency in the Land Use Plan map to accommodate projected population or economic



growth in the County; ii) impacts to County services at or above level of service (LOS) standards; iii) compatibility with abutting and nearby land uses; iv) impacts to environmental and historical resources; and v) promotion of transit ridership and pedestrianism in accordance with Land Use Element Objective LU-7. These factors are addressed as follows:

- i. *Need:* Approval of this application, re-designating the subject property from “Industrial and Office” to ‘Low-Medium Density Residential”, “Medium Density Residential” and “Business and Office” would increase the residential capacity within Minor Statistical Area (MSA) 6.2 by 611 residential units or approximately 1-year worth of residential supply. The MSA is projected to deplete its residential land supply by the year 2022 and approval of the application would change the projected depletion to year 2023. The application would add ±7.07 net acres to the commercial land supply, which would not significantly impact the commercial land supply in the MSA, which is projected to be depleted by the year 2028. On the other hand, the application would reduce the industrial land supply within the MSA by ±53.42 net acres or approximately 2½ years of supply, thereby changing the depletion year for industrially zoned or designated land from year 2021 to year 2018. However, the countywide industrial land supply is projected to be depleted beyond the year 2030 and the application if approved would not significantly impact the countywide supply of industrial land.

The application would neither satisfy nor create a deficiency in the countywide land supply to accommodate projected population or economic growth. However, the application would cause MSA 6.2 to deplete its industrial land supply approximately 2½ years earlier than projected while adding 611 residential units to the MSA’s residential supply. Increasing the residential capacity within the County’s urbanized area relieves the pressure to move the County’s adopted Urban Development Boundary for additional residential development.

- ii. *Public Facilities and Services:* With the exception of impacts to roadways, the impacts that would be generated by the application, if approved, would not cause public facilities and services to operate in violation of their adopted level of service (LOS) standards. The Applicant’s transportation consultant submitted a Transportation Analysis report which staff is currently reviewing and will address any outstanding issues with the Applicant.
- iii. *Compatibility:* The proposed amendment to the CDMP Adopted 2015 and 2025 Land Use Plan (LUP) map to redesignate the subject property from “Industrial and Office” to “Low-Medium Density Residential”, “Medium Density Residential” and “Business and Office” is generally compatible with the surrounding areas to the west, north and east, but generally not compatible with the area to the south. The area to the west is designated “Business and Office”, “Industrial and Office” and “Low Density Residential” and developed with single and multifamily residences. The area to the north is designated “Low-Medium Density Residential” and is also developed with single and multifamily residences. The area to the east is designated “Industrial and Office” and is developed with offices (the Beckman Coulter office complex). The area to the south is designated “Transportation Terminals” and is developed with the Kendall-Tamiami Executive Airport.

Land Use Element Policy LU-4B provides for the protection of uses (such as the airport) that generate significant noise, vibration, or truck or rail traffic from damaging encroachment by new incompatible uses such as residential uses. Furthermore,

Aviation Subelement Objective AV-7 requires the County to maximize compatibility between the airports and surrounding communities. 'Article XL. - Kendall Tamiami Executive Airport Zoning' of the Miami-Dade County code, regulates development on properties at and adjacent to the Kendall-Tamiami Executive Airport. As discussed in the 'Existing Land Use and Applicable Development Regulations' section on page 2-2, a ±37-acre portion of the subject property south of SW 115 Street is within the airport's Inner District (ILZ) Land Use Zoning classification, which prohibits new residential development.

However, in accordance with Aviation Subelement Policy AV-7B, the Miami-Dade Aviation Department is currently seeking to amend the Land Use Zoning classifications for the Kendall-Tamiami Executive Airport based on the Federal Aviation Authority's Land Use Compatibility Guidelines. Policy AV-7B requires the County to update the airport compatibility zoning ordinances to promote compatible land uses around County airports including the Kendall-Tamiami Executive Airport based on guidelines recommended in the Florida Department of Transportation Federal Aviation Regulation and Chapter 333 of the Florida Statutes.

In 2007, the Miami-Dade Aviation Department conducted an environmental assessment extension to Runway 9R-27L at the southern end of the Kendall-Tamiami Executive Airport, which included 75 and 65 decibel (db) noise contours that were approved by the Federal Aviation Authority. The Miami-Dade Aviation Department indicates that the approved noise contours will replace the existing Inner District (ILZ) and Outer District (OLZ) airport Land Use Zoning classifications, respectively. Similar to the airport's Inner and Outer Districts, the 75 and 65 decibel noise contours prohibit residential development, but unlike the Districts that extend significantly beyond airport boundaries, the noise contours are primarily contained within the airport property (except for an area to the south of the airport). Residential development is allowed, subject to conditions, in areas adjacent to the airport such as the application site that are within noise contours of lower than 65 decibels. Such conditions require commitment from the applicant to provide notice to prospective buyers and lessees within the proposed development of potential safety risks, noise impacts, and the frequency of airport operations; to provide an aviation easement over the property to the county; and to include a minimum 25 decibel noise level reduction into the design and construction of the proposed residential units. Such commitments are being made by the applicant in a Declaration of Restrictions (covenant) proffered as part of a associated zoning application. Therefore, the proposed development with the proffered covenant commitments would be generally compatible with the airport, and would be similar to the Garden Estates residential development abutting to the west of the application site. The Garden Estates residential development was approved by the Board of County Commissioners in November 2006 (Resolution Z39-06) subject to similar covenant commitments.

- iv. *Environmental and Historical Resources:* There are no archaeological or historical resources on the application site, but, environmental resources could be impacted by the proposed development on the application site. The application site contains tree resources that are to be preserved pursuant to Section 24.49 of the Code of Miami-Dade County. Additionally, the site contains prohibited trees that are to be removed pursuant to Section 24.49 of the Code.

- v. *Transit Ridership and Pedestrianism:* The application site is not located within an urban center or a transit corridor, and is not within 1/4 mile of an existing or planned transit station, transit center, or bus stop to be considered to promote transit ridership and pedestrianism pursuant to Objective LU-7. However, the application site is approximately 0.3 miles from the nearest bus stop, would be accessible to transit service, and therefore, could support mass transit use in the area.

This Page Intentionally Left Blank

# CHAPTER 2

## PLANNING STAFF ANALYSIS

### Background

The Comprehensive Development Master Plan (CDMP) amendment application site is a ±57.42-gross acre property located within the southern boundary of the Hammocks Development of Regional Impact (DRI). The Hammocks DRI was approved in February 1974 by the Board of County Commissioners (Board) through Resolution Z-25-74 (the original DRI development order) as a ±1,096-acre residential community with some commercial uses, parks, and other non-residential uses. The Hammocks DRI is generally located between SW 88 Street/Kendall Drive and SW 120 Street and between SW 147 and SW 162 Avenues. The Hammocks DRI was approved subject to the “Covenant Governing Land Development” (covenant) dated February 12, 1974 and recorded in Official Records Book 8625, Pages 336 to 455. The covenant detailed the type of development that was to be built within the DRI (the DRI development program), which included 8,504 residential units (including single family and apartment units), a ±48-acre shopping center, ±65.89 acres for schools and parks, and a ±111.87-acre Industrial Park that includes the CDMP amendment application site. The Industrial Park site was identified within the Hammocks DRI as Parcel 42 located at the northwest corner of SW 147 Avenue and SW 120 Street.

The Hammocks DRI development order was modified on thirteen prior occasions with the most recent modification occurring in April 1992 through the Board’s adoption of Resolution Z-36-92. The approved DRI development program currently includes 8,303 residential units, ±38 acres of commercial use, ±77 acres of schools parks and community use and ±111.87 acres of Industrial Park use.

In the mid 1980’s, a ±54.45-acre portion of the Industrial Park site was developed with offices (the Beckman Coulter office complex). The remaining ±57.42 acres are currently approved through Tentative Plat No. 22873 for 1,159,600 square feet of industrial and office use and commercial uses. The applicant, Lucky Start at the Hammocks, LLC, is now seeking to develop the remainder of the property with residential and commercial uses in place of the approved development. Consequently, Lucky Start at the Hammocks, LLC, has filed the CDMP amendment application and a separate, but related, Notice of Proposed Change to the Hammocks DRI in order to facilitate the development of 611 residential units and 50,000 square feet of commercial uses on the remaining ±57.42-acre portion of the Industrial Park site. (See Appendix C: CDMP Amendment Application, and Appendix D: Notice of Proposed Change Excerpt.)

Pursuant to Chapter 380.06, Florida Statutes and Section 2-116.1(5) of the Miami-Dade County Code, the CDMP amendment application is being processed concurrently with the Hammocks DRI Notice of Proposed Change (NOPC).

### Application Site

The CDMP amendment application site is a primarily vacant ±57.42 gross acre property (±53.47 net acres) located approximately 0.3 miles/1600 feet west of SW 147 Avenue between SW 120 Street and SW 112 Street, just north of the Kendall-Tamiami Executive Airport (see Appendix A:

Map Series). The site is the single contiguous tract of vacant industrially designated land over 30 acres in size within the vicinity of the airport.

#### Existing Land Use and Applicable Development Regulations

The application site contains a 4-lane divided roadway (SW 151 Court) that extends southward from Hammocks Boulevard at the northern boundary of the site approximately through the center of the property to SW 120 Street. (See Appendix G: Photos of Site and Surroundings.)

Development on the application site is regulated by the zoning of the property, the Hammocks DRI development order and the Land Use Zoning classifications of the adjacent Kendall-Tamiami Executive Airport. The property is zoned IU-C (Conditional Industrial District) and is currently approved, through Tentative Plat 22873, for the development of a 1,159,600 square foot warehouse and office development that includes ±23,000 square feet of restaurant and bank uses. This development is consistent with the Hammock DRI development order which calls for the property to be developed as an Industrial Park (DRI Parcel 42 discussed above).

In addition to the IU-C zoning district and the DRI development order, the application site is subject to Land Use Zoning classifications that restrict uses in and adjacent to the adjacent Kendall-Tamiami Executive Airport, pursuant to 'Article XL. - Kendall Tamiami Executive Airport Zoning' of the Miami-Dade County zoning code. The application site is shown on the Kendall-Tamiami Executive Airport Land Use Zoning Map to be entirely within the airport's Outer District (OLZ) Land Use Zoning classification and partly within the Inner District (ILZ) and the No Schools Zone (NSZ). The ±37-acre portion of the site generally south of SW 115 Street is shown within the airport's Inner District and the portion south of SW 119 Street is within the No Schools Zone. The airport's Land Use Zoning classifications restrict development on the property as follows:

*Outer District (OLZ):* New residential construction and educational facilities, excluding aviation, are required to incorporate at least a 25 decibels (db) noise level reduction into the design/construction of the structure.

*Inner District (ILZ):* New residential construction and educational facilities, excluding aviation, are not permitted.

*No Schools Zone (NSZ):* New educational facilities, excluding aviation schools, are not permitted.

However, in 2007, the Miami-Dade Aviation Department conducted an environmental assessment for runway extension(s) at the Kendall-Tamiami Executive Airport, which included new noise contours that were approved by the Federal Aviation Authority. Accordingly, the Miami-Dade Aviation Department is currently working in coordination with the Department of Regulatory and Economic Resources to amend the Land Use Zoning classifications for the Kendall-Tamiami Executive Airport based on the Federal Aviation Authority's Land Use Compatibility Guidelines. One of the revisions involves replacing the existing ILZ and OLZ classification boundaries with the 75 and 65 decibels (db) noise contours respectively, pursuant to Section 333.03(2)(c), Florida Statute (F.S.), which provides that:

"Where an airport authority or other governing body operating a publicly-owned, public-use airport has conducted a noise study in accordance with the provisions of 14 C.F.R. Part 150, neither residential construction nor any educational facility as defined in chapter 1013, with the exception of aviation school facilities, shall be permitted within the area

contiguous to the airport defined by an outer noise contour that is considered incompatible with that type of construction by 14 C.F.R. Part 150, Appendix A or an equivalent noise level as established by other types of noise studies”.

The cited Section 333.03(2)(c) above provides the basis for revision to Article XL of the Code and application of the Federal Aviation Authority’s Land Use Compatibility Guidelines determines compatible uses within and around the airport by Airport Impact Zones (Zone 1 through to Zone 6). Zone 1 is the area of highest risk and Zone 6 the area of lowest risk, and each zone has a range of recommended uses that are compatible with the airport. The application site is identified within Airport Impact Zone 6, which allows residential and industrial development accommodating fewer than 100 persons per acre.

Amendment to Article XL as indicated by the Miami-Dade Aviation Department would be consistent with Aviation Subelement Objective AV-7 and Policy AV-7B. This objective and policy require the county to ensure compatibility with airports and to update airport compatibility zoning ordinances to promote compatible land uses around County airports based on guidelines recommended in the Federal Aviation Regulations and in Chapter 333 of the Florida Statutes.

It should be noted that the abutting residential development to the west (the Garden Estates apartments) is similarly situated within the Kendall-Tamiami Executive Airport’s Inner District (ILZ) and Outer District (OLZ) Land Use Zoning classifications and was approved for development in November 2006. The Garden Estates apartments was approved by the Miami-Dade Board of County Commissioners through Resolution Z-39-06 subject to a Declaration of Restrictions/covenant (recorded in Official Records Book 25119, Pages 426-498), which include restrictions that require the owner to notice prospective buyers and lessees within the proposed development of potential safety risks, noise impacts, and the frequency of airport operations; to provide an aviation easement over the property to the county; and to include a minimum 25 decibel noise level reduction into the design and construction of the approved residential units. This approved development, with covenant conditions, is consistent with the Kendall-Tamiami Executive Airport’s 75 and 65 decibels (db) noise contours, and is within and compatible with the Airport Impact Zone 6.

#### Land Use Plan Map Designations

The application site is designated “Industrial and Office” on the LUP map, which allows manufacturing operations, maintenance and repair facilities, warehouses, offices, wholesale showrooms distribution centers, construction and utility maintenance yards, public facilities and similar uses. The application seeks to re-designate the site on the LUP map to “Low-Medium Density Residential (6 to 13 DU/Ac)” on ±28.70 net acres (Parcels A and D), “Medium Density Residential (13 to 25 DU/Ac)” on ±17.70 net acres (Parcel C), and “Business and Office” on ±7.07 net acres (Parcel B). The “Low-Medium Density Residential” LUP map category allows single family homes, town houses and low-rise apartments while the “Medium Density Residential” category allows town houses, low-rise and mid-rise apartments. The “Business and Office” category allows the full range of sales and service activities including retail, wholesale, commercial and professional offices, and residential development under certain conditions.

#### Zoning History

Miami-Dade County zoning districts and zoning code regulations were established in 1938. The subject property was originally zoned GU (Interim District) in 1938. In October 1958, the Miami-Dade Board of County Commissioners adopted Resolution No. 2277 approving a zoning district boundary change from GU to IU-C (Conditional Industrial District) on property that included the

application site. The application site retains the IU-C zoning (see Zoning Map in Appendix A: Map Series).

## **Adjacent Land Use and Zoning**

### Existing Land Use

To the north and northeast of the application site is a mix of townhouses, single family residential and multifamily apartments. Abutting the site to the east is an office development (the Beckman Coulter office complex) and further east beyond SW 147 Avenue is single family residences and a mix of offices, retail, institutional and warehouses along SW 120 Street. The areas north and abutting to the east of the application site are within the Hammocks DRI. The Kendall-Tamiami Executive Airport is to the south of the application site and abutting the site on the west is residential development of primarily single family residences with some townhouses and vacant lots. Further west beyond SW 157 Avenue and the Black Creek Canal (C-1W) is the West Kendall District Park. (See Appendix A: Map Series.)

### Land Use Plan Map Designations

The residential development west of the application site is designated “Business and Office”, “Industrial and Office” and “Low Density Residential (2.5 to 6 DU/Ac)”. The residential developments to the north and northeast are designated “Low-Medium Density Residential”, “Low Density Residential” and “Low-Medium Density Residential”. The office development abutting to east is designated “Industrial and Office” and the lands further east beyond SW 147 Avenue are designated “Low Density Residential”, “Business and Office” and “Industrial and Office”.

### Zoning

The residential properties to the north of the site are zoned RU-3M (Minimum Apartment House, 12.9 units/net acre), RU-4M (Modified Apartment House, 35.9 units/net acre), PAD (Planned Area Development on minimum 5 acres), RU-4L (Limited Apartment House, 23 units/net acre) and GU (Interim). The office development abutting on the east is zoned IU-C, and further east beyond SW 147 Avenue the residences are zoned RU-1 (Single Family Residential) and RU-1Z (Single Family Zero Lot Line), and the non-residential development along SW 120 Street are zoned BU-1A (Limited Business), IU-C and GU. The residential development to the west is zoned RU-1, RU-1MA (Modified Single Family 5,000 sq. ft.), RU-1MB (Modified Single Family 6,000 sq. ft.), RU-3M, and BU-1A. The Kendall-Tamiami Executive Airport to the south is zoned GU and IU-C.

## **Supply and Demand Analysis**

### Industrial Land

The Analysis Area for the Application is Minor Statistical Area (MSA) 6.2, which contained 625.70 acres of in-use industrial uses in 2012 and an additional 192.60 acres of vacant land zoned or designated for industrial uses. The annual average absorption rate for the 2012-2030 period is 21.57 acres per year. At the projected rate of absorption, the existing supply of industrially zoned or designated land in the Study Area will be depleted in the year 2021 (see ‘Projected Absorption of Land for Industrial Uses’ table below). Approval of the application would reduce the vacant industrial land supply in MSA 6.2 by 53.47 acres to approximately 139.13 acres or by approximately 2½ years worth of supply. Therefore, approval of the application would cause projected industrial land within MSA 6.2 to be depleted by the year 2018.



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

Analysis Area	Vacant Industrial Land 2012 (Acres)	Industrial Acres in Use 2012	Annual Absorption Rate 2012-2030 (Acres)	Projected Year of Depletion
<b>MSA 6.2</b>	<b>192.60</b>	<b>625.70</b>	<b>21.57</b>	<b>2021</b>

Source: Miami-Dade County, Department of Regulatory and Economic Resources, Planning Division, Research Section, November 2012.

Commercial Land

MSA 6.2 contained 539.10 acres of in-use commercial uses in 2012 and an additional 240.50 acres of vacant land zoned or designated for business uses. The annual average absorption rate for the 2012-2030 period is 15.38 acres per year. At the projected rate of absorption, reflecting the past rate of commercial uses, the study area will deplete its supply of commercially zoned or designated land in the year 2028 (see 'Projected Absorption of Land for Commercial Uses' table below). Approval of the application would add approximately 7 acres or approximately 5 months supply to the vacant commercial land in MSA 6.2.

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

Analysis Area	Vacant Commercial Land 2012 (Acres)	Commercial Acres in Use 2012	Annual Absorption Rate 2012-2030 (Acres)	Projected Year of Depletion	Total Commercial Acres per Thousand Persons	
					2020	2030
<b>MSA 6.2</b>	<b>240.50</b>	<b>539.10</b>	<b>15.38</b>	<b>2028</b>	<b>4.9</b>	<b>4.5</b>

Source: Miami-Dade County, Department of Regulatory and Economic Resources, Planning Division, Research Section, November 2012.

Residential Land

The combined vacant land for single-family and multi-family residential development in the Analysis Area (Minor Statistical Area 6.2) in 2012 was estimated to have a capacity for about 4,313 dwelling units, with about 59 percent of these units intended as single-family. The annual average residential demand in this Analysis Area is projected to increase from 510 units per year in the 2012-2015 period to 535 units in the 2025-2030 period. An analysis of the residential capacity by type of dwelling units shows depletion for both single-family and multi-family type units to occur by 2022 (see 'Residential Land Supply/Demand Analysis' table below).

Residential Land Supply/Demand Analysis  
2012 to 2030

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 2012	2,548	1,765	4,313
DEMAND 2012-2015	449	61	510
CAPACITY IN 2015	1,201	1,582	2,783
DEMAND 2015-2020	272	37	309
CAPACITY IN 2020	0	1,397	1,238
DEMAND 2020-2025	445	60	505
CAPACITY IN 2025	0	1,097	0
DEMAND 2025-2030	471	64	535
CAPACITY IN 2030	0	777	0
<b>DEPLETION YEAR</b>	<b>2019</b>	<b>2030+</b>	<b>2022</b>

Source: Miami-Dade Department of Regulatory and Economic Resources, Planning Research Section, November 2012.

Notes: Residential capacity is expressed in terms of housing units.  
Housing demand is an annual average figure based on proposed population projections.

## Environmental Conditions

### Flood Protection

County Flood Criteria, National Geodetic Vertical Datum (NGVD)	+ 8.5 feet
Drainage Basin	C-1
Federal Flood Zone	AH-9/X-99
Stormwater Management Permit	Surface Water Management General Permit

### Biological Conditions

Wetlands Permit Required	No
Native Wetland Communities	No
Specimen Trees	May contain
Endangered Species Habitat	No
Natural Forest Community	No

### Other Considerations

Within Wellfield Protection Area	No
Hazardous Waste	No
Archaeological/Historical Resources	No

### Drainage and Flood Protection

The application site lies within Flood Zones X-99 and AH-9 as per the FIRM maps for Miami-Dade County. According to the County's flood criteria, the site shall be filled to a minimum elevation of 8.50 feet plus 4 inches for commercial structures and 8 inches for residential structures or average crown of road fronting the property plus 4 inches for commercial structures and 8 inches for residential structures or elevation of the back of sidewalk (if any) plus 4 inches for commercial structures or 8 inches for residential structures, whichever is

higher. However, if the County flood elevation is less than the base flood elevation established by the FIRM maps, the higher elevation will be used. Flood protection for the application site is available through C-1 canal. Any new development will require a DERM Class II permit if the proposed drainage system contains an outfall or overflow system in, on, or upon any water body of Miami-Dade County.

For compliance with stormwater quality requirements, all stormwater shall be retained on site utilizing a properly designed seepage or infiltration drainage system for a 5-year storm/1-day storm event. The site grading and development shall provide for the full on-site retention of the 25-year/3-day storm event to prevent the flooding of adjacent properties.

The proposal will also require a permit modification for the existing Surface Water Management General Permit (SWMGP) from South Florida Water Management District. Please be advised that permits from the Army Corps of Engineers and the Florida Department of Environmental Protection may also be required for development on this site.

#### Tree Preservation

Section 24-49 of the Miami-Dade County Code provides for the preservation and protection of tree resources; therefore, the applicant is required to obtain a Miami-Dade County Tree Removal Permit prior to the removal or relocation of any identified specimen-sized trees. The subject property contains tree resources along the rights-of-way of SW 112 Street and Hammocks Boulevard. A Tree Removal Permit (2009-TREE-PER-00307) was issued to Lucky Start at the Hammocks, on October 6, 2009 and expired on October 6, 2010. Since this permit has expired, the required replanting and final inspection as per this permit must take place. The applicant should renew Tree Removal Permit 2009-TREE-PER-00307 or request a final inspection to avoid violation of permit conditions. A two week notice is required prior to the final inspection. The site also contains prohibited trees as referenced in Section 24-49.9 of the Code. Per Section 24-49.9 of the Code, all prohibited trees are exempt from permitting and must be removed from site prior to development. Be advised that a Tree Removal Permit is required for the removal and/or relocation of any trees that have not been previously permitted.

#### **Water and Sewer**

##### Water Supply

The application site would be served by the Alexander Orr Water Treatment Plant which provides water that meets federal, state, and county drinking water standards and has capacity to provide current water demand. At this time there are no planned projects in close proximity to this application site. Please note that at the time of development, a Water Supply Certification letter will be required. At such time, the project will be evaluated for water supply availability and a water supply reservation will be made. Furthermore, the water comments provided herein are consistent with CDMP policies WS-1A, WS-1B and WS-2A.

##### Water Treatment Plant Capacity

The County's adopted level of service (LOS) standard for water treatment is based on the regional treatment system. The LOS requires that the regional treatment system operate with a rated maximum daily capacity of no less than two (2) percent above the maximum daily flow for the preceding year, and an average daily capacity of two (2) percent above the average daily system demand for the preceding 5 years (CDMP Policy WS-2A(1)). Based on the 12-month average (period ending November 30, 2011), the regional treatment system has a rated treatment capacity of 439.74 million gallons per day (mgd) and a maximum plant production of

345.84 mgd. As a result, the regional system has approximately 116.13 mgd or 26.40% of treatment plant capacity remaining.

#### Proposed Development and Water/Sewer Flow

The application was analyzed in accordance with the DRI development program of 611 single-family attached, detached and multi-family residential units and 50,000 sq. ft. of retail. The total water demand for this development will be 110,920 gpd.

#### **Projected Water/Sewage Loading**

<b>Proposed Uses</b>	<b>Total Number of Units</b>	<b>Flow Rate</b>	<b>Water/Sewage Loading (GPD)</b>
Parcel "A": Single Family Detached Residence (Type 1: 4,269 sq.ft.)	20	320 gpd/unit	6,400
Parcel "A": Single Family Detached Residence (Type 2: 2,505 sq.ft.)	20	220 gpd/unit	4,400
Parcel "A": Single Family Detached Residence (Type 3: 3,748 sq.ft.)	19	320 gpd/unit	6,080
Parcel "A": Single Family Detached Residence (Type 4: 2,814 sq.ft.)	30	220 gpd/unit	6,600
Parcel "B": Retail Use	50,000 sq.ft.	10 gpd/100 sq.ft.	5,000
Parcel "C": Multi-Family Residential (Attached)	384	150 gpd/unit	57,600
Parcel "D": Townhomes	138	180 gpd/unit	24,840
<b>Overall Development Total (GPD)</b>			<b>110,920</b>

Source: Miami-Dade County Water and Sewer Department, November 2012.

#### Water System Connectivity

The subject project is located within the Miami-Dade Water and Sewer Department's (MDWASD) service area. There are existing 12-inch water mains within the subject site from where the developer can connect and extend water mains to serve the proposed use.

#### Water Conservation

All future development for all applications will be required to comply with water use efficiency techniques for indoor water use in accordance with Sections 8-31, 32-84, and 8A-381 of the Code of Miami-Dade County. In addition, future development will be required to comply with the landscape standards in Sections 18-A and 18-B of the Code of Miami-Dade County.

#### Sewer Treatment Plant Capacity

The County's adopted level of service standard for wastewater treatment and disposal requires that the regional wastewater treatment and disposal system, consisting of North, Central and South District Wastewater Treatment Plants, operate with capacity that is two (2) percent above the average daily per capita flow for the preceding five (5) years and a physical capacity of no less than the annual average daily sewer flow. The wastewater effluent must also meet all

applicable federal, state and county standards and all treatment plants must maintain the capacity to treat peak flows without overflow (CDMP Policy WS-2(2)). The regional wastewater treatment system has a design capacity of 368 mgd and a 12-month average (period ending October 31, 2011) of 277.26 mgd. This represents approximately 75.34% of the regional system design capacity. Therefore, the wastewater treatment system has capacity remaining.

#### Sewer System Connectivity

The wastewater flows for this application will be transmitted to the South District Wastewater Treatment Plant for treatment and disposal. There is an existing 8-inch gravity sanitary sewer within the subject site from which the developer can connect to serve the proposed development, provided there is sufficient depth and that there are no obstacles which would preclude construction of the sewer. At this time there are no programmed or planned projects in close proximity to this application site. Any proposed sewer extension inside the developer's property shall be 8-inch minimum. Please note that a capacity modeling evaluation will be required at the time of development. The downstream pump station for the subject project is Pump Station 0565. Please note that the projected NAPOT for said pump station will increase to 9.23 hours per day as noted below. If at the time of development, the projected NAPOT of the pump station exceeds the 10-hour NAPOT criteria as stipulated in the USEPA First Partial Consent Decree, the pump station will be required to be upgraded according to the remedial plan submitted to the USEPA by MDWASD.

#### **Fire and Rescue Service**

The application site is currently served by Miami-Dade County Fire Rescue Station No. 36 (Hammocks), located at 10001 Hammocks Boulevard. This station is equipped with an Aerial and a Rescue unit, and is staffed with seven (7) firefighter/paramedics 24 hours a day, seven days a week.

The Miami-Dade County Fire Rescue Department (MDFR) has indicated that the average travel time to incidents in the vicinity of the application site is approximately 5 minutes and 48 seconds. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to incidents in the vicinity of the application site complies with the performance objective of national industry standards.

#### Level of Service Standard

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. A minimum fire flow of 3,000 gallons per minute (gpm) is required for business and industrial uses.

#### Application Impacts

The current CDMP land use designation of "Industrial and Office" will allow a potential development on the application site that is anticipated to generate approximately 166 annual alarms. The proposed CDMP land use designation of "Low-Medium Density," "Medium Density" and "Business and Office" will allow a potential development that is anticipated to generate 185 annual alarms, which will result in a moderate to severe impact to existing fire rescue services. However, existing fire and rescue stations will be able to absorb the additional number of alarms.

A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires four (4) suppression units, one of which must be an aerial, and the other three may be a combination of engines, tankers, ladders or aerials. Additionally, the assignment will require one (1) rescue unit and a battalion commander. This assignment requires twenty (20) firefighters and officers.

#### Existing Fire Rescue Services

Station No.	Address	Equipment	Staff
36	10001 Hammocks Boulevard	Rescue and Aerial	7
56	16250 SW 72 Street	Rescue and Engine	7
57	8501 SW 127 Avenue	Rescue and Battalion	4
53	11600 Turnpike Highway	Rescue	3
9	7777 SW 117 Avenue	Rescue and Aerial	7

Source: Miami-Dade Fire Rescue Department, October 2012.

The required fire flow for the proposed CDMP land use designation of “Low-Medium Density” and “Medium Density” shall be 1,500 gallons per minute (GPM) and the required fire flow for the proposed CDMP land use designation of “Business and Office” shall be 3,000 GPM. Fire hydrants shall be spaced a minimum of 300 feet from each other and shall deliver not less than 500 GPM. Presently, there are no fire flow deficiencies in the vicinity of the application site.

#### **Solid Waste**

The Miami-Dade County Public Works and Waste Management Department (PWWM) Solid Waste Division 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.

The application site is located inside the PWWM Waste Collection Service Area, which consists of all residents of the Unincorporated Municipal Service Area and nine municipalities.

#### 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 solid waste disposal capacity to accommodate waste flows committed to the System through long-term interlocal contracts or agreements with municipalities and private waste haulers, and anticipated uncommitted waste flows for a period of five years. The PWWMD assesses the solid waste capacity on system-wide basis since it is not practical or necessary to make determination concerning the adequacy of solid waste disposal capacity relative to individual applications. As of FY 2012/2013, the PWWM is in compliance with the adopted LOS standard.

### Application Impacts

The requested change will result in 611 additional residential units on 46.40 acres and 50,000 square feet of retail space, restaurants, and a bank on the remaining 7.07 acres in exchange for a decrease of approximately 1,159,600 square feet of office, warehousing, restaurant and bank uses.

The designation to “Low-Medium Density Residential” is estimated to create 227 single family residences. The current waste collection fee will cover all associated costs as this residential development is within the Department’s waste collection service area. The designation to “Medium-Density Residential” is estimated to create 384 multi-family residences, while the “Business and Office” designation will likely be considered commercial units per Chapter 15 of the Code of Miami-Dade County. Currently, the PWWM does not actively compete for commercial waste collection at this time, waste collection services for multifamily and commercial developments may be provided by a private waste hauler. The PWWM determined that the requested amendment will have no impact or any associated costs to the County; therefore, the PWWM has no objections to the proposed amendment.

### **Parks**

The Miami-Dade County Parks, Recreation and Open Space Department has three Park Benefit Districts (PBDs). The subject application is located inside Park Benefit District 2 (PBD-2), which encompasses the area of the County south of SW 8 Street and AIA/MacArthur Causeway and north 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-2 has a surplus capacity of 494.95 acres of parkland, when measured by the County’s concurrency LOS standard of 2.75 acres of local recreation open space per 1,000 permanent residents.

### Current Park Benefit District Area Conditions

County-owned local parks that are within three miles of the subject application are described in Local County Parks table below which lists the name, type and acreage for each park. The nearest local park to the application is Wild Lime Park, which is located approximately 0.5 miles from the site along Hammocks Blvd. Wild Lime Park is a community park and includes soccer fields.

### Impact and Demand

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.

There are currently 36.7 acres of County-owned parks in addition to extensive private recreation amenities within the application boundaries. When measured by the County concurrency level-of-services (LOS) standard for the unincorporated area of 2.75 acres of local recreation open space, the estimated population of 1,488 persons occupying the additional 611 dwelling units proposed would generate the need for approximately 4.09 acres of local parks. However, as stated above there is a surplus of 494.95 acres of parkland for Park Benefit District 2, therefore, the LOS standard for parkland is met with the impact of this application.

Local County Parks Within a 3-Mile Radius of Application Area		
Park Name	Acreage	Classification
Chuck Pezoldt Park	39.88	Community Park
Kendale Lakes SP Tax Dist Lot 1	0.57	Mini-Park
Lago Mar Park	11.07	Neighborhood Park
Kendall Green Park	25.89	Neighborhood Park
Devon Aire Park	12.43	Community Park
Westwind Lakes Park	20.75	Community Park
Wild Lime Park	11.81	Community Park
Calusa Club Estates Park	6.99	Neighborhood Park
Water Oaks Park	5.05	Neighborhood Park
Oak Creek Park	5.03	Neighborhood Park
Kendale Lakes Park	15.53	Community Park
Sandpiper Park	4.74	Neighborhood Park
Arvida Park	7.55	Neighborhood Park
Three Lakes Park	15.72	Single Purpose Park
Kendale Lakes SP Tax Dist Lot A3a	0.46	Mini-Park
Forest Lakes Park	5.67	Neighborhood Park
Sugarwood Park	7.82	Neighborhood Park
Hammocks Community Park	21.51	Community Park
Kendale Lakes SP Tax Dist Lot 38	0.44	Mini-Park
Sun Lakes Park	7.14	Neighborhood Park
Kendall Soccer Park	43.14	Single Purpose Park
Kings Grant Park	6.42	Neighborhood Park
Olympic Park	7.08	Neighborhood Park
Kings Meadow Park	5.44	Neighborhood Park
Westwind Lakes SP Tax Dist TR A	9.20	Neighborhood Park
Total Acreage	297.33	

Source: Miami Dade Parks, Recreation and Open Space Department, October 2012.



## Aviation

The Miami-Dade Aviation Department reviewed the proposed CDMP amendment and determined that the application site is within the Kendall-Tamiami Executive Airport Land Use Zoning Map to be entirely within the airport's Outer District (OLZ) Land Use Zoning classification and partly within the Inner District (ILZ) and the No Schools Zone (NSZ). The airport's Land Use Zoning classifications restrict development on the property as follows:

*Outer District (OLZ):* New residential construction and educational facilities, excluding aviation, are required to incorporate at least a 25 decibels (db) noise level reduction into the design/construction of the structure.

*Inner District (ILZ):* New residential construction and educational facilities, excluding aviation, are not permitted.

*No Schools Zone (NSZ):* New educational facilities, excluding aviation schools, are not permitted.

The Miami-Dade Aviation Department indicates that an environmental assessment for runway extension(s) at the Kendall-Tamiami Executive Airport was conducted in 2007, which included new noise contours that were approved by the Federal Aviation Authority. Accordingly, the Miami-Dade Aviation Department is currently working in coordination with the Department of Regulatory and Economic Resources to amend the Land Use Zoning classifications for the Kendall-Tamiami Executive Airport based on the Federal Aviation Authority's Land Use Compatibility Guidelines. One of the revisions involves replacing the existing ILZ and OLZ classification boundaries with the 75 and 65 decibels (db) noise contours respectively, pursuant to Section 333.03(2)(c), Florida Statute (F.S.), which provides that:

"Where an airport authority or other governing body operating a publicly-owned, public-use airport has conducted a noise study in accordance with the provisions of 14 C.F.R. Part 150, neither residential construction nor any educational facility as defined in chapter 1013, with the exception of aviation school facilities, shall be permitted within the area contiguous to the airport defined by an outer noise contour that is considered incompatible with that type of construction by 14 C.F.R. Part 150, Appendix A or an equivalent noise level as established by other types of noise studies".

The Miami-Dade Aviation Department further indicate that the cited Section 333.03(2)(c) provides the basis for revision to Article XL of the Code and application of the Federal Aviation Authority's Land Use Compatibility Guidelines determines compatible uses within and around the airport by Airport Impact Zones (Zone 1 through to Zone 6). Zone 1 is the area of highest risk and Zone 6 the area of lowest risk, and each zone has a range of recommended uses that are compatible with the airport. The application site is identified within Airport Impact Zone 6, which allows residential and industrial development accommodating fewer than 100 persons per acre.

Consequently, the Miami-Dade Aviation Department requests that if the application were to be approved, the developer/applicant should proffer a covenant with commitments to disclose potential safety risks, noise impacts, and the frequency of airport operations to prospective buyers and lessees; to provide an aviation easement over the property; and to include a minimum 25 decibel noise level reduction into the design and construction of the residential units on the property.

## Public Schools

A planning level review, which is considered a preliminary school concurrency analysis, was conducted on this application. This review is based on the adopted level-of-service (LOS) standard of 100% utilization of Florida of Inventory of School Houses (FISH) capacity (with relocatable classrooms), on current available capacity and current school attendance boundaries. This analysis is in accordance with Miami-Dade County's adopted Educational Element of the Comprehensive Development Master Plan (CDMP), and the Interlocal Agreement (ILA) for Public Facility Planning between Miami-Dade County and Miami-Dade County Public Schools. Section 7.5 of the ILA provides for the review of comprehensive plan amendments containing residential units, is a "Public Schools Planning Level Review", and that the Schools Planning Level Review does not constitute a public school concurrency review or reservation of capacity. Further, Section 7.5 states, "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."

Potential students generated by the proposed amendment will attend those schools identified in the "Concurrency Service Area (CSA) Schools" table below. This application, will increase the student population of the schools serving the application site by an additional 190 students to the following schools: 89 students would attend Dr. Gilbert L. Porter Elementary, 44 students would attend Hammocks Middle, and 57 students would attend Felix Varela Senior High, however there are currently no seats available Felix Varela Senior High. The adopted LOS standard provides for the shifting of students to adjacent schools. Miami Southridge Senior High is adjacent to Felix Varela Senior High and has available seats to accommodate the 57 Senior High School students.

Concurrency Service Area (CSA) Schools

Facility Name	Net Available Capacity	Seats Required	LOS Met	Source Type
Dr Gilbert L Porter Elementary	126	89	Yes	Current CSA
Hammocks Middle	187	44	Yes	Current CSA
Felix Varela Senior High	-198	57	No	Current CSA
Miami Southridge Senior High	193	57	Yes	Adjacent CSA

Source: Miami-Dade County Public Schools, October 2012

Note: An impact reduction of 17.64% was included for charter and magnet schools (schools of choice)

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 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.

## Roadways

As identified in Exhibit C in the CDMP Amendment Application, the applicant is seeking to re-designate  $\pm 54.42$  gross acres ( $\pm 53.47$  net acres) of land (Parcel 42) within the existing Development of Regional Impact (DRI) from its current "Industrial and Office" land use

designation to “Low-Medium Density Residential (6-13 DU/ac)” on  $\pm 28.70$  net acres (Parcels A and D), “Medium Density Residential (13-25 DU/ac)” on  $\pm 17.70$  net acres (Parcel C), and “Business and Office” on  $\pm 7.07$  net acres (Parcel B) on the County’s Adopted 2015 and 2025 Land Use Plan (LUP) map of the CDMP.

North-south arterials and expressways within the study area include: SW 177 Avenue/Krome Avenue, SW 167 Avenue, SW 157 Avenue, SW 147 Avenue, SW 137 Avenue, SW 127 Avenue, SW 122 Avenue, Homestead Extension of Florida’s Turnpike (HEFT)/SR 921, and SW 117 Avenue. East-west arterials include: SW 56 Street/Miller Drive, SW 72 Street/Sunset Drive, SW 88 Street/Kendall Drive, SW 104 Street, SW 120 Street, SW 136 Street, SW 152 Street, and SW 168 Street.

The Miami-Dade County Department of Regulatory and Economic Resources (RER) in cooperation with the Department of Public Works and Waste Management (PWWM) performed a short-term (Concurrency) traffic impact analyses to assess the impact that the application would have on the roadways adjacent to the application site and on the surrounding roadway network, respectively.

The subject application is located on the between SW 147 Avenue and Theoretical SW 152 Street and between Hammocks Boulevard and SW 120 Street. A study area (area of influence) was selected to determine the Application’s traffic impact within the study area, which is bound on the north by SW 56 Street, on the east by SW 117 Avenue, on the south by SW 168 Street, and on the west by SW 177 Avenue/Krome Avenue.

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

#### Existing Conditions

Existing traffic conditions on the major roadways within the study area which are currently monitored by the County and the State are listed in the “Existing Traffic Conditions Roadway Lanes and Peak Period Level of Service (LOS)” table below. Twelve highway segments along Hammocks Boulevard, SW 152 Avenue, SW 147 Avenue, SW 137 Avenue, SW 127 Avenue, SW 117 Avenue and SW 88 Street/Kendall Drive are operating at their adopted LOS D standard. The rest of the roadways within the study area are operating at acceptable levels of service.

**Existing Traffic Conditions**  
**Roadway Lanes and Peak Period Level of Service (LOS)**

Roadway	Location/Link	Lanes	LOS Std.*	LOS
SW 177 Ave./SR 997/Krome Ave.	SW 8 Street to SW 88 Street	2 UD	C	C (2011)
	SW 88 Street to SW 184 Street	2 UD	C	C (2011)
SW 157 Avenue	SW 72 Street to SW 88 Street	4 DV	E+20%	C (2011)
	SW 88 Street to SW 112 Street	4 DV	D	C (2011)
	SW 152 Street to SW 184 Street	4 DV	D	B (2011)
Hammocks Boulevard	SW 88 Street to SW 104 Street	4 DV	D	D (2011)
SW 152 Avenue	SW 88 Street to SW 96 Street	2 UD	D	D (2011)
SW 147 Avenue	SW 56 Street to SW 72 Street	4 DV	D	D (2011)
	SW 72 Street to SW 88 Street	4 DV	D	D (2011)
	SW 88 Street to SW 104 Street	4 DV	D	D (2011)
	SW 104 Street to SW 120 Street	4 DV	D	D (2011)
	SW 152 Street to SW 184 Street	2 UD	D	D (2011)
SW 137 Avenue	SW 56 Street to SW 72 Street	4 DV	D	C (2011)
	SW 72 Street to SW 88 Street	4 DV	D	D (2011)
	SW 88 Street to SW 104 Street	6 DV	E	B (2011)
	SW 104 Street to SW 128 Street	6 DV	E	B (2011)
	SW 120 Street to SW 136 Street	6 DV	E	C (2011)
	SW 136 Street to SW 152 Street	6 DV	E	C (2011)
	SW 152 Street to SW 184 Street	6 DV	D	C (2011)
SW 127 Avenue	SW 56 Street to SW 72 Street	4 DV	D	C (2011)
	SW 72 Street to SW 88 Street	4 DV	D	D (2011)
	SW 88 Street to SW 104 Street	4 DV	D	C (2011)
	SW 104 Street to SW 120 Street	4 DV	D	D (2011)
HEFT	SW 40 Street to SW 88 Street	6 LA	D	B (2011)
	SW 88 Street to SR 874	6 LA	D	B (2011)
	SR 874 to SW 152 Street	10 LA	D	C (2011)
	SW 152 Street to SW 186 Street	8 LA	D	B (2011)
SW 117 Avenue	SW 40 Street to SW 72 Street	4 DV	D	C (2011)
	SW 72 Street to SW 88 Street	4 DV	D	D (2011)
	SW 88 Street to SW 104 Street	4 DV	D	C (2011)
	SW 103 Street to SW 136 Street	4 DV	D	C (2011)
	SW 136 Street to SW 152 Street	4 DV	D	C (2011)
	SW 152 Street to SW 184 Street	4 DV	D	C (2011)
SW 56 Street/Miller Dr.	SW 152 Ave. to SW 147 Ave.	4 DV	E+20%	B (2011)
	SW 147 Ave. to SW 137 Ave.	4 DV	D	C (2011)
	SW 137 Ave. to SW 127 Ave.	4 DV	D	A (2011)
	SW 127 Ave. to SW 117 Ave.	4 DV	D	C (2011)
SW 72 Street/Sunset Dr.	SW 162 Ave. to SW 157 Ave.	4 DV	E+20%	D (2011)
	SW 152 Ave. to SW 147 Ave.	4 DV	E+20%	C (2011)
	SW 147 Ave. to SW 137 Ave.	4 DV	E+20%	C (2011)
	SW 137 Ave. to SW 127 Ave.	4 DV	E+20%	D (2011)

**Existing Traffic Conditions**  
**Roadway Lanes and Peak Period Level of Service (LOS)**

Roadway	Location/Link	Lanes	LOS Std.*	LOS
	SW 127 Ave. to SW 117 Ave.	4 DV	E+20%	D (2011)
SW 88 Street/Kendall Dr.	SW 177 Ave. to SW 167 Ave.	4 DV	D	B (2011)
	SW 167 Ave. to SW 157 Ave.	4 DV	E+20%	C (2011)
	SW 157 Ave. to SW 147 Ave.	6 DV	E+20%	C (2011)
	SW 147 Ave. to SW 137 Ave.	6 DV	D	D (2011)
	SW 117 Ave. to SW 127 Ave.	8 DV	E+20%	D (2011)
SW 104 Street	SW 157 Ave. to SW 147 Ave.	4 DV	E+20%	C (2011)
	SW 147 Ave. to SW 137 Ave.	4 DV	E+20%	D (2011)
	SW 137 Ave. to SW 127 Ave.	6 DV	E+20%	E (2011)
	SW 127 Ave. to SW 117 Ave.	6 DV	E+20%	D (2011)
SW 120 Street	SW 147 Ave. to SW 137 Ave.	4 DV	D	C (2011)
	SW 137 Ave. to SW 117 Ave.	4 DV	D	C (2011)
SW 152 Street	SW 142 Ave. to SW 137 Ave.	4 DV	E+20%	D (2011)
	SW 137 Ave. to SW 124 Ave.	6 DV	E+20%	D (2011)
	SW 124 Ave. to SW 117 Ave.	6 DV	E+20%	C (2011)
	HEFT to SW 107 Ave.	4 DV	E+20%	D (2011)

Source: Compiled by the Miami-Dade County Department of Regulatory and Economic Resources, Miami-Dade Public Works and Waste Management Department and Florida Department of Transportation, November 2012

Notes: () in LOS column identifies year traffic count was updated or LOS traffic analysis revised

DV= Divided Roadway, UD= Undivided Roadway, LA= Limited Access.

\*LOS Std. means the adopted minimum acceptable peak period Level of Service standard for all State and County roadways; E+20% means 120% of roadway capacity (LOS E).

**Trip Generation**

There are 1,172 PM peak hour vehicle trips reserved under the applicant's Tentative Plat Number 22873 approved by Miami-Dade County in 2007. The CDMP application was analyzed for traffic impact under the currently requested CDMP land use designations of: "Low Medium Density Residential (6-13 du/ac)" with 227 single-family detached units; "Business and Office" with 50,000 square feet retail; and "Medium Density Residential (13-25 du/ac)" with 384 multifamily dwelling units. Under the requested CDMP designations approximately 620 trips would be generated, resulting in approximately 552 less PM peak hour trips than under the current CDMP development. See "Estimated Peak Hour Trip Generation" table below.

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

Lucky Start at the Hammocks DRI <sup>1</sup>	Assumed Uses for Current CDMP Designations <sup>2</sup> / Estimated No. Of Trips	Assumed Uses For Requested CDMP Designations <sup>4,5</sup> / Estimated No. Of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use Designations <sup>6</sup>
Parcels A, B, C and D: ±57.42 gross acres/± 53.47 net acres	“Industrial and Office” <sup>3</sup> 590,600 sq. ft. office, 510,000 sq. ft. industrial, 23,000 sq. ft. retail /	“Low Medium Density Residential (6-13 du/ac)” 227 SF detached and “Business and Office” 50,000 sq. ft. retail and “Medium Density Residential (13-25 du/ac)” 384 MF units	
	1,172	620	- 552

Source: Institute of Transportation Engineers, Trip Generation, 7th Edition, 2003; Miami-Dade County Department of Public Works and Waste Management, November 2012.

Notes: <sup>1</sup> The combined acreage of ± 57.42 gross acres and ± 53.47 net acres is based on the sum of Parcel A: ±16.89 gross acres/±16.02 net acres; Parcel B: ±9.18 gross acres/±7.07 net acres; Parcel C: ±18.62 gross acres/±17.7 net acres; and Parcel D ±12.73 gross acres/±12.68 net acres.

<sup>2</sup> This development scenario is based on the Tentative Plat No. 22873 approved by Miami-Dade County in 2007.

<sup>3</sup> The “Industrial and Office” total square footage of 389,040 sq. ft. office and 254,000 sq. ft. industrial is based on the sum of: Parcel A with 359,950 sq. ft. office and 100,000 sq. ft. industrial; and Parcel D with 29,090 sq. ft. office and 154,000 sq. ft. industrial.

<sup>4</sup> This development scenario is based on the Hammocks Development of Regional Impact Notice of Proposed Change.

<sup>5</sup> “Low Medium Density Residential (6-13 du/ac)” of 227 SF detached total units is based on the sum of Parcel A with 89 SF detached units and Parcel D 138 SF detached units; and “Business and Office” with 50,000 sq. ft. retail; and “Medium Density Residential (6-13 du/ac)” with 138 SF attached units.

<sup>6</sup> The Tentative Plat No. 22873 currently has 1,172 trips reserved and has concurrency until February 24, 2012. Those reserved trips were added back in to calculate the trips generated by the requested CDMP designation--620 trips—resulting in 552 fewer trips.

**Short Term (Concurrency) Traffic Evaluation**

An evaluation of peak-period short-term (concurrency) traffic conditions as of November 2, 2012 (utilizing 2011 traffic counts) 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 2013 *Transportation Improvement Program* (TIP), and the application's traffic impacts, does not project any significant changes in the concurrency LOS of the roadways analyzed. All roadways adjacent to and in the vicinity of the application site analyzed are projected to operate with the application's impacts at acceptable levels of service. See the “Traffic Impact Analysis on Roadways Serving the Amendment site” table below.

**Traffic Impact Analysis on Roadways Serving the Amendment Site**  
**Roadway Lanes, Existing and Short-Term (Concurrency) 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	Conc. LOS w/o Amend.
<b>Parcels A, B, C and D: ±57.42 gross acres/± 53.47 net acres: “Low Medium Density Residential (6-13 du/ac)” with 227 SF detached; “Business and Office” with 50,000 sq. ft. retail; and “Medium Density Residential (13-25 du/ac)” with 384 MF units<sup>1</sup></b>									
9762	SW 120 Street	SW 147 Ave. to SW 137 Ave.	4 DV	D	3340	1961	C	310	C
9832	SW 147 Avenue	SW 104 St. to SW 120 St.	4 DV	D	1910	1327	D	271	D
9178	Hammocks Blvd.	SW 88 St. to SW 104 St.	4 DV	D	2250	565	D	15	D
9830	SW 147 Ave.	SW 88 St. to SW 104 St.	4 DV	D	1960	1445	D	0	D
9857	SW 157 Ave.	SW 88 St. to SW 112 St.	4 DV	D	3480	1454	C	0	C
2529	SW 88 St.	SW 167 Ave. to SW 157 Ave.	4 DV	E+20%	4080	2034	C	1385	E+1%
10	SW 88 St.	SW 177 Ave. to SW 167 Ave.	4 DV	D	3560	1224	B	94	B
2520	SW 137 Ave.	SW 88 St. to SW 104 St.	6 DV	E	5080	2830	B	0	B
9814	SW 137 Ave.	SW 120 St. to SW 136 St.	6 DV	E	7000	3128	C	60	C
2519	SW 137 Ave.	SW 104 St. to SW 128 St.	6 DV	E	5080	3008	B	15	B
9724	SW 104 Street	SW 157 Ave. to SW 147 Ave.	4 DV	E+20%	4248	2316	C	64	C
9722	SW 104 Street	SW 147 Ave. to SW 137 Ave.	4 DV	E+20%	4200	2413	D	0	D

Source: Compiled by the Miami-Dade County Department of Regulatory and Economic Resources, Miami-Dade Public Works and Waste Management Department and Florida Department of Transportation, November 2012.

Notes: <sup>1</sup>Based on the Hammocks Development of Regional Impact Notice of Proposed Change.

<sup>2</sup>The Tentative Plat No. 22873 currently has 1,172 trips reserved and has concurrency until February 24, 2012. Those reserved trips were added back in to calculate the trips generated by the requested CDMP designation--620 trips—resulting in 552 fewer trips.

DV= Divided Roadway; UD= Undivided Roadway.

\*County adopted roadway level of service standard applicable to the roadway segment: E +20% (120% capacity) for roadways serviced with transit service having 20 minutes headways between the Urban Development boundary (UDB) and Urban Infill Area (UIA).

### Future Conditions

The MPO's adopted 2013 *Transportation Improvement Program* lists the following roadway capacity improvement projects for construction in fiscal years 2012-2017 within the study area (see 'Programmed Road Capacity Improvements' table below).

#### Programmed Road Capacity Improvements Fiscal Years 2012/2013 – 2016/2017

Roadway	From	To	Type of Improvement	Fiscal Year
SW 157 Avenue	SW 152 Street	SW 184 Street	New 4 lanes	2012-2013 2013-2014
HEFT	SW 88 St./Kendall Dr.	SW 184 St./Eureka Drive	Widen to 10-12 lanes	2012-2013 2013-2014
SW 157 Avenue	SW 152 St.	SW 184 St.	New 4 lane road	2012-2013 2013-2014
SW 152 Street	SW 147 Avenue	SW 157 Avenue	Widen 2 to 4 lanes	2012-2013 2013-2014 2014-2015 2015-2016
SR 997/Krome Avenue	SW 8 Street	SW 88 Street/Kendall Drive	Widen from 2 to 4 lanes	2014-2015
SR 997/Krome Avenue	SW 88 Street/Kendall Drive	SW 136 Street	Widen from 2 to 4 lanes	2016-2017
SW 184 Street	SW 147 Ave.	SW 137 Ave.	Widen 2 to 4 lanes	UC

Source: 2013 Transportation Improvement Program, Miami-Dade County Metropolitan Planning Organization, May 17, 2012

Note: UC-- under construction.

#### Planned Roadway Capacity Improvements Fiscal Years 2012/2013 through 2034/2035

Roadway	From	To	Type of Improvement	Priority
SW 136 Street	SW 139 Court	SW 149 Avenue	Widen 2 to 4 lanes	I
SW 157 Avenue	SW 112 Street	SW 120 Street	New 4 lanes	I
SW 157 Avenue	SW 120 Street	SW 136 Street	New 4 lanes	I
SW 157 Avenue	SW 152 Street	SW 184 Street	New 4 lanes	I
SW 160 Street	SW 137 Avenue	SW 147 Avenue	New 4 lanes	I
HEFT	SW 88 St./Kendall Dr.	SW 184 St./Eureka Drive	Widen to 8-, 10-, 12-lanes plus auxiliary lanes	III
SW 127 Avenue	SW 120 Street	SW 144 Street	New 4 lanes/Widen to 4 lanes	III
SW 152 Street	SW 147 Avenue	SW 157 Avenue	Widen 2 to 4 lanes	III
SW 104 St./Killian Parkway	SW 160 Avenue	SW 167 Avenue	New 4 lanes/Widen to 4 lanes	IV
SR 997/Krome Avenue	SW 8 Street	SW 88 Street/Kendall Drive	Widen from 2 to 4 lanes	II
SR 997/Krome Avenue	SW 88 Street/Kendall Drive	SW 136 Street	Widen from 2 to 4 lanes	II
SW 127 Avenue	SW 88 Street	SW 120 Street	Widen to 4 lanes	I

Source: Miami-Dade Transportation Plan to the Year 2035, Metropolitan Planning Organization for the Miami Urbanized Area, October 2009.

Notes: Priority I – Project improvements to be funded by 2014; Priority II – Project improvements planned to be funded between 2015 and 2020; Priority III – Project improvements planned to be funded between 2021 and 2025; and Priority IV – Projects planned to be funded between 2026 and 2035.

The MPO's adopted 2035 *Long Range Transportation Plan* (LRTP), Cost Feasible Plan, lists a number of additional roadway capacity projects planned for construction within the study area.



The “Planned Roadway Capacity Improvements” table above lists those planned Priority I through Priority IV improvement projects; construction of those projects are planned to be funded between 2012 and 2035.

#### Application Impact

There are 1,172 PM peak hour vehicle trips reserved under the applicant’s Tentative Plat Number 22873 approved by Miami-Dade County in 2007. The CDMP application was analyzed for traffic impact under the currently requested CDMP land use designations of: “Low Medium Density Residential (6-13 du/ac)” with 227 single-family detached units; “Business and Office” with 50,000 square feet retail; and “Medium Density Residential (13-25 du/ac)” with 384 multifamily dwelling units. Under the requested CDMP designations approximately 620 trips would be generated, resulting in approximately 552 less PM peak hour trips than under the current CDMP development. See “Estimated Peak Hour Trip Generation” table.

#### Applicant’s Trip Generation Analysis

The applicant submitted the *Kendall Paradise-Hammocks DRI Transportation Analysis* report, dated November 2012, in support of the application. The transportation analysis report was prepared by Cathy Sweetapple & Associates Transportation and Mobility Planning. The report evaluates the impacts resulting from the requested CDMP Land Use Plan map changes based on the requested CDMP land use designations of: “Low Medium Density Residential (6-13 du/ac)” with 227 single-family detached units; “Business and Office” with 50,000 square feet retail; and “Medium Density Residential (13-25 du/ac)” with 384 multifamily dwelling units.

The transportation analysis report evaluated the transportation impacts for a short-term (Year 2017) planning horizon. The report’s study area extends to SW 88 Street on the north, SW 127 Avenue on the east, SW 136 Street on the south, and SW 177 Avenue to the west. The Year 2017 analysis evaluates the impact that the proposed development as detailed in the Hammocks Development of Regional Impact Notice of Proposed Change will have on the roadways immediately adjacent to the application site. The resulting trip generation calculation revealed that the requested CDMP land use designations would generate approximately 818 net external PM peak hour vehicle trips. The report evaluated the traffic impacts to the adjacent roadways and intersections. The report’s concurrency analysis, which accounts for existing traffic, previously approved committed development traffic, plus traffic from the application site, indicates that the roadways adjacent to the application site have available capacity to handle the additional traffic demand that would be generated by the application, and determined that the subject roadways will continue to operate at acceptable levels of service. Miami-Dade County Public Works and Waste Management Department (PWWM) and Department of Regulatory and Economic Resources (RER) staff are reviewing the Transportation Analysis report and will discuss any outstanding issues with the applicant.

### **Transit Service**

#### Existing Service:

The area surrounding the Application is served by Metrobus Route 136. The Metrobus Route Service Summary table below indicates the existing service frequency for this route.

**Metrobus Route Service Summary**  
**Lucky Start at the Hammocks DRI/CDMP Amendment Application**

Route(s)	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8pm)	Overnight	Saturday	Sunday		
136	(50) / (45)	n/a	n/a	n/a	n/a	n/a	0.3	L

*Notes: L means Metrobus local route service  
F means Metrobus feeder service to Metrorail  
E means Express or Limited-Stop Metrobus service*

Future Conditions for the Immediate Area:

As noted in the 2022 Recommended Service Plan within the draft 2012 Transit Development Plan, there are no Transit improvements to the existing Metrobus service being planned for the next ten years.

Based on the CDMP threshold for traffic and/or transit service objectives within a ½ mile distance; the estimated operating or capital costs of maintaining the existing bus service is not associated with this application.

Major Transit Projects:

There are no future major transit projects within the vicinity of this area.

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

The following CDMP goals, objectives, policies, concepts, and guidelines could be enhanced if the proposed amendment is approved.

- LU-4A. When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.
- LU-4B. Uses designated on the LUP map and interpretive text, which generate or cause to generate significant noise, dust, odor, vibration, or truck or rail traffic shall be protected from damaging encroachment by future approval of new incompatible uses such as residential uses.
- LU-8E. Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated to consider consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:
  - i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;
  - ii) Enhance or impede provision of services at or above adopted 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.
- AV-7. Maximize compatibility between airports and the surrounding communities.
- CIE-3B. Service and facility impacts of new development must be identified and quantified so that sufficient public facilities will be planned and programmed to be available when needed. All development orders authorizing new, or significant expansion of existing urban land uses, shall be contingent upon the provision of services at levels which meet or exceed the adopted LOS standards except as otherwise provided in the "Concurrency Management Program" section of the CIE.

The following CDMP goals, objectives, policies, concepts, and guidelines could be impeded if the proposed designation is approved.

### **Concept**

- LU 11. Allocate suitable and sufficient sites for industrial and business districts to accommodate future employment needs.

- ECO-7A. Miami-Dade County's strategy for meeting countywide employment needs for the next several years should be to emphasize its strengths in international commerce, health services, the visitor industry, and aviation-related activities, and endeavor to expand in the areas of biomedical, film and entertainment, financial services, information technology and telecommunications, while simultaneously promoting the creation and development of small and medium-sized, labor intensive enterprises geared to the socio-economic needs and opportunities of specific neighborhoods and locations meant to serve a diversity of markets.
- ICE-7. Encourage the achievement of a coordinated strategy for regional economic development that addresses opportunities and threats and promotes assets in South Florida for sports and entertainment, international business, tourism and other economic development activities.

# APPENDICES

	Appendices Page
Appendix A: Map Series -----	3
Appendix B: Amendment Application -----	11
Appendix C: Notification of a Proposed Change to the Previously Approved Lucky Start at the Hammocks Development of Regional Impact (DRI) – Excerpt -----	51
Appendix D: Miami-Dade County Public Schools Analysis -----	69
Appendix E: Applicant's Traffic Study Executive Summary-----	71
Appendix F: Fiscal Impact Analysis -----	75
Appendix G: Photos of Site and Surroundings-----	81

THIS PAGE INTENTIONALLY LEFT BLANK

# **APPENDIX A**

## **Map Series**

- Aerial Photo
- Current Zoning Map
- Existing Land Use Map
- CDMP Land Use Map
- Kendall-Tamiami Airport Land Use Zoning Classifications

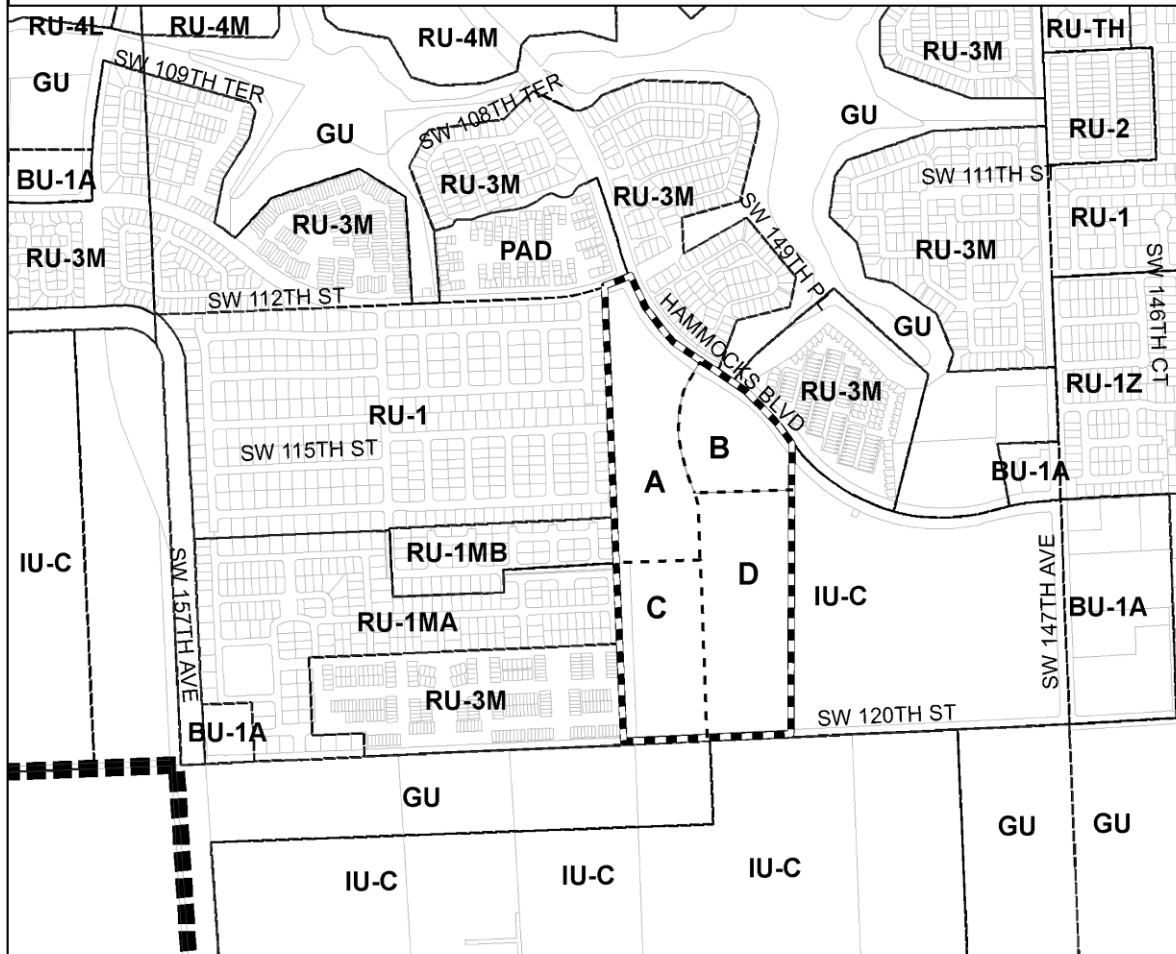
THIS PAGE INTENTIONALLY LEFT BLANK



# THE HAMMOCKS DRI/CDMP APPLICATION AERIAL PHOTO



# THE HAMMOCKS DRI/CDMP APPLICATION ZONING MAP



APPLICATION AREA

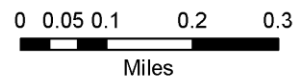


2015 URBAN DEVELOPMENT BOUNDARY

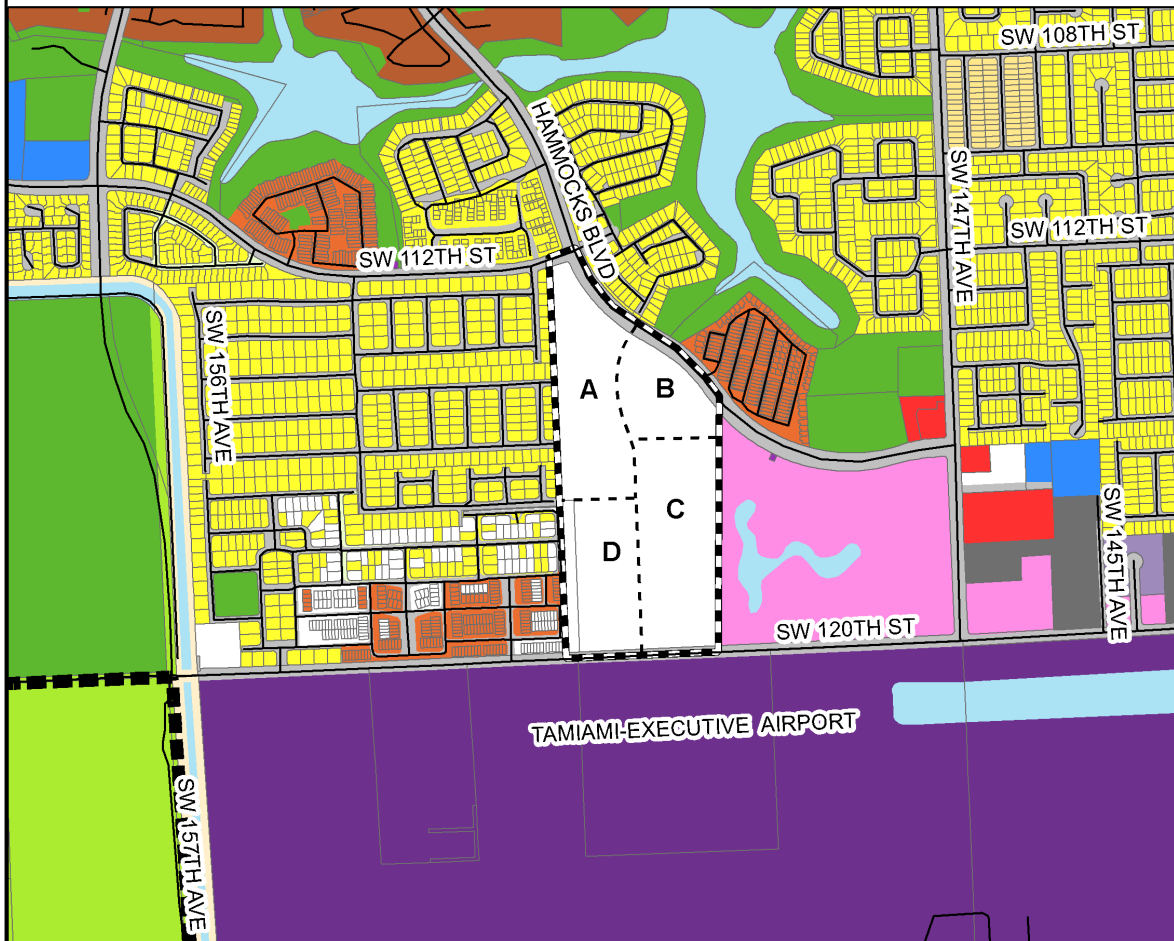
## ZONING DISTRICTS

GU	INTERIM DISTRICT
RU-1	SINGLE FAMILY RESIDENTIAL (7, 500 sq. ft. net)
RU-12	SINGLE FAMILY ZERO LOT LINE DEVELOPMENT RESIDENTIAL (4, 500 sq. ft. net)
RU-1M(a)	SINGLE FAMILY MODIFIED RESIDENTIAL (5, 000 sq. ft. net)
RU-1M(b)	SINGLE FAMILY MODIFIED RESIDENTIAL (6, 000 sq. ft. net)
RU-2	TWO FAMILY RESIDENTIAL (7, 500 sq. ft. net)
RU-3M	MINIMUM APARTMENT HOUSE (12.9 units/net acre)
RU-TH	TOWNHOUSE (8.5 units/net acre)
PAD	PLANNED AREA DEVELOPMENT (20 acres minimum. Mixed residential and convenience retail services.)
RU-4L	LIMITED APARTMENT HOUSE (23 units/net acre)
RU-4M	MODIFIED APARTMENT HOUSE (35.9 units/net acre)
BU-1A	LIMITED BUSINESS
IU-C	INDUSTRIAL DISTRICT CONDITIONAL

Source: Miami-Dade County  
Department of Regulatory and Economic Resources  
October 2012



# THE HAMMOCKS DRIVE CDMP APPLICATION EXISTING LAND USE



APPLICATION AREA

2015 URBAN DEVELOPMENT BOUNDARY

## EXISTING LAND USE

SINGLE-FAMILY

TWO-FAMILY DUPLEXES

LOW-DENSITY MULTI-FAMILY

TOWNHOUSES

COMMERCIAL, SHOPPING CENTERS

OFFICE

INSTITUTIONAL

INDUSTRIAL INTENSIVE

INDUSTRIAL

AIRPORTS, PORTS

STREETS, ROADS, EXPRESSWAYS, RAMP

AGRICULTURE

PARKS, PRESERVES, CONSERVATION AREAS

CANAL RIGHT-OF-WAY

VACANT, PRIVATELY OWNED

INLAND WATERS

Source: Miami-Dade County  
Department of Regulatory and Economic Resources  
October 2012

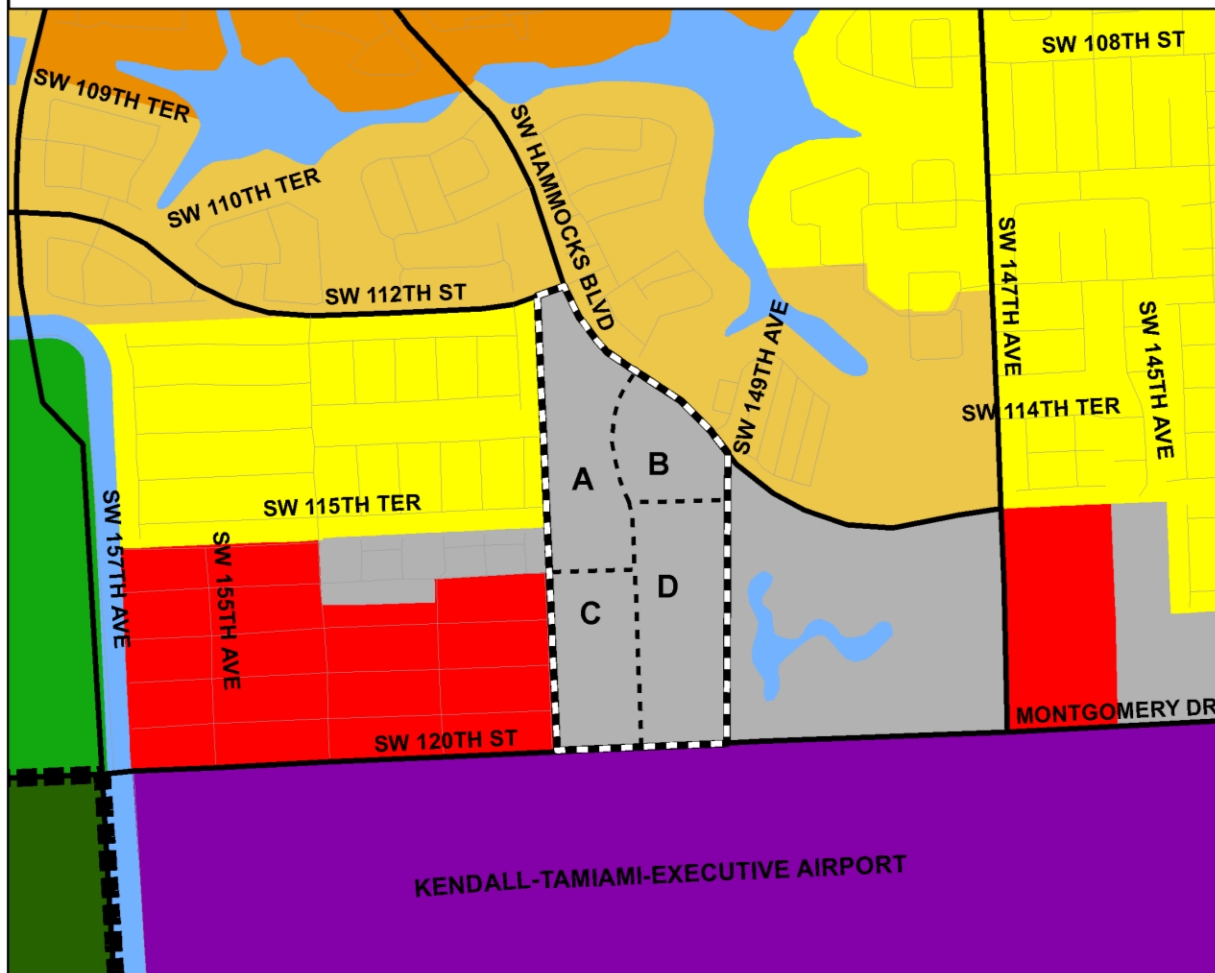
0 0.125 0.25 0.5  
Miles





# THE HAMMOCKS DRI/CDMP APPLICATION

## CDMP LAND USE



APPLICATION AREA

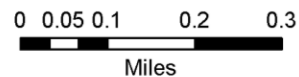
### CDMP LAND USE

- LOW DENSITY RESIDENTIAL (2.5-6 DU/AC)
- LOW-MEDIUM DENSITY RESIDENTIAL (6-13 DU/AC)
- MEDIUM DENSITY RESIDENTIAL (13-25 DU/AC)
- INDUSTRIAL AND OFFICE
- PARKS AND RECREATION
- AGRICULTURE
- WATER
- TERMINALS

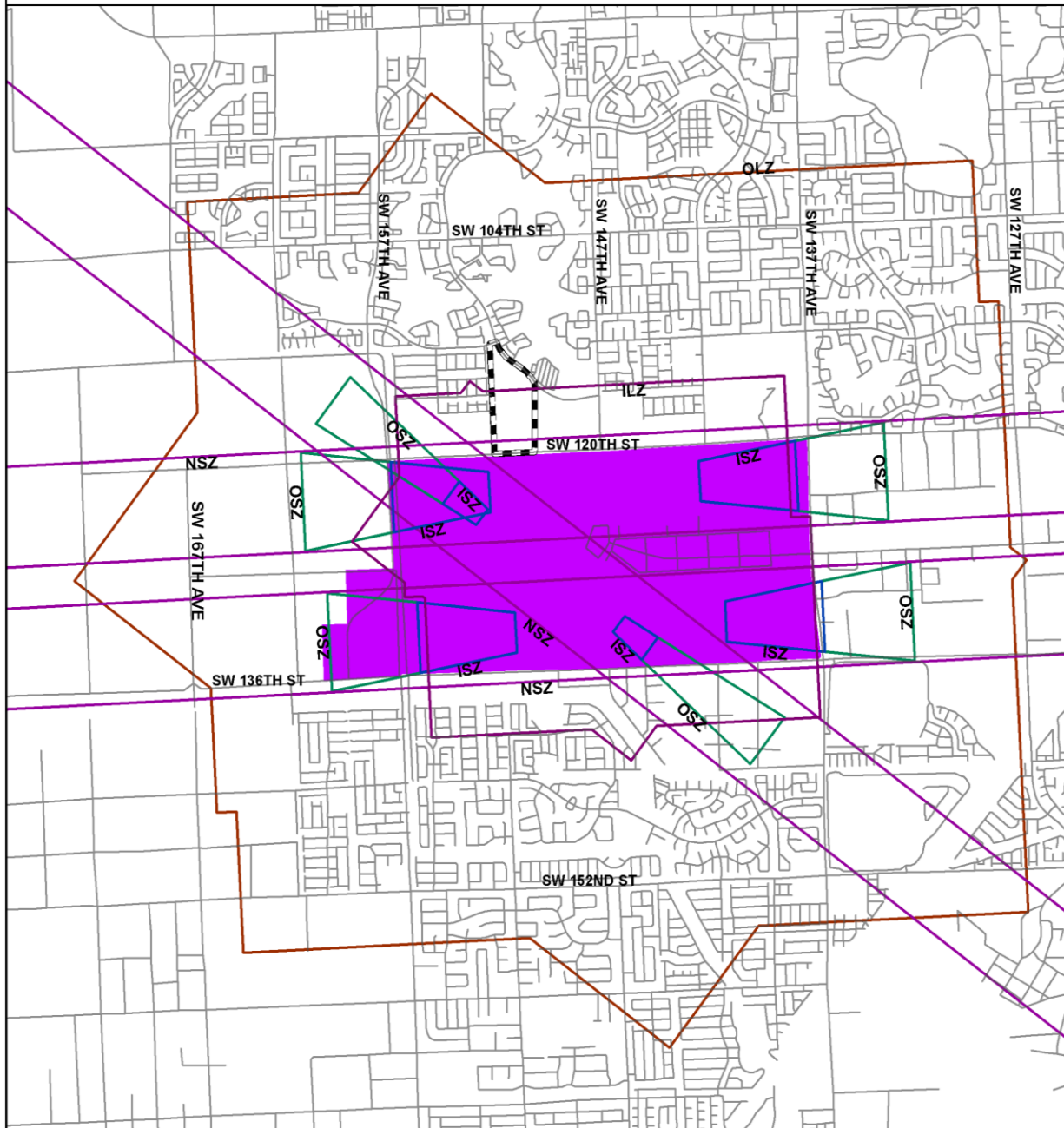
MAJOR ROADWAYS (3 OR MORE LANES)

2015 URBAN DEVELOPMENT BOUNDARY

Source: Miami-Dade County  
Department of Regulatory and Economic Resources  
October 2012



# THE HAMMOCKS DRI/CDMP APPLICATION KENDALL-TAMIAMI EXECUTIVE AIRPORT OVERLAY ZONING



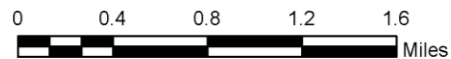
## Restrictive Zones

- ILZ: Inner District
- ISZ: Inner Safety Zone
- NSZ: No School Zone
- OLZ: Outer District
- OSZ: Outer Safety Zone



## Application Area

Source: Planning Division of the  
Department of Regulatory and Economic Resources, December 2012



November 2012

Lucky Start at the Hammocks, LLC  
CDMP Amendment Application

THIS PAGE INTENTIONALLY LEFT BLANK

# **APPENDIX B**

## **Amendment Application**

THIS PAGE INTENTIONALLY LEFT BLANK



**APPLICATION TO AMEND THE  
LAND USE PLAN MAP OF THE  
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

**1. APPLICANT**

Lucky Start At The Hammocks, LLC  
c/o Jorge Fernandez, Manager  
8785 SW 165<sup>th</sup> Avenue, Suite 301  
Miami, Florida 33193

2012 JUL 18 P 4:17  
PLANNING & ZONING  
METROPOLITAN PLANNING SECT

**2. APPLICANT'S REPRESENTATIVES**

Juan J. Mayol, Jr., Esq.  
Joseph G. Goldstein, Esq.  
Holland & Knight, LLP  
701 Brickell Avenue, Suite 3000  
Miami, Florida 33131-2847  
(305) 374-8500  
(305) 679-6305 (fax)

By:   
\_\_\_\_\_  
Juan J. Mayol, Jr., Esq.

7-18-12  
\_\_\_\_\_  
Date

By:   
\_\_\_\_\_  
Joseph G. Goldstein, Esq.

7/18/12  
\_\_\_\_\_  
Date

**3. DESCRIPTION OF REQUESTED CHANGE**

- A. Changes to the Land Use Plan Map. Applicant requests changes to the Land Use Plan (LUP) map designation on the subject property from "Industrial and Office" to "Business and Office," "Medium Density Residential," and "Low-Medium Density Residential."
- B. Description of the Subject Property (the "Property").

The Property contains approximately ±54.42 gross acres (±53.47 net acres) and is located on the east side of theoretical S.W. 152<sup>nd</sup> Avenue between Hammocks

Boulevard and S.W. 120<sup>th</sup> Street, in Section 09, Township 55 South, Range 39 East. The Property comprises a portion of Tract "A" of Amerifirst Park, according to the Plat thereof, as recorded in Plat Book 124, at Page 65, of the Public Records of Miami-Dade County, Florida, and is more particularly described in Exhibit "A" to this application.

C. Gross and Net Acreage.

Application area: ±54.42 gross acres (±53.47 net acres)  
Acreage Owned by Applicant: Same as above.

D. Requested Change.

Applicant requests that the Property be re-designated on the Land Use Plan map from INDUSTRIAL AND OFFICE to BUSINESS AND OFFICE on +/-7.07 gross acres (identified as Parcel B), MEDIUM DENSITY RESIDENTIAL (13 to 25 DU/AC) on +/-17.7 gross acres (identified as Parcel C), and LOW-MEDIUM DENSITY RESIDENTIAL (6 to 13 DU/AC) on +/-28.7 gross acres (identified as Parcels A and D).

4. REASONS FOR AMENDMENT

The Applicant is requesting the re-designation of the Property from "Industrial and Office" to "Business and Office," "Medium Density" residential, and "Low-Medium Density" residential. The Property consists of ±54.42 gross acres (±53.47 net acres) and is located on the east side of theoretical S.W. 152<sup>nd</sup> Avenue between Hammocks Blvd. and S.W. 120<sup>th</sup> Street, within The Hammocks Development of Regional Impact ("DRI"). The Hammocks, one of the first DRIs in the State, was originally approved in 1974 as a 1,096 acre mixed-use development that featured an array of residential housing types, retail, industrial and office uses, and community facilities including parks, lakes, and schools. Over the last 38 years, The Hammocks has been developed into a well-known enclave in the West Kendall community. The Property, however, has remained vacant.

The Property has direct frontage on two major roadways S.W. 120<sup>th</sup> Street and Hammocks Boulevard. The lack of development on the Property, despite the development of the surrounding community, is evidence that the "Industrial and Office" designation is not the most appropriate designation for the Property. The proposed land use designations will enable the Property to be rezoned and developed with a mix of attached and detached housing units and commercial uses. The approval of these requests will help to meet the existing and increasing demand for residential housing and business-type services that are essential to the growing population of residents in the surrounding community and will provide easily accessible commercial space to serve those residents.

Current Miami-Dade County population projections show a sustained demand for housing through the year 2025, ranging from 14,155 to 11,441 dwelling units per year from 2008 through the 2025. Based on countywide supply and demand, the remaining residential capacity

of vacant land within the UDB is projected to be depleted in the year 2018. Single-family supply is projected to be exhausted in 2014, less than 18 months from now. The Property is located in Minor Statistical Area (MSA) 6.2. MSA 6.2 is generally bounded by S.W. 88<sup>th</sup> Street (North Kendall Drive) on the north, S.R. 821 on the east, S.W. 184<sup>th</sup> Street on the south, and S.W. 197<sup>th</sup> Avenue on the west. MSA 6.2, including the Property, is located in the larger South Central Planning Analysis Tier, in the subtier which lies to the west of the Homestead Extension of Florida's Turnpike (HEFT). In accordance with the Population Estimates and Projections for the years 2000, 2015, and 2025, the South Central Tier has sufficient capacity to accommodate projected demand through the year 2017 only. Single-family supply was projected to be exhausted by 2011, whereas the multi-family supply is projected to be depleted beyond 2025. While commercial land in MSA 6.2 is projected to be depleted in the year 2022, commercial land in the adjacent MSA 6.1 will be exhausted in 2015, less than three years from today. The data indicates an urgent need for additional residential and commercial land supply not only in this region of Miami-Dade County but countywide. As a contrast, the countywide supply of vacant industrial land is projected to be sufficient through 2039.

The proposed amendments are consistent with the Goals, Objectives and Policies of the Comprehensive Development Master Plan elements. The proposed development of the Property with a mix of residential and business uses will be more compatible with the character of the surrounding area than the existing "Industrial and Office" designation. The Hammocks is a well-established residential development with pockets of community-oriented retail. The addition of new housing options and neighborhood retail will serve as infill development that will accommodate the projected population or economic growth of the West Kendall community. With respect to connectivity and accessibility, the Property is located along Metrobus routes 104, 136, and 204, which connect to the MetroRail, Miami-Dade Transit Park & Ride lots, Miami-Dade College, various commercial corridors, and area retail. The proximity of the Property to the Metrobus routes will promote transit ridership and pedestrianism for its residents, their visitors, and patrons of the "Business and Office" portion of the development.

Based on the foregoing, the Applicant believes that the approval of this application would be a timely improvement to the Land Use Plan map and will help to satisfy the inadequate supply of residential and commercial services within the UDB. Furthermore, the approval of the proposed amendments will promote infill development for this otherwise highly developed portion of West Kendall and, in effect, facilitate the completion of The Hammocks DRI development program.

Accordingly, approval of the requested Amendment would advance the following CDMP objectives and policies:

**LAND USE OBJECTIVE 1:** The location and configuration of Miami-Dade County's urban growth through the year 2025 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 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 1E. In planning and designing all new residential development and redevelopment in the county, Miami-Dade County shall vigorously promote implementation of the "Guidelines for Urban Form" contained in the "Interpretation of The Land Use Plan Map" text adopted as an extension of these policies.

LAND USE POLICY 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 1G: Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to relate to adjacent development, and large uses should be planned and designed to serve as an anchor for adjoining smaller businesses or the adjacent business district. Granting of commercial or other non-residential zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.

LAND USE POLICY 1O. Miami-Dade County shall seek to prevent discontinuous, scattered development at the urban fringe particularly in the Agriculture Areas, through its CDMP amendment process, regulatory and capital improvements programs and intergovernmental coordination activities.

LAND USE OBJECTIVE 2: Decisions regarding the location, extent and intensity of future land use in Miami-Dade County, and urban expansion in particular, will be based upon the physical and financial feasibility of providing, by the year 2015, all urbanized areas with services at levels of service (LOS) which meet or exceed the minimum standards adopted in the Capital Improvements Element.

LAND USE POLICY 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).

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

LAND USE POLICY 8E. Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated to consider consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:

- i. Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;
- ii. Enhance or impede provision of services at or above adopted 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.

LAND USE POLICY 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 10: Energy efficient development shall be accomplished through metropolitan land use patterns, site planning, landscaping, building design, and development of multi-modal transportation systems.

LAND USE POLICY 10A: Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation.

## 5. ADDITIONAL MATERIAL SUBMITTED

In connection with this application, a Notification of a Proposed Change to The Hammocks Development of Regional Impact was submitted to Miami-Dade County, the South Florida Regional Planning Council, and the Department of Economic Opportunity in accordance with Section 2-116.1 of the Miami-Dade County Code and Section 380.06(19) of the Florida Statutes. Additional items in support of this application may be submitted at a later date.

6. COMPLETED DISCLOSURE FORMS

Attached as Exhibit “B”

Attachments: Legal Descriptions for the Property and Parcels - Composite Exhibit “A”  
Disclosure of Interest Form - Exhibit “B”  
Location Map for Application - Exhibit “C”  
Aerial Photograph – Exhibit “D”  
History and Development Status of the Hammocks DRI – Exhibit “E”  
Approved and Proposed Development for the ±53.47 Acres– Exhibit “F”  
Trip Generation Analysis of Approved and Proposed Uses – Exhibit “G”  
Water, Sewer and Solid Waste Usage and Generation – Exhibit “H”

## EXHIBIT "C"

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

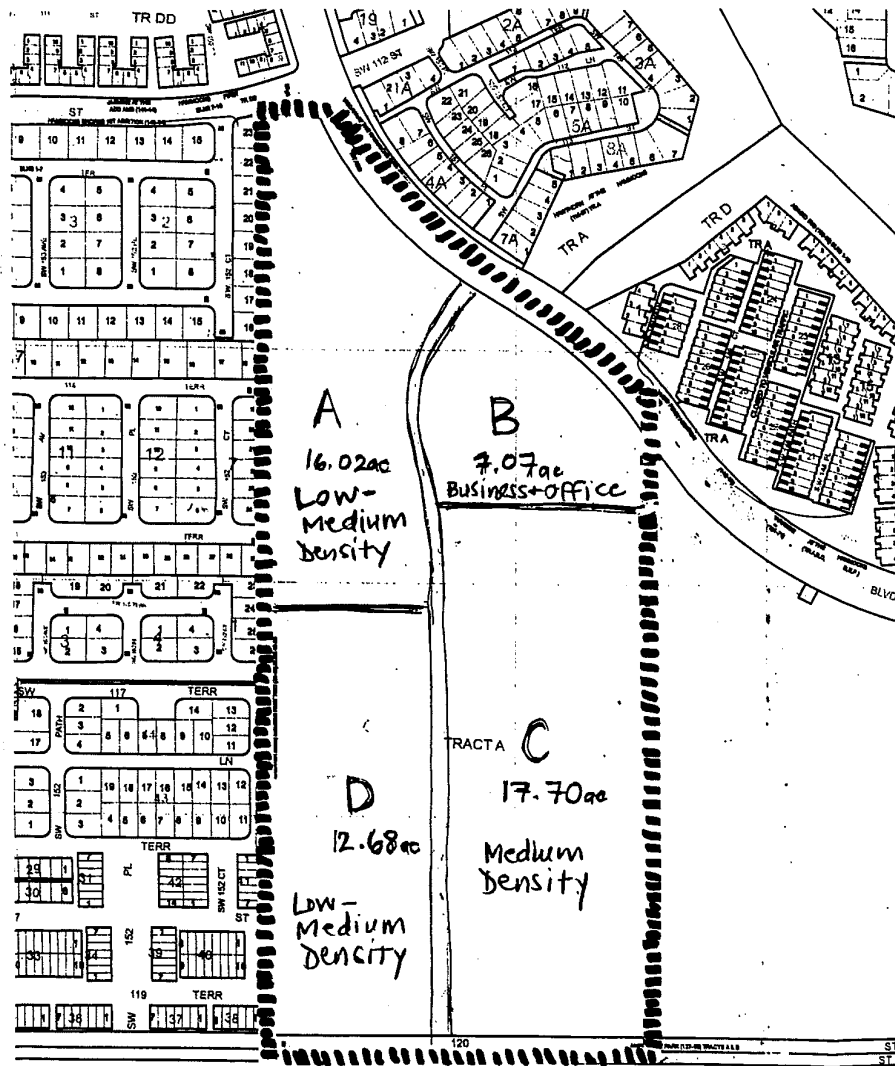
#### APPLICANTS / REPRESENTATIVE

Lucky Start at the Hammocks, LLC / Juan J. Mayol, Jr., Esq.

#### DESCRIPTION OF SUBJECT AREA

The Property consists of approximately  $\pm 54.42$  gross acres ( $\pm 53.47$  net acres) of land located in Section 09, Township 55, Range 39, in unincorporated Miami-Dade County, Florida. The Property lies on the east side of theoretical S.W. 152<sup>nd</sup> Avenue between Hammocks Blvd. and S.W. 120<sup>th</sup> Street, and is more specifically described in Exhibit "A" to this application.

#### LOCATION MAP



#11338699\_v4

Composite Exhibit "A"

Legal Description for Property:

LEGAL DESCRIPTION:

A PORTION OF TRACT "A" OF "AMERIFIRST PARK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127 AT PAGE 65 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE N02°20'50"W, AS BASIS OF BEARING ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9, FOR A DISTANCE OF 2660.44 FEET TO THE CENTER OF SAID SECTION 9; THENCE S87°34'58"W FOR A DISTANCE OF 18.65 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS S17°02'49"E; THENCE 129.21 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING RADIUS OF 1326.26 FEET AND A CENTRAL ANGLE OF 05°34'55" TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 37.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°45'47" TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 720.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET AND A CENTRAL ANGLE OF 34°08'03" TO A POINT OF TANGENCY; THENCE S60°00'00"E FOR A DISTANCE OF 127.20 FEET TO A POINT OF CURVATURE; THENCE 422.97 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1090.00 FEET AND A CENTRAL ANGLE OF 22°14'00" TO A POINT OF TANGENCY; THENCE S37°46'00"E FOR A DISTANCE OF 50.50 FEET TO A POINT OF INTERSECTION WITH A LINE 1040.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9; THENCE S02°20'50"E ALONG SAID LINE FOR A DISTANCE OF 1744.04 FEET TO A POINT OF INTERSECTION WITH A LINE 40.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9; THENCE S87°26'00"W ALONG SAID LINE FOR A DISTANCE OF 1040.01 FEET TO THE POINT OF BEGINNING. CONTAINING 2,328,995 SQUARE FEET OR 53.47 ACRES, MORE OR LESS.



Legal Description for "Low-Medium Density Residential" Parcel (Parcels A and D):

**Parcel A**

BEGIN AT CENTER OF SAID SECTION 9; THENCE S87°34'58"W FOR A DISTANCE OF 18.65 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS S17°02'49"E; THENCE 129.21 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1326.26 FEET AND A CENTRAL ANGLE OF 05°34'55" TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 37.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°45'47" TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 647.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET AND A CENTRAL ANGLE OF 30°39'16" TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS S33°28'47"W; THENCE S30°09'08"W FOR A DISTANCE OF 44.02 FEET TO A POINT OF CURVATURE; THENCE 397.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 39°35'34" TO A POINT OF INTERSECTION WITH A COMPOUND CURVE; THENCE 269.36 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1175.00 FEET AND A CENTRAL ANGLE OF 13°08'05" TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 203.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 20°13'42" TO A POINT OF TANGENCY; THENCE S02°20'50"E ALONG A LINE 527.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 260.82 FEET; THENCE S87°26'46"W FOR A DISTANCE OF 527.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9; THENCE N02°20'50"W ALONG SAID WEST LINE FOR A DISTANCE OF 1612.66 FEET TO THE POINT OF BEGINNING. CONTAINING 697,978 SQUARE FEET OR 16.02 ACRES, MORE OR LESS.

AND

**Parcel D**

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 9; THENCE N02°20'50"W, AS BASIS OF BEARING ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF TRACT "A" OF AMERIFIRST PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127 AT PAGE 65 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE N02°20'50"W ALONG SAID WEST LINE FOR A DISTANCE OF 1047.78 FEET; THENCE N87°26'46"E FOR A DISTANCE OF 527.00 FEET; THENCE S02°20'50"E ALONG A LINE 527.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 1047.66 FEET; THENCE S87°26'00"W ALONG A LINE 40.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 527.00 FEET TO THE POINT OF BEGINNING. CONTAINING 552,144 SQUARE FEET OR 12.68 ACRES, MORE OR LESS.

Legal Description for "Business and Office" Parcel (Parcel B):

COMMENCE AT THE CENTER OF SAID SECTION 9; THENCE N02°20'50"W, AS BASIS OF BEARING ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 5.02 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS S17°52'53"E; THENCE 109.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1326.26 FEET AND A CENTRAL ANGLE OF 04°44'51" TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 37.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°45'47" TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 647.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET AND A CENTRAL ANGLE OF 30°39'16" TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE 73.48 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET AND A CENTRAL ANGLE OF 03°28'47" TO A POINT OF TANGENCY; THENCE S60°00'00"E FOR A DISTANCE OF 127.20 FEET TO A POINT OF CURVATURE; THENCE 422.97 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1090.00 FEET AND A CENTRAL ANGLE OF 22°14'00" TO A POINT OF TANGENCY; THENCE S37°46'00"E FOR A DISTANCE OF 50.50 FEET; THENCE S02°20'50"E ALONG A LINE 1040.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 246.19 FEET; THENCE S87°39'10"W FOR A DISTANCE OF 545.77 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS N68°12'56"E; THENCE 7.94 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 00°47'28" TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 269.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1175.00 FEET AND A CENTRAL ANGLE OF 13°08'05" TO A POINT OF INTERSECTION WITH A COMPOUND CURVE; THENCE 397.34 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 39°35'35" TO A POINT OF TANGENCY; THENCE N30°09'08"E FOR A DISTANCE OF 44.02 FEET TO THE POINT OF BEGINNING, CONTAINING 307,890 SQUARE FEET OR 7.07 ACRES, MORE OR LESS.

Legal Description for "Medium Density Residential" Parcel (Parcel C):

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 9; THENCE N02°20'50"W, AS BASIS OF BEARING ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9, FOR A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF TRACT "A" OF AMERIFIRST PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127 AT PAGE 65 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N87°26'00"E ALONG A LINE 40.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 527.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE N02°20'50"W ALONG A LINE 527.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 1308.48 FEET TO A POINT OF CURVATURE; THENCE 195.06 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 19°26'14" TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS N68°12'56"E; THENCE N87°39'10"E FOR A DISTANCE OF 545.77 FEET; THENCE S02°20'50"E ALONG A LINE 1040.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 1497.85 FEET; THENCE S87°26'00"W ALONG A LINE 40.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 513.00 FEET TO THE POINT OF BEGINNING, CONTAINING 770,965 SQUARE FEET OR 17.70 ACRES, MORE OR LESS.

## 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: Lucky Start at the Hammocks, 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 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			
Lucky Start at the Hammocks, LLC, 30-5909-014-0011 & 30-5909-014-0012, 53.47 acres.			

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

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER (Attach Explanation)
A				
Lucky Start at the Hammocks, LLC, Property Owner				

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

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

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF  
INTEREST


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

**CORPORATION NAME:** Lucky Start at the Hammocks, LLC

<u>NAME, ADDRESS, AND OFFICE ( if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
FERBEN INVESTMENTS, INC., 8785 SW 165 Avenue #301, Miami, Florida 33193,	33.33%
ABAL INVESTMENTS CORPORATION, 8785 SW 165 Avenue #301, Miami, Florida 33193,	33.34%
VEN-AMERICA TRADERS, INC., 8785 SW 165 Avenue #310, Miami, Florida 33193,	33.33%

**DISCLOSURE OF INTEREST\***

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: LUCKY START AT THE HAMMOCKS, LLC, a Florida limited liability company.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>FERBEN INVESTMENTS, INC., 8785 SW 165<sup>th</sup> Avenue #301, Miami, Florida 33193</u>	<u>33.33%</u>
<u>ABAL INVESTMENTS CORPORATION, 8785 SW 165<sup>th</sup> Avenue #301, Miami, Florida 33193</u>	<u>33.34%</u>
<u>VEN-AMERICA TRADERS, INC, 8785 SW 165<sup>th</sup> Avenue #301, Miami, Florida 33193</u>	<u>33.33%</u>

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: \_\_\_\_\_

NAME AND ADDRESS (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

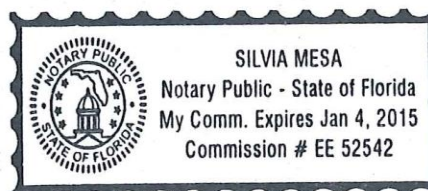
**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: \_\_\_\_\_  
(Applicant)

Sworn to and subscribed before me this 17 day of July, 2012. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
(Notary Public)  
My commission expires 11/4/2015



\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) 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 every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a 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.

**DISCLOSURE OF INTEREST\***

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: FERBEN INVESTMENTS, INC.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Jorge Fernandez, 8785 SW 165<sup>th</sup> Avenue #301, Miami, Florida 33193</u>	<u>100%</u>
<u>Fernandez L. Alvarez, 8785 SW 165<sup>th</sup> Avenue #301, Miami, Florida 33193</u>	<u>0%</u>
<u>Maritza Fernandez, 8785 SW 165<sup>th</sup> Avenue #301, Miami, Florida 33193</u>	<u>0%</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>



If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: \_\_\_\_\_

NAME AND ADDRESS (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: \_\_\_\_\_  
(Applicant)

Sworn to and subscribed before me this 17 day of July, 2012. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Notary Public)

My commission expires 1/4/2015



\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) 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 every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a 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.

**DISCLOSURE OF INTEREST\***

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: ABAL INVESTMENTS CORPORATION

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Antonio Balestena, 8785 SW 165<sup>th</sup> Avenue #301, Miami, Florida 33193</u>	<u>48.5%</u>
<u>Loordes Balestena, 8785 SW 165<sup>th</sup> Avenue #301, Miami, Florida 33193</u>	<u>48.5%</u>
<u>Silvia Mesa</u>	<u>3%</u>

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: \_\_\_\_\_

NAME AND ADDRESS (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

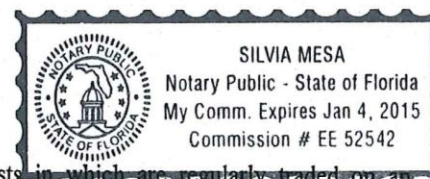
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: \_\_\_\_\_  
(Applicant)

Sworn to and subscribed before me this 17 day of July, 2012. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
(Notary Public)  
1/4/2015

My commission expires \_\_\_\_\_



\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) 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 every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a 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.

### DISCLOSURE OF INTEREST\*

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: VEN-AMERICA TRADERS, INC.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Jorge L. Fernandez, 832 Coral Way, Coral Gables, Florida</u>	<u>33.34%</u>
<u>Luis F. Alvarez, 832 Coral Way, Coral Gables, Florida</u>	<u>33.33%</u>
<u>Jose L. Fernandez, 832 Coral Way, Coral Gables, Florida</u>	<u>33.33%</u>
<u> </u>	<u> </u>

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>



If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: \_\_\_\_\_

NAME AND ADDRESS (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: \_\_\_\_\_  
(Applicant)

Sworn to and subscribed before me this 17 day of July, 2012. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
(Notary Public)

My commission expires 1/4/2015



\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) 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 every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a 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"**

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

#### **APPLICANTS / REPRESENTATIVE**

Lucky Start at the Hammocks, LLC / Juan J. Mayol, Jr., Esq.

#### **DESCRIPTION OF SUBJECT AREA**

The Property consists of approximately  $\pm 54.42$  gross acres ( $\pm 53.47$  net acres) of land located in Section 09, Township 55, Range 39, in unincorporated Miami-Dade County, Florida. The Property lies on the east side of theoretical S.W. 152<sup>nd</sup> Avenue between Hammocks Blvd. and S.W. 120<sup>th</sup> Street, and is more specifically described in Exhibit "A" to this application.

#### **LOCATION MAP**

## LEGAL AND SKETCH

### SURVEYOR'S NOTES:

1. Bearings are based on an assumed value of N02°20'50"W along the West line of the Southeast ¼ of Section 9, Township 55 South, Range 39 East in Miami-Dade County, Florida.
2. The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
3. This sketch does not represent a land survey.
4. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

### LEGEND:

POB	Point of Beginning	R	Radius
SEC.	Section	Δ	Central Angle Of Curve
SF	Square Feet	L	Length

### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.  
Ludovici and Orange Consulting Engineers Inc. L.B. #1012

THIS DOCUMENT CONSISTS OF THREE (3) SHEETS AND EACH SHEET NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

By: \_\_\_\_\_  
Arturo A. Sosa  
Surveyor and Mapper 2629  
State of Florida

PROJ. NO: 2012 24 | DATE: 6-26-12 | DRAWN: BBL | CHECKED: AS | SCALE: AS NOTED



**LUDOVICI & ORANGE**  
CONSULTING ENGINEERS, INC.

329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

**PARCEL A**

SHEET 1 OF 3 SHEETS

\\Server\Data\SURVEY\Projects\2012\2012 24 120 ST SW 151 CT\dwg\2012 24 - 2-120 ST SW 151 CT-LEGALS AND SKETCHES.dwg 7/18/2012 8:57:05 AM EDT

## LEGAL AND SKETCH

### LEGAL DESCRIPTION:

A PORTION OF SECTION 9, TOWNSHIP 55 SOUTH, RANGE 39  
EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT CENTER OF SAID SECTION 9; THENCE S87°34'58"W  
FOR A DISTANCE OF 18.65 FEET TO A POINT OF  
INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE  
TO SAID POINT BEARS S17°02'49"E; THENCE 129.21 FEET  
ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE  
HAVING A RADIUS OF 1326.26 FEET AND A CENTRAL ANGLE  
OF 05°34'55" TO A POINT OF INTERSECTION WITH A REVERSE  
CURVE; THENCE 37.86 FEET ALONG THE ARC OF A CURVE  
TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°45'47"  
TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 647.38 FEET ALONG THE ARC OF  
A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET AND A CENTRAL ANGLE OF  
30°39'16" TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT  
BEARS S33°28'47"W; THENCE S30°09'08"W FOR A DISTANCE OF 44.02 FEET TO A POINT OF  
CURVATURE; THENCE 397.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE  
HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 39°35'34" TO A POINT OF  
INTERSECTION WITH A COMPOUND CURVE; THENCE 269.36 FEET ALONG THE ARC OF A CURVE TO  
THE LEFT, SAID CURVE HAVING A RADIUS OF 1175.00 FEET AND A CENTRAL ANGLE OF 13°08'05" TO  
A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 203.00 FEET ALONG THE ARC OF A  
CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF  
20°13'42" TO A POINT OF TANGENCY; THENCE S02°20'50"E ALONG A LINE 527.00 FEET EAST OF AND  
PARALLEL TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF  
260.82 FEET; THENCE S87°26'46"W FOR A DISTANCE OF 527.00 FEET TO A POINT ON THE WEST LINE  
OF THE SOUTHEAST ¼ OF SAID SECTION 9; THENCE N02°20'50"W ALONG SAID WEST LINE FOR A  
DISTANCE OF 1612.66 FEET TO THE POINT OF BEGINNING. CONTAINING 697,978 SQUARE FEET OR  
16.02 ACRES, MORE OR LESS.

THIS DOCUMENT CONSISTS OF THREE (3)  
SHEETS AND EACH SHEET NOT BE  
CONSIDERED FULL, VALID AND COMPLETE  
UNLESS ATTACHED TO THE OTHERS.

PROJ. NO: 2012 24    DATE: 6-26-12    DRAWN: BBL    CHECKED: AS    SCALE: AS NOTED



**LUDOVICI & ORANGE**  
CONSULTING ENGINEERS, INC.

329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

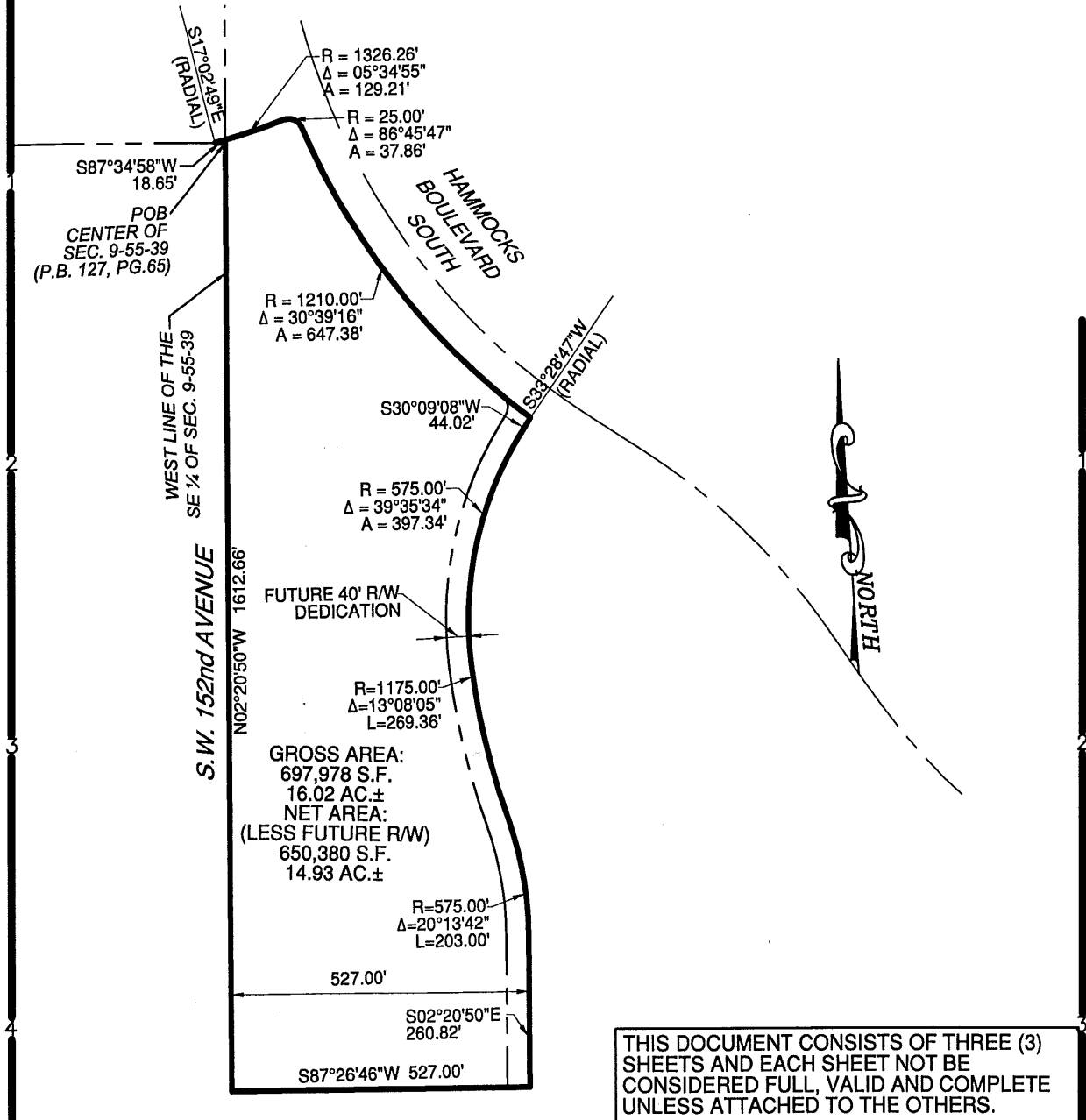
PARCEL A

SHEET 2 OF 3 SHEETS

\\Server\\Data\\SURVEY\\Projects\\2012\\2012 24 120 ST SW 151 CT\\dwg\\2012 24 - 2-120 ST SW 151 CT-LEGALS AND SKETCHES.dwg 7/18/2012 8:57:05 AM EDT



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



PROJ. NO: 2012 24

DATE: 6-26-12

DRAWN: BBL

CHECKED: AS

SCALE: NTS



**LUDOVICI & ORANGE**  
CONSULTING ENGINEERS, INC.

329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

**PARCEL A**

SHEET 3 OF 3 SHEETS

\\Server\\Data\\SURVEY\\Projects\\2012\\2012 24 120 ST SW 151 CT\\dwg\\2012 24 - 2-120 ST SW 151 CT-LEGALS AND SKETCHES.dwg 7/18/2012 9:57:05 AM EDT

## LEGAL AND SKETCH

### SURVEYOR'S NOTES:

1. Bearings are based on an assumed value of N02°20'50"W along the West line of the Southeast ¼ of Section 9, Township 55 South, Range 39 East in Miami-Dade County, Florida.
2. The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
3. This sketch does not represent a land survey.
4. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

### LEGEND:

POC	Point of Commencement	R	Radius
POB	Point of Beginning	Δ	Central Angle Of Curve
SEC.	Section	A	Length
		SF	Square Feet

### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.051. Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.  
Ludovici and Orange Consulting Engineers Inc. L.B. #1012

THIS DOCUMENT CONSISTS OF THREE (3) SHEETS AND EACH SHEET NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

By: \_\_\_\_\_  
Arturo A. Sosa  
Surveyor and Mapper 2629  
State of Florida

PROJ. NO: 2012 24

DATE: 7-17-12

DRAWN: BBL

CHECKED: AS

SCALE: AS NOTED



**LUDOVICI & ORANGE**  
CONSULTING ENGINEERS, INC.

329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

PARCEL B

SHEET 1 OF 3 SHEETS

\\Server\Data\SURVEY\Projects\2012\2012 24 - 120 ST SW 151 CT\dwg\2012 24 - 2-120 ST SW 151 CT-LEGALS AND SKETCHES.dwg 7/18/2012 9:57:05 AM EDT

## LEGAL AND SKETCH

### LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP  
55 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 9; THENCE  
N02°20'50"W, AS BASIS OF BEARING ALONG THE WEST LINE  
OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE  
OF 5.02 FEET TO A POINT OF INTERSECTION WITH A  
NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS  
S17°52'53"E; THENCE 109.89 FEET ALONG THE ARC OF A  
CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF  
1326.26 FEET AND A CENTRAL ANGLE OF 04°44'51" TO A POINT  
OF INTERSECTION WITH A REVERSE CURVE; THENCE 37.86 FEET ALONG THE ARC OF A CURVE TO  
THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°45'47" TO  
A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 647.38 FEET ALONG THE ARC OF A  
CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET AND A CENTRAL ANGLE OF  
30°39'16" TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE  
CONTINUE 73.48 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, SAID CURVE HAVING A  
RADIUS OF 1210.00 FEET AND A CENTRAL ANGLE OF 03°28'47" TO A POINT OF TANGENCY; THENCE  
S60°00'00"E FOR A DISTANCE OF 127.20 FEET TO A POINT OF CURVATURE; THENCE 422.97 FEET  
ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1090.00 FEET AND  
A CENTRAL ANGLE OF 22°14'00" TO A POINT OF TANGENCY; THENCE S37°46'00"E FOR A DISTANCE  
OF 50.50 FEET; THENCE S02°20'50"E ALONG A LINE 1040.00 FEET EAST OF AND PARALLEL TO THE  
WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 246.19 FEET; THENCE  
S87°39'10"W FOR A DISTANCE OF 545.77 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT  
CURVE, A RADIAL LINE TO SAID POINT BEARS N68°12'56"E; THENCE 7.94 FEET ALONG THE ARC OF A  
CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF  
00°47'28" TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 269.36 FEET ALONG THE  
ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1175.00 FEET AND A CENTRAL  
ANGLE OF 13°08'05" TO A POINT OF INTERSECTION WITH A COMPOUND CURVE; THENCE 397.34  
FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 575.00 FEET  
AND A CENTRAL ANGLE OF 39°35'35" TO A POINT OF TANGENCY; THENCE N30°09'08"E FOR A  
DISTANCE OF 44.02 FEET TO THE POINT OF BEGINNING. CONTAINING 307,890 SQUARE FEET OR  
7.07 ACRES, MORE OR LESS.

THIS DOCUMENT CONSISTS OF THREE (3)  
SHEETS AND EACH SHEET NOT BE  
CONSIDERED FULL, VALID AND COMPLETE  
UNLESS ATTACHED TO THE OTHERS.

PROJ. NO: 2012 24 | DATE: 7-17-12 | DRAWN: BBL | CHECKED: AS | SCALE: AS NOTED



**LUDOVICI & ORANGE**  
CONSULTING ENGINEERS, INC.

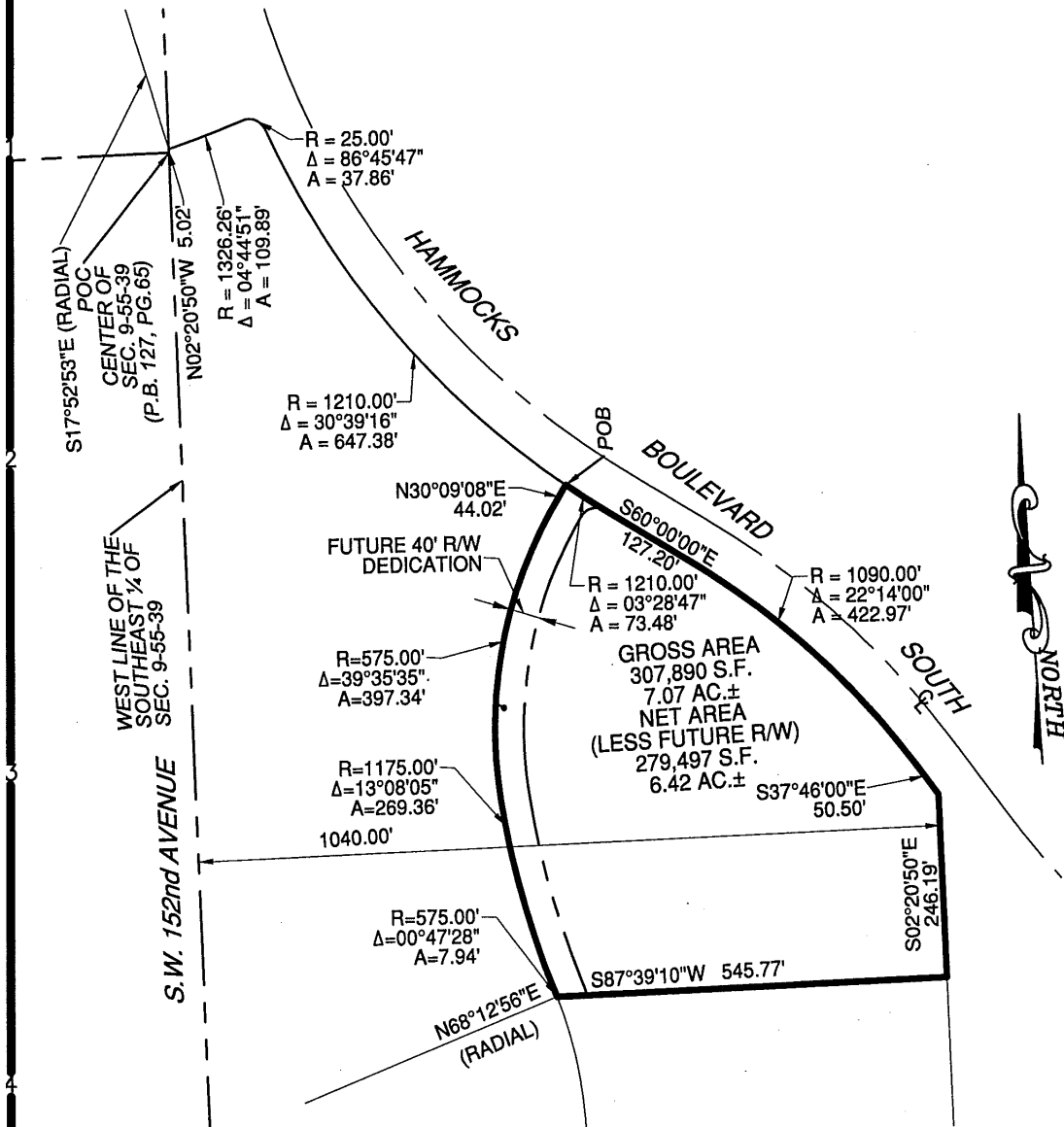
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

PARCEL B

SHEET 2 OF 3 SHEETS

\\Server\Data\SURVEY\Projects\2012\2012 24 120 ST SW 151 CT\dwg\2012 24 - 2-120 ST SW 151 CT-LEGALS AND SKETCHES.dwg 7/18/2012 9:57:05 AM EDT

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



THIS DOCUMENT CONSISTS OF THREE (3) SHEETS AND EACH SHEET NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

PROJ. NO: 2012 24

DATE: 7-17-12

DRAWN: BBL

CHECKED: AS

SCALE: NTS



**LUDOVICI & ORANGE**  
CONSULTING ENGINEERS, INC.

329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

PARCEL B

SHEET 3 OF 3 SHEETS

## LEGAL AND SKETCH

### SURVEYOR'S NOTES:

1. Bearings are based on an assumed value of N02°20'50"W along the West line of the Southeast ¼ of Section 9, Township 55 South, Range 39 East in Miami-Dade County, Florida.
2. The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
3. This sketch does not represent a land survey.
4. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

### LEGEND:

POC	Point of Commencement	R	Radius
POB	Point of Beginning	Δ	Central Angle Of Curve
SEC.	Section	A	Length
		SF	Square Feet

### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.051. Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.  
Ludovici and Orange Consulting Engineers Inc. L.B. #1012

THIS DOCUMENT CONSISTS OF THREE (3) SHEETS AND EACH SHEET NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

By: \_\_\_\_\_  
Arturo A. Sosa  
Surveyor and Mapper 2629  
State of Florida

PROJ. NO: 2012 24    DATE: 7-17-12    DRAWN: BBL    CHECKED: AS    SCALE: AS NOTED



**LUDOVICI & ORANGE**  
CONSULTING ENGINEERS, INC.

329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

**PARCEL C**

SHEET 1 OF 3 SHEETS

\\Server\Data\SURVEY\Projects\2012\2012 24 - 120 ST SW 151 CT\dwg\2012 24 - 2-120 ST SW 151 CT-LEGALS AND SKETCHES.dwg 7/18/2012 8:57:05 AM EDT

## LEGAL AND SKETCH

### LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 55 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 9; THENCE N02°20'50"W, AS BASIS OF BEARING ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9, FOR A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF TRACT "A" OF AMERIFIRST PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127 AT PAGE 65 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N87°26'00"E ALONG A LINE 40.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 527.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE N02°20'50"W ALONG A LINE 527.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 1308.48 FEET TO A POINT OF CURVATURE; THENCE 195.06 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 19°26'14" TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS N68°12'56"E; THENCE N87°39'10"E FOR A DISTANCE OF 545.77 FEET; THENCE S02°20'50"E ALONG A LINE 1040.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 1497.85 FEET; THENCE S87°26'00"W ALONG A LINE 40.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 513.00 FEET TO THE POINT OF BEGINNING. CONTAINING 770,965 SQUARE FEET OR 17.70 ACRES, MORE OR LESS.

THIS DOCUMENT CONSISTS OF THREE (3) SHEETS AND EACH SHEET NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

PROJ. NO: 2012 24

DATE: 7-17-12

DRAWN: BBL

CHECKED: AS

SCALE: AS NOTED



**LUDOVICI & ORANGE**  
CONSULTING ENGINEERS, INC.

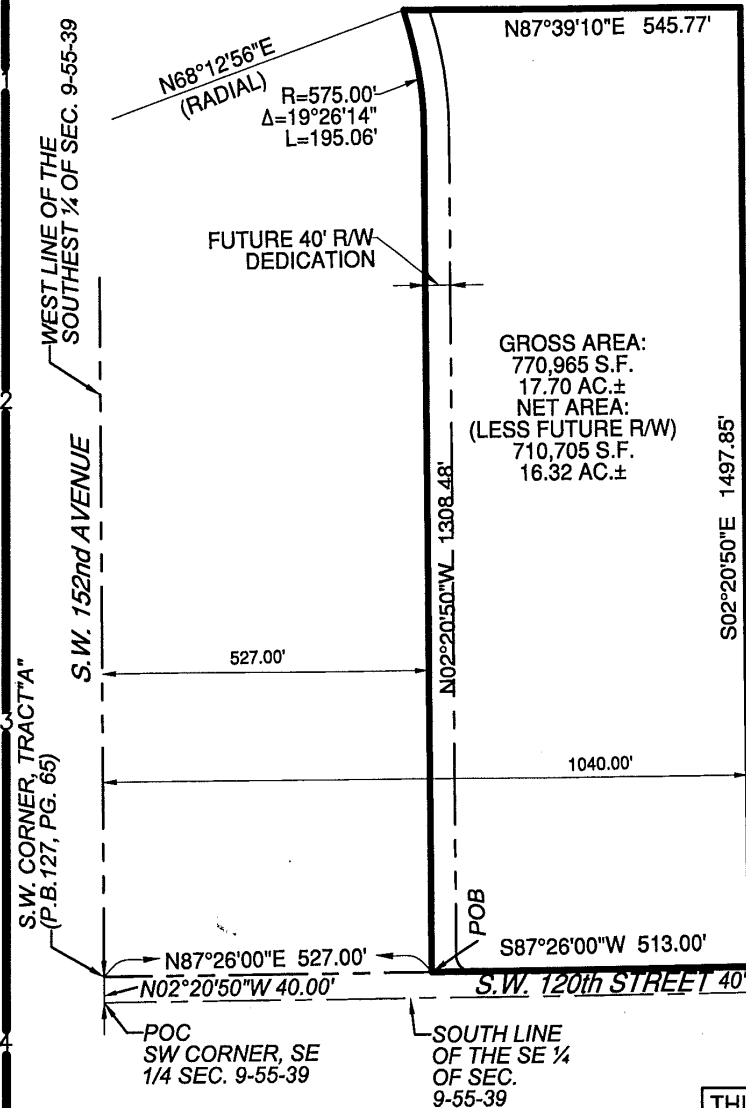
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

**PARCEL C**

SHEET 2 OF 3 SHEETS

\\Server\Data\SURVEY\Projects\2012\2012 24 120 ST SW 151 CT\dwg\2012 24 - 2-120 ST SW 151 CT-LEGALS AND SKETCHES.dwg 7/18/2012 8:57:05 AM EDT

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



THIS DOCUMENT CONSISTS OF THREE (3) SHEETS AND EACH SHEET NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

PROJ. NO: 2012 24

DATE: 7-17-12

DRAWN: BBL

CHECKED: AS

SCALE: NTS



**LUDOVICI & ORANGE**  
CONSULTING ENGINEERS, INC.

329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

**PARCEL C**

SHEET 3 OF 3 SHEETS

\\Server\Data\SURVEY\Projects\2012\2012 24 120 ST SW 151 CT\dwg\2012 24 - 2-120 ST SW 151 CT-LEGALS AND SKETCHES.dwg 7/18/2012 8:57:05 AM EDT

## LEGAL AND SKETCH

### SURVEYOR'S NOTES:

1. Bearings are based on an assumed value of N02°20'50"W along the West line of the Southeast ¼ of Section 9, Township 55 South, Range 39 East in Miami-Dade County, Florida.
2. The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
3. This sketch does not represent a land survey.
4. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

### LEGEND:

POB      Point of Beginning      SF      Square Feet  
SEC.      Section

### LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 55 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 9; THENCE N02°20'50"W, AS BASIS OF BEARING ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF TRACT "A" OF AMERIFIRST PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127 AT PAGE 65 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE N02°20'50"W ALONG SAID WEST LINE FOR A DISTANCE OF 1047.78 FEET; THENCE N87°26'46"E FOR A DISTANCE OF 527.00 FEET; THENCE S02°20'50"E ALONG A LINE 527.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 1047.66 FEET; THENCE S87°26'00"W ALONG A LINE 40.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 527.00 FEET TO THE POINT OF BEGINNING. CONTAINING 552,144 SQUARE FEET OR 12.68 ACRES, MORE OR LESS.

### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.  
Ludovici and Orange Consulting Engineers Inc. L.B. #1012

THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND EACH SHEET NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

By: \_\_\_\_\_  
Arturo A. Sosa  
Surveyor and Mapper 2629  
State of Florida

PROJ. NO: 2012 24    DATE: 7-17-12    DRAWN: BBL    CHECKED: AS    SCALE: AS NOTED



**LUDOVICI & ORANGE**  
CONSULTING ENGINEERS, INC.

329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

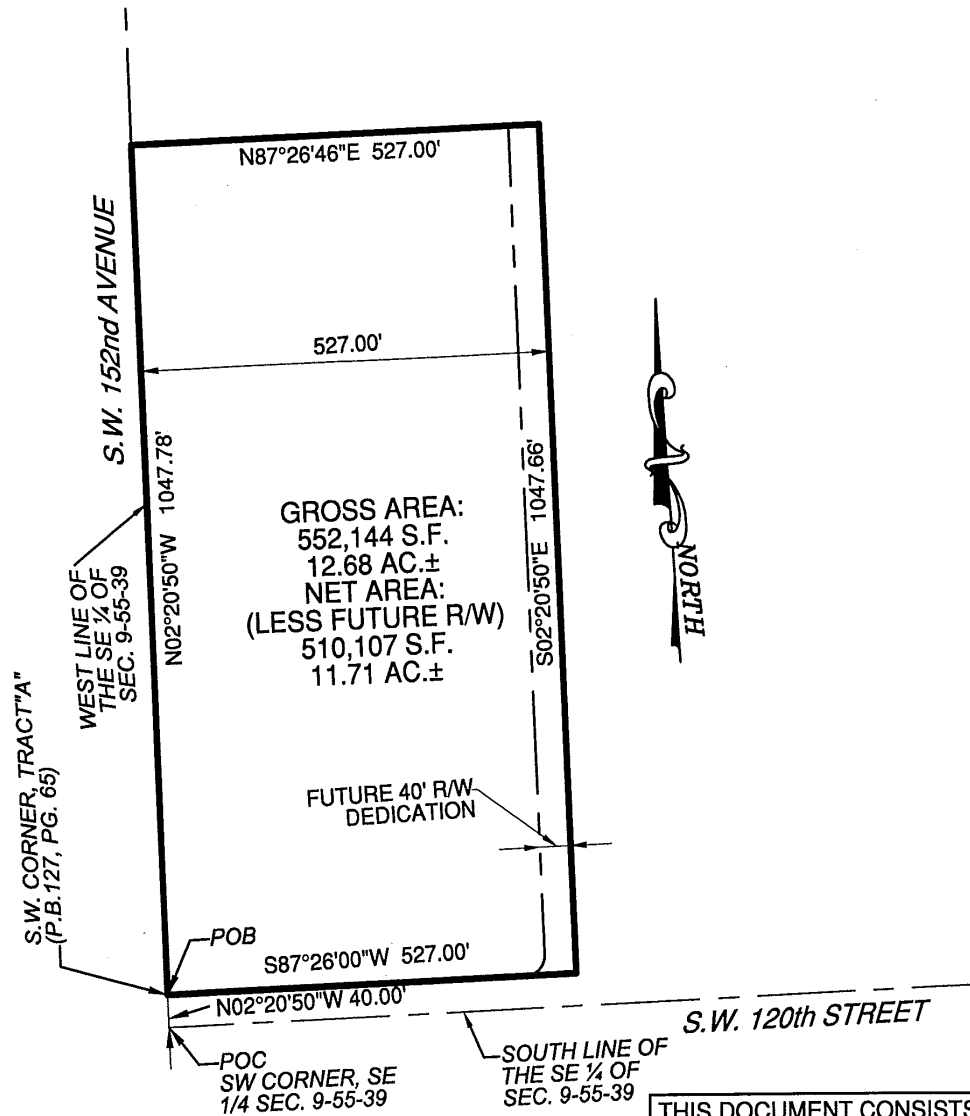
PARCEL D

SHEET 1 OF 2 SHEETS

\\Server\\Data\\SURVEY\\Projects\\2012\\2012 24 120 ST SW 151 CT\\dwg\\2012 24 - 2-120 ST SW 151 CT-LEGALS AND SKETCHES.dwg 7/18/2012 8:57:05 AM EDT



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND EACH SHEET NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

PROJ. NO: 2012 24

DATE: 7-17-12

DRAWN: BBL

CHECKED: AS

SCALE: NTS



**LUDOVICI & ORANGE**  
CONSULTING ENGINEERS, INC.

329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

PARCEL D

SHEET 2 OF 2 SHEETS

\\C:\Users\Bla\Documents\2012\2012 24 120 ST SW 151 CT\dwg\2012 24 - 2-120 ST SW 151 CT-LEGALS AND SKETCHES.dwg 7/18/2012 8:57:05 AM EDT

THIS PAGE INTENTIONALLY LEFT BLANK

**Attachment E**

**History and Development Status  
of the Hammocks DRI  
Development Program**

THIS PAGE INTENTIONALLY LEFT BLANK

**TABLE 1A**  
**KENDALL PARADISE - HAMMOCKS DRI**  
**STATUS OF THE HAMMOCKS DRI DEVELOPMENT PROGRAM**

11/1/2012

Use	Hammocks DRI	Approved Program	Built Program	Unbuilt Program
<b>Residential Uses</b>	<b>Parcel No.</b>	<b>Dwelling Units</b>	<b>Dwelling Units</b>	<b>Dwelling Units</b>
Single-Family	1, 2, 3	229	226	3
Minimum Density Apartments	5-21, 37	2,925	2,166	759
Garden Apartments	4, 22, 23, 25	1,545	774	771
Mid Rise Apartments	24, 26-30	3,356	2,358	998
Apartment/Hotel	31	248	240	8
<b>Total Residential Units</b>		<b>8,303</b>	<b>5,764</b>	<b>2,539</b>
<b>Use</b>	<b>Hammocks DRI</b>	<b>Approved Program</b>	<b>Built Program</b>	<b>Unbuilt Program</b>
<b>Non-Residential Uses</b>	<b>Parcel No.</b>	<b>1ST Net Acreage</b>	<b>1ST Net Acreage</b>	<b>Difference</b>
Schools, Parks, Tennis Center	32-36, 41	77.07	77.07	0.00
General Business	38, 39, 40	38.21	38.21	0.00
Industrial [1]	42	102.93	49.46	53.47
Lakes and Buffers	43-49	111.24	111.24	0.00
<b>Total Non-Residential Acreage</b>		<b>329.45</b>	<b>275.98</b>	<b>53.47</b>
<b>Development Status of the General Business and Industrial Parcels in the Hammocks DRI</b>				
<b>Non-Residential Uses</b>	<b>Parcel No.</b>	<b>Approved SF</b>	<b>Built SF</b>	<b>Unbuilt SF</b>
General Business	38, 39, 40	437,239	437,239	0
Industrial [2]	42	1,699,626	540,026	1,159,600

Note [1] - The actual net acreage for the built and unbuilt portions of Industrial Parcel 42 is 102.93 acres as measured by the Miami-Dade County Property Appraiser's website for the following :

- \* Folio No. 30-5909-014-0010 - 49.46 Acres - Beckman Coulter site at 11860 SW 147 Avenue - 540,026 SF built
- \* Folio No. 30-5909-014-0011 - 2.05 Acres (rounded up to 2.06 acres) for Lucky Start at the Hammocks, LLC
- \* Folio No. 30-5909-014-0012 - 51.41 Acres - Lucky Start at the Hammocks, LLC

Note [2] - The approved square footage for Industrial Parcel 42 is 1,699,626 based on the following:

- \* 540,026 SF of Industrial and Office use built on 49.46 acres at 11860 SW 147 Avenue.
- \* 1,159,600 SF of Industrial and Office use approved for T-Plat T-22873 to be located on 51.41 acres.

**TABLE 1B**  
**KENDALL PARADISE - HAMMOCKS DRI**  
**STATUS OF THE HAMMOCKS DRI DEVELOPMENT PROGRAM WITH PROPOSED CHANGES**

11/1/2012

Use	Hammocks DRI	Approved Program	Built Program	Unbuilt Program	New Units Parcel 50	Percent Change	New DRI Total	Built + New Units
<b>Residential Uses</b>	<b>Parcel No.</b>	<b>Dwelling Units</b>	<b>Dwelling Units</b>	<b>Dwelling Units</b>	<b>Dwelling Units</b>	<b>Dwelling Units</b>	<b>Dwelling Units</b>	<b>Dwelling Units</b>
Single-Family	1, 2, 3	229	226	3	89	38.86%	318	315
Minimum Density Apartments	5-21, 37	2,925	2,166	759	138	4.72%	3,063	2,304
Garden Apartments	4, 22, 23, 25	1,545	774	771	0	0.00%	1,545	774
Mid Rise Apartments	24, 26-30	3,356	2,358	998	384	11.44%	3,740	2,742
Apartment/Hotel	31	248	240	8	0	0.00%	248	240
<b>Total Residential Units</b>		<b>8,303</b>	<b>5,764</b>	<b>2,539</b>	<b>611</b>	<b>7.36%</b>	<b>8,914</b>	<b>6,375</b>
Use	Hammocks DRI	Approved Program	Built Program	Unbuilt Program	New Program Parcel 51	Percent Change	New DRI Total	Built + New Program
<b>Non-Residential Uses</b>	<b>Parcel No.</b>	<b>1st Net Acreage</b>	<b>1st Net Acreage</b>	<b>Difference</b>	<b>Acreage</b>	<b>Acreage</b>	<b>Acreage</b>	<b>Acreage</b>
Schools, Parks, Tennis Center	32-36, 41	77.07	77.07	0.00	0.00	0.00%	77.07	77.07
General Business	38, 39, 40	38.21	38.21	0.00	7.07	18.50%	45.28	45.28
Industrial [1]	42	102.93	49.46	53.47	-53.47	-51.95%	49.46	49.46
Lakes and Buffers	43-49	111.24	111.24	0.00	0.00	0.00%	111.24	111.24
<b>Total Non-Residential Acreage</b>		<b>329.45</b>	<b>275.98</b>	<b>53.47</b>	<b>-46.40</b>	<b>-14.08%</b>	<b>283.05</b>	<b>283.05</b>
<b>Development Status of the General Business and Industrial Parcels in the Hammocks DRI</b>								
Non-Residential Uses	Parcel No.	Approved SF	Built SF	Unbuilt SF	Change in SF Parcel 51	Percent Change	New DRI Total	Built + New Program
General Business	38, 39, 40	437,239	437,239	0	50,000	11.44%	487,239	487,239
Industrial [2]	42	1,699,626	540,026	1,159,600	-1,159,600	-68.23%	540,026	540,026

Note [1] - The actual net acreage for the built and unbuilt portions of Industrial Parcel 42 is 102.93 acres as measured by the Miami-Dade County Property Appraiser's website for the following :

- \* Folio No. 30-5909-014-0010 - 49.46 Acres - Beckman Coulter site at 11860 SW 147 Avenue - 540,026 SF built
- \* Folio No. 30-5909-014-0011 - 2.05 Acres (rounded up to 2.06 acres) for Lucky Start at the Hammocks, LLC
- \* Folio No. 30-5909-014-0012 - 51.41 Acres - Lucky Start at the Hammocks, LLC

Note [2] - The approved square footage for Industrial Parcel 42 is 1,699,626 based on the following:

- \* 540,026 SF of Industrial and Office use built on 49.46 acres at 11860 SW 147 Avenue.
- \* 1,159,600 SF of Industrial and Office use approved for T-Plat T-22873 to be located on 51.41 acres

# **APPENDIX C**

## **Notification of a Proposed Change to the Previously Approved Lucky Start at the Hammocks Development of Regional Impact (DRI) - Excerpt**

THIS PAGE INTENTIONALLY LEFT BLANK

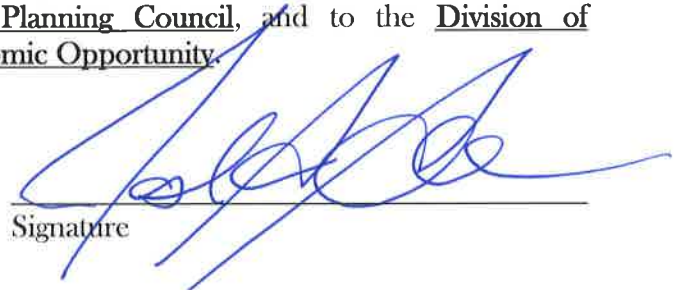


STATE OF FLORIDA  
DEPARTMENT OF ECONOMIC OPPORTUNITY  
Division of Community Development  
Caldwell Building  
107 East Madison, MSC 160  
Tallahassee, Florida 32399-4120  
850/488-4925

NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED  
DEVELOPMENT OF REGIONAL IMPACT (DRI)  
SUBSECTION 380.06(19), FLORIDA STATUTES

1. We, Juan J. Mayol, Esq. and Joseph G. Goldstein, Esq., the undersigned owner/authorized representatives of Lucky Start At The Hammocks, LLC, hereby give notice of a proposed change to a previously approved Development of Regional Impact in accordance with Subsection 380.06(19), Florida Statutes. In support thereof, we submit the following information concerning the Hammocks Development of Regional Impact development, which information is true and correct to the best of our knowledge. We have submitted today, under separate cover, copies of this completed notification to Miami-Dade County, Florida, to the South Florida Regional Planning Council, and to the Division of Community Planning, Department of Economic Opportunity.

11/1/12  
Date

  
Signature

2. Applicant:

Lucky Start At The Hammocks, LLC  
c/o Juan J. Mayol, Jr., Esq.  
Holland & Knight LLP  
701 Brickell Avenue, Suite 3000  
Miami, Florida 33131

3. Authorized Agent:

Juan J. Mayol, Jr., Esq.  
Joseph G. Goldstein, Esq.  
Holland & Knight LLP  
701 Brickell Avenue, Suite 3000  
Miami, Florida 33131  
(305) 789-7787

4. Location (City, County, Township/Range/Section) of approved DRI and proposed change:

Unincorporated Miami-Dade County, Florida  
Township 55 South, Range 39 East, Sections 4, 8, 9

5. Provide a complete description of the proposed change. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in either the development order or the Application for Development Approval.

Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate. Additional information may be requested by the Department or any reviewing agency to clarify the nature of the change or the resulting impacts.

### Background

The Hammocks DRI was approved by Miami-Dade County on February 12, 1974 as a mixed use development on +/-1,096 acres bounded generally by SW 88 Street on the north, SW 147 Avenue on the east, SW 120 Street on the south and SW 162 Avenue on the west as depicted by an irregular boundary illustrated in attached Figure 1A. The Hammocks DRI has been modified 13 times between 1974 and 1992, and is currently approved for the development of up to 8,303 dwelling units, +/-102.93 acres of industrial and office use, +/-38.21 acres of general business use, and +/-77.07 acres of schools, parks and community use pursuant to "The Hammocks Parcel Schedule," as prepared by Post, Buckley, Schuh & Jernigan, Inc., dated June 20, 1987, included in attached Exhibit A.

In connection with the simultaneous increase and decrease of DRI uses, the Applicant will be amending The Hammocks Parcel Schedule to reflect a reduction in the size of Parcel 42 from +/-102.93 acres to +/-49.46 acres and the establishment of new Parcels 50, 51, 52 and 53. Parcels 50, 52 and 53 will consist of +/-46.4 acres and will be designated for residential use with up to 611 dwelling units. Parcel 51 will consist of +/-7.07 acres designated for general business use with up to 50,000 square feet. The changes proposed relate solely to the western +/-53.47 acres of Parcel 42, which has remained undeveloped for 38 years, since 1974, primarily due to a limited demand for the industrial and office use programmed for this parcel.

Please see Exhibit A for the history and development status of The Hammocks DRI Development Program. A revision to The Hammocks Parcel Schedule, entitled "The Hammocks Master Plan," as prepared by The Curtis Group and dated revised October 2012, is attached as Exhibit F. The Hammocks Master Plan reflects the existing approvals for The Hammocks DRI and proposes no change to the existing development parcels, except as to Parcel 42. The Hammocks DRI does not have adopted buildout or phasing dates and no additional lands are proposed to be added with this NOPC.

### Summary of the Proposed Change and Reduction of External Vehicle Trips

The Applicant is proposing a decrease to the industrial/office use on Parcel 42 of the Hammocks DRI by +/-53.47 acres (which also eliminates 1,159,600 square feet of

industrial and office use approved pursuant to the T-Plat), while increasing the number of dwelling units and general business use on that same +/-53.47 acres. The Applicant is proposing to remove the +/-53.47 acres from Parcel 42, replacing this parcel with new Parcels 50, 51, 52 and 53. This proposed change reflects a net increase of 611 dwelling units on +/-46.4 acres and 50,000 square feet of general business uses on +/-7.07 acres in exchange for a net decrease of +/-53.47 acres of industrial/office use. This proposed change reflects a reduction in the daily, AM peak hour, and PM peak hour external vehicle trips as summarized in Table D below, thus indicating that the proposed change is not a substantial deviation in accordance with Subparagraph 380.06(19)(e)2.k., Florida Statutes:

**Table D – External Trip Reduction Resulting from the Proposed DRI Modifications**

Approved Use T-Plat 22873	Approved Trips	Proposed Use 611 DU/50 KSF Retail	Proposed Trips	Trip Reduction Proposed - Approved
Daily	10178	Daily	8729	-1449
AM Peak Hour	1219	AM Peak Hour	645	-574
PM Peak Hour	1256	PM Peak Hour	818	-438

See Tables 3A, 3B, and 3C of Exhibit E for documentation supporting the trip reduction.

#### Proposed DRI Changes

This Notice of Proposed Change seeks to modify the Hammocks DRI development program (and the applicable sections in the Hammocks DRI Development Order) for +/-53.47 acres of vacant industrial/office land which is owned by Lucky Start at The Hammocks, LLC, and which is located in Parcel 42 of the Hammocks DRI (see Figure 1A). The Applicant is proposing a change to Parcel 42 that would result in a simultaneous increase and decrease of DRI uses as outlined below.

- Parcel 42 is approved for +/-102.93<sup>1</sup> acres of industrial/office use as depicted on attached Figure 1B, where +/-49.46 acres is developed with 540,026 square feet of industrial/office use and +/-53.47 acres remains vacant with an underlying Tentative Plat approval granted by Miami-Dade County in 2007 permitting up to 1,159,600 square feet of industrial and office use on T-Plat 22873.
- The Applicant is proposing a reduction in the industrial/office use by +/-53.47 acres, leaving Parcel 42 with +/-49.46 acres (Folio No. 30-5909-014-0010) to accommodate development as summarized in Table A below.

**Table A – Proposed Modification to Parcel 42 to Reduce by +/- 53.47 Acres**

Hammocks DRI Parcel	Acres	Proposed Use	Proposed Land Use	Proposed Zoning
Parcel 42 - Existing	102.93	Industrial	Industrial and Office	IU-C
Parcel 42 - Proposed	49.46	Industrial	Industrial and Office	IU-C

<sup>1</sup> The actual net acreage for the built and unbuilt portions of Parcel 42 is 102.93, as measured by the Miami-Dade County Property Appraiser's website for the following:

- Folio no. 30-5909-014-0010: 49.46 acres
- Folio no. 30-5909-014-0011: 2.05 acres (rounded up to 2.06 acres)
- Folio no. 30-5909-014-0012: 51.41 acres

- The Applicant is proposing to divide the +/-53.47 acres into four New DRI Parcels reflecting a 611 dwelling unit increase for the DRI (to be located on +/- 46.4 acres) and a 50,000 SF increase in general business uses to be located on +/-7.07 acres as outlined in Table B below and as illustrated on Figure 1C:

**Table B - New DRI Parcels Created to Accommodate the +/- 53.47 Acres**

New DRI Parcels	Acres	Proposed Use	Scale		Proposed Land Use	Proposed Zoning
Parcel 50	16.02	Single Family	89	DU	Low-Medium Density Residential	RU-1M(a)
Parcel 51	7.07	Commercial	50,000	SF	Business and Office	BU-1A
Parcel 52	17.70	Apartments	384	DU	Medium Density Residential	RU-4M
Parcel 53	12.68	Townhomes	138	DU	Low-Medium Density Residential	RU-3M
<b>Total</b>	<b>53.47</b>		<b>611</b>	<b>DU</b>		

- The +/-53.47 acres are currently approved for 1,159,600 square feet of industrial and office use pursuant to the tentative plat for these lands, the tentative plat of Amerifirst Park First Addition T-22873 (the "T-Plat"), and said uses are outlined in Table C below. The T-Plat has a valid concurrency approval through February 24, 2013 and the Applicant has upgraded the site with transportation and utility infrastructure improvements. Documentation on the T-Plat approval is provided in attached Exhibit G. The Applicant will be working with Miami-Dade County to modify the approved development program for the T-Plat to remove the program outlined below in exchange for the proposed residential and business uses included in this NOPC and outlined in Table B above.

**Table C - Approved Uses for the T-Plat**

T-Plat T-22873	Approved Use	Scale		Land Use	Zoning
Blocks 1,2, Lots 1-4	Office	620,000	SF	Industrial and Office	IU-C
Blocks 1,2, Lots 1-3	Warehouse/Storage	510,000	SF	Industrial and Office	IU-C
Block 1, Lot 4	Restaurant	23,000	SF	Industrial and Office	IU-C
Block 2, Lot 5	Bank	6,600	SF	Industrial and Office	IU-C
<b>51.41 Acres</b>	<b>Total</b>	<b>1,159,600</b>	<b>SF</b>	<b>Industrial and Office</b>	<b>IU-C</b>



Figure 1A:

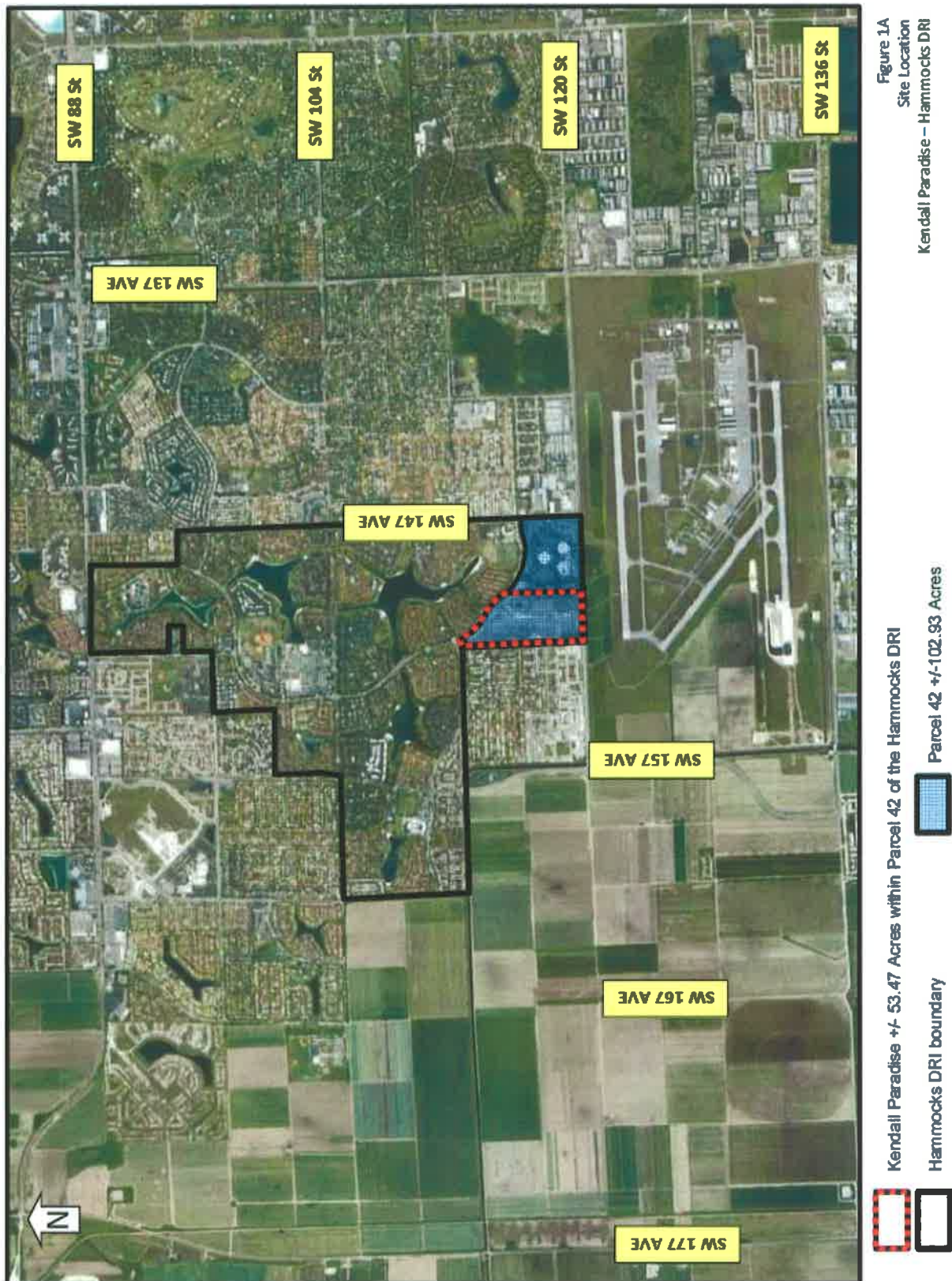




Figure 1B:



Source: Cathy Sweetapple & Associates



Figure 1C:



6. Complete the attached Substantial Deviation Determination Chart for all land use types approved in the development. If no change is proposed or has occurred, indicate no change.

**Please see the attached Exhibit B, which is the Substantial Deviation Determination Chart for the land use types approved and proposed in the development.**

7. List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order that have been adopted by the local government, and provide a brief description of the previous changes (i.e., any information not already addressed in the Substantial Deviation Determination Chart). Has there been a change in local government jurisdiction for any portion of the development since the last approval or development order was issued? If so, has the annexing local government adopted a new DRI development order for the project?

**A complete list of all dates and resolution numbers of all modifications and amendments to the originally approved DRI development order is attached as Exhibit C.**

8. Describe any lands purchased or optioned within 1/4 mile of the original DRI site subsequent to the original approval or issuance of the DRI development order. Identify such land, its size, intended use, and adjacent non-project land uses within 1/2 mile on a project master site plan or other map.

**No lands have been purchased or optioned subsequent to the original approval or issuance of the DRI development order.**

9. Indicate if the proposed change is less than 40% (cumulatively with other previous changes) of any of the criteria listed in Paragraph 380.06(19)(b), Florida Statutes.

**The proposed change involves a simultaneous increase and decrease of DRI uses. While the proposed change seeks to increase the residential and general business uses, it also seeks a simultaneous decrease in industrial/office uses as outlined below. The proposed changes are measured against the applicable criteria in 380.06(19)b.**

#### **Residential Use**

**The proposed net increase in residential use is 7.36%**

- 611 additional dwelling units proposed / 8,303 dwelling units approved = 7.36%.
- Criteria in 380.06(19)(b)4 identifies an increase in the number of dwelling units by 10 percent or 55 dwelling units, whichever is greater.
- This proposed change falls below the 10% criteria.
- This proposed change is not less than 40% of the criteria from 380.06(19)b.

#### **General Business Use**

**The proposed net increase in general business use is 18.5% based upon acreage. The proposed net increase in general business use is 50,000 square feet of Gross Floor Area (GFA).**

- 7.07 additional acres proposed / 38.21 acres approved = 18.5%



- Criteria in 380.06(19)(b)6 identifies an increase in commercial development by 60,000 square feet of gross floor area or of parking spaces provided for customers for 425 cars or a 10 percent increase, whichever is greater.
- This proposed change falls below the 60,000 square feet of GFA criteria.
- This proposed change is not less than 40% of the criteria from 380.06(19)b.

#### Industrial/Office Use

- The proposed net decrease in industrial use is -51.95% based upon acreage.
- The proposed net decrease in industrial use is -68.23% based upon square footage.
  - The removal of 53.47 industrial acres / 102.93 industrial acres = - 51.95%.
  - The removal of 1,159,600 square feet of approved industrial/office use / 1,699,626 square feet of approved or built industrial/office use = -68.23%.
  - In 2011, the criteria for industrial use was eliminated from 380.06(19)b.

Table E summarizes the approved, proposed, and net change in the DRI development program pursuant to this NOPC:

TABLE E - APPROVED, PROPOSED AND NET CHANGE IN THE HAMMOCKS DRI DEVELOPMENT PROGRAM							
10/30/2012							
Use	Hammocks DRI	Approved Program	Built Program	New Units Parcels 50, 52, 53	Percent Change	New DRI Total	Built + New Units
Residential Uses	Parcel No.	Units	Units	Units	Units	Units	Units
Single-Family	1, 2, 3, 50	229	226	89	38.86%	318	315
Minimum Density Apts	5-21, 37, 53	2,925	2,166	138	4.72%	3,063	2,304
Garden Apartments	4, 22, 23, 25	1,545	774	0	0.00%	1,545	774
Mid Rise Apartments	24, 26-30, 52	3,356	2,358	384	11.44%	3,740	2,742
Apartment/Hotel	31	248	240	0	0.00%	248	240
<b>Total Units</b>		<b>8,303</b>	<b>5,764</b>	<b>611</b>	<b>7.36%</b>	<b>8,914</b>	<b>6,375</b>
Use	Hammocks DRI	Approved Program	Built Program	Change Parcel 51	Percent Change	New DRI Total	Built + New Program
Non-Residential Uses	Parcel No.	Acreage	Acreage	Acreage	Acreage	Acreage	Acreage
Schools, Parks, Tennis Ctr	32-36, 41	77.07	77.07	0.00	0.00%	77.07	77.07
General Business	38-40, 51	38.21	38.21	7.07	18.50%	45.28	45.28
Industrial/Office [1]	42	102.93	49.46	-53.47	-51.95%	49.46	49.46
Lakes and Buffers	43-49	111.24	111.24	0.00	0.00%	111.24	111.24
<b>Total Acreage</b>		<b>329.45</b>	<b>275.98</b>	<b>-46.40</b>	<b>-14.08%</b>	<b>283.05</b>	<b>283.05</b>
Development Status of the General Business and Industrial/Office Parcels							
Non-Residential Uses	Parcel No.	Approved SF	Built SF	Program Change	Percent Change	New DRI Total	Built + New Program
General Business	38, 39, 40	437,239	437,239	50,000	11.44%	487,239	487,239
Industrial/Office [2]	42	1,699,626	540,026	-1,159,600	-68.23%	540,026	540,026
<p>Note [1] - The actual net acreage for the built and unbuilt portions of Industrial Parcel 42 is 102.93 acres as measured by the Miami-Dade County Property Appraiser's website for the following :</p> <ul style="list-style-type: none"> <li>* Folio No. 30-5909-014-0010 - 49.46 Acres - Beckman Coulter site at 11860 SW 147 Avenue - 540,026 SF built</li> <li>* Folio No. 30-5909-014-0011 - 2.05 Acres (rounded up to 2.06 acres) for Lucky Start at the Hammocks, LLC</li> <li>* Folio No. 30-5909-014-0012 - 51.41 Acres - Lucky Start at the Hammocks, LLC</li> </ul> <p>Note [2] - The approved square footage for Parcel 42 is 1,699,626 based on the following:</p> <ul style="list-style-type: none"> <li>* 540,026 SF of Industrial and Office use built on 49.46 acres at 11860 SW 147 Avenue.</li> <li>* 1,159,600 SF of Industrial and Office use approved for T-Plat T-22873 to be located on 51.41 acres.</li> </ul>							

### Infrastructure Demand - Water-Sewer-Solid Waste

An analysis of the simultaneous increase and decrease of DRI uses on water, sewer, and solid waste usage and generation is provided in attached Exhibit D.

### Infrastructure Demand - Transportation

An analysis of the proposed change in vehicular trips resulting from the simultaneous increase and decrease of DRI uses is provided in attached Exhibit E. The proposed changes reflect a reduction in daily, AM peak hour, and PM peak hour trips, thus indicating that the proposed change is not a substantial deviation in accordance with Subparagraph 380.06(19)(e)2.k., Florida Statutes. This subparagraph states that "[k.] Changes that do not increase the number of external peak hour trips and do not reduce open space and conserved areas within the project except as otherwise permitted by subparagraph j" are not a substantial deviation. The traffic analysis demonstrating the vehicular trip reduction is provided in attached Exhibit E.

Do you believe this notification of change proposes a change which meets the criteria of Subparagraph 380.06(19)(e)2., F.S.

YES X - per 380.06(19)(e)2.k.

NO \_\_\_\_\_

10. Does the proposed change result in a change to the buildout date or any phasing date of the project? If so, indicate the proposed new buildout or phasing dates.

No, the proposed change will not impact any DRI development timeline. The project does not have any adopted buildout or phasing dates.

11. Will the proposed change require an amendment to the local government comprehensive plan?

Provide the following for incorporation into such an amended development order, pursuant to Subsections 380.06 (15), F.S., and 9J-2.025, Florida Administrative Code:

The proposed change will require an amendment to the local government comprehensive plan. An application for such an amendment was filed with Miami-Dade County on July 18, 2012 (concurrently with the original submittal of this NOPC), and was supplemented with updated information on October 10, 2012.

12. An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions.

The DRI master plan consists of a parcel map, a detailed table depicting development information by parcel, and a series of notations documenting the changes to the parcel schedule and development made over time. The Applicant has updated the master plan as part of this NOPC to incorporate the proposed changes. "The Hammocks Master Plan," as prepared by The Curtis Group and dated revised October 2012, is attached hereto at

**Exhibit F.** A copy of "The Hammocks Parcel Schedule," as prepared by Post, Buckley, Schuh & Jernigan, Inc., dated June 20, 1987, is also attached for reference purposes as part of Exhibit A.

13. Pursuant to Subsection 380.06(19)(f), F.S., include the precise language that is being proposed to be deleted or added as an amendment to the development order. This language should address and quantify:
  - a. All proposed specific changes to the nature, phasing, and build-out date of the development; to development order conditions and requirements; to commitments and representations in the Application for Development Approval; to the acreage attributable to each described proposed change of land use, open space, areas for preservation, green belts; to structures or to other improvements including locations, square footage, number of units; and other major characteristics or components of the proposed change;
  - b. An updated legal description of the property, if any project acreage is/has been added or deleted to the previously approved plan of development;
  - c. A proposed amended development order deadline for commencing physical development of the proposed changes, if applicable;
  - d. A proposed amended development order termination date that reasonably reflects the time required to complete the development;
  - e. A proposed amended development order date until which the local government agrees that the changes to the DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, if applicable; and
  - f. Proposed amended development order specifications for the annual report, including the date of submission, contents, and parties to whom the report is submitted as specified in Subsection 9J-2.025 (7), F.A.C.

**The proposed change to the DRI modifies Conditions 6, 15, and 18 of the DRI Development Order, as amended, as follows:**

Condition 6, as last amended by Resolution No. Z-226-89:

FROM:

6. DISTRIBUTION OF UNITS

ZONE	ACRES	% OF TOTAL GROSS AREA	TOTAL UNITS	% OF TOTAL UNITS
RU-1	39.4	3.6%	229	2.8%
RU-3M	267.2	24.4%	2,925	35.2%
RU-4L	69.6	6.3%	1,545	18.6%
RU-4M	117.5	10.7%	3,356	4.04%
RU-4A	10.4	1.0%	248	3.0%
	504.1	46.0%	8,303	100.0%

TO:

6. DISTRIBUTION OF UNITS

ZONE	ACRES	% OF TOTAL GROSS AREA (based on 1,006.76 acres)	TOTAL UNITS	% OF TOTAL UNITS
RU-1	39.4	3.9%	229	2.57%
RU-1M(a)	16.02	1.6%	89	1.0%
RU-3M	279.9	27.8%	3,063	34.36%
RU-4L	87.3	8.7%	1,929	21.64%
RU-4M	117.5	11.7%	3,356	37.65%
RU-4A	10.4	1.0%	248	2.78%
	550.5	54.7%	8,914	100.0%

Condition 15, pursuant to Covenant Governing Land Development, recorded in Official Records Book 8625 at Page 336 of the Public Records of Miami-Dade County, Florida:

FROM:

"15. INDUSTRIAL PARK

A 111.87 gross acre parcel of land on the extreme southern edge of the property, already zoned for industrial use, will be held for a light industrial park. (See Exhibit C)

This piece of land is just north of the new Tamiami Airport, which was a factor in the decision to keep it industrial. It forms a buffer between the residential areas of The Hammocks and the airport.

A buffer will also be created between the industrial park and the residential areas by the placement of land use in each residential district, as well as providing a special landscaped zone in the industrial area.

Another advantage for the industrial use of this piece of land is its direct frontage on main arterial alignments at SW 147<sup>th</sup> Avenue and SW 120<sup>th</sup> Street."

TO:

"15. INDUSTRIAL PARK

A 49.46 gross acre parcel of land (pursuant to the folio information provided by the Miami-Dade County Property Appraiser for folio no. 30-5909-014-0010) on the extreme southern edge of the property, already zoned for industrial use, will be held for a light industrial park. (See "The Hammocks Master Plan," as prepared by The Curtis Group and dated revised October 2012)

A buffer will be created between the industrial park and the residential areas by the placement of land use in each residential district, as well as providing a special landscaped zone in the industrial area.

Another advantage for the industrial use of this piece of land is its direct frontage on main arterial alignments at SW 147<sup>th</sup> Avenue and SW 120<sup>th</sup> Street."

Condition 18, as last amended by Resolution No. Z-226-89:

FROM:

"18. CONTROLLED DENSITIES

In order that requirements for access and services may not exceed the projected regional capabilities, the maximum number of Permanent Residential dwelling units to be built has been established as indicated on 'THE HAMMOCKS Parcel Schedule' prepared by Post, Buckley, Schuh & Jernigan, Inc., dated July, 1989. A ceiling on the number of permissible Residential dwellings has been fixed at 8,303 units for the total community, each neighborhood to be kept to a reasonable percentage of the whole."

TO:

"18. CONTROLLED DENSITIES

In order that requirements for access and services may not exceed the projected regional capabilities, the maximum number of Permanent Residential dwelling units to be built has been established as indicated on "The Hammocks Master Plan," as prepared by The Curtis Group and dated revised October 2012. A ceiling on the number of permissible Residential dwellings has been fixed at 8,914 units for the total community, each neighborhood to be kept to a reasonable percentage of the whole."





# **APPENDIX D**

## **Miami-Dade County Public Schools Analysis (Pending)**

THIS PAGE INTENTIONALLY LEFT BLANK



# Miami-Dade County Public Schools

*giving our students the world*

**Superintendent of Schools**  
Alberto M. Carvalho

2012 NOV 16 P 3: 26

November 16, 2012

PLANNING & ZONING  
POLICY & PLANNING SECT

**Miami-Dade County School Board**  
Perla Tabares Hantman, Chair  
Dr. Lawrence S. Feldman, Vice Chair  
Dr. Dorothy Bendross-Mindingall  
Carlos L. Curbelo  
Renier Diaz de la Portilla  
Dr. Wilbert "Tee" Holloway  
Dr. Martin Karp  
Dr. Marta Pérez  
Raquel A. Regalado

## VIA ELECTRONIC MAIL

Ms. Tracy Slavens, Esquire  
Holland & Knight  
701 Brickell Avenue, Suite 3000  
Miami, Florida 33132  
[tracy.slavens@hklaw.com](mailto:tracy.slavens@hklaw.com)

**RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS  
LUCKY START AT THE HAMMOCKS, LLC – CDMP 12-07001  
LOCATED HAMMOCKS BOULEVARD AND SW 152 AVENUE  
PH3012100600656 - FOLIO Nos. : 3059090140012 3059090140011**

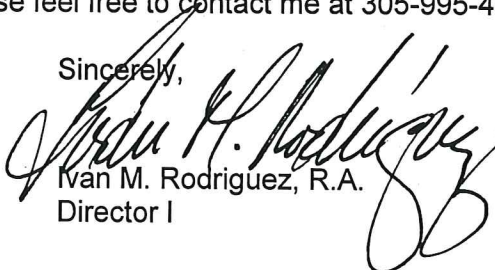
Dear Applicant:

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

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed land use amendment would yield a maximum residential density of 611 residential units which generate 190 students; 89 elementary, 44 middle and 57 senior high students. **At this time, all three school levels have sufficient capacity available to serve the application.** However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent. **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.

Sincerely,

  
Ivan M. Rodriguez, R.A.  
Director I

IMR:ir  
L-203

Enclosure

cc: Ms. Ana Rijo-Conde, AICP  
Ms. Vivian G. Villaamil  
Miami-Dade County  
School Concurrency Master File

Appendices Page 70.1

*Facilities Planning, Design and Sustainability*  
Ana Rijo-Conde, AICP, Eco-Sustainability Officer • 1450 N.E. 2nd Ave. • Suite 525 • Miami, FL 33132  
305.005.7285 • 305.005.1760 (FAX) • [arijo@dadeschools.net](mailto:arijo@dadeschools.net)



## Concurrency Management System (CMS)

Miami Dade County Public Schools

### Miami-Dade County Public Schools

#### Concurrency Management System

##### Preliminary Concurrency Analysis

MDCPS Application Number: PH3012110500656 Local Government (LG): Miami-Dade  
 Date Application Received: 11/5/2012 4:03:47 PM LG Application Number: CDMP 12-07001  
 Type of Application: Public Hearing Sub Type: Land Use

Applicant's Name: Lucky Start At The Hammocks-Development of Regiona  
 Address/Location: 8785 SW 165 Av  
 Master Folio Number: 3059090140012  
 Additional Folio Number(s): 3059090140011,

PROPOSED # OF UNITS 611

SINGLE-FAMILY DETACHED UNITS: 89

SINGLE-FAMILY ATTACHED UNITS: 138

MULTIFAMILY UNITS: 384

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
4511	DR GILBERT L PORTER ELEMENTARY	126	89	89	YES	Current CSA
6221	HAMMOCKS MIDDLE	187	44	44	YES	Current CSA
7781	FELIX VARELA SENIOR HIGH	-198	57	0	NO	Current CSA
7781	FELIX VARELA SENIOR HIGH	0	57	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
7731	MIAMI SOUTHRIDGE SENIOR HIGH	193	57	57	YES	Adjacent CSA

\* An Impact reduction of 17.64% included for charter and magnet schools (Schools of Choice).

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

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

# **APPENDIX E**

## **Applicant's Traffic Study Executive Summary**

THIS PAGE INTENTIONALLY LEFT BLANK

# Executive Summary

## CDMP - NOPC and Zoning Applications

### Kendall Paradise – Hammocks DRI

#### Introduction and Site Location

The Hammocks DRI was approved by Miami-Dade County on February 12, 1974 as a mixed use development on +/-1,096 gross acres bounded generally by SW 88 Street on the north, SW 147 Avenue on the east, SW 120 Street on the south and SW 162 Avenue on the west. The Hammocks DRI was modified 13 times between 1974 and 1992, and is currently approved for development of up to 8,303 dwelling units, +/- 102.93 acres of industrial and office use, +/-38.21 acres of general business use, and +/-77.07 acres of schools, parks and community use.

#### Approved Development Program

The Applicant is processing an amendment to a **+/- 53.47 acre development site** located within industrial Parcel 42 of the Hammocks DRI. This property is currently vacant but is approved for 1,159,600 square feet of industrial and office use pursuant to **Tentative Plat T-22873** which received approval in 2007 for the development program outlined in **Table 1A**. **T-Plat 22873** has a valid concurrency approval through 2/24/2013 and has built the roadway and utility infrastructure needed to accommodate site development.

**Table 1A – Approved Development Program for Tentative Plat T-22873 for the +/-53.47 Acre Site**

T-Plat T-22873	Approved Use	Scale		Land Use	Zoning
Blocks 1,2, Lots 1-4	Office	620,000	SF	Industrial and Office	IU-C
Blocks 1,2, Lots 1-3	Warehouse/Storage	510,000	SF	Industrial and Office	IU-C
Block 1, Lot 4	Restaurant	23,000	SF	Industrial and Office	IU-C
Block 2, Lot 5	Bank	6,600	SF	Industrial and Office	IU-C
51.41 Acres	Total	1,159,600	SF	Industrial and Office	IU-C

#### Proposed Development Program

The Applicant (and owner of **T-Plat 22873**) has requested to change the land use, zoning and DRI approval for the **+/-53.47 acre development site** to replace the industrial and office uses with residential and neighborhood serving retail uses, accommodating 611 dwelling units on +/-46.4 acres and up to 50,000 square feet of general business, retail and restaurant use on +/-7.07 acres as outlined in **Table 1B**.

**Table 1B – Proposed Development Program for the +/-53.47 Acre Site**

New DRI Parcels	Acres	Proposed Use	Scale		Proposed Land Use	Net Acres	Proposed Zoning
Parcel 50	16.02	Single Family	89	DU	Low-Medium Density Residential	14.93	RU-1M(a)
Parcel 51	7.07	Commercial	50,000	SF	Business and Office	6.42	BU-1A
Parcel 52	17.70	Apartments	384	DU	Medium Density Residential	16.32	RU-4M
Parcel 53	12.68	Townhomes	138	DU	Low-Medium Density Residential	11.71	RU-3M
Total	53.47		611	DU		49.38	

### **Reduction in External Vehicle Trips Resulting from the Proposed Change**

The proposed change from the approved industrial and office use (per **T-Plat 22873**) to the proposed residential and general business use results in a **reduction** in the daily, AM peak hour, and PM peak hour external vehicle trips as summarized in **Table 2**.

**Table 2 – External Trip Reduction Resulting from the Proposed Change to the +/- 53.47 Acres**

Approved Use T-Plat 22873	Approved Trips	Proposed Use 611 DU/50 KSF Retail	Proposed Trips	Trip Reduction Proposed - Approved
Daily	10178	Daily	8729	-1449
AM Peak Hour	1219	AM Peak Hour	645	-574
PM Peak Hour	1256	PM Peak Hour	818	-438

- For the **CDMP Amendment**, the land uses proposed generate fewer trips than the land uses already approved, demonstrating that the proposed change from industrial and office to low medium density residential, medium density residential and business and office **results in a trip reduction** when compared to the uses approved.
- For the **NOPC Application**, the reduction in vehicular trips resulting from the simultaneous increase and decrease of DRI uses **is not a substantial deviation** in accordance with Subparagraph 380.06(19)(e)2.k., Florida Statutes. The Applicant is proposing a decrease to the industrial/office use on Parcel 42 of the Hammocks DRI by +/-53.47 acres (which also eliminates 1,159,600 square feet of industrial and office use approved pursuant to the T-Plat), while increasing the number of dwelling units and general business use on that same +/-53.47 acres (611 units on +/-46.4 acres and 50,000 square feet of general business use on +/-7.07 acres). This proposed change reflects a reduction in the daily, AM peak hour, and PM peak hour external vehicle trips as summarized above in **Table 2**.

### **Trip Generation for the CDMP Amendment, the NOPC Application and the Site plan**

The development program analyzed in the **CDMP Amendment and NOPC Application** includes 611 dwelling units on Parcels 50, 52 and 53 and up to 50,000 SF of neighborhood serving business, retail and restaurant uses on Parcel 51. The development program analyzed in the **Zoning Application** includes 611 dwelling units on Parcels 50, 52 and 53, and 42,627 SF of retail and restaurant uses provided on Parcel 51. The trip generation for the Zoning Application is slightly lower than the trip generation for the CDMP Amendment and the NOPC Application, therefore the Concurrency Analysis has been prepared using the greater external vehicle trips as documented for the CDMP Amendment and NOPC Application.

### **Traffic Concurrency Analysis – Year 2017 Short Term Planning Horizon**

A traffic concurrency analysis for the Year 2017 short term planning horizon has been prepared to examine the concurrency status of the surrounding roadways consistent with the Miami-Dade County traffic concurrency criteria and guidelines. Pursuant to the analysis performed herein, adequate capacity has been found to exist at the first directly accessed traffic count stations (and at the secondary count stations) located adjacent to and surrounding the +/- 53.47 acre development site. Each traffic count station has been found to maintain adequate available capacity for the short term planning horizon to accommodate the traffic impacts for the proposed residential units and the neighborhood serving retail and business uses which are proposed jointly by the CDMP Amendment, the NOPC Application for the Hammocks DRI and the Zoning and Site Plan Approvals being process concurrently with Miami-Dade County.



# **APPENDIX F**

## **Fiscal Impact Analysis**

THIS PAGE INTENTIONALLY LEFT BLANK

## **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 the Lucky Start at the Hammocks, LLC, Application to amend the CDMP from County departments and agencies responsible for supplying and maintaining infrastructure and services relevant to the CDMP. The evaluation estimates the incremental and cumulative costs of the required infrastructure and service, and the extent to which the costs will be borne by the property owners 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**

#### Concurrency

Since the Public Works and Waste Management Department (PWWM) assesses solid waste disposal capacity on a system-wide basis, in part, on existing waste delivery commitments from both the private and public sectors, it is not possible or necessary to make determinations concerning the adequacy of solid waste disposal facilities relative to each individual application. Instead, the PWWM issues a periodic assessment of the County's status in terms of 'concurrency'; that is, the ability to maintain a minimum of five (5) years of waste disposal capacity system-wide. The County is committed to maintaining this level in compliance with Chapter 163, Part II F.S. and currently exceeds this standard as of Fiscal Year (FY) 2012-2013.

#### Residential Collection and Disposal Service

Currently, the household waste collection fee is \$439 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 and code enforcement. As of September 30, 2011, the average residential unit generated 2.15 tons of waste, which includes garbage, trash and recycled waste.

#### Waste Disposal Capacity and Service (WCSA)

The cost of providing disposal capacity for WCSA customers, municipalities and private haulers is paid for by System users. For FY 2012-13, the PWWM charges a contract disposal rate of \$63.65 per ton to PWWM Collections and those private haulers and municipalities with long term disposal agreements. The short-term disposal rate is \$83.92 per ton for FY 2012-13.

These rates adjust annually with the Consumer Price Index, South Region. In addition, the PWWM 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 provides for the majority of water and sewer service 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 will depend on the actual labor and materials costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. The water impact fee was calculated at a rate of \$1.39 per gallon per day (gpd), and the sewer impact fee was calculated at a rate of \$5.60 per gpd. The annual operations and maintenance cost was based on \$1.3957 per 1,000 gallons for water and \$1.8572 per 1,000 gallons for sewer.

The applicant requests redesignation of the application site on the CDMP Adopted 2012 and 2025 Land Use Plan map from "Industrial and Office" to "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre; Parcels A and D), "Medium Density Residential" (13 to 25 dwelling units per gross acre; Parcel C), and "Business and Office" (on Parcel B). This requested change is in order to facilitate the development of to build 611 single and multi-family units and 50,000 square feet of retail on the site.

If the application is approved and the site is developed with the 611 single and multi-family units and 50,000 square feet of retail as proposed, water connection charges/impact fees would be \$154,179. Water service line and meter connection fees would cost \$9,100. Sewer connection charges/impact fees would be \$621,152. Annual operating and maintenance costs for water and sewer services would total \$131,696.

There is an existing 12-inch water main and an existing 8-inch sewer main within the application site that would serve the proposed development.

## **Flood Protection**

The Department of Regulatory and Economic Resources (Department) is restricted to the enforcement of current stormwater management and disposal regulations. These regulations require that all new development provide full on-site retention of the stormwater runoff generated by the development. The drainage systems serving new developments are not allowed to impact existing or proposed public stormwater disposal systems, or to impact adjacent properties. The County is not responsible for providing flood protection to private properties, although it is the County's responsibility to ensure and verify that said protection has been incorporated in the plans for each proposed development. The above noted determinations are predicated upon the provisions of Chapter 46, Section 4611.1 of the South Florida Building Code; Section 24-58.3(G) of the Code of Miami-Dade County, Florida; Chapter 40E-40 Florida Administrative Code, Basis of Review South Florida Water Management District (SFWMD); and Section D4 Part 2 of the Public Works Manual of Miami-Dade County. All these legal provisions emphasize the requirement for full on-site retention of stormwater as a post development condition for all proposed commercial, industrial and residential subdivisions.

Additionally, Department 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 the

Department that Ordinance No. 01-163 will not change, reverse or affect these factual requirements.

### **Public Schools**

This information is pending.

### **Fire Rescue**

Fire and rescue services to the application site and environs are provided by the Miami-Dade Fire Rescue Station No. 36 located at 10001 Hammocks Boulevard. The station is equipped with a rescue Aerial and staffed by 7 firefighter/paramedics on a 24 hour per day, every day. The 1,159,600 square foot warehouse and office development currently approved for the site is would generate approximately 166 annual alarms. The application is anticipated to generate approximately 185 annual alarms, 19 alarms more than the currently approved development, which is an additional impact that would be absorbed by the existing services.

THIS PAGE INTENTIONALLY LEFT BLANK

# **APPENDIX G**

## **Photos of Site and Surroundings**

THIS PAGE INTENTIONALLY LEFT BLANK





Northward view of the application site from SW 120 Street, showing 4-lane SW 151 Court on the site



View of the western portion of Application Site with abutting residential in background



Northeast portion of the application site viewed from SW 151 Court and Hammocks Boulevard



Northwestward view of residential development  
north of the Application site at Hammocks Boulevard and SW 151 Court





View of the Kendall-Tamiami Executive Airport from SW 120 Street and SW 147 Avenue



Commercial development at northeast corner of SW 147 Avenue and SW 120 Street



Beckman Coulter office complex abutting to the east of the application site



Garden Estates apartments along SW 120 Street abutting the west of the application site