

SUPPLEMENTAL INFORMATION FOR
THE PARKLAND DRI APPLICATION TO AMEND
THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

December 9, 2008

- Support Documents Provided by Applicant
- Documents Provided by Public Agencies
- Public Comments, Correspondences, Exhibits and Petition

SUPPORT DOCUMENTS PROVIDED BY APPLICANT [^](#)

- Parkland 2014 Florida Green Building Certification (September 2008)
Reflects Applicants Expectations of How Certification Could be Achieved
- Letter from the Applicant Regarding Additional Confirmation On Police Substation, Buffering and Capital Improvements Element Issues (dated November 3, 2008)
- Letter from the Applicant Regarding Additional Responses to Issues and Commitment to Development Order (DO) Conditions and Draft DO Conditions Concerning Schools (dated November 17, 2008)
- Letter from the Applicant Regarding School Facilities Mitigation (dated November 17, 2008)
- Letter from the Applicant Regarding Public Safety Guidelines (dated November 18, 2008)
- Letter from the Applicant Regarding Revisions to the Application (dated November 18, 2008)
- Response to County Comments on 2018 Traffic Impacts (dated December 7, 2008)
- Response to County Comments Regarding Traffic Concurrency (dated December 8, 2008)

Parkland 2014 Florida Green Building Certification

September 2008

The following document reflects the current expectations of the Parkland 2014 team as to how the development (and the homes within it) could be certified under the Florida Green Building standards. Under the Florida Green Building guidelines, certification of both an overall development and individual homes occurs late in the development process. Because of the rapid changes that continue to occur in the standards for green building as well as the technological innovations in construction materials and techniques that can be expected in the next half decade, it is currently impossible to predict the exact manner in which the Florida Green Building Coalition will certify Parkland 2014. While the materials herein provide a general guide, they should not be relied upon as specific promises or guarantees.

Prepared By:



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Florida Green Building Coalition

Green Development Designation Standard Checklist

Parkland 2014 Project Status August 2008

Credit Status					Credit Status Legend: A=Achieved, T=Targeted, P= Possible, NT=Not Targeted, NP=Not Possible	
A	T	P	NT	NP		
210	48	116	219		Project Totals	200 Points Minimum/ 400 Points Maximum
49	32	5	161		Category 1 - Protect Ecosystems and Conserve Natural Resources	30 pts/ 125 pts
				40	P-1 Redevelop an already developed site	40
10	10				P-2 Develop management plan for preserved, created or restored habitats	20
12	3				P-3 Conduct tree, topographical, soil and wildlife surveys prior to design	18
6				44	P-4 Create conservation areas and nature parks	50
				8	P-5 Preserve the most valuable spaces for biodiversity	8
				15	P-6 On-site conservation plan for a specific wildlife species	15
2				16	P-7 Maintain or provide wildlife corridors	18
				12	P-8 Preserve upland buffers to enhance preserved wetlands	12
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6				4	P-10 Restore native wildlife habitat	10
				10	P-11 Reuse or recycle materials on site	10
	12				P-12 Treating storm water from neighboring sites or in pre-existing areas	12
2	2			6	P-13 Conserve land via dry storm water areas that serve as amenities	10
5	5				P-14 Community food plot, garden, passive parks	10
				5	P-15 Non-listed environmental benefit points	5
A	T	P	NT	NP		
34	16	15	25		Category 2 - Create a Green Circulation System	15 pts/ 75 pts
	6	4		2	C-1 Pedestrian structure	12
		3		3	C-2 Road design	6
		5		1	C-3 Street Trees	6
4				6	C-4 Street Lights	10
1	2			4	C-5 Parking	7
6					C-6 Connections	6
2	2			4	C-7 Orientation	8
			10		C-8 Road/trail/parking construction materials	10
	15			5	C-9 Access	20
				5	C-10 Non-listed environmental benefit points	5



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A	T	P	NT	NP		
	210	48	116	219	Project Totals	200 Points Minimum/ 400 Points Maximum
A	T	P	NT	NP		
	18		30	31	Category 3 - Green Utilities Practices	12 pts/ 50 pts
	4			11	U-1 Minimize disturbance due to utilities	15
	7		17		U-2 Deliver Green Power	25
	7		8		U-3 Supply irrigation system with storm or reuse water	15
				5	U-4 Irrigation meter system	5
				10	U-5 Water irrigation budget	10
				5	U-6 Submeter parcels by end user	5
			5		U-7 Non-listed environmental benefit points	5
A	T	P	NT	NP		
	19		8		Category 4 - Amenities	5 pts/ 25 pts
	4				A-1 Neighborhood parks	4
	2				A-2 Regional park	2
	1				A-3 Community pool, developments with single family residences	4
			3		A-4 Compost/Mulch facility	3
	6				A-5 Golf Course is Audubon International certified or excluded	6
	6				A-6 Landscape criteria and management plan for common areas and amenities	6
			5		A-7 Non-listed environmental benefit points	5
A	T	P	NT	NP		
	25		25		Category 5 - Covenants and Deed Restrictions	8 pts/ 50 pts
	20		20		CDR-1 Green construction standards	40
	5				CDR-2 No language that prohibits green practices	5
			5		CDR-3 Non-listed environmental benefit points	5
A	T	P	NT	NP		
	65		33	2	Category 6 -Provide Educational Information	15 pts/ 75 pts
	6		8		E-1 Staff training	14
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	4		6		E-5 In-house green practices	10
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Introduction. The following is a detailed description of the various FGBC standards and the expected compliance of the Parkland 2014 community with each standard. Note that many standards are inapplicable to Parkland 2014 because of the status of the Parkland site and/or the type of development proposed.

Category 1: Protect Ecosystems and Conserve Natural Resources

Development of land from its natural state to one that is used by man is usually harmful to wildlife, our air and our water. Choosing the most appropriate sites and preserving as much acreage of sensitive land as possible helps to mitigate some of the negative environmental aspects of development.

P-1 Redevelop an already developed site (0 - 40 points).

Some sites have been developed. Often, harm to the environment is minimized by choosing such sites instead of pasture and forested land to develop.

Earn three points for each 10% of the development (by land area) that is undergoing redevelopment from some other form of built environment.

Earn one bonus point for each 10% of the site that is redeveloped from being a designated brownfield site.

Parkland 2014 Expected Compliance: This credit is not applicable because the property is currently a farm field.

P-2 Develop management plan for preserved, created or restored wetlands/uplands (20 points) - required for receiving credit for P-3 | P-10.

The management plan must address how:

- exotic species will be removed and kept from being reestablished;
- prescribed burns or other management activities which replicate the appropriate ecosystem will be conducted;
- significant wildlife species will be protected;
- people will be educated to respect wildlife;
- interference from domestic animals will be addressed.
- the site will be monitored for detrimental changes
- the maintenance will be perpetually funded

- appropriate persons (volunteers, contractors, etc) will be selected to perform the maintenance.

Earn the points for a well thought out preservation management plan. At least 10% of the site must be preserved in order to earn credit. The formula for computing preserved land is as follows:

$$\frac{\text{Non-state required land preserved (acres)}}{\text{Total development size - state required land preserved (acres)}} \times 100$$

For example, if a development site was 1000 acres and 150 acres were designated wetlands, 180 acres water retention, 400 acres buildings and roads, 70 acres recreational open space, and 200 acres were preserved lands not mandated for protection, the formula would be:

$$\frac{200 \text{ acres}}{1000 \text{ acres} - 150 \text{ acres}} \times 100 = \frac{200}{850} \times 100 = 0.235 \times 100 = 23.5\%$$

Note that recreational open space and water retention areas are not included in the preserved areas.

Parkland 2014 Expected Compliance: It is expected that at least 10 points will be obtained under this section.

P-3 Conduct a vegetation & tree, topographical, soil and wildlife survey prior to design (0 - 18 points).

All too often valuable natural resources are lost because designs are made prior to surveying the natural features of the land. Designs should be made to preserve the most valuable resources, and an inventory of the site must first be made to determine those natural features.

Earn three points for each of these surveys submitted:
 earn one point for a wetland survey (if present),
 earn sixteen points for submitting all of them.

With each survey, indicate how the design preserves the most significant resources.

Tree surveys must include all trees that are equal or greater than 4" at bh and any strands of smaller caliper trees.

Earn two bonus points if tree survey is signed off by a certified arborist regarding correct identity of the trees.

Site must be preserving at least 12" of caliper per acre or 500' caliper total to claim tree survey credit.

Parkland 2014 Expected Compliance: The following surveys will be performed: Vegetation, Tree, Topographical, Soil and Wildlife, providing 12 points.

P-4 Conservation areas and nature parks (0 - 50 points).

Preserving land in a natural state allows for natural ecosystems to sustain their existence, particularly if large areas remain intact.

Earn 1 point for each 1% of total buildable acreage that is being preserved in its natural state or is preserved as nature park (required stormwater retention areas and off-site mitigation areas do not count, nor does any land that must be left undeveloped due to other state or federal governmental agencies - see formula above). Land being sold for construction purposes or land just temporarily preserved until the next planned phase will not be considered conservation area. Maximum 50 points.

Parkland 2014 Expected Compliance: It is expected that 6 points will be obtained through the preservation of at least 6% of the property as natural areas.

P-5 Preserve the most valuable spaces for biodiversity (0 - 8 points).

Biodiversity simply refers to the number of species within a given area. A highly diverse area would have many more native species than a less diverse area. Species are from a number of different taxa, including plants (e.g., trees, shrubs, and forbs) and animals (e.g., insects, mammals, birds, amphibians and reptiles, and fish). A number of different natural community types could be found on a property and certain areas may be higher quality than others. Community types include a variety of terrestrial communities (e.g., xeric uplands and mesic flatlands) and wetland communities (e.g., swamps and marshes). Descriptions of a natural community will follow Florida DEP/FNAI classification (see <http://www.fnai.org/descriptions.cfm>). Because of historical factors, certain parcels of a development (for a given community type) may be of high quality with many presentative endemic species and little exotic vegetation. From vegetation surveys, land portions for a given community type should be ranked from 1 (poor quality) to 5 (high quality). At least 10% of the site must be preserved to receive any credit and a management plan must be submitted with this credit. Earn 1 points for community type 2, 3 points for type 3, 5 points for type 4 and 8 points for type 5.

Issues to consider for whether an area on the development is considered to be of high quality:

- 1) Is the natural community type rare within the county and is the conservation status fairly high according to state rankings? (see <http://www.fnai.org/data.cfm>);
- 2) Is the number of endemic species high and disturbance low?; and
- 3) Is the parcel situated next to existing natural habitat?

Parkland 2014 Expected Compliance: This credit is inapplicable because the site, as an existing agricultural property, does not contain any of the biodiversity areas listed above.

P-6 On Site Conservation Plan for a Specific Wildlife Species (15 points).

Several different state listed species (e.g., gopher tortoises) may occur on the property and require some mitigation. Also, some wildlife species on or near the property may not be listed but are of importance to the community and county. Credits will be given to a developer that does on site conservation for a particular species. In many instances, an on site conservation strategy (that includes management and habitat preservation) is the best strategy for a particular wildlife species. For example, with gopher tortoises, the developer can bury them, (pay money to a mitigation bank), transport them to another site, or provide on site habitat and management. By far, the best solution is to provide habitat and management on site. Transporting and burying the tortoises is usually detrimental to the species.

In addition, many developments are situated next to critical wildlife habitat and management plans need to be implemented that protects these habitats. Credits will be given if a management plan helps protect nearby wildlife. For example, a developer retains a large buffer between homes and a breeding colony of waterbirds and through education and deed restrictions, pets are not allowed near the colony. The plan should include some type of monitoring – whether by the homeowners or by a consultant.

Parkland 2014 Expected Compliance: This credit is inapplicable because the site, as an existing agricultural property, does not contain any listed wildlife.

P-7 Maintain or provide wildlife corridors (0 - 18 points).

Many species of wildlife need a larger area than that bordering a property. In some cases species travel long distances in search of food, shelter or water. By not allowing a natural way for animals to get to where they need to go, the species may not survive in that area.

(even though some land is preserved). Large areas are needed and restricting those areas too tightly can lead to excessive predator advantage. Thus credit is given for large average widths with minimum widths as well. Corridors should follow natural features that contribute to the value of the corridor and are best if they include dry and wet areas.

Ponds and berms can be used as part of the corridor widths, however the berms must be planted with native species.

Earn 2 points for a wildlife corridor that is at least 20 feet wide minimum, averaging 50-foot wide, that connects two or more wildlife habitat areas. Each area being connected must be 2,500 square feet in area. Earn 5 points if 50 foot wide minimum averaging 250-feet, 10 points. if 75-foot wide minimum averaging 500 feet, 16 points. if 100-foot wide or larger minimum averaging 1000 feet.

Earn two bonus points for designing corridor to not go across any roads or for providing tunnels at each roadway or for connections to aquatic habitats.

Parkland 2014 Expected Compliance: It is expected that at least one wildlife corridor will be created within the community, providing a credit of 2 points.

P-8 Preserve upland buffers to enhance preserved wetlands (12 points).

Upland habitats surrounding wetlands are important for biodiversity and the overall health of the wetlands.

Earn four points if there is a fifteen-foot minimum buffer preserved around all wetlands, eight points if there is a twenty-five foot minimum buffer and twelve points if there is a fifty-foot minimum buffer. There must be a total of three acres or 3% of the development (whichever is less) of wetland preserved to receive credit.

For a development with more than one preserved wetland area, points may be scaled based on the percentage of wetlands that have an upland buffer. For example, if there are four wetland areas and three have a 25-foot minimum upland buffer and one does not have an upland buffer, then earn $0.75 \times 8 = 6$ points

Parkland 2014 Expected Compliance: This credit is inapplicable because the site does not include any upland areas or wetlands.

P-9 Preserve or provide ground water recharge areas (12 points).

Water recharge of the aquifer generally occurs from some of the highest, sandier areas. Preserving these areas is important to preserving the future quantity and quality of water.

Earn one point for each 1% of acreage that is preserved for a prime aquifer recharge area that meets the following requirements. Prime aquifer recharge areas means those areas which are not class I or secondary aquifer recharge areas and which have the following geophysical characteristics:

- a. Have highly permeable soils.
- b. Are above 30 feet mean sea level.
- c. Have a potentiometric surface below the high water table preserved for water recharge.

There must be a minimum of 3 acres to receive any points. Maximum 12 points

Parkland 2014 Expected Compliance: The Parkland 2014 team expects that the development will qualify for 6 points under this section.

P-10 Restore native wildlife habitat (10 points).

Restore and maintain at least 10% of the land area from a previously developed, significantly disturbed, invaded by exotics or pasture use to its historical natural habitat or other more appropriate habitat relating to current soils, plants, and water.

Parkland 2014 Expected Compliance: The Parkland 2014 team expects that the development will qualify for 6 credits under this section.

P-11 Reuse or Recycle Materials on Site (0 - 10 points).

Although soil removed for retention areas is often used on site, other resources are not. Trees could be used for lumber or mulch for public areas or for future construction activities. Any existing buildings could have valuable resources recycled to the construction industry. Earn one point for each 10% of possible total “material” being reused. No points for mulching any invasive species unless via a process that assures no seed survival.

Parkland 2014 Expected Compliance: This credit is inapplicable because the site, as an existing agricultural property, does not contain any materials that could be re-used.

P-12 Treating stormwater from neighboring sites or in pre-existing developments (0 - 12 points).

If the development is overcoming a deficit in stormwater treatment, such as when it is built in an already established area, then it is providing a much-needed service beyond the typical minimum requirement. Similarly, some developments are on land that was permitted years ago prior to current stormwater regulations. If the site is handling the

stormwater at current code levels when it would not need to then there is a substantial environmental benefit.

Earn one point for each 10% beyond the minimum required that the stormwater system is handling (up to a maximum of 12 points for 120% more).

Parkland 2014 Expected Compliance: The proposed stormwater system for Parkland 2014 will contain the 100-year, three-day storm event, far more than the code-required 25 year, three-day storm event. The Parkland 2014 team therefore expects up to 12 points to be awarded for this criterion.

P-13 Conserve land via dry stormwater areas that serve as other amenities (0 - 10 points).

By using dry stormwater retention, the land may serve dual purposes: such as a neighborhood ball field or park during much of the year. Much of Florida's dry season occurs during cooler weather making outdoor activity pleasant. During the summer rainy season (for most of the state) temperatures are hotter and outdoor activity may not be occurring as much. By using the area for two purposes land is conserved providing environmental benefit.

Earn one point for each 10% of stormwater area designed for dual land use.

Earn two bonus points if it used for preserving existing native vegetation. Maximum ten points credit.

Parkland 2014 Expected Compliance: Portions of Parkland 2014's dry retention areas will be incorporated into parks and common spaces to serve as other amenities. They will double as recreational ball fields and passive recreation areas. These areas will allow for water storage to alleviate flooding, percolation and filtering out of pollutants after rain events. The Parkland 2014 team expects at least 2 points from this section.

P-14 Community food plot, garden parks (0 - 10 points).

Increase development densities to leave or create agricultural greenbelt or community plot as part of the development plan. Growing food and plants locally can reduce environmental harm from shipping of plants and in some cases may be the most appropriate use of the land.

Earn five points for incorporating an area of at least 5 acres or 5% of the site (whichever is less) with an established or planned agricultural area.

Earn five bonus points if agricultural area is deed restricted to be farmed organically.

Parkland 2014 Expected Compliance: It is expected that at least 5 acres across the community will be landscaped/planted as fruit trees. The Parkland 2014 is exploring limiting these areas in manner to require organic methods. It is therefore expected that the community may be eligible for up to 10 points under this section.

P-15 Non-listed environmental benefits (0 – 5 points).

Provide description of any significant environmental benefits achieved, beyond typical new development, that are not covered in the above categories. The points attributed should be computed, if possible, relative to environmental benefit achieved by other measures. Note, that one will only receive discretionary points for projected environmental results; not for meeting existing code in a creative manner or for money spent to alter some existing land feature, or other troubles one went through to obtain an already listed green feature.

Parkland 2014 Expected Compliance: It is not expected that Parkland 2014 will seek points under this section.

Category 2: Circulation

About 35% of the state's primary energy use goes towards transportation, and motor vehicles emit several pollutants that EPA classifies as known or probable human carcinogens. EPA estimates that mobile (car, truck, and bus) sources of air toxics account for as much as half of all cancers attributed to outdoor sources of air toxics. Surfaces for transportation and parking of vehicles decrease pervious surface area and leads to runoff that has to be controlled to prevent pollution to our water bodies. Solutions include locating residences where there are schools, shopping and office areas nearby; providing adequate alternatives to the private automobile, and minimizing road areas. Green road design should assure close access to destinations, pedestrian structure, building orientation, street trees, minimal street lighting and green road construction materials.

C-1 Pedestrian structure (0 - 12 points).

Earn 2 points. if $\geq 4'$ sidewalk is continuous on one-side of each street;
6 points if $\geq 4'$ minimum width continuous sidewalk on both sides of street. Sidewalks must be installed at the time streets are built and extend along all roads, including those past conservation areas, water retention areas and non-residential property so as to make a continuous transportation system for bicyclists, wheelchair pedestrians and others.

Bonus points available for additional miles of pedestrian/bicycling trails available to all property owners in development as a percentage of road miles in development:

1 - 14.9%	1 point
15 - 29.9%	2 points
30 - 39.9%	3 points
40 - 49.9%	4 points
50 - 59.9	5 points
≥ 60	6 points

Example: Suppose a development called Mulberry Trail has 4' sidewalks along both sides of each street, and Mulberry Trail has 1.6 miles of streets.

Suppose they also have preserved an old Florida settler walking dirt trail that is 0.8 miles within their development. The percentage of additional pedestrian/bicycling trails would be $100 \times (0.8) / 1.6 = 50\%$. They would earn 5 bonus points to add to their 6 basic sidewalk points for a total of 11 points.

Parkland 2014 Expected Compliance: It is expected that Parkland 2014 will qualify for 6 points for the creation of sidewalks. The proposed pedestrian and biking facilities that are also planned for the community will likely result in additional points.

C-2 Road design (0 – 6 points).

Does not exceed “street design guidelines for healthy neighborhoods” for road widths based on volume or uses published TND standards (3 points). Also, if the development does not contain any full pavement cul-de-sacs they earn one point (1pt). Road design self-enforces speed limits 25 mph or under in residential areas (2 points) through short narrow roads, many stops, or other traffic calming methods. Wide radius curves and typical width roads will generally not qualify for these traffic calming points.

*Healthy Neighborhood Street Design**

Street Type	Max. Width	Max. Design Speed	Max. Corner Radius	Max. Ctrline Radius	Curb	Median	Max. Street Lgth	Veh. Volume	Walk Way	Bike Lanes	Trees	2-Way Traffic	Parking
Trail	8-14'	20 mph	n/a	95'	no	n/a	n/a	n/a	n/a	n/a	yes	yes	no
Alley	10-12'	10 mph	15'	50'	no	n/a	400'	200	no	no	no	yes	no
Lane	16-18'	20 mph	15'	90'	option	no	600'	200	both	no	yes	option	1 side
Street Sides	26'	20 mph	15'	90'-120'	option	no	1,320'	600	both	no	yes	yes	2
Avenue	varies	30 mph	15-25'	250'	yes	option	n/a	3-20K	both	yes	yes	yes	option
Main Street	varies	15-25 mph	15-25'	600'	yes	option	2,600'	3-10K	both	option	yes	yes	option
Boulevard	varies	30-35 mph	25'	500'	yes	yes	n/a	20-40K	both	yes	yes	yes	option
Parkway	varies	45+ mph	25'	1,000'+	no	yes	n/a	20-60K	no	trails	yes	yes	no

Notes:

- 1) Ideal speeds and width are given.
- 2) Flexibility is permitted, but design speeds must be adhered to.
- 3) These guidelines are not recommended for Conventional Neighborhood Development.
- 4) Traditional Neighborhood design layout, a strict adherence to TND principles of mixed use, walking and bicycling emphasis, a central place, trip containment, open-street parking, trails, traffic volumes and speeds are all linked.
- 5) Multiple entries aid fire response times.

* Street Design Guidelines for Healthy Neighborhoods, by Dan Burden, The Center for Livable Communities, January 1999.

Parkland 2014 Expected Compliance: It is possible for Parkland 2014 to qualify for up to 3 points.

C-3 Street trees (0 - 6 points).

Street trees make more of a “room” out of the street and help with traffic calming as well as provide great relief from Florida’s hot sun when walking, bicycling or getting into a parked car.

Trees help clean the air and by shading the street can help reduce the “heat island” effect that increases the temperature of the surrounding area. They can reduce air conditioning bills by reducing the temperature and sometimes through direct shading of nearby residences.

Earn the two points by providing coverage of 70% or more of all streets with native shade street trees and ample room provided for their survival as recommended by the Architectural Graphic Standards 10th edition.

Earn four points for 80% or more coverage, six points for 90% or more.

Trees should not interfere with overhead utilities, which may preclude the ability to earn these points. Tree canopies, when mature, must cover the first 8' of roadway on each side.

Parkland 2014 Expected Compliance: It is expected that Parkland 2014 will provide native street trees along at least seventy (70) percent of the roadways within the community, providing a minimum of 3 points.

C-4 Street lights (0 - 10 points).

Lighting accounts for 20% to 25% of all electricity consumed in the United States. Lighting uses energy, alters wildlife habits and reduces the visibility of stars and sky.

Earn 4 points for installing bulbs that produce 95 lumens per watt on 80% or more of street lights.

Earn 2 points if 80% of lights are motion activated

2 bonus point if 80% or more of lights are such that they are full cut-off luminaires if the bulb(s) in the fixture exceed 26W (Dark-sky friendly specs).

Two bonus points if 80% of lights are solar-powered.

Receive 5 points for no street lights in development if: the development includes road building efforts and two or more intersections and property owners are not forced to have exterior lighting operating

Parkland 2014 Expected Compliance: It is expected that at least 80 percent of the street lights within Parkland 2014 will produce 95 lumens per watt, providing a total credit of 4 points.

C-5 Parking (0 - 7 points).

Earn 1 pt. if ordinance requires bicycle parking at all community facilities and businesses to be located closer than all non-handicap parking,

2 points if shared parking is incorporated in plan between residents, business, religious institutions,

Up to 5 points for requiring incorporation of preserved or planted shade trees in parking areas :

- 1 pt for 1 tree per 4 parking spots,
- 2 points for 1 tree per 2 parking spots,
- 4 points for 1 tree per 1 parking spot,
- 5 points for 2 trees per 1 parking spot

Trees must be planted in areas large enough to support the trees for their lifetime in accordance with space requirements given in the Architectural Graphic Standards, 10th edition, or signed off by a certified arborist.

Parkland 2014 Expected Compliance: It is expected that Parkland 2014 will require bicycle racks to be located closer than standard parking areas for business, industrial and office uses, providing for at least 1 point under this section.

C-6 Connections (0-6 points).

Multiple connections usually results in fewer vehicle miles traveled saving energy and pollution. Earn four points by having at least four different connections to surrounding road and pedestrian network. The connections must be to more than one roadway (that is, four connections to the same arterial does not provide the purpose of this, which is to allow traffic to flow directly in all directions, thus reducing distances traveled to destinations).

Earn two bonus points if all connections have public access - minimum of two connections to different roadways (no gated entries).

Parkland 2014 Expected Compliance: The Parkland 2014 design will make the community eligible for 6 points under this standard.

C-7 Orientation (8 points).

The path of the sun is well known, and in mid-summer east and west building facades receive over twice as much solar heat gain as south and north sides. Northeast, Northwest, Southeast and Southwest orientations are not much better than east and west. Thus orienting streets so the most exposed sides of the house (generally the front and the back) are close to due north and south will save energy for building owners. Even on narrow lots, which may necessitate much longer sides than front and back; the front and back will generally tend to be exposed to the sun more because adjacent buildings will shade the sides.

Earn two points if 60% of buildable lots are designed to face within 30-degrees of due north or due south, four points for 70%, six points for 80%, and 8 points for 90%.

Parkland 2014 Expected Compliance: The Parkland 2014 community design will provide that a minimum of 60 percent of buildable lots will face within 30-degrees of due north or south, providing at least 2 points under this standard.

C-8 Road/trail/parking construction materials (0 - 10 points).

Pervious road and trail materials will generally reduce stormwater runoff creating a potential environmental benefit. To ensure that these pervious pavements work as they are intended, they should be constructed according to the design and specifications of an engineer with experience in this type of material or one that has successfully completed a course in this type of design, such as those offered by the NCSU Cooperative Extension. Also, there are various recycled materials that can be used as part of road and trail construction.

If 25% by area is pervious, earn 3 points

If 50% or more earn 6 points

Also earn 1 pt for each 25% of road construction material made of recycled content.

Parkland 2014 Expected Compliance: It is not expected that Parkland 2014 will seek any credits under this section.

C-9 Access (0 - 20 points if part residential, generally no points if there is no residential).

Walking, bicycling and even some new electric vehicles usually only substitute for automobiles if distances to destinations are kept short. Safe walk or bike trip as defined here is to mean a sidewalk or other off-road path that does not cross a three-lane or four-lane roadway with a posted speed of over 30 miles per hour or cross a two-lane road with a posted speed of more than 35 miles per hour.

School access:

- Earn 1 pt if 50% of all housing is within 1 mile and can access a school grounds by walking and biking safely (see definition)
- 2 points if 100% of housing meet this criteria
- Double the points for inclusion of all K-12 meeting the criteria
- Earn one bonus point for each K-12 school site donated by the developer to help accomplish this purpose (limit: four school access bonus points)

Retail access:

- Receive 1 point if 50% of housing is within 1/2 mile safe walk
- 2 points if 50% of all housing is within a 1/4 mile safe walk
- 3 points if 100% of housing is within 1/2-mile safe walk
- 4 points if 100% within 1/4 mile safe walk
- Receive two bonus points if development includes a pedestrian friendly retail center (such as a traditional town center or retail on pedestrian trails).
- One bonus point if there is a plan for residents to lease or be given shopping carts that can be brought home (limit: four retail access points)

Transit access:

- Receive 1 point if 50% of housing is within 1/2 mile safe walk
- 2 points if 50% of all housing is within a 1/4 mile safe walk
- 3 points if 100% of housing is within 1/2-mile safe walk
- 4 points if 100% within 1/4 mile safe walk
- To receive credit there must be shade and rain shelter and bench at any “hub” waiting area.

Pools and parks:

Pools and parks are other frequented destinations and access to community pools may reduce the number of pools needed (see Amenities section for environmental benefits).

- Receive 1 point if 50% of housing is within 1/4 mile safe walk of a pool and a park space,
- 2 points if 50% of all housing is within a 1/8 mile safe walk,
- 3 points if 100% of housing is within 1/4-mile safe walk,
- 4 points if 100% within 1/8 mile safe walk

Employer access:

- Earn 1 point if number of jobs within 1/2 mile radius is \geq 50% of # of housing units,
- 2 points if \geq 100% of housing units,
- Double points for “safe walk” to job destinations.

Parkland 2014 Expected Compliance: The Parkland 2014 community design will provide for a minimum of 15 points under this section.

C-10 Non-listed environmental benefits (0 – 5 points).

Provide description of any significant environmental benefits achieved, beyond typical new development, that are not covered in the above categories. The points attributed should be computed, if possible, relative to environmental benefit achieved by other measures. Note, that one will only receive discretionary points for projected environmental results; not for meeting existing code in a creative manner or for money spent to alter some existing land feature, or other troubles one went through to obtain an already listed green feature.

Parkland 2014 Expected Compliance: It is not expected that any credit will be sought under this section.

Category 3: Green Utility Practices

A developer makes many decisions regarding utilities. How much land will the utilities take, which utilities are to be provided? These decisions may have environmental consequences regarding land use, tree plantings, and irrigation choices for parcel owners. Like some other decisions, a local government or a utility company may not allow for some of the suggestions herein, and at other locations some of these suggestions may be mandatory. FGBC rewards developers who fight for these greener utility methods.

U-1 Minimize disturbance due to utilities (0 - 15 points).

Preserving land and trees when laying the utilities can help the environment. Underground utilities leave room above ground for tree canopies to grow without interfering with utility lines.

Earn four points if all utilities are underground. Earn eight bonus points if all underground utilities are coordinated to be carried in a common sleeve (earn credit even if gas line is not in sleeve), or if R.O.W. for utilities has been reduced by 30% from the standard practice in your jurisdiction. This reduces disturbance during construction and for later maintenance.

Earn two bonus points for making special provisions to save existing trees while laying utilities (must include a tree survey with submittal and have saved at least 12" of tree caliber of trees two-inch or larger).

Earn one bonus point for delineating zones of protection around the driplines throughout.

Parkland 2014 Expected Compliance: The Parkland 2014 utility design plans, which include the burial of all lines, will provide for a minimum of 4 points under this section.

U-2 Deliver Green Power (0 - 25 points).

Energy use in buildings and common areas usually has significant environmental impact off-site. Green power comes from renewable resources such as wind and solar.

Earn 2 points for each ten percent of the development's power demand that will be delivered with green power either produced on-site or purchased as part of a green-pricing agreement with a utility.

Receive two points if property buyers will receive some financial incentive from the developer or homeowner's association (of at least \$200 value or 1% of the retail price of

the property - whichever is less) to comply with requirements to participate in the green pricing program for at least 12 months.

Earn five points for delivering common areas with 100% green power or for not using any power in common areas.

Maximum 25 points.

Parkland 2014 Expected Compliance: It is expected that homebuyers will be provided with a green power credit at the time of purchase. Moreover, green power will be utilized in all common areas. Therefore, it is expected that Parkland 2014 will be eligible for 7 points under this section.

U-3 Supply irrigation system that uses stormwater or reuse water (0 - 15 points).

Irrigation water does not have to be of the quality of potable water. Building in a central irrigation system has many benefits. First, the watering can be controlled from a central point so water conservation measures such as a rain sensor may control the entire system. In some instances, a system that runs from local water retention/detention areas can be used. In some municipalities a central reuse may be available for connection.

Earn eight points for connecting each parcel to a reuse system.

Earn two points for connecting all irrigated common areas.

Earn five bonus points for any system that would turn off the irrigation for the entire development based on a single rain gauge and valve.

Parkland 2014 Expected Compliance: The Parkland 2014 community's irrigation, will, in large part, be re-used non-potable water – either from the stormwater system or the proposed sewer re-use system. It is anticipated that 7 points will be available under this section.

U-4 Irrigation meter system (5 points).

Earn five points for a system of metering the reuse water, well water or potable irrigation water on each parcel (even reuse water can be in limited supply during some times of year).

Parkland 2014 Expected Compliance: It is not expected that any credit will be sought under this section.

U-5 Water irrigation budget (10 points).

Limit withdrawal for irrigation by parcel owners and to common areas based on some budget (e.g., 1000 gallons/month/.1 acre) through controls.

Parkland 2014 Expected Compliance: It is not expected that any credit will be sought under this section.

U-6 Submeter parcels by end user (5 points).

If there are any commercial or multi-family properties, arrange for each end-user to receive a meter for the utility. This will tend to encourage conservation and allow the end-user to receive benefits for efficient operating behavior and conservation measures. Reference: Florida Water Conservation Initiative, Florida Dep, pp. 71 -74.

Parkland 2014 Expected Compliance: It is not expected that any credit will be sought under this section.

U-7 Non-listed environmental benefits (0 – 5 points).

Provide description of any significant environmental benefits achieved, beyond typical new development, that are not covered in the above categories. The points attributed should be computed, if possible, relative to environmental benefit achieved by other measures. Note, that one will only receive discretionary points for projected environmental results; not for meeting existing code in a creative manner or for money spent to alter some existing land feature, or other troubles one went through to obtain an already listed green feature.

Parkland 2014 Expected Compliance: It is not expected that any credit will be sought under this section.

Category 4: Amenities

The amenities the developer provides and how they go about providing them can help or hinder the sustainability of occupants. FGBC gives credit for amenities that are likely to have a beneficial impact on the environment relative to typical practice. Nature parks and common preservation areas earn points under category 1. Some of the amenities described here allow for common areas of intense use instead of many parcels trying to provide any less-efficient amenities.

A-1: Neighborhood parks (0 - 4 points).

Develop neighborhood parks that are within:

- 1/4 mile of 50% of households and earn 1 pt
- within 1/8 mile of 50% of households earn 2 points
- within 1/4 mile of 100% of households earn 3 points
- within 1/8 mile of 100% of households earn 4 points

Neighborhood parks are to contain playground equipment that uses green construction materials (i.e., recycled content or recyclable materials) with seating areas and native shade trees.

Parkland 2014 Expected Compliance: Parkland 2014's site design will permit the award of 4 points under this section.

A-2 Community or regional park (2 points).

Earn 2 points for developing a community or regional park in plan – generally a regional park will be 10 acres or more and designed to serve a large part of the surrounding community. It will contain recreational facilities such as ball fields, court recreation, playgrounds and water body access.

Parkland 2014 Expected Compliance: Parkland 2014 will be providing an integrated park system including water access and recreational facilities that will qualify for two points under this section.

A-3 Community pool (0 - 4 points for developments with single family residences).

Swimming pools require water, energy and chemicals to operate. By providing one or more pools for the development to share instead of having many individual pools, precious resources can be conserved.

Earn one point for providing a common pool available to each resident, 2 points if there is a common pool for each 300 households, 3 points if there is one for each 200 households and four points if there is one for each 100 households. These points not available if deed restrictions require individual pools for any single-family lots.

Parkland 2014 Expected Compliance: Parkland 2014's proposed community pool is expected to qualify for 1 point under this section.

A-4 Compost/Mulch facility (3 points).

Everyone may not choose to invest their real estate and time in creating their own compost pile for yard waste material. Compost piles help create useful fertilizer out of waste product. Although some municipalities have a municipality-wide facility, one within the development is more convenient for regular use.

Earn 3 points for developing a mulching/compost facility within development and compost facility management plan

Parkland 2014 Expected Compliance: This section remains under evaluation.

A-5 Golf Course is Audubon International certified, minimally treated or excluded (6 points).

Golf courses usually use extensive amounts of chemicals and water to keep the playing surface in shape for the wear it takes. To become Audubon International certified a course in the planning stages must successfully complete and implement a natural resource management plan to the Audubon Signature Program's specifications.

Existing golf courses can qualify under the Audubon Cooperative Sanctuary Program for Golf Courses.

Alternatively, earn the points for any golf course that has 40-percent or less of its total acreage in maintained area (irrigated or chemically-treated or concrete or buildings). For developments with multiple golf courses, points can be credited as a percentage of total golf courses (e.g., earn three points if one of two courses meets the criteria).

Also earn six points if development is over 300 acres and no golf course is planned in present, past or future phases.

Parkland 2014 Expected Compliance: The Parkland 2014 plan excludes golf courses and it is expected that 6 points will be awarded under this section.

A-6 Landscape criteria and management plan for common areas and amenities (0 – 6 points).

Earn two-points for using 80% or more native, drought-resistant plant material in non-recreational areas.

Earn two points for water-conserving irrigation systems in common areas and recreational facilities.

Earn two points for a detailed management plan for “green” management of amenities.

Parkland 2014 Expected Compliance: The Parkland 2014 design will comply with all three portions of this section, providing a total of 6 points.

A-7 Non-listed environmental benefits (0 – 5 points).

Provide description of any significant environmental benefits achieved, beyond typical new development, that are not covered in the above categories. The points attributed should be computed, if possible, relative to environmental benefit achieved by other measures. Note, that one will only receive discretionary points for projected environmental results; not for meeting existing code in a creative manner or for money spent to alter some existing land feature, or other troubles one went through to obtain an already listed green feature.

Parkland 2014 Expected Compliance: It is not expected that any credit will be sought under this section.

Category 5: Covenants and Deed Restrictions

Developers can exercise considerable influence and control over purchasers by incorporating environmentally sound practices into covenants and restrictions for individual purchasers. There are many good programs available that are detailed in the home and commercial green standards. In lieu of giving credit for each individual item, FGBC is simply giving credit for referencing those standards in various ways; and in making sure that the covenants and deed restrictions do not prohibit a purchaser from qualifying for points for the home and commercial standard.

CDR-1 Green Construction Standards (0 - 40 points).

Select one of the following:

- Include information making property purchasers aware of other appropriate FGBC green standards (i.e., green home, green commercial building) - 1 point;
- Include information encouraging lot purchasers to comply with the appropriate green standard- 2 points;
- Providing some tangible incentive (of at least \$200 value or 1% of the retail price of the property - whichever is less) to comply with the appropriate green standard- 4 points;
- Requiring each property owner to comply with the appropriate FGBC standard - 40 points; or
- Requiring each property owner via the CDRs, to comply with one or more minimum components of the green home or green commercial standard as described below either through prescriptive measures or the flexibility within the standard, scoring points per section as follows. The CDRs must include sufficient educational information to aid the buyer in making environmentally sound choices. For details, refer to the FGBC green home and commercial designation reference guides.

For Homes:

- Energy Building Envelopes (130 points on green home standard) – 10 points;
- Energy Efficient Appliances (10 points on green home standard) - 3 points;
- Water Conservation (15 points minimum on green home standard) - 5 points;
- Site (10 points minimum on green home standard) - 3 points;
- Health (10 points minimum on green home standard) - 3 points;

- Materials (10 points minimum on green home standard) - 3 points; and
- Disaster Mitigation (5 points minimum on green home standard) - 2 points

For Commercial Buildings

(same as homes but energy category is worth 10 points– there is no energy appliances category in the commercial standard.).

Parkland 2014 Expected Compliance: Based on preliminary reviews of building designs, it is expected that Parkland 2014 design will qualify for 20 points under this section.

CDR-2 No language that prohibits green practices (5 points).

Earn these points only if the CDRs do not prohibit:

- using available water-efficient (i.e., bahia, bermuda) or bug-resistant grasses and plants;
- using solar systems on south-facing roof regardless of the direction of the street;
- driveways that use porous pavers, not installing irrigation systems, not installing any turf; or
- any other language that obviously prohibits the ability for site purchasers to obtain credit for any green home or green commercial building point criteria.

The development also earns these points if there are no covenant and deed restrictions.

Parkland 2014 Expected Compliance: Parkland 2014 will in no way discourage or prohibit green practices, providing for 5 points under this section.

CDR-3 Non-listed environmental benefits (0 – 5 points).

Provide description of any significant environmental benefits achieved, beyond typical new development, that are not covered in the above categories. The points attributed should be computed, if possible, relative to environmental benefit achieved by other measures. Note, that one will only receive discretionary points for projected environmental results; not for meeting existing code in a creative manner or for money spent to alter some existing land feature, or other troubles one went through to obtain an already listed green feature.

Parkland 2014 Expected Compliance: It is not expected that any credit will be sought under this section.

Category 6: Provide Educational Information to Help Achieve and Promote Green Living Practices

Educating all members of the development team, builders and future occupants about green practices can lead to increased awareness and environmental benefit. Providing these groups with green building information in the form of workshops, signs and written material on-site will earn credit towards the designation.

E-1 Staff training (0 - 14 points).

Earn one point for each member of the development team (e.g., planner, engineer, architect, landscape architect, builder, marketing staff, administrator, sales) that has earned six hours or more of CEU credits in a green development or green construction course within 36 months of date of submittal so long as the lead designer/ decision-maker is one of the members receiving credit.

Earn four points for regular cross-training among team members (developer, engineering, design, sales, marketing etc.). Maximum credit 14 points.

Parkland 2014 Expected Compliance: It is expected that from 6 to 14 points will be sought under this section.

E-2 Dedicated on-site green specialists for parcel owners (0 - 16 points).

If the developer or development association, such as homeowners association, has a dedicated ecologist working on-site conducting research and providing tours to residents and visitors, earn four points. Ecologist must devote at least 8 hours per week to the development and adjacent area (e.g., if development is on a water body the ecologist may spend some of the time investigating or touring the adjacent water body).

Similarly, if the developer or development association has a dedicated “green” landscape specialist, “green” design/construction specialist, and/or “green” interior design specialist available on-site to provide services to parcel owners earn four points each (only earn credit for each different person that is available regardless of how many fields that individual’s expertise is in).

Parkland 2014 Expected Compliance: It is expected that 12 points will be sought under this section.

E-3 On-site “Green” buyer training or buyer incentives for off-site training (0 - 8 points).

Earn up to eight points for offering courses for potential or existing purchasers regarding green construction and operation practices. Earn one point for each hour of unique training provided quarterly or more often.

Parkland 2014 Expected Compliance: It is expected that 4 points will be sought under this section.

E-4 Environmental education in marketing material (0 - 5 points).

Earn three points if 10% of the marketing dollars spent is aimed towards educating the recipients of the environmental consequences of their actions or of the environmental features contained. Marketing material consists of any sales office material, signs, displays, newsletters, brochures, other media sales material and any other efforts aimed at marketing the development. Credit will not be given if marketing material provides exaggerating claims regarding the environmental benefits of development features.

Parkland 2014 Expected Compliance: It is expected that 3 points will be sought under this section.

E-5 In-house green practices (0 - 10 points).

The developer should lead by example, not just as a marketing scheme.

Mission: Earn two points for having a mission statement that clearly states the development company’s dedication towards being an exemplary environmental steward in all aspects of their business and having the mission statement printed on all written marketing material.

Printing: Earn one point if all marketing material is printed on at least 25% recycled content paper, or two points if all marketing material is printed on 100 % recycled content paper.

Earn one point if no paper has been bleached.
Earn one point if all inks are soy-based.

Purchasing: Earn two points if the development company has a “green” purchasing policy consistent with state recommendations.

Recycling coordinator: Earn two points if the developer has an assigned person responsible for assuring recycling of recyclable materials from all aspects of the business.

Parkland 2014 Expected Compliance: It is expected that 4 points will be sought under this section.

E-6 Demonstration green buildings (4 points).

Earn the four points if the first building (Residential or commercial) built earns a green designation as an example for others and for a period of at least two months upon completion is open to perspective purchasers in the development.

Parkland 2014 Expected Compliance: It is anticipated that all model homes will be FGBC certified, providing 4 points under this section.

E-7 Outdoor environmental education signs (0 - 22 points).

The development may continue to function for hundreds of years, long after initial sales and construction. Long-lasting outdoor signs can be used to educate every generation that lives there of the environmental consequences of their actions. Earn two points for each for the following items (up to 20 points):

- Signs that show where stormwater drains
- Signs that indicate the environmental benefit of pedestrian transportation
- Signs that indicate wildlife corridors and/or indicate the indigenous wildlife at the time of development
- Signs that educate about the need/benefit of conserving water
- Signs that educate about the need/benefit of conserving energy
- Signs that indicate the benefit of outdoor lighting that does not brighten the sky
- Signs that educate about the types of native plants and any environmental benefits
- Signs that educate about minimizing impact on preserved, created or restored areas and how to enhance the environment.
- Signs that educate on how to create and maintain habitats for native species in their yards.
- Any other signs that are for environmental education (bird nests, butterfly gardens, organic gardening. etc.).

Earn two bonus points if all signs are made of long-lasting green materials. One green spec is: A kit of parts that could be bolted together, with a pin set type pre-cast concrete

pier, then the posts from a wood-plastic composite and the sign itself either a naturally resistant species such as cedar or cypress, OR pine with ACQ pressure treatment, or the same wood-plastic composite with recycled content used in the posts.

Parkland 2014 Expected Compliance: It is anticipated that 20 points will be sought under this section

E-8 Green web site: (0 - 7 points).

A Web site will be constructed that will highlight environmental information and management strategies pertinent to the community.

This Web site will indicate what the developer has done to earn the FGBC designation (2 points), the current monitoring and maintenance plan (2 points), and contain content or links to content for advise on proper environmental maintenance of common parcels (1 pt) and green construction (1 pt) and operation (1 pt) of individual parcels.

This Web site should be set up originally by the developer and could be maintained by the homeowner association or an outside organization. Ideally, the Web site would be linked to interpretive signs where the Web site would provide more in-depth information.

Parkland 2014 Expected Compliance: It is anticipated that a website will be established providing all of the information listed under this section, making 7 points available.

E-9 Monitoring program (0 - 9 points).

A monitoring program will be set up by the developer, allowing homeowners to monitor wildlife (2 points), energy (2 points) and water use (2points), and water body quality (2 points). Monitoring will help the neighborhood keep track of environmental variables over time. Results will give residents an important feedback about how various management strategies affect environmental parameters.

One bonus point for making the data available on the neighborhood/development web site.

Parkland 2014 Expected Compliance: It is expected that 5 points will be sought under this section.

E-10 Non-listed environmental benefits (0 – 5 points).

Provide description of any significant environmental benefits achieved, beyond typical new development, that are not covered in the above categories. The points attributed should be computed, if possible, relative to environmental benefit achieved by other measures. Note, that one will only receive discretionary points for projected environmental results; not for meeting existing code in a creative manner or for money spent to alter some existing land feature, or other troubles one went through to obtain an already listed green feature.

Parkland 2014 Expected Compliance: It is not expected that any credit will be sought under this section.



BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

2008 NOV -5 P 1:12

DIRECT LINE: (305) 377-6220
E-MAIL: jBercow@BRZoningLaw.com
PLANNING & ZONING
METROPOLITAN PLANNING SECT

November 3, 2008

RECEIVED
11/04/2008

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE

Marc C. LaFerrier, AICP
Director, Department of Planning & Zoning
Miami-Dade County
111 NW 1st Street
11th Floor
Miami, FL 33128

Re: Parkland 2014 Comprehensive Development Master Plan ("CDMP")
Amendment Application -- Additional Confirmation On Police
Substation, Buffering and Capital Improvements Element Issues

Dear Mr. LaFerrier:

On behalf of the Parkland 2014 project, we are writing to confirm the applicant's plans as to: (1) the provision of space for the use of the Miami-Dade County Police Department within the proposed community; and (2) the buffering of adjacent agricultural lands from the proposed development; and (3) amendments to the CDMP's Capital Improvements Element to accommodate the improvements that will be in the Parkland 2014 Development of Regional Impact Development Order.

Police Facility. After discussions with both Miami-Dade Police and Fire Rescue Departments, the applicant had agreed to dedicate a site and construct a shared facility for both agencies within the development. We have since been informed that the Police Department is no longer interested in a facility and would prefer instead that the applicant offer a small room for the use of Police personnel to complete paperwork and/or meet with local residents.

Please consider this letter the applicant's agreement to modify its proposal to accommodate the Police Department's request. The applicant remains committed to dedicating a parcel and constructing a Florida Green Building Coalition certified facility for the Fire Rescue Department within the community.

Parkland DRI
CDMP Amendment Application
Supplemental Information and Analysis

November 12, 2008

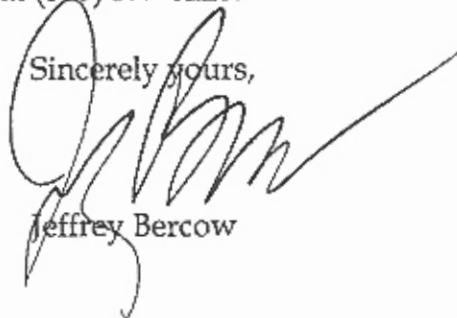
11

Buffering of Adjacent Agricultural Uses. One of the issues raised in the Department's Initial Recommendation is whether the Parkland 2014 development will provide adequate buffering for agricultural uses that abut the site. As you know, the CDMP amendment process does not involve the review of development plans. The applicant will further refine the buffering plan through the site plan review process following the transmittal of the CDMP application. The current Parkland 2014 master plan does contemplate the creation of lakes along the majority of the shared property lines, buffering the new community from adjacent agricultural uses. The applicant will further define the depth and design of the buffer areas as the application moves forward.

Capital Improvements Element. The applicant also remains committed to requesting that the CDMP Capital Improvements Element be amended to include all relevant infrastructure improvements proposed for Parkland 2014. These improvements will include all those listed in the "Consolidated Response to Department Issues" submitted to your Department as well as any other improvements that are mandated in the Development Order for the Parkland 2014 Development of Regional Impact.

Should you have any questions regarding the issues discussed herein, please do not hesitate to call me at (305) 377-6220.

Sincerely yours,



Jeffrey Bercow

cc: Rey Melendi
Anthony Seijas
Rob Curtis
Graham Penn, Esq.



BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

2008 NOV 17 P 5:40

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PLANNING & ZONING
METROPOLITAN PLANNING SECT

November 17, 2008

Marc C. LaFerrier, AICP
Director, Department of Planning & Zoning
Miami-Dade County
111 NW 1st Street
11th Floor
Miami, FL 33128

Re: Parkland 2014 Comprehensive Development Master Plan ("CDMP")
Amendment Application - Additional Response to Issues

Dear Mr. LaFerrier:

On behalf of the Parkland 2014 project, we are pleased to submit our team's response to certain issues raised in your Department's Initial Recommendation on the Parkland 2014 CDMP Amendment Application as well as several issues that have been raised following the issuance of the Recommendation. This letter will include both clarifications of previous materials submitted to your Department and new information. It will supplement the previously submitted "Consolidated Response to Departmental Issues" document. As with the previously submitted "Development Order Commitments" (Section One of the "Consolidated Response" document), the applicant is prepared to accept Development of Regional Impact Development Order conditions incorporating the various commitments outlined herein.

Police and Fire Facilities. As you know, the applicant had offered to donate a site and construct a joint Fire Rescue and Police complex within the project. We now understand that the Police Department is no longer interested in a facility and would instead prefer the applicant to provide a small workroom within Parkland 2014. The applicant has agreed to provide such a facility for the use of the Police Department within the proposed community center/clubhouse. The applicant also agrees that the eleven (11) public safety guidelines set forth in the Police Department's undated memorandum (copy attached) are acceptable and should be incorporated into the DRI development order for the project.

2008 NOV 17 P 5:41

Regarding the Fire Rescue facility, the applicant has agreed to: (1) dedicate a two (2) acre parcel to the County; and (2) construct a three-bay fire station that will be certified by the Florida Green Building Coalition on the dedicated site.

Krome Avenue Dedication, Construction and Access. FDOT has raised several issues relating to S.W. 177 Avenue (Krome Avenue). The applicant has agreed to the following: (1) the applicant will dedicate the balance of the needed 180 foot right-of-way running from S.W. 136 Street to S.W. 152 Street within the Parkland property; and (2) the applicant will construct four travel lanes to Florida Department of Transportation ("FDOT") standards within the dedicated roadway segment. We understand that FDOT has expressed concerns about the extension of S.W. 144 Street, which is proposed to run through the center of the Parkland 2014 community, to Krome Avenue. The applicant has agreed to refrain from linking S.W. 144 Street to Krome Avenue until such time the connection is mandated by Miami-Dade County, and it is found to be acceptable for permitting by FDOT.

Water Reuse. The applicant has long proposed an extensive wastewater reuse system to provide for portions of the project's irrigation demand. The applicant has had multiple discussions with Miami-Dade County Water and Sewer Department ("WASD") pursuant to Section 32-85 of the Miami-Dade County Code, which requires WASD to evaluate certain Developments of Regional Impact to determine the feasibility of an alternative water supply project. Please note that Parkland's daily water demand will be less than 1 MGD as a result of use of water conservation fixtures and reclaimed water for all or the vast majority of the project's irrigation. Even though the project net water demand will not exceed 1 MGD, which is the threshold under Section 32-85 of the County Code, the applicant has still committed to provide a water reuse project.

Following recent discussions with WASD, the applicant has agreed to modify its reuse plan. The applicant has agreed to establish a system that will capture 100 percent of the project's wastewater, treat the captured water, and re-use the treated wastewater to meet the project's irrigation needs. Although it is the applicant's intent to use all of the reclaimed wastewater flow for irrigation purposes, there is the possibility that the reclaimed water will not be sufficient to satisfy total project irrigation demand. Based on preliminary analyses, it appears that the reuse system will have the capacity to serve virtually all of the project's

irrigation needs.¹ The applicant will bear the costs associated with constructing this system, the first such developer funded reuse system in Miami-Dade County.

The preliminary cost estimate for the system is approximately \$25,000,000. Once the system is operational, the applicant proposes to dedicate the re-use water treatment facility to WASD, significantly supplementing the County's water reuse infrastructure at no cost to the taxpayers. In addition, the County will be able to add this planned alternative water supply project to its Capital Improvements Element, and thus obtain credit for an alternative water supply system being funded and built by the private sector.

Stormwater Management. The applicant has proposed to retain the 100-year/3-day rainfall event within the project's boundaries through the excavation of a series of lakes and waterways. The Department's Initial Recommendation suggested that the lake area proposed for Parkland 2014 may not be sufficient to accommodate the 100-year/3-day event. The applicant has had additional discussions with the Department of Environmental Resources Management ("DERM") on this issue.

It is our understanding that DERM has agreed that the applicant will be able to take credit for the first 3.28 inches of rainfall in designing its stormwater management system once the UDB is expanded to include the property. This is the standard practice in Miami-Dade County. Under such a scenario, it is typically anticipated that a project will devote approximately fifteen (15) percent of its area to lakes. While engineered drawings will certainly need to be prepared prior to a final determination, the proposed lake and waterway system within Parkland 2014 is consistent with the standard applied to all similarly situated developments in Miami-Dade County. Accordingly, Parkland 2014 will be accommodating the 100-year/3-day rainfall event on site.

Impact on Everglades. The National Park Service had expressed concern about Parkland 2014's potential impact on the water levels within Everglades

¹ In the event that the proposed reuse system does not generate adequate water to meet the project's irrigation needs, the applicant will utilize limited amounts of water from either the project's lakes or from the Miami-Dade County Water and Sewer Department's supply, subject to the review and approval of the appropriate governmental agencies.

National Park. The applicant had previously responded with an analysis that demonstrated that the then proposed aquifer withdrawals would have no impact on water levels in or near the Everglades National Park. As noted above, the applicant has further refined its water supply plans and now intends not to withdraw surface or groundwater from within the boundaries of the Parkland 2014.

The applicant had previously proposed to use water from the project's lakes for irrigation purposes. The applicant has refined its plans and now proposes to utilize treated wastewater for its irrigation needs. However, if the reclaimed water supply will not be sufficient to satisfy total project irrigation demand, there may be an extremely limited withdrawal from project lakes to provide the balance of irrigation water. The refined water use plan will result in the elimination of the current agriculture irrigation withdrawals from the Biscayne Aquifer of a reduction in the amount of groundwater being withdrawn on site of almost 3.51 million gallons per day, when compared to the current agricultural operation on-site. The originally proposed lake withdrawals have been minimized. Accordingly, there will be no impact from Parkland 2014 on water levels in or near Everglades National Park.

Transit. With respect the June 2008 Transit Impact Report for Parkland, the applicant would point out that the project has been designed to promote transit use, with a dedicated transit facility on site to allow for extension of existing and future transit to the site. Connections to the County's greenways and bike trail networks have also been designed into the project. The applicant agrees that transit use and alternative modes of transportation should be encouraged on this site. To that end, the applicant would be willing to commit to providing a private transit service (with 20 minute headways) that would connect to offsite County premium transit service. In the alternative, the applicant agrees to work with Miami-Dade Transit to extend premium transit service to Parkland, and to provide bus shelters and turnout lanes to increase bus ridership at convenient locations throughout the project, pedestrian and bicycle facilities, and a park and ride facility with a minimum of 100 parking spaces

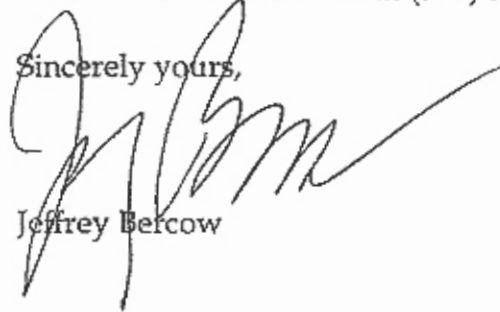
School Mitigation. The applicant has continued its discussions with Miami-Dade County Public Schools in order to arrive at a plan to mitigate the impacts of Parkland 2014 on the public school system. The discussions have been complicated by the fact that the County and Miami-Dade County Public Schools are still negotiating the terms of a proposed school concurrency system.

Given the current uncertainty surrounding the form of school concurrency in Miami-Dade County, the applicant has proposed a DRI Development Order condition that provides mitigation plans under three different scenarios: (1) the applicant and Miami-Dade County Public Schools enter into a mitigation agreement prior to the enactment of school concurrency; (2) the applicant, Miami-Dade County Public Schools and Miami-Dade County enter into an agreement under school concurrency and the concurrency system does not permit public charter schools to be used for mitigation purposes; and (3) the applicant, Miami-Dade County Public Schools and Miami-Dade County enter into an agreement under school concurrency and the concurrency system permits public charter schools to be used for mitigation purposes. A copy of the proposed Development Order condition is attached.

Under each of these scenarios, the applicant remains committed to the construction of three schools within the Parkland 2014 community, providing a total of 4,800 student stations. It is the applicant's intent that least 2 of these schools, a K-8 and the senior high school, will be charter schools. The applicant's school mitigation program will provide public student stations far in excess of the number required to serve the expected population of the community, relieving capacity issues in the surrounding area.

We look forward to continue to work with you and your Department as the application moves through the approval process. Should you have any questions regarding either, please do not hesitate to call me at (305) 377-6220.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Jeffrey Bercow', with a long, sweeping horizontal stroke extending to the right.

Jeffrey Bercow

cc: Rey Melendi
Anthony Seijas
Rob Curtis
Graham Penn, Esq.
Mark Woerner, AICP

Parkland 2014 – Draft Development Order Condition Related to Schools

The Developer shall set aside at least 35 acres for the construction of up to three public schools to be operated either by the Miami-Dade County Public Schools or a charter school provider. The approximate location of the school sites shall be depicted on the Conceptual Master Plan of the development.

Miami-Dade County and the Miami-Dade County Public Schools have not yet arrived at a mutually agreed upon school concurrency system. The Developer shall, therefore, also mitigate its impact on the Miami-Dade County Public Schools system in one of three ways, depending on the circumstances under which the mitigation agreement is entered into with the Miami-Dade County School Board and/or Miami-Dade County.

Option One. The Developer shall provide the following mitigation if agreed to by the Miami-Dade County School Board prior to the enactment of school concurrency in unincorporated Miami-Dade County.

The Miami-Dade County School Board has calculated the total capital costs to serve the students generated by the Parkland 2014 project to be \$58,215,478. The current school impact fees that are estimated to be generated by the Parkland 2014 development total \$12,178,000. The applicant shall provide a mixed land donation and monetary contribution to Miami-Dade County Public Schools with an aggregate value of \$46,037,478 over and above the estimated impact fees.

The Developer shall dedicate the depicted 15-acre site, estimated to be valued at \$7,500,000, to the Miami-Dade

County Public Schools. The land donation shall be reviewed under the appraisal procedures of Miami-Dade County Public Schools in order to determine its value.

The Developer shall also provide Miami-Dade County Public Schools with a monetary donation of \$38,537,478 to be employed by the School District for the construction of a 2,100 student station K-8 school to be certified by the Florida Green Building Coalition on the dedicated site.

Upon either: (i) the approval by Miami-Dade County Commission and School Board of an increase in the amount of the educational facilities impact fee that will be assessed against the future development of the Property pursuant to Chapter 33K of the Miami-Dade County Code of Ordinances and related Interlocal Agreements or (ii) an increase in the amount of the square footage of the homes proposed for the subject development, as depicted on a site plan, over the estimated square footage of the homes used by School Board in calculating the impact fee generated by the proposed development, then the monetary contribution shall be adjusted accordingly by Miami-Dade County Public Schools.

The monetary contribution shall be payable in multiple pro-rata payments pursuant to the following schedule:

1. Prior to issuance of the first building permit for a residential building (Phase I) = \$12,845,826.
2. Prior to issuance of building permit for the 3,000th residential unit (Phase II) = \$12,845,826.
3. Prior to issuance of building permit for the 5,000th residential unit (Phase III) = \$12,845,826.

Payment shall come due and payable ten (10) days prior to the issuance of the relevant building permit. Miami-Dade County will not issue the first, the 3,000th or 5,000th residential building permit until it has received written confirmation from the School Board that the relevant payment has been made.

In the event that the School Board does not accept the proffered land donation, the monetary donation shall be increased to \$46,037,478. The monetary donation shall be utilized for capital improvements for schools serving the students generated by the project.

The Developer shall also ensure that two additional charter schools are developed within the project, a 1,600 student-station high school that shall be open for attendance prior to the issuance of the 3,000th certificate of occupancy for a residential unit within the project, and a 1,100 student-station K-8 school that shall be open for attendance prior to the issuance of the 5,000th certificate of occupancy for a residential unit within the project.

Option Two. The Developer shall provide the following mitigation if agreed to by Miami-Dade County and the Miami-Dade County School Board following the enactment of school concurrency in unincorporated Miami-Dade County. This Option shall apply in the event public charter schools are not deemed to be a mitigation option under school concurrency.

The Developer shall satisfy the proportionate share obligations of the Miami-Dade County school concurrency regulations. If there is a lack of adequate public school capacity to serve any portion of the project, the Developer shall enter into a mitigation agreement with Miami-Dade County and Miami-Dade County Public Schools. Mitigation options shall include any of options recognized in the Amended and Restated Interlocal Agreement for Public School Facility Planning, including but not limited to the donation of one or more of the school sites within the project; a monetary donation; the construction of one or more public school facilities; or a combination of the above.

In addition, but subject to the limitation on public school sites within the project set forth below, the Developer shall be responsible for building two charter schools within the project, a 1,600 student-station high school that shall be open for attendance prior to the issuance of the 3,000th certificate of occupancy for a residential unit within the project, and a 1,600 student-station K-8 school that shall be open for attendance prior to the issuance of the 5,000th certificate of occupancy for a residential unit within the project. In no event shall more than three public schools (including charter schools) be required to be located within the Parkland 2014 project.

Option Three. The Developer shall provide the following mitigation if agreed to by Miami-Dade County and the Miami-Dade County School Board following the enactment of school concurrency in unincorporated Miami-Dade County. This Option shall apply in the event public charter schools are a permitted mitigation option under school concurrency.

The Developer shall satisfy the proportionate share obligations of the Miami-Dade County school concurrency regulations. If there is a lack of adequate public school capacity to serve any portion of the project, the Developer shall enter into a mitigation agreement with Miami-Dade County and Miami-Dade County Public Schools. Mitigation options shall include recognized options in the Amended and Restated Interlocal Agreement for Public School Facility Planning, including the dedication of a school site within the project; the construction of charter schools; or a combination of the above.

The following additional limitations shall apply to any charter schools accepted as mitigation for school concurrency under the terms of this Condition:

- a) All charter school facilities must have binding restrictions upon their use that provide enrollment preferences to those students residing within the development or, where the facilities will provide capacity in excess of that required or utilized by the proposed development, those students residing within a reasonable distance of the school. Exceptions to enrollment preferences shall be limited to those employed in district owned schools. No person shall, on the basis of race, ethnicity, national

origin, gender, disability, or marital status, be excluded from enrollment.

b) All charter school facilities must be owned by a non-profit entity, municipality, or other public entity as provided by law.

c) All charter school facilities shall be built to the State Requirements for Educational Facilities (SREF); provided however, that such facilities shall be subject to the same exceptions and exemptions from SREF requirements normally and typically available for district owned schools.

d) In the event that any charter school is closed for any portion of an academic year, excepting temporary closures necessitated by Acts of God or natural disasters, the school's charter shall contain provisions detailing the terms and conditions for Miami-Dade County Public Schools to assume ownership of the charter school facility and land upon which the facility is located in order to operate the former charter facility as a traditional educational facility. Any charter school closure shall be subject to the terms of Chapter 1002.33(18)(f), Florida Statutes.

In addition, but subject to the limitation on public school sites within the project set forth below, the Developer shall be responsible for building two charter schools within the project, a 1,600 student-station high school that shall be open for attendance prior to the issuance of the 3,000th certificate of occupancy for a residential unit within the project, and a 1,600 student-station K-8 school that shall be open for attendance prior to the issuance of the 5,000th certificate of occupancy for a residential unit within the project. Any charter schools not constructed for mitigation of school concurrency shall not be subject to the additional

development limitations enumerated in this Condition. In no event shall more than three public schools (including charter schools) be required to be located within the Parkland 2014 project.



BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: 305-377-6220
E-MAIL: jbercow@BRZoningLaw.com

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PLANNING & ZONING
METROPOLITAN PLANNING SECT

VIA HAND DELIVERY

November 17, 2008

Ana Rijo-Conde, AICP
Director, Facilities Planning
Miami-Dade County Public Schools
1450 N.E. 2 Ave
Miami, Florida 33132

Re: Parkland 2014 School Facilities Mitigation.

Dear Ana:

As you know, this law firm represents the developers of the Parkland 2014 Development of Regional Impact currently under review with Miami-Dade County. Following the meeting we had with you and your staff, we have reviewed the various options available to us under the School Board's current "F7" voluntary mitigation program. Please consider this letter the applicant's formal offer to mitigate its school impacts under the F7 program.

The F7 standards adopted as a rule by the School Board permit zoning applicants to mitigate for the capital costs of serving the students that will be generated by a particular development. The F7 system was established to provide a uniform methodology for the review of voluntary mitigation offers. The total capital cost to serve students generated by Parkland 2014 as estimated by your Department is \$58,215,478. The current school impact fees that are estimated to be generated by the Parkland 2014 development are \$12,178,000. The offer herein has been drafted to be consistent with the requirements of the rule.

The Parkland 2014 mitigation offer is as follows:

Land Donation of 15 Acre Parcel - Estimated Value of \$7,500,000. Land will be donated at the time it is platted.

Monetary Donation of \$38,537,478 -- Payment to be made in three installments under the following schedule:

The monetary contribution shall be payable in multiple pro-rata payments pursuant to the following schedule:

1. Prior to issuance of the first building permit for a residential building (Phase I) = \$12,845,826.
2. Prior to issuance of building permit for the 3,000th residential unit (Phase II) = \$12,845,826.
3. Prior to issuance of building permit for the 5,000th residential unit (Phase III) = \$12,845,826.

Payment shall come due and payable ten (10) days prior to the issuance of the relevant building permit. Miami-Dade County will not issue the first, the 3,000th or 5,000th residential building permit until it has received written confirmation from the School Board that the relevant payment has been made.

The total payment to MDCPS, including the impact fees to be paid by the developer, will be \$58,215,478. This mitigation offer has been calculated based on the now-current school impact fee. As with all such agreements, the proposed monetary donation will be adjusted to account for any increases in the school impact fees to be paid by the development, or in the event the value of the land donation is not appraised at the estimated \$7,500,000.

In the event that the School Board declines the land donation, the monetary donation will be increased to \$46,037,478, subject to adjustments in the estimated impact fee payments. This alternative donation will be made with the understanding that Miami-Dade County Public Schools will devote the monetary donation to capital improvements to serve the students generated by the Parkland 2014 development.

This mitigation offer is also being made with the understanding that Miami-Dade County Public Schools will construct a 2,100 student-station K-8 school on the donated site. As the Florida Green Building Coalition will certify Parkland 2014 as a "green" community, the school constructed under the terms of this offer must also be certified under the same standards. We expect that MDCPS will amend its five-year work plan to reflect this commitment. The mitigation offer also must be accepted prior to the adoption of public school concurrency in unincorporated Miami-Dade County. MDCPS must further confirm that, upon acceptance of the proffered mitigation by the School Board, Parkland 2014 will be vested for school concurrency purposes.

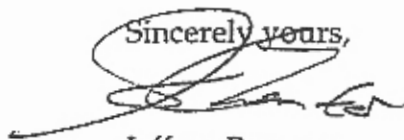
Ana Rijo-Conde, AICP
Director, Facilities Planning
Miami-Dade County Public Schools
November 17, 2008
Page 3

Beyond fully mitigating its school impacts through the donations explained above, the applicant will cause to be constructed two additional public charter school facilities within the community - a 1,100 student-station K-8 and a 1,600 student-station High School. Under no mitigation scenario shall more than three public schools be required to be located within the project. Parkland 2014 will therefore be both mitigating for its impacts and providing excess school capacity to serve the West Kendall area.

The proposal enclosed herein is consistent with the F7 mitigation standards and will provide Miami-Dade County Public Schools with the full capital cost of serving the students who will be generated by the Parkland 2014 development. Please let us know what information will be needed to secure a confirmation of the value of the land donation. We are prepared to proffer a covenant suitable for recording upon your Department's agreement to the terms herein.

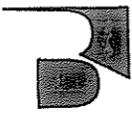
Thank you for your consideration. We look forward to working with you on this and other issues into the future. As always, I can be reached directly at (305) 377-6220.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Jeffrey Bercow", written over the typed name.

Jeffrey Bercow

cc: Marc LaFerrier, AICP
Rey Melendi
Graham Penn, Esq.



BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6229
E-MAIL: gpenn@BRZoningLaw.com

November 18, 2008

Marc C. LaFerrier, AICP
Director, Department of Planning & Zoning
Miami-Dade County
111 NW 1st Street
11th Floor
Miami, FL 33128

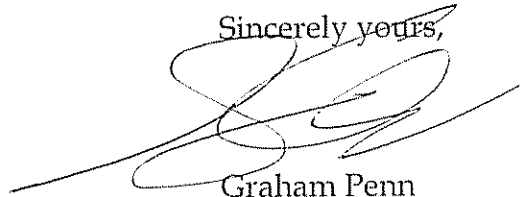
Re: Parkland 2014 Comprehensive Development Master Plan ("CDMP")
Amendment Application - Public Safety Guidelines

Dear Mr. LaFerrier:

In our recent correspondence on the above application, we referenced the eleven (11) public safety guidelines set forth in the Miami-Dade County Police Department's undated memorandum. We further noted that the guidelines are acceptable to the applicants and should be incorporated into the DRI development order for the project. Due to an oversight, however, we neglected to attach a copy of the Police Department's memorandum to our correspondence. Please find a copy of the memorandum attached to this letter.

We look forward to continue to work with you and your Department as the application moves through the approval process. Should you have any questions or concerns, please do not hesitate to call me at (305) 377-6229.

Sincerely yours,



Graham Penn

cc: Mark Woerner, AICP
Rey Melendi
Jeffrey Bercow, Esq.

APPLICATION

The Curtis Group is seeking to develop a mixed-use project in unincorporated Miami-Dade County. Parkland DRI consists of 960 acres bounded by SW 136 Street on the north, SW 162 Avenue on the east, SW 152 Street on the south, and SW 177 Avenue on the west.

REVIEW

A careful review of the application provided shows that there is likely to be an impact on the Miami-Dade Department (MDPD) resources based upon the increase in the overall development, hotel units, population, traffic, etc. Sergeant Walter Hopwood, the designated MDPD representative to the DIC, visited the area and reviewed the site for the proposed modification. Public safety service in the area is adequate at this time. However, growth within an existing police district results in increased demands for police service. The demands for service typically vary based upon the specific demographics of the area and traffic volume. Service demands are normally evaluated once developments are established. At present, the police department does not object to the proposed change, but encourages developers work with police during any future design and construction stages to determine the best possible solutions.

COMMENTS

As per our discussion during our meeting on May 28, 2008 (DP&Z), regarding recommendations for a Storefront/Mini-Station, the following is a list of reoccurring **annual** expenses associated with a Mini-Station (Hibiscus Mini-Station) currently operating.

Average FPL Cost: \$11, 937.68
Janitorial Cost: \$6,010.56
GSA Security Cost: \$457.00
Pest Control Cost: \$162.00
Alarm Registration Cost: \$25.00
Average Fire Extinguisher Inspection Cost: \$50.00
Average Water and Sewer Cost: \$1500.00
Average ETST Charges: \$15,000.00
Average ITSB Charges: \$12,000.00
Average Solid Waste Cost: \$2,000.00

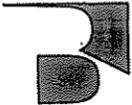
In addition to the above expenses, there will be one time stat-up expenses for the following:

Furniture: \$5,000.00 - \$10,000.00
Computers: \$1,000.00 - \$5,000.00
Telephones: \$3,000 - \$5,000.00
Office equipment: \$1,000.00 - \$2,000.00

Regarding actual construction when development occurs, the following applicable guidelines are provided to address public safety issues:

1. The development should comply with requirements of the Code of Miami-Dade County.
2. A Crime Prevention Through Environmental Design (CPTED) study coordinated and conducted through the police, and other appropriate departments respectively, with the developer may be very beneficial. CPTED is premised on the concept that the proper design and the effective use of the built environment can lead to a reduction of crime, thereby increasing the quality of life.
3. All burglar alarm systems require an annual registration with MDPD by the user. This includes all systems even if they are not monitored by an alarm company.
4. Each structure should have address numbers conspicuously mounted and easily observable from the roadway.
5. A lighted directory should be erected near each point of entry and at other appropriate locations within the development for rapid location by responding emergency vehicles.
6. Shrubbery and landscaping at all driveways should be sufficient set back to permit vehicle operators an unobstructed view.
7. Landscaping and lighting should be maintained so that address numbers are never allowed to become obscured.
8. Adequate lighting, closed circuit television, and security officers in vehicle parking garage can discourage criminal activity. Outdoor lighting can be one of the most effective deterrents against crime. Properly used, it discourages criminal activity and reduces fear.
9. Stairwells should have access control to restrict movements of persons contemplating criminal activity.
10. Any unmanned, card-accessible security entrance gate should have a coded lock-box feature for emergency access by police and fire rescue vehicles.
11. Designated areas within the development that are kept free of parked motor vehicles in order to facilitate access to buildings by emergency vehicles (fire lanes) is accomplished by application of the owner or lesser of the development pursuant to Miami-Dade County Ordinance 30-388, Creation of Emergency Vehicle Zones. Only those developments with zones so designated are authorized to have police enforcement.

If you need additional information or assistance, please contact Sergeant Hopwood at 305-471-2099



BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6229
E-MAIL: gpenn@BRZoningLaw.com

November 18, 2008

Marc C. LaFerrier, AICP
Director, Department of Planning & Zoning
Miami-Dade County
111 NW 1st Street
11th Floor
Miami, FL 33128

Re: Parkland 2014 Comprehensive Development Master Plan ("CDMP")
Amendment Application - Revisions to Application Forms

Dear Mr. LaFerrier:

As you know, our firm represents the applicants in the above-described application. Please consider this letter and the attached materials as technical revisions to the application to reflect: (1) a recent change in the County's property tax records; and (2) a revision to the percentages in the ownership of one of the applicant entities.

Soon after the application was filed, the County's Property Appraiser records were amended to assign approximately 1.41 acres of the application area to Margaret, Susan, Astrid, and Erik Milner. The Property Appraiser has since again modified its records to indicate that Corsica West II Land Trust, a listed applicant, owns the approximately 1.41 acre segment. We are enclosing revised disclosure of interest pages that reflect the change in the Property Appraiser's records.

We have also recently been apprised of a small error in the extensive disclosure of the interests in the applicant entities. Specifically, the percentages of ownership in the Krome Groves Land Trust were not completely accurate. The attached disclosure materials remedy this error. Note that the owner entities have not changed.

We look forward to continue to work with you and your Department as the application moves through the approval process. Should you have any questions regarding either, please do not hesitate to call me at (305) 377-6229.

Sincerely yours,



Graham Penn

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.

APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: Edward W. Easton, Trustee
Krome Groves Land Trust
10165 N.W. 19 Street
Miami, Florida 33172

B: Guherqui International, S.A.
6100 Glades Road, Suite 213
Boca Raton Florida 33434

C: Peter M. Hodkin, Trustee
Corsica West II Land Trust
4901 NW 17 Way, Suite 504
Ft. Lauderdale, FL 33309

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.

<u>APPLICANT</u>	<u>OWNER OF RECORD</u>	<u>FOLIO NUMBER</u>	<u>ACRES IN SIZE (net)</u>
A.	Krome Groves Land Trust	30-5919-000-0010	604.70
		30-5919-000-0011	18.86
		30-5919-000-0012	19.55
		30-5920-000-0050	164.73
		30-5920-000-0210	10.30
B	Guherqui International, S.A.	30-5920-000-0030	81.48
C	Corsica West II Land Trust	30-5920-000-0040	29.38
		30-5920-000-0070	9.80
		30-5920-000-0080	20.82
	CSX Transportation Inc (non-applicant)	30-5919-000-0020	0.00 (right of way easement – acreage subsumed in adjacent parcels)
		30-5920-000-0031	1.53 (partial folio,

remaining acreage
subsumed in
adjacent parcels)

Total.

961.15

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

<u>APPLICANT</u>	<u>OWNER</u>	<u>LESSEE</u>	<u>CONTRACTOR FOR PURCHASE</u>	<u>OTHER (Attach Explanation)</u>
A.	X		X	
B.	X			
C.	X			

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

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

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

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 (5), 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: Guherqui International, S.A.

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

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

Interests in Corsica West II Land Trust

	Percentage of Interest
Silvio Cardoso 7975 N.W. 154 Street, Suite 400, Miami Lakes Florida 33016	50%
Anthony Mijares 7975 N.W. 154 Street, Suite 400, Miami Lakes Florida 33016	50%

Interest in Guherqui International, S.A.

	Percentage of Interest
John C. Cheng 6100 Glades Road, Suite 213 Boca Raton Florida 33434	100%

Interests in Krome Groves Land Trust

	Percentage of Interest
Lennar Homes, Inc., a Publicly Traded Entity 730 N.W. 107 Avenue, Suite 400 Miami, Florida 33172	33.34%
Krome Groves Investors, LLC 10165 N.W. 19 Street Miami, Florida 33172	33.33%
Neighborhood Planning Company, LLC 1390 S. Dixie Highway, Suite 2120 Coral Gables, Florida 33126	33.33%

Interests in Krome Groves Investors, L.L.C.

	Percentage of Interest
Krome G I, LLC 13 S.W. 7 Street Miami, Florida 33130	30%
Wesleyan Limited Partnership c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	25%
Edward W. Easton 10165 N.W. 19 Street Miami, Florida 33172	11.7057%
KD & DP Associates General Partnership c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	10%
JAL Partnership c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	8.2943%
MacDonald Family L.L.C c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	7.5%
James A. MacDonald c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	3.75%
Christian MacDonald c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	3.75%

Interests in Krome G I, L.L.C.

	Percentage of Interest
Michael Latterner c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	12.50%

Wayne Rosen c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	12.50%
Paige Latterner c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	6.41%
Sean Latterner c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	2.56%
Krome Grove Lincoln, L.L.C. c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	2.56%
Ara Kulhanjian c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	3.85%
Krome Grove Holdings, L.L.C. c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	8.33%
Wayne Rosen, Trustee c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	12.82%
Sam Lo Bue c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	8.55%
Joseph M. Lo Bue c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	8.55%
Georgeann and Joseph G. Lo Bue c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	8.55%
Joel Vigo c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	12.82%

Interests in Wesleyan Limited Partnership

	Percentage of Interest
Kris Czartoryski c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	57.14%
Carol Czartoryski c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	42.86%

Interests in KD&DP Associates General Partnership

	Percentage of Interest
Newcaster Devcorp, Inc. 203 Waterford Way, Suite 800 Miami, Florida 33126	1%
W. Douglas Pitts c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	49.5%
Courtelis Investment Trust fbo Louise Courtelis c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	49.5%

Interests in JAL Partnership

	Percentage of Interest
Edward W. Easton c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	50%
Hillis Family Limited Partnership c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	50%

Interests in MacDonald Family L.L.C.

	Percentage of Interest
The Alan S. MacDonald 2005 GRAT c/o Krome Groves Investors, L.L.C.	38.35%

10165 N.W. 19 Street Miami, Florida 33172

The Maria Christina MacDonald 2005 GR c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	26.34%
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Sterg Christian Antoni MacDonald 2005 c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	17.11%
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James Alexander MacDonald 2005 GST c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	17.11%
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Alan S. MacDonald c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	0.61%
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Maria Christina MacDonald c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	0.48%
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Interests in Newcaster Devcorp, Inc.

	Percentage of Interest
W. Douglas Pitts 203 Waterford Way, Suite 800 Miami, Florida 33126	50%
Courtelis Investment Trust fbo Louise Courtelis 203 Waterford Way, Suite 800 Miami, Florida 33126	50%

Interests in Courtelis Investment Trust fbo Louise Courtelis

	Percentage of Interest
Louise Courtelis 203 Waterford Way, Suite 800 Miami, Florida 33126	100%

Interests in Hillis Family Limited Partnership

	Percentage of Interest
Carole Hillis c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	17.5%
Kathleen Hillis c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	9.5%
Robert W. Hillis III c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	23.5%
Daniel Hillis c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	9.5%
Margaret Roediger c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	9.5%
Patricia Clark c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	7.55%
Martin Hillis c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	15.5%
Patrick Hillis c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	7.5%

Interests in Krome Grove Lincoln, L.L.C.

	Percentage of Interest
Clifford Lincoln c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	99%
Thelma Lincoln c/o Krome Groves Investors, L.L.C.	1%

10165 N.W. 19 Street Miami, Florida 33172

Interests in Krome Grove Holdings, L.L.C.

	Percentage of Interest
Carolee McIntire c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	7.69%
Christina Vargas c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	3.08%
Maria Delgado c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	7.69%
Maritza Lau c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	3.08%
Michael Gleber c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	3.08%
Paul and Cathy Girten c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	2.15%
Carol Gleber, Trustee c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	30.76%
Conrad Gleber c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	1.54%
Conrad and Delia Gleber c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	3.08%
Patrick Gleber c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	26.92%

Alyse Goldberg c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	0.77%
Brian Wollard c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	3.08%
Judith Brostoff, Trustee c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	4.00%
David Bracha c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	3.08%

Interests in Carole Gleber Trust

	Percentage of Interest
Carol Gleber c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	100%

Interests in Judith Brostoff Trust

	Percentage of Interest
Judith Brostoff c/o Krome Groves Investors, L.L.C. 10165 N.W. 19 Street Miami, Florida 33172	100%

Interests in Neighborhood Planning Company, L.L.C.

	Percentage of Interest
Adolfo and Elizabeth Henriques 445 Grand Bay Drive Apt. 809 Key Biscayne, FL 33149-1911	1.1357%
ALA LLC 395 Casuarina Concourse Coral Gables, FL 33143-6507	1.1357%
Alberto and Olga Irene Perez	2.2713%

37 South Royal Poinciana Blvd
Miami Springs, FL 33166

Arazoza Land Bank LLC 0.8864%
2100 Salzedo Street
Suite #300
Coral Gables, FL 33134

Bernardo Goenaga 4.5422%
600 Biltmore Way
#509
Coral Gables, FL 33134

Brialan Corp 1.3628%
241 Cape Florida Drive
Key Biscayne, FL 33149

CMG Holdings LLC 9.0842%
12444 SW 127th Ave
2nd Floor
Miami, FL 33186

DLD Investments Inc. 3.1796%
9688 SW 24th Street
Miami, FL 33165

EEH Family Investments, Inc. 0.8864%
8500 SW 8th Street #228
Miami, FL 33144

Ezequiel Herran as Trustee of the 2.2711%
Ezequiel Herran Revocable Trust &
Nancy Herran as Trustee of the Nancy
Herran Revocable Trust
14020 SW 36th Street
Miami, FL 33175

First Southeast Equities Inc. 1.1357%
8500 SW 8th Street
Suite #228
Miami, FL 33144

Fortec LLC 4.5422%
9361 Fontainebleau Blvd
Miami, FL 33172

Francisco and Georgina A. Angones, 44 West Flagler Street 8th Floor Miami, FL 33130	1.1357%
General Real Estate Corporation 8500 SW 8th Street Suite #228 Miami, FL 33144	2.2711%
Guerra Group Company LLC 8440 SW 58th Street Miami, FL 33143	2.7254%
Heys Investment Inc. 8455 Grand Canal Drive Miami, FL 33144	1.8168%
Highland Company, LLC 7254 SW 48th Street Miami, FL 33155	1.2719%
Jose A. Herran Revocable Trust 8455 Grand Canal Drive Miami, FL 33144	2.7254%
Karl Garcia Irrevocable Trust 12444 SW 127th Ave 2nd Floor Miami, FL 33186	4.5422%
Machado Land Holdings LLC 8500 SW 8th Street Suite #238 Miami, FL 33144	1.1357%
Manuel A. Herran, as Trustee of the Manuel A. Herran Revocable Trust and Nyria Herran, as Trustee of the Nyria Herran Revocable Trust 8460 SW 5th Street Miami, FL 33144	9.0842%
Master Plan Developers LLC 8500 SW 8th Street	4.5422%

Suite #228
Miami, FL 33144

Natasha Andrade Irrevocable Trust 0.5674%
12444 SW 127th Ave
2nd Floor
Miami, FL 33186

Planned Land Investments LLC 27.2524%
1390 South Dixie Highway
Suite #2120
Coral Gables, FL 33146

Prime-Site Investment LLC 1.1357%
9301 SW 103rd Street
Miami, FL 33176

Ramon E. Rasco & Ana Lauda Rasco 0.90856%
283 Catalonia Ave
2nd Floor
Coral Gables, FL 33134

Ramon A. Rasco, 0.22714%
283 Catalonia Ave
2nd Floor
Coral Gables, FL 33134

Rodney Barreto 1.7727%
235 Catalonia Ave
Coral Gables, FL 33134

Sasha Andrade Irrevocable Trust 0.5674%
12444 SW 127th Ave
2nd Floor
Miami, FL 33186

Tres Hermanos LLP 1.3628%
1390 South Dixie Highway
Suite #2120
Coral Gables, FL 33146

Valen LLC 2.5211%
9688 SW 24th Street
Miami, FL 33165

Interests in ALA, L.L.C.

	Percentage of Interest
Conchy Perdomo 395 Casuarina Concourse Coral Gables, FL 33143-6507	100%

Interests in Arazoza Land Bank, L.L.C.

	Percentage of Interest
Carlos Arazoza 2100 Salzedo Street Suite #300 Coral Gables, FL 33134	60%
Carlos F. Arazoza 2100 Salzedo Street Suite #300 Coral Gables, FL 33134	20%
Alberto J. Arazoza 2100 Salzedo Street Suite #300 Coral Gables, FL 33134	20%

Interests in Brialan Corporation

	Percentage of Interest
Alberto Guerra 241 Cape Florida Drive Key Biscayne, FL 33149	50%
Vivian Guerra 241 Cape Florida Drive Key Biscayne, FL 33149	50%

Interests in CMG Holdings, L.L.C.

	Percentage of Interest
Carlos Garcia	100%

12444 SW 127th Ave
2nd Floor
Miami, FL 33186

Interests in DLD Investments, Inc.

	Percentage of Interest
Leticia R. Valdes 9688 SW 24th Street Miami, FL 33165	33.33%
Daniel F. Valdes 9688 SW 24th Street Miami, FL 33165	33.33%
Daniel L. Valdes 9688 SW 24th Street Miami, FL 33165	33.33%

Interests in EEH Family Investments, Inc.

	Percentage of Interest
Emiliano E. Herran 8500 SW 8th Street #228 Miami, FL 33144	50%
Emiliano Herran 8500 SW 8th Street #228 Miami, FL 33144	50%

Interests in Ezequiel Herran Revocable Trust

	Percentage of Interest
Ezequiel & Nancy Herran 14020 SW 36th Street Miami, FL 33175	100%

Interests in Nancy Herran Revocable Trust

	Percentage of Interest
Ezequiel & Nancy Herran 14020 SW 36th Street	100%

Miami, FL 33175

Interests in First Southeast Equities, Inc.

	Percentage of Interest
James and Samantha Dorsy 8500 SW 8th Street Suite #228 Miami, FL 33144	100%

Interests in Fortec, L.L.C.

	Percentage of Interest
Miguel Poyastro 9361 Fontainebleau Blvd Miami, FL 33172	50%
Ezra Katz 9361 Fontainebleau Blvd Miami, FL 33172	30%
W. Thomas Duncan 9361 Fontainebleau Blvd Miami, FL 33172	10%
Ashbell Investments, Ltd. 9361 Fontainebleau Blvd Miami, FL 33172	10%

Interests in General Real Estate Corp.

	Percentage of Interest
Agustin Herran 8500 SW 8th Street Suite #228 Miami, FL 33144	100%

Interests in Guerra Group Company, L.L.C.

	Percentage of Interest
Jorge & Martha B. Guerra 8440 SW 58th Street	84%

Miami, FL 33143

Jorge Guerra, Jr. 8440 SW 58th Street Miami, FL 33143	8%
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Anamaria Guerra-Vera 8440 SW 58th Street Miami, FL 33143	4%
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Guerra Children's Irrevocable Trust No. 3 8440 SW 58th Street Miami, FL 33143	4%
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Interests in Heys Investment, Inc.

	Percentage of Interest
Jose A. & Maria M. Herran 8455 Grand Canal Drive Miami, FL 33144	40%
Jose A. Jr & Lourdes M. Herran 8455 Grand Canal Drive Miami, FL 33144	20%
Ana Mary Herran & Alexander Ynastrilla 8455 Grand Canal Drive Miami, FL 33144	20%
Daniel Herran & Nancy San Emeterio Herran 8455 Grand Canal Drive Miami, FL 33144	20%

Interests in Highland Company, L.L.C.

	Percentage of Interest
Robert E. Chisholm and Lilliam F. Chisholm, as joint tenants with rights of survivorship 7254 SW 48th Street Miami, FL 33155	89.28%
Robert M. Chisholm 7254 SW 48th Street Miami, FL 33155	5.36%

Alfred E. Chisholm and Maria L. Chisholm, as joint tenants with rights of survivorship 7254 SW 48th Street Miami, FL 33155	3.57%
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Jacqueline A. Chisholm 7254 SW 48th Street Miami, FL 33155	1.79%
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Interests in Jose A. Herran Revocable Trust

	Percentage of Interest
Jose A. Herran 8455 Grand Canal Drive Miami, FL 33144	100%

Interests in Karl Garcia Irrevocable Trust

	Percentage of Interest
Karl Garcia 12444 SW 127th Ave 2nd Floor Miami, FL 33186	100%

Interests in Machado Land Holdings L.L.C.

	Percentage of Interest
Jose Luis Machado III Revocable Trust 8500 SW 8th Street Suite #238 Miami, FL 33144	85.7%
Machado Family Investments, LLC 8500 SW 8th Street Suite #238 Miami, FL 33144	14.3%

**Interests in Manuel A. Herran Revocable Trust and
Nyria Herran Revocable Trust.**

	Percentage of Interest
Manuel A. Herran and Nyria Herran 8460 SW 5th Street Miami, FL 33144	100%

Interests in Master Plan Developers, L.L.C.

	Percentage of Interest
Oscar Barbara 8500 SW 8th Street Suite #228 Miami, FL 33144	70%
Jose A. Herran 8500 SW 8th Street Suite #228 Miami, FL 33144	5%
Antonio Gonzalez 8500 SW 8th Street Suite #228 Miami, FL 33144	5%

Interests in Master Plan Developers, L.L.C. Continued

	Percentage of Interest
Agustin Herran 8500 SW 8th Street Suite #228 Miami, FL 33144	19%
Victoria Real Estate Management 8500 SW 8th Street Suite #228 Miami, FL 33144	1%

Interests in Natasha Andrade Irrevocable Trust

	Percentage of Interest
Natasha Andrade 12444 SW 127th Ave 2nd Floor Miami, FL 33186	100%

Interests in Planned Land Investments L.L.C.

	Percentage of Interest
Sergio Pino 1390 South Dixie Highway Suite #2120 Coral Gables, FL 33146	50%
Maria C. Guerra Irrevocable Trust 1390 South Dixie Highway Suite #2120 Coral Gables, FL 33146	34%
Armando J. Guerra and Maria C. Guerra 1390 South Dixie Highway Suite #2120 Coral Gables, FL 33146	17%

Interests in Prime-Site Investment L.L.C.

	Percentage of Interest
Antonio E. and Yolanda J. Placeres 9301 SW 103rd Street Miami, FL 33176	33.33%
Angel Diaz Norrman 9301 SW 103rd Street Miami, FL 33176	33.33%
Jose F. and Daisy M. Diaz 9301 SW 103rd Street Miami, FL 33176	33.33%

Interests in Sasha Andrade Irrevocable Trust

	Percentage of Interest
Sasha Andrade 12444 SW 127th Ave 2nd Floor Miami, FL 33186	100%

Interests in Tres Hermanos, L.L.P.

	Percentage of Interest
Adrienne J. Guerra Trust 1390 South Dixie Highway Suite #2120 Coral Gables, FL 33146	33.33%
Corinne M. Guerra Trust 1390 South Dixie Highway Suite #2120 Coral Gables, FL 33146	33.33%
Eric A. Guerra Trust 1390 South Dixie Highway Suite #2120 Coral Gables, FL 33146	33.33%

Interests in Valen, L.L.C.

	Percentage of Interest
Daniel R. Valdes as Trustee 9688 SW 24th Street Miami, FL 33165	45.16%
Rosario Valdes as Trustee 9688 SW 24th Street Miami, FL 33165	27.45%
Emma M. Guerra as Trustee 9688 SW 24th Street Miami, FL 33165	22.72%
Ileana Ramirez 9688 SW 24th Street	4.67%

Miami, FL 33165

Interests in Ashbell Investments, Ltd.

	Percentage of Interest
Ashbell Security Trust 9361 Fontainebleau Blvd Miami, FL 33172	98.9848%
Boaz Ashbell 9361 Fontainebleau Blvd Miami, FL 33172	1.0152%

Interests in Guerra Children's Irrevocable Trust No. 3.

	Percentage of Interest
Gabriel Guerra 8440 SW 58th Street Miami, FL 33143	100%

Interests in Jose Luis Machado III Revocable Trust.

	Percentage of Interest
Alison Machado 8500 SW 8th Street Suite #238 Miami, FL 33144	100%

Interests in Machado Family Investments, L.L.C.

	Percentage of Interest
Jose Luis Machado III 8500 SW 8th Street Suite #238 Miami, FL 33144	14.28%
Vivian Isern 8500 SW 8th Street Suite #238 Miami, FL 33144	14.28%
Jose Luis Machado Jr. Irrevocable Trust #1	14.28%

8500 SW 8th Street
Suite #238
Miami, FL 33144

Jose Luis Machado Jr. Irrevocable Trust #2	14.28%
8500 SW 8th Street	
Suite #238	
Miami, FL 33144	

Jose Luis Machado Jr. Irrevocable Trust #3	14.28%
8500 SW 8th Street	
Suite #238	
Miami, FL 33144	

Jose Luis Machado Jr. Irrevocable Trust #4	14.28%
8500 SW 8th Street	
Suite #238	
Miami, FL 33144	

Jose Luis Machado III Children's Irrevocable Trust #3	14.28%
8500 SW 8th Street	
Suite #238	
Miami, FL 33144	

Interests in Victoria Real Estate Management .

	Percentage of Interest
Agustin Herran	100%
8500 SW 8th Street	
Suite #228	
Miami, FL 33144	

Interests in Maria C. Guerra Irrevocable Trust.

	Percentage of Interest
Armando J. Guerra	100%
1390 South Dixie Highway	
Suite #2120	
Coral Gables, FL 33146	

Interests in Adrianne J. Guerra Trust.

	Percentage of Interest
Adrianne J. Guerra 1390 South Dixie Highway Suite #2120 Coral Gables, FL 33146	100%

Interests in Corinne M. Guerra Trust.

	Percentage of Interest
Corinne M. Guerra 1390 South Dixie Highway Suite #2120 Coral Gables, FL 33146	100%

Interests in Eric A. Guerra Trust.

	Percentage of Interest
Eric A. Guerra 1390 South Dixie Highway Suite #2120 Coral Gables, FL 33146	100%

Interests in Daniel R. Valdes Trust.

	Percentage of Interest
Daniel R. Valdes 9688 SW 24th Street Miami, FL 33165	100%

Interests in Rosario Valdes Trust.

	Percentage of Interest
Rosario Valdes 9688 SW 24th Street Miami, FL 33165	100%

Interests in Emma M. Guerra Trust.

	Percentage of Interest
Emma M. Guerra 9688 SW 24th Street Miami, FL 33165	100%

Interests in Ashbell Security Trust.

	Percentage of Interest
Boaz Ashbell 9361 Fontainebleau Blvd Miami, FL 33172	100%

Interests in Jose Luis Machado Jr. Irrevocable Trust #1.

	Percentage of Interest
Vivian Isern 8500 SW 8th Street Suite #238 Miami, FL 33144	100%

Interests in Jose Luis Machado Jr. Irrevocable Trust #2.

	Percentage of Interest
Jose Luis Machado IV 8500 SW 8th Street Suite #238 Miami, FL 33144	100%

Interests in Jose Luis Machado Jr. Irrevocable Trust #3.

	Percentage of Interest
Christina Isern 8500 SW 8th Street Suite #238 Miami, FL 33144	100%

Interests in Jose Luis Machado Jr. Irrevocable Trust #4.

	Percentage of Interest
Andres Machado 8500 SW 8th Street Suite #238 Miami, FL 33144	100%

Interests in Jose Luis Machado III Children's Irrevocable Trust #3.

	Percentage of Interest
Gabriela Machado 8500 SW 8th Street Suite #238 Miami, FL 33144	100%

CATHY SWEETAPPLE & ASSOCIATES
TRANSPORTATION AND MOBILITY PLANNING

2008 DEC -8 A 11:47

December 7, 2008

Mr. Napoleon Samoza, Principal Planner
Miami-Dade County Department of Planning and Zoning
111 Northwest 1st Street, Suite 1220
Miami, Florida 33128

PLANNING & ZONING
METROPOLITAN PLANNING SECT

RE: **Parkland DRI and CDMP Amendment**
Response to County Comments dated 11-18-08 Related to the Year 2018 Traffic Impacts

Dear Mr. Samoza,

Please find attached herein, detail responses to the November 18, 2008 comments provided by your office and by Muhammed Khan in Public Works. I have reviewed each of your comments in detail, and have provided complete responses along with attached supporting data where needed or requested. Pursuant to your review, and the additional analyses provided in response to the Public Works comments, I have updated **Table 1** below. The findings indicate that all roadway segments identified as a Year 2018 concern have been adequately addressed to demonstrate that one or more of the following applies:

- That Adopted LOS standards are maintained on affected roadways carrying Parkland traffic based upon one or more of the following: 1) that improvements are funded in TIP 2009; 2) that improvements are included in Priority I or II of the MPO Long Range Transportation Plan; or 3) that improvements are proposed by Parkland.
- That the comparison between the traffic volumes in the year 2018 without Parkland and the traffic volumes in the year 2018 with Parkland demonstrates that the percent change of the future daily traffic volume is less than 5.0%, and therefore the change is found not to be a Significant Impact;
- That on roadway segments operating below the adopted LOS standard for the Year 2018 with Parkland, the future daily or peak hour project traffic from Parkland is found to be less than 5.0% of the roadway capacity (maximum service volume) at the Adopted LOS Standard pursuant to the Miami-Dade County CDMP, and therefore Parkland is found not to place a Significant Impact on that particular segment.

Table 1 – Detailed Modeling Evaluation of Staff Comments

Roadway	Limits	2018 Daily Volumes with Parkland	2018 Daily Capacity from the CDMP	Adopted LOS	2018 LOS	Detailed Evaluation
SW 177 Ave	SW 8 St to SW 88 St	37,819	47,100	B	B	Meets Adopted LOS Standard – See Revised Art Plan Calculation Attached
SW 177 Ave	SW 184 St to SW 200 St	28,883	28,900	B	B	Meets Adopted LOS Standard - See Table 4-3 from the FDOT LOS Handbook
SW 157 Ave	SW 120 St to SW 136 St	29,733	31,100	D	D	Meets Adopted LOS Standard - See Table 4-1 from the FDOT LOS Handbook
SW 137 Ave	SW 184 St to SW 200 St	Project traffic = 3.96% of the 2LU MSV at Adopted LOS				Project Traffic Not Significant – Less than 5% of Adopted LOS Capacity
SW 120 St	SW 137 Ave to HEFT	Project traffic = 3.72% of the 4LD MSV at Adopted LOS				Project Traffic Not Significant – Less than 5% of Adopted LOS for 6LD or 4LD
SW 152 St	SW 127 Ave to SW 117 Ave	66,221	70,800	E+20%	B	Meets Adopted LOS Standard - See Revised Art Plan Calculation Attached
SW 152 St	SW 102 Ave to US-1	Project traffic = 2.6% change in volume at Adopted LOS				Project Traffic Not Significant – Less than a 5% Change with Amendment
SW 136 St	SW 162 Ave to SW 157 Ave	24,658	31,100	D	D	Meets Adopted LOS Standard - See Table 4-1 from the FDOT LOS Handbook

Note: MSV = Maximum Service Volume

Mr. Napoleon Samoza
Parkland DRI and CDMP Amendment
Response to County Comments dated 11-18-08 Related to the Year 2018 Impacts
December 7, 2008 – Page 2

The November 18, 2008 comments from your office (see attached) have concurred with the findings outlined in **Table 1** above for the five segments listed below. In your comments, you have indicated that these five segments are no longer a 2018 concern since information has been provided to demonstrate that adopted LOS standards can be maintained or that the impact of the DRI traffic is not found to be significant and therefore falls below the 5.0% thresholds.

- SW 177 Avenue – SW 184 Street to SW 200 Street – Adopted LOS Standards are met
- SW 157 Avenue – SW 120 Street to SW 136 Street – Adopted LOS Standards are met
- SW 120 Street – SW 137 Avenue to SW 117 Avenue – Project traffic not significant – below 5% of MSV as a 6LD or a 4LD
- SW 152 Street – SW 102 Avenue to US-1 – Project traffic not significant – less than a 5% change with the Amendment
- SW 136 Street – SW 162 Avenue to SW 157 Avenue – Adopted LOS Standards are met

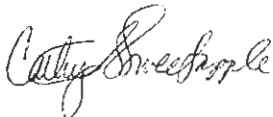
Pursuant to your November 18, 2008 comments, revised Art Plan analyses have been provided (see attached) to respond to the comments from Public Works. Additional information is provided to address the remaining three segments listed below. Based upon the updated information provided herein and attached to this submittal, the remaining three segments are no longer a 2018 concern since additional information has been provided to demonstrate that adopted LOS standards can be maintained or that the impact of the DRI traffic is not significant and falls below the 5.0% thresholds.

- SW 177 Avenue – SW 8 Street to SW 88 Street – Adopted LOS Standards are met – See Revised Art Plan Analysis
- SW 137 Avenue – SW 184 Street to SW 200 Street – Project traffic not significant – below 5% of MSV as a 2LU
- SW 152 Street – SW 127 Avenue to SW 117 Avenue – Adopted LOS Standards are met – See Revised Art Plan Analysis

Please review the attached responses to the November 18, 2008 comments, and do not hesitate to contact me if you have any questions or concerns with this additional traffic information.

Sincerely,

Cathy Sweetapple & Associates
Transportation and Mobility Planning



Cathy S. Sweetapple, AICP
Principal Transportation Planner

cc: Jeffrey Bercow
Rob Curtis
Rosa Davis
Armando Hernandez
Muhammed Khan
Rey Melendi
Graham Penn
Joan Shen
Mark Woerner

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**Miami-Dade County Department of Planning and Zoning
Transportation Review Comments for 2018 Traffic Conditions
Review of the Applicant's November 3, 2008 Correspondence**

1) Krome Avenue, from SW 8 Street to SW 88 Street. Your detailed modeling evaluation, using the 42,400 daily capacity based on your ArtPlan analysis, indicates that this roadway segment, with the projected impact traffic volume of 37,819 daily trips, meets the adopted LOS standard. However, MPO's 2018 traffic impact analysis performed by Gannet Fleming, Inc., indicates that this roadway segment will operate at LOS F, with and without the Parkland DRI's traffic impact, in violation of the adopted LOS B standard. A second analysis was performed using FDOT's Generalized Table 4-3 (Rural Developed Areas). This analysis shows that this roadway segment will operate at LOS C, thus in violation of the adopted LOS B standard for a FHHS 4-lane Controlled Access facility. Moreover, the Public Works Department staff reviewed your ArtPlan analysis and has some issues regarding your assumptions and input values. Please see PWD's comments below.

Applicant's Response:

Pursuant to the ArtPlan calculations provided to staff, and pursuant to the revised ArtPlan calculations performed to address staff's comments, Krome Avenue from SW 8 Street to SW 88 Street will meet the adopted LOS standard in the Year 2018 with the Parkland DRI. The revised ArtPlan calculations demonstrate that the daily maximum service volume for Krome Avenue from SW 8 Street to SW 88 Street will be 47,100 vehicles at the LOS B standard, and that the roadway segment, with the projected traffic volume of 37,819 daily trips from the MPO model meets the adopted LOS B standard which accommodates 47,100 daily trips.

2) Krome Avenue, from SW 184 Street to SW 200 Street. Your detailed modeling evaluation, using the 28,900 daily capacity based on FDOT's Generalized Annual Average Daily Volumes Table 4-3 for Rural Developed Areas, indicates that this roadway segment, with the project's traffic volume (28,883 daily trips), will meet the adopted LOS B Standard. However, MPO's 2018 traffic impact analysis performed by Gannet Fleming, Inc., indicates that this segment will operate at LOS F, with and without Parkland's traffic impact, in violation of the adopted LOS B Standard. A second analysis was performed using FDOT's Generalized Table 4-3 for Rural Developed Areas. This analysis shows that indeed this segment will operate at LOS B, the adopted LOS B standard for a FHHS 4-lane Controlled Access facility.

Applicant's Response:

Pursuant to the information highlighted above, staff has agreed that Krome Avenue from SW 184 Street to SW 200 Street will operate at the adopted LOS standard in the Year 2018 with the Parkland DRI.

3) SW 157 Avenue, from SW 120 Street to SW 136 Street. Your detailed modeling evaluation, using the 31,100 daily capacity for LOS D in Table 4-1 for Urbanized Areas, indicates that this roadway segment, with the project's traffic volume (29,773 daily trips), meets the adopted LOS D standard. However, MPO's 2018 traffic impact analysis performed by Gannet Fleming, Inc., indicates that this segment will operate at LOS E, with the Parkland's traffic impact, in violation of the adopted LOS D standard. **A second analysis was performed using FDOT's Generalized Table 4-1. This analysis shows that indeed this roadway segment will operate at LOS D, the adopted LOS D standard, with the Parkland DRI's traffic impact.**

Applicant's Response:

Pursuant to the information highlighted above, staff has agreed that SW 157 Avenue from SW 120 Street to SW 136 Street will operate at the adopted LOS standard in the Year 2018 with the Parkland DRI.

4) SW 137 Avenue, from SW 184 Street to SW 200 Street. Your detailed modeling evaluation indicates that this roadway segment has not significant impact (less than 5 percent of the adopted LOS capacity). MPO's 2018 traffic impact analysis performed by Gannet Fleming, Inc., indicates that this segment will operate at LOS F, with and without the Parkland DRI's traffic impact, in violation of the adopted LOS D standard. A significance analysis was performed using the 2018 volumes for the Base Network (without Parkland DRI) and Scenario 3 (With Parkland's traffic impact). The analysis indicates that Parkland DRI will have a significant impact (13.15 percent) on the roadway segment's adopted LOS standard capacity. The following information was used in this analysis: volume without Parkland's impact (23,237 daily vehicle trips), volume with Parkland's impact (25,158 daily vehicle trips), and roadway's capacity at the adopted LOS D standard (14,600 AADT, Generalized Table 4-1). Moreover, a second traffic impact analysis was performed using FDOT's Generalized Table 4-1. This analysis shows that this segment will operate at LOS F, in violation of the adopted LOS D standard.

Applicant's Response:

The DRI project traffic for SW 137 Avenue from SW 184 Street to SW 200 Street falls below the 5.0% significance threshold with the existing 2 lane undivided roadway geometry.

- The net external PM peak hour DRI project traffic from the DRI and CDMP analysis equates to 3.96% of the roadway capacity as a 2 lane undivided roadway [55 net external PM peak hour DRI trips/1,390 two-way peak hour roadway capacity as a 2LU = 3.96%].
- The assignment of DRI project traffic from the MPO's model for the year 2018 also demonstrates that the DRI project traffic for SW 137 Avenue from SW 184 Street to SW 200 Street will fall below the 5.0% significance threshold with the existing 2 lane undivided roadway geometry. The MPO model assignment demonstrates that the daily project trips on SW 137 Avenue will equate to 4.3% of the roadway capacity as a 2 lane undivided roadway [629 daily trips/14,600 daily roadway capacity as a 2LU = 4.31%].

5) SW 120 Street, from SW 137 Avenue to SW 117 Avenue. Your detailed modeling evaluation indicates that this roadway segment has not significant impact (less than 5 percent of the adopted LOS capacity). MPO's 2018 traffic impact analysis performed by Gannet Fleming, Inc., indicates that this segment will operate at LOS E and F, with and without the Parkland DRI's traffic impact, in violation of the adopted LOS D standard. **A significance analysis was performed using the 2018 volumes for the Base Network (without Parkland DRI) and Scenario 3 (with Parkland's traffic impact).** The analysis indicates that indeed the Parkland DRI will have not significant impact (3.81 percent) on this roadway segment's adopted LOS standard capacity. It should be pointed out that the 2018 traffic impact analysis considered this roadway segment as six-lane facility. The widening of this roadway was to be funded with the 1/2 cent sales tax approved in November 2002 by the residents of Miami-Dade County. However, Mayor Carlos Alvarez at the Transportation Summit held last Saturday, November 15, said that no more roadway improvements will be funded with the 1/2 cent sales tax. Moreover, DP&Z staff learned yesterday that the widening of SW 120 Street from SW 137 Avenue to SW 117 Avenue has been determined by PWD to be unfeasible. The project is said to require major right-of-way acquisition, as well as the relocation of a large number of residences, and therefore it has been recommended not to move forward with this project. Also, at an earlier MPO meeting this year, Commissioner Sorenson expressed concerns regarding this project and recommended its removal from the TIP. The elimination of this project will require a reevaluation of this roadway segment.

Applicant's Response:

Pursuant to the information highlighted above, staff has agreed that the Parkland DRI will not have a significant impact on the adopted LOS standard roadway capacity for SW 120 Street from SW 137 Avenue to SW 117 Avenue.

Pursuant to the additional information provided above regarding the feasibility of achieving a 6 lane divided roadway on SW 120 Street from SW 137 Avenue to SW 117 Avenue, the Applicant has reanalyzed this segment as a 4 lane divided roadway with the following results:

- The DRI project traffic remains below the 5.0% significant threshold under the existing 4 lane divided roadway geometry;
- The net external PM peak hour DRI project traffic from the DRI and CDMF analysis equates to 3.72% of the roadway capacity as a 4 lane divided roadway [110 net external PM peak hour DRI trips/2,950 two-way peak hour roadway capacity as a 4LD = 3.72%].

6) SW 136 Street, from SW 162 Avenue to SW 157 Avenue. Your detailed modeling evaluation indicates that this roadway segment will meet the adopted LOS standard. However, MPO's 2018 traffic impact analysis performed by Gannet Fleming, Inc., indicates that this segment will operate at LOS E, with the Parkland's traffic impact, thus in violation of the adopted LOS D standard. **A second analysis was performed using FDOT's Generalized Table 4-1.** However, this analysis shows that indeed this roadway segment will operate at LOS D, its adopted LOS standard.

Applicant's Response:

Pursuant to the information highlighted above, staff has agreed that SW 136 Street from SW 162 Avenue to SW 157 Avenue will operate at the adopted LOS standard in the Year 2018 with the Parkland DRI.

7) SW 152 Street, from SW 102 Avenue to US 1. Your detailed modeling evaluation indicates that this roadway segment has not significant impact, less than 5 percent of the adopted LOS capacity. MPO's 2018 traffic impact analysis performed by Gannet Fleming, Inc., indicates that this segment will operate at LOS E+37% without Parkland DRI's traffic impact, and at E+54%, with Parkland DRI's impact, in violation of the adopted LOS+20% standard. A significance analysis was performed using the 2018 volumes for the Base Network (without Parkland DRI) and Scenario 3 (with Parkland's traffic impact). The analysis indicates that indeed the Parkland DRI will have not significant impact (2.60 percent) on this roadway segment's adopted LOS standard capacity. It should be pointed out that this roadway segment is planned for widened from 4 to 6 lanes in the County's 2030 Long Range Transportation Plan. This roadway improvement is listed as a Priority III (2016 - 2020) project in the LRTP.

Applicant's Response:

Pursuant to the information highlighted above, staff has agreed that the Parkland DRI will not have a significant impact on the adopted LOS standard roadway capacity for SW 152 Street from SW 102 Avenue to US-1 (where the project impact is 2.6% and is below the 5.0% significance threshold).

**Miami-Dade County Public Works Department
Transportation Review Comments for 2018 Traffic Conditions
Review of the Applicant's November 3, 2008 Correspondence**

Comments on 2018 ARTPLAN analysis for SW 152 Street and SW 177 Avenue

SW 152 Street

- 1) Please note that in Parkland 2014 DRI, September 2008 analysis SW 152 Street from SW 117 Avenue to SW 137 Avenue is subdivided in to two segments, SW 117 Avenue to SW 124 Avenue and SW 124 Avenue to SW 137 Avenue in Table 21.F4 for the length of study segment, therefore consider using same segmentation for ARTPLAN analysis.

Response: SW 152 Street from SW 137 Avenue to SW 117 Avenue is divided into two segments in the DRI link tables and in link Table 21.F4 (from SW 137 Avenue to SW 124 Avenue and from SW 124 Avenue to SW 117 Avenue) to account for the variation in committed development traffic assignments onto these two segments based upon the committed development traffic from Metrozoo and the UM TND. The ArtPlan analysis was performed for the entire two mile segment of SW 152 Street from SW 137 Avenue to SW 117 Avenue since the entire segment exists as a 6 lane divided roadway, and since the FDOT 2002 Quality/LOS Handbook suggests that for an arterial facility analysis using one of the conceptual planning models to compute LOS, the general recommendation is that the facility be at least 2 miles in length.

- 2) Also in same Table 2018 hourly volumes with project are used as 6,111 and 6,210 which appear relating to higher AADTs as compare to 66,000 proposed in ARTPLAN analysis. 0.09 value of "K" should result in daily volumes of 67,900 and 69000.

Response: The daily volume used in the ArtPlan analysis is not proposed. It reflects the average of the actual 2007 AADT volumes for Count Stations 9850 and 9852.

- 3) In general Facility Data input Exclusive Right Turn Lanes are mentioned as "NO" while for individual intersection input data right turn lanes are marked as "YES". Detailed analysis indicated no exclusive right turn lanes scenario results in significantly worse LOS. Therefore if exclusive right lanes are provided at all intersections then it should be accommodated in later phases.

Response: The Applicant has revised the ArtPlan analysis to utilize correct the input values to ensure that right turn lanes are mentioned as NO for those intersections where right turn lanes do not exist. In fact, right turn lanes only exist at the intersection of SW 152 Street and SW 137 Avenue.

- 4) In Automobile LOS result table Left Turn Lanes spill. It shows additional demand exists for left turn storage. Therefore Left turn storage should be increased to accommodate estimated left turn vehicles.

Response: The Applicant has already proposed to improve the left turn lane storage at the intersection of SW 152 Street and SW 117 Avenue, and will be improving the intersection of SW 152 Street and SW 137 Avenue.

- 5) Please verify if cycle length, 150 seconds is constant for all intersection as shown. If not it is highly recommended to use existing cycle lengths.

Response: The Applicant has revised the ArtPlan analysis to utilize the actual cycle length of 130 seconds for the intersections of SW 152 Street at SW 117 Avenue, SW 124 Avenue, SW 127 Avenue, SW 129 Avenue and SW 133 Avenue, and the actual cycle length of 160 seconds for the intersection of SW 152 Street and SW 137 Avenue. The Applicant has also utilized actual g/c for each of these signalized intersections. Based upon the revised ArtPlan analysis, the daily maximum service volume for SW 152 Street from SW 137 Avenue to SW 117 Avenue equates to 70,800 and the two way peak hour maximum service volume equates to 6,370.

- 6) Supporting documents should also be added to verify the 2018 Daily Volumes with Parkland as shown in Table 1.

Response: The 2018 daily volumes with Parkland were generated by the County's MPO modeling effort and are not the Applicant's traffic forecasts from the DRI.

SW 177 Avenue

- 7) Explain the source of AADT value, "15,920" used in ARTPLAN analysis. While 2018 volume is shown as 37,819 in Table 1.

Response: The value represents the average of the three day counts collected by FDOT for State Count Station 0004 as obtained from the 2007 Florida Traffic Information CD. The ArtPlan calculations are performed using existing data for the corridor. A revised ArtPlan analysis has been submitted for SW 177 Avenue from SW 88 Street to SW 8 Street using the average of the three day counts collected by FDOT for State Count Station 0004 and State Count Station 2557.

- 8) Value of g/c is used as 0.62. 0.5 should be used as maximum value of g/c.

Response: The detailed ArtPlan analyses use actual g/c when these values are available. The revised ArtPlan analysis uses the signal timing and g/c for the intersection of SW 177 Avenue and SW 8 Street as obtained from Miami-Dade County which is appropriate since the peak direction is northbound. The ArtPlan analysis has been revised to reflect the actual cycle length of 140 seconds and the g/c of 0.56.

- 9) It is highly recommended to use existing cycle lengths.

Response: The Applicant has revised the ArtPlan analysis to utilize the actual cycle length of 140 seconds. The Applicant has also used actual left and right turn percentages obtained from intersection turning movement counts collected at the intersection of SW 177 Avenue and SW 8 Street. The revised ArtPlan analysis establishes the daily LOS B maximum service volume for SW 177 Avenue from SW 8 Street to SW 88 Street as 47,100 vehicles.

10) Supporting documents to verify the daily volumes should also be added with analysis.

Response: The Applicant has included the supporting documents for the daily volumes in this submittal. See attached the 2007 three day counts for FDOT Count Station 0004 and 2557.

Cathy Sweetapple

From: Somoza, Napoleon (DP&Z) [NVS@miamidade.gov]
Sent: Tuesday, November 18, 2008 9:39 PM
To: csweet@bellsouth.net
Cc: Davis, Rosa (DP&Z); Shen, Joan (PWD); Khan, Muhammad (PWD); Hernandez, Armando (PWD); Woerner, Mark (DP&Z); gpenn@brzoninglaw.com
Subject: FW: Comments on your Detailed Modeling Evaluation of Year 2018 Traffic Impact Analysis
Importance: High

Hello Cathy,

I reviewed your Response to Staff Comments Related to the Year 2018 Traffic Impact Analysis dated November 3, 2008, and offer the following comments:

1) Krome Avenue, from SW 8 Street to SW 88 Street. Your detailed modeling evaluation, using the 42,400 daily capacity based on your ArtPlan analysis, indicates that this roadway segment, with the projected impact traffic volume of 37,819 daily trips, meets the adopted LOS standard. However, MPO's 2018 traffic impact analysis performed by Gannet Fleming, Inc., indicates that this roadway segment will operate at LOS F, with and without the Parkland DRI's traffic impact, in violation of the adopted LOS B standard. A second analysis was performed using FDOT's Generalized Table 4-3 (Rural Developed Areas). This analysis shows that this roadway segment will operate at LOS C, thus in violation of the adopted LOS B standard for a FHHS 4-lane Controlled Access facility. Moreover, the Public Works Department staff reviewed your ArtPlan analysis and has some issues regarding your assumptions and input values. Please see PWD's comments below.

2) Krome Avenue, from SW 184 Street to SW 200 Street. Your detailed modeling evaluation, using the 28,900 daily capacity based on FDOT's Generalized Annual Average Daily Volumes Table 4-3 for Rural Developed Areas, indicates that this roadway segment, with the project's traffic volume (28,883 daily trips), will meet the adopted LOS B Standard. However, MPO's 2018 traffic impact analysis performed by Gannet Fleming, Inc., indicates that this segment will operate at LOS F, with and without Parkland's traffic impact, in violation of the adopted LOS B Standard. A second analysis was performed using FDOT's Generalized Table 4-3 for Rural Developed Areas. This analysis shows that indeed this segment will operate at LOS B, the adopted LOS B standard for a FHHS 4-lane Controlled Access facility.

3) SW 157 Avenue, from SW 120 Street to SW 136 Street. Your detailed modeling evaluation, using the 31,100 daily capacity for LOS D in Table 4-1 for Urbanized Areas, indicates that this roadway segment, with the project's traffic volume (29,773 daily trips), meets the adopted LOS D standard. However, MPO's 2018 traffic impact analysis performed by Gannet Fleming, Inc., indicates that this segment will operate at LOS E, with the Parkland's traffic impact, in violation of the adopted LOS D standard. A second analysis was performed using FDOT's Generalized Table 4-1. This analysis shows that indeed this roadway segment will operate at LOS D, the adopted LOS D standard, with the Parkland DRI's traffic impact.

4) SW 137 Avenue, from SW 184 Street to SW 200 Street. Your detailed modeling evaluation indicates that this roadway segment has not significant impact (less than 5 percent of the adopted LOS capacity). MPO's 2018 traffic impact analysis performed by Gannet Fleming, Inc., indicates that this segment will operate at LOS F, with and without the Parkland DRI's traffic impact, in violation of the adopted LOS D standard. A significance analysis was performed using the 2018 volumes for the Base Network (without Parkland DRI) and Scenario 3 (With Parkland's traffic impact). The analysis indicates that Parkland DRI will have a significant impact (13.15 percent) on the roadway segment's adopted LOS standard capacity. The following information was used in this analysis: volume without Parkland's impact (23,237 daily vehicle trips), volume with Parkland's impact (25,158 daily vehicle trips), and roadway's capacity at the adopted LOS D standard (14,600 AADT, Generalized Table 4-1). Moreover, a second traffic impact analysis was performed using FDOT's Generalized Table 4-1. This analysis shows that this segment will operate at LOS F, in violation of the adopted LOS D standard.

5) SW 120 Street, from SW 137 Avenue to SW 117 Avenue. Your detailed modeling evaluation indicates that this roadway segment has not significant impact (less than 5 percent of the adopted LOS capacity). MPO's 2018 traffic impact analysis performed by Gannet Fleming, Inc., indicates that this segment will operate at LOS E and F, with and without the Parkland DRI's traffic impact, in violation of the adopted LOS D standard. A significance analysis was performed using the 2018 volumes for the Base Network (without Parkland DRI) and Scenario 3 (with Parkland's traffic impact). The analysis indicates that indeed the Parkland DRI will have not significant impact (3.81 percent) on this roadway

12/5/2008

segment's adopted LOS standard capacity. It should be pointed out that the 2018 traffic impact analysis considered this roadway segment as six-lane facility. The widening of this roadway was to be funded with the 1/2 cent sales tax approved in November 2002 by the residents of Miami-Dade County. However, Mayor Carlos Alvarez at the Transportation Summit held last Saturday, November 15, said that no more roadway improvements will be funded with the 1/2 cent sales tax. Moreover, DP&Z staff learned yesterday that the widening of SW 120 Street from SW 137 Avenue to SW 117 Avenue has been determined by PWD to be unfeasible. The project is said to require major right-of-way acquisition, as well as the relocation of a large number of residences, and therefore it has been recommended not to move forward with this project. Also, at an earlier MPO meeting this year, Commissioner Sorenson expressed concerns regarding this project and recommended its removal from the TIP. The elimination of this project will require a reevaluation of the this roadway segment.

6) SW 136 Street, from SW 162 Avenue to SW 157 Avenue. Your detailed modeling evaluation indicates that this roadway segment will meet the adopted LOS standard. However, MPO's 2018 traffic impact analysis performed by Gannett Fleming, Inc., indicates that this segment will operate at LOS E, with the Parkland's traffic impact, thus in violation of the adopted LOS D standard. A second analysis was performed using FDOT's Generalized Table 4-1. However, this analysis shows that indeed this roadway segment will operate at LOS D, its adopted LOS standard.

7) SW 152 Street, from SW 102 Avenue to US 1. Your detailed modeling evaluation indicates that this roadway segment has not significant impact, less than 5 percent of the adopted LOS capacity. MPO's 2018 traffic impact analysis performed by Gannett Fleming, Inc., indicates that this segment will operate at LOS E+37%, without Parkland DRI's traffic impact, and at E+54%, with Parkland DRI's impact, in violation of the adopted LOS+20% standard. A significance analysis was performed using the 2018 volumes for the Base Network (without Parkland DRI) and Scenario 3 (with Parkland's traffic impact). The analysis indicates that indeed the Parkland DRI will have not significant impact (2.60 percent) on this roadway segment's adopted LOS standard capacity. It should be pointed out that this roadway segment is planned for widened from 4 to 6 lanes in the County's 2030 Long Range Transportation Plan. This roadway improvement is listed as a Priority III (2016 - 2020) project in the LRTP.

In addition to these comments, DP&Z staff has identified 10 roadway projects in the vicinity of the Parkland DRI that listed in the 2009 TIP as projects funded with the half cent sales tax. If these projects are removed from the TIP a new traffic impact analysis for Parkland DRI will be required.

Please review this comments and the PWD comments below. Let's meet to go over these comments.

Napoleon Somoza, Principal Planner

Miami-Dade County Department of Planning and Zoning

111 NW 1st Street, Suite 1220

Miami, Florida 33128-1972

Phone 305-375-2835 ext. 8754 Fax 305-375-1091

www.miamidade.gov/planzone

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-----Original Message-----

From: Khan, Muhammad (PWD)

Sent: Monday, November 17, 2008 2:02 PM

To: Somoza, Napoleon (DP&Z)

Cc: Bryon, Inti (PWD); Shen, Joan (PWD); Khan, Muhammad (PWD)

Subject: Comments on 2018 ARTPLAN analysis for SW 152 Street and SW 177 Avenue

Napoleon,

Find below comments on 2018 ARTPLAN analysis for subject roadways. Please also review analysis in light of any particular comments you made previously.

SW 152 Street

- 1) Please note that in Parkland 2014 DRI, September 2008 analysis SW 152 Street from SW 117 Avenue to SW 137 Avenue is subdivided in to two segments, SW 117 Avenue to SW 124 Avenue and SW 124 Avenue to SW 137 Avenue in Table 21.F4 for the length of study segment, therefore consider using same segmentation for ARTPLAN analysis.

12/5/2008

- 2) Also in same Table 2018 hourly volumes with project are used as 6,111 and 6,210 which appear relating to higher AADTs as compare to 66,000 proposed in ARTPLAN analysis. 0.09 value of "K" should result in daily volumes of 67,900 and 69000.
- 3) In general Facility Data input Exclusive Right Turn Lanes are mentioned as "NO" while for individual intersection input data right turn lanes are marked as "YES". Detailed analysis indicated no exclusive right turn lanes scenario results in significantly worse LOS. Therefore if exclusive right lanes are provided at all intersections then it should be accommodated in later phases.
- 4) In Automobile LOS result table Left Turn Lanes spill. It shows additional demand exists for left turn storage. Therefore Left turn storage should be increased to accommodate estimated left turn vehicles.
- 5) Please verify if cycle length, 150 seconds is constant for all intersection as shown. If not it is highly recommended to use existing cycle lengths.
- 6) Supporting documents should also be added to verify the 2018 Daily Volumes with Parkland as shown in Table 1.

SW 177 Avenue

- 7) Explain the source of AADT value, "15,920" used in ARTPLAN analysis. While 2018 volume is shown as 37,819 in Table 1.
- 8) Value of g/c is used as 0.62. 0.5 should be used as maximum value of g/c.
- 9) It is highly recommended to use existing cycle lengths.
- 10) Supporting documents to verify the daily volumes should also be added with analysis.

Let me know if you have any concerns.
Thanks.

Muhammad Asif Khan, M.S., E.I.
Traffic Engineering Division
Miami Dade County Public Works Department
111 NW 1st Street, Suite 1510,
Miami, FL, 33128-1970
Phone: 305-375-2030
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CATHY SWEETAPPLE & ASSOCIATES
TRANSPORTATION AND MOBILITY PLANNING

2008 DEC -8 P 12: 04

December 8, 2008

PLANNING & ZONING
METROPOLITAN PLANNING SECT

Mr. Napoleon Samoza, Principal Planner
Miami-Dade County Department of Planning and Zoning
111 Northwest 1st Street, Suite 1220
Miami, Florida 33128

RE: **Parkland DRI and CDMP Amendment
Response to County Comments Related to Traffic Concurrency**

Dear Mr. Samoza,

Pursuant to our meeting with your office and Miami-Dade County Public Works on October 23, 2008, and pursuant to pages 6, 53 and 68 of the Staff Report for the Parkland DRI and CDMP Amendment, please find outlined below our detailed responses to staff comments related to Traffic Concurrency. The Applicant has addressed each of the three roadway segments highlighted by staff as not meeting traffic concurrency during the short term (3 year) level of service evaluation. Please note the following related to each segment:

- No traffic impacts from the Parkland 2014 DRI will be placed upon any of the impacted roadway segments during the 3 year short term evaluation time period analyzed by Staff. Parkland has made a commitment that no certificates of occupancy will be issued any earlier than the year 2014, which is six years from this current fiscal year.
- The Parkland 2014 DRI (and CDMP Amendment) has identified roadway improvements that will add capacity to the roadway network and will specifically mitigate project impacts where needed for traffic concurrency segments identified by Staff. Acceptable levels of service will be maintained on each of these roadways with the full build out of the Parkland 2014 DRI. The following improvements proposed by the Applicant will mitigate traffic concurrency impacts. Many other improvements are proposed by the Parkland 2014 DRI, however these are not specifically needed to address Traffic Concurrency.
 - Add an exclusive Northbound Right Turn Lane on SW 177 Avenue at SW 200 Street
 - Widen SW 152 Street from SW 147 Avenue to SW 137 Avenue to a 5LD or 6LD roadway
- **Krome Avenue/SW 177 Avenue (SR 997) from SW 88 Street to SW 184 Street**

The Applicant has performed a detailed ArtPlan analysis for the segment of SW 177 Avenue from SW 88 Street to SW 184 Street as provided in **Attachment I** of this submittal. The ArtPlan analysis has been performed using the 2007 traffic counts from FDOT Count Station 0682. The analysis uses existing cycle length and g/c from Miami-Dade County, and existing left and right turn percentages obtained from intersection turning movement counts at SW 177 Avenue and SW 88 Street. The ArtPlan analysis demonstrates that the corridor under the current geometric and signal timing conditions will accommodate the project traffic impacts resulting from the full build out of the Parkland 2014 DRI. The results of the ArtPlan analysis are summarized below:

- The two-way peak hour maximum service volume (MSV) for SW 177 Avenue as a 2 lane undivided roadway at LOS B = 2500
 - The results of the ArtPlan analysis demonstrate that the existing capacity is sufficient to accommodate the impacts of the Parkland 2014 DRI consistent with the guidelines and standards from the Miami-Dade County Concurrency Management System.
 - **Revised Table 4A** from the *Parkland DRI and CDMP Amendment Transportation Analysis* is provided to document that the maximum service volume resulting from the ArtPlan analysis will accommodate the combined effect of existing peak hour period traffic, traffic from approved development orders and traffic from the Parkland 2014 DRI, and will maintain acceptable levels of service pursuant to the Concurrency Management System and the Miami-Dade County CDMP.
 - The assignment and distribution of the Parkland 2014 DRI traffic is consistent with the distribution reviewed and approved by the regional reviewing agencies during the DRI process.
- **Krome Avenue/SW 177 Avenue (SR 997) from SW 184 Street to SW 216 Street**

The Applicant has performed a detailed ArtPlan analysis for the segment of SW 177 Avenue from SW 184 Street to SW 216 Street as provided in **Attachment II** of this submittal. The ArtPlan analysis has been performed using 2007 traffic counts from Miami-Dade County at Count Station 9208 and 2007 traffic counts from FDOT at Count Station 0361. The analysis uses existing cycle length and g/c from Miami-Dade County, and existing left and right turn percentages obtained from intersection turning movement counts at SW 177 Avenue and SW 184 Street and SW 177 Avenue and SW 200 Street. The ArtPlan analyses have demonstrated that the addition of an exclusive northbound right turn lane on SW 177 Avenue at SW 200 Street will improve corridor capacity and will accommodate project traffic impacts resulting from the full build out of the Parkland 2014 DRI. An exclusive northbound right turn lane already exists on SW 177 Avenue at SW 184 Street. The results of the ArtPlan analyses are summarized below:

- The existing two-way peak hour MSV at LOS C = 1920 using existing geometry.
- The proposed two-way peak hour MSV at LOS C = 2290 with the proposed right turn lane.
- The addition of an exclusive northbound right turn lane on SW 177 Avenue at SW 200 Street improves the corridor capacity and allows the Applicant to mitigate the impacts of the Parkland 2014 DRI consistent with the guidelines and standards from the Miami-Dade County Concurrency Management System.
- **Revised Table 4A** from the *Parkland DRI and CDMP Amendment Transportation Analysis* is provided to document that the maximum service volume (with the proposed northbound right turn lane) will accommodate the combined effect of existing peak hour period traffic, traffic from approved development orders and traffic from the Parkland 2014 DRI, and will maintain acceptable levels of service at the adopted standard of LOS C pursuant to the Concurrency Management System and the Miami-Dade County CDMP.
- The assignment and distribution of the Parkland 2014 DRI traffic is consistent with the distribution reviewed and approved by the regional reviewing agencies during the DRI process. The cardinal distribution for the DRI project zone 1266 has not been used for this concurrency analysis since the Year 2015 socioeconomic data for TAZ 1266 contained only 15 employees and 4 dwelling units, therefore the distribution is not comparable to the land uses proposed in the Parkland 2014 DRI.

- **SW 152 Street from SW 147 Avenue to SW 137 Avenue**

The Applicant has updated the detailed ArtPlan analysis previously submitted to Staff for the segment of SW 152 Street from SW 147 Avenue to SW 137 Avenue as provided in **Attachment III** of this submittal. The ArtPlan analysis has been performed using 2007 traffic counts from Miami-Dade County at Count Station 9854 and 2007 traffic counts collected by the Applicant east of SW 142 Avenue and east of SW 147 Avenue. The analysis uses existing cycle length and g/c from Miami-Dade County. The analysis uses corrected AWDT and corrected directional factors for Count Station 9854 (as discussed with Staff during our meeting) since the County count results were skewed due to a broken count hose on day three of the County Counts. The ArtPlan analysis allows Staff and the Applicant to estimate the maximum service volume benefits that will be derived by the Applicant's proposed roadway expansion to SW 152 Street which technically extends from SW 177 Avenue on the west to SW 137 Avenue on the east. The widening of SW 152 Street will include the segment identified by Staff on pages 6, 53 and 68 of the staff report as having traffic concurrency impacts. Today, the portion of SW 152 Street from SW 137 Avenue to SW 138 Avenue already exists as a 6 lane divided roadway, however from SW 138 Avenue to SW 147 Avenue, the roadway is four lane divided. The Applicant has proposed to widen SW 152 Street to either a 5 lane divided roadway or a 6 lane divided roadway. The results of the ArtPlan analyses are summarized below:

- The two-way peak hour MSV for SW 152 Street as a 4LD at LOS EE = 4428 [3690 at LOS E * 1.2%]
- The two-way peak hour MSV for SW 152 Street as a 5LD at LOS EE = 5535 [4612 at LOS E * 1.2%]
- The two-way peak hour MSV for SW 152 Street as a 6LD at LOS EE = 6672 [5560 at LOS E * 1.2%]
- The addition of the proposed improvements to SW 152 Street allows the Applicant to mitigate the impacts of the Parkland 2014 DRI consistent with the guidelines and standards from the Miami-Dade County Concurrency Management System.
- **Revised Table 4A** from the *Parkland DRI and CDMP Amendment Transportation Analysis* is provided to document that the maximum service volume (with the proposed improvements) will accommodate the combined effect of existing peak hour period traffic, traffic from approved development orders and traffic from the Parkland 2014 DRI, and will maintain acceptable levels of service pursuant to the Concurrency Management System and the Miami-Dade County CDMP.
- Specifically, the segment of SW 152 Street from SW 142 Avenue to SW 138 Avenue will require the lane widening to either a 5LD or a 6LD to meet traffic concurrency.
- The assignment and distribution of the Parkland 2014 DRI traffic is consistent with the distribution reviewed and approved by the regional reviewing agencies during the DRI process.

- **SW 152 Street from SW 157 Avenue to SW 147 Avenue - Updated Analysis**

The Applicant has updated the detailed ArtPlan analysis previously submitted to Staff for the segment of SW 152 Street from SW 157 Avenue to SW 147 Avenue as provided in **Attachment IV** of this submittal. This segment was not identified by staff as having unresolved traffic concurrency impacts, however the analysis is resubmitted based upon the use of updated signal timing data obtained from Miami-Dade County Public Works. The ArtPlan analysis has been performed using 2007 traffic counts collected by the Applicant east of SW 157 Avenue. The analysis uses existing cycle length and g/c from Miami-Dade County. The ArtPlan analysis allows Staff and the Applicant to identify the existing maximum service volume and to estimate the maximum service volume benefits that will be derived by the Applicant's proposed roadway expansion to SW 152 Street which technically extends from SW 177 Avenue on the west to SW 137 Avenue on the east. The Applicant has proposed to widen SW 152 Street to either a 5 lane divided roadway or a 6 lane divided roadway as part of the DRI and CDMP mitigation, however these improvements are not needed to mitigate traffic concurrency. The results of the ArtPlan analysis are summarized below:

- The two-way peak hour MSV for SW 152 Street as a 2LU at LOS EE = 2364 [1970 at LOS E * 1.2%]
- The two-way peak hour MSV for SW 152 Street as a 4LD at LOS EE = 4800 [4000 at LOS E * 1.2%]
- The two-way peak hour MSV for SW 152 Street as a 5LD at LOS EE = 6000 [5000 at LOS E * 1.2%]
- The two-way peak hour MSV for SW 152 Street as a 6LD at LOS EE = 7236 [6030 at LOS E * 1.2%]
- The results of the ArtPlan analysis demonstrate that the existing capacity is sufficient to accommodate the impacts of the Parkland 2014 DRI consistent with the guidelines and standards from the Miami-Dade County Concurrency Management System.
- **Revised Table 4A** from the *Parkland DRI and CDMP Amendment Transportation Analysis* is provided to document that the maximum service volume will accommodate the combined effect of existing peak hour period traffic, traffic from approved development orders and traffic from the Parkland 2014 DRI, and will maintain acceptable levels of service pursuant to the Concurrency Management System and the Miami-Dade County CDMP.
- The assignment and distribution of the Parkland 2014 DRI traffic is consistent with the distribution reviewed and approved by the regional reviewing agencies during the DRI process.

Mr. Napoleon Samoza
Parkland DRI and CDMP Amendment
Response to County Comments Related to Traffic Concurrency
December 8, 2008 – Page 5

The results of the detailed ArtPlan analyses contained in **Attachments I, II and III** with this submittal specifically address the traffic concurrency concerns raised by Staff on pages 6, 53 and 68 of the Staff Report. Revised **Table 4A** attached herein demonstrates that the maximum service volume for each traffic concurrency count station (under existing geometric conditions or with proposed improvements) will accommodate the combined effect of existing peak hour period traffic, traffic from approved development orders and traffic from the Parkland 2014 DRI, and will maintain acceptable levels of service pursuant to the Concurrency Management System and the Miami-Dade County CDMP. The data and analysis contained herein address the traffic concurrency status for the segments outlined below:

- SW 177 Avenue – SW 88 Street to SW 184 Street – Existing capacity found to exist using the detailed ArtPlan Analysis
- SW 177 Avenue – SW 184 Street to SW 200 Street – Improvements proposed to mitigate Traffic Concurrency impacts
- SW 152 Street – SW 147 Avenue to SW 137 Avenue – Improvements proposed to mitigate Traffic Concurrency impacts

On a final note, pursuant to Chapter 33G of the County Code, concurrency is typically applied to a review of a development order or development permit (e.g., rezoning, plat approval or building permit). Technically, concurrency should not be reviewed in a CDMP amendment application, since the CDMP amendment is not a development order. However, concurrency will be analyzed and addressed in the Parkland 2014 DRI development order, which is the appropriate process for a concurrency review. We are drafting additional development order conditions that will incorporate the required the concurrency-related improvements described in this letter as conditions of project approval.

Please review the attached analyses and do not hesitate to contact me if you have any questions or concerns with this additional traffic information.

Sincerely,

Cathy Sweetapple & Associates
Transportation and Mobility Planning



Cathy S. Sweetapple, AICP
Principal Transportation Planner

cc: Jeffrey Bercow
Rob Curtis
Rosa Davis
Armando Hernandez
Muhammed Khan
Rey Melendi
Graham Penn
Joan Shen
Mark Woerner

C:\Documents and Settings\Cathy Sweetapple\My Documents\Krome Groves\Concurrency\Samoza - 12-7-08 - Response to Staff Comments - Traffic Concurrency.doc

Table 4A
Parkland DRI
First Directly Accessed Traffic Count Stations - Traffic Concurrency Capacity Analysis

Count Station	Roadway	Location	Existing Lanes or Funded In TIP	[1] Capacity	Count Date	[2] PHP Vol	Capacity Available after PHP Vol	[2] D.O.'s as of 8/28/2008	Capacity Available after D.O.'s	[3] Parkland Project Distribution	[4] Parkland PM Peak Hour Trips 5473	Total with Project	Capacity Available after Project	Adopted LOS	Current LOS	Capacity after Road Widening by Parkland	LOS after Road Widening by Parkland	Road Widening by Miami-Dade or Parkland
0682	SW 177 Ave	South of SW 88 St to SW 232 St	A 2	2,500	16-11-2007	1,145	1,354	66	1,288	11.00%	602	1,814	686	C	B		B	
1080	SW 88 St	West of SW 147 Ave to SW 157 Ave	A 6	5,904	12-25-2007	3,181	2,723	806	1,917	2.00%	118	4,097	1,808	EE	D		D	
9206	SW 177 Ave	South of SW 184 St to SW 218 St	A 2	2,290	5/1-3/2007	2,043	247	81	166	3.00%	164	2,288	2	C	C		C	Build a NB right turn lane [12]
9724	SW 104 St	West of SW 147 Ave to SW 157 Ave	4	3,696	4/1-3/2007	2,812	884	109	775	3.00%	164	3,085	611	EE	Ex-01		Ex-01	
9760	SW 120 St	West of SW 122 Ave to SW 117 Ave	A 4	3,870	5/1-3/2007	3,212	658	495	163	2.00%	110	3,817	54	D	D		D	
9762	SW 120 St	West of SW 137 Ave to SW 147 Ave	A 4	3,360	5/1-3/2007	2,182	1,178	601	577	5.00%	274	3,057	303	D	C		C	
9784	SW 127 Ave	South of SW 104 St to SW 120 St	4 [9]	2,430	8/28-3/2007	1,129	1,301	892	409	6.00%	329	2,350	81	D	D		D	TIP No. PW 20040351
9814	SW 137 Ave	South of SW 120 St to SW 136 St	A 6	6,870	4/17-19/2007	4,502	2,368	1,285	1,083	5.00%	274	6,061	809	E	D		D	
9816	SW 137 Ave	South of SW 136 St to SW 152 St	A 6	6,630	4/17-19/2007	4,213	2,417	1,143	1,274	4.00%	219	5,575	1,055	E	D		D	
9832	SW 147 Ave	South of SW 104 St to SW 120 St	4	2,320	4/17-19/2007	1,451	869	277	592	4.00%	219	1,947	373	D	D		D	
9834	SW 147 Ave	South of SW 152 St to SW 184 St	2	910	4/17-19/2007	325	585	347	238	3.00%	164	836	74	D	C		C	
[5]	SW 136 St	East of SW 157 Ave to SW 137 Ave	4 [10]	3,190	4/2/2007	626	2,564	0	2,564	17.00%	931	1,557	1,633	D	C		C	TIP No. PW 20040346
[6]	SW 152 St	West of SW 147 Ave to SW 157 Ave	2	2,364	4/2/2007	686	1,678	0	1,678	26.00%	1,424	2,110	255	EE	Ex-07		C	Widen from 2LU to 5LD / 6LD
[7]	SW 152 St	West of SW 142 Ave to SW 147 Ave	4	4,428	4/2/2007	1,898	2,530	0	2,530	23.00%	1,259	3,157	1,271	EE	D		C	Widen from 4LD to 5LD / 6LD
[8]	SW 152 St	West of SW 138 Ave to SW 142 Ave	A 4	4,428	4/2/2007	2,318	2,110	938	1,172	23.00%	1,259	4,515	87	EE	F		C	Widen from 4LD to 5LD / 6LD
9854	SW 152 St	West of SW 137 Ave to SW 138 Ave	A 6	6,872	8/21-2/2007	3,593	3,079	938	2,141	23.00%	1,259	5,790	882	EE	Ex-04			
9857	SW 157 Ave	South of SW 88 St to SW 112 St	4	3,540	5/1-3/2007	1,219	2,321	0	2,321	13.00%	712	1,931	1,609	E	C		C	
9859	SW 157 Ave	South of SW 152 St to SW 184 St	4 [11]	2,750	5/1-3/2007	600	2,150	197	1,953	15.00%	821	1,618	1,132	D	B		B	TIP No. PW 20040372
9880	SW 184 St	East of SW 177 Ave to SW 157 Ave	2	1,240	8/21-2/2007	807	433	85	348	1.00%	55	947	293	C	B		B	
											100.00%	5,475						

Source: Miami-Dade County Public Works Department Concurrency Report Dated August 28, 2008.

- [1] The maximum service volume for Count Station 0682 was determined using Art Plan.
The maximum service volume for Count Station 9206 was determined using Art Plan and is based upon the Applicant commitment to construct an exclusive NB right turn lane on SW 177 Avenue at SW 200 Street.
The maximum service volume for Count Station 9854 was updated using Art Plan for SW 152 Street from SW 137 Avenue to SW 147 Avenue to correct input variables.
The maximum service volume for SW 152 Street from SW 147 Avenue to SW 157 Avenue was determined using Art Plan.
The maximum service volume for SW 136 Street from SW 137 Avenue to SW 157 Avenue was determined using Art Plan.
- [2] The PHP volumes and the D.O. trips have been obtained from Miami-Dade County Public Works.
- [3] The directional distribution of project trips for Parkland is consistent with the project distribution from the CDMP Amendment Transportation Analysis (Figure 5F) and the Parkland 2014 DRI (Map J-80).
- [4] The Net External PM Peak Hour Trips for the Parkland DRI and CDMP Amendment are consistent with Table 2A from the CDMP Amendment Transportation Analysis and Table 21.82 from the Parkland 2014 DRI.
- [5] No count station exists on SW 136 Street between SW 157 Avenue and SW 137 Avenue, however the Applicant collected link data on this segment on April 12, 2007. The maximum service volume for this segment was developed using Art Plan.
- [6] No count station exists on SW 152 Street between SW 147 Avenue and SW 147 Avenue, however the Applicant collected link data on this segment on April 12, 2007. The maximum service volume for this segment was developed using Art Plan.
- [7] No count station exists on SW 152 Street between SW 147 Avenue and SW 142 Avenue, however the Applicant collected link data on this segment on April 12, 2007.
- [8] No count station exists on SW 152 Street between SW 142 Avenue and SW 138 Avenue, however the Applicant collected link data on this segment on April 12, 2007.
- [9] The widening of SW 127 Avenue to a 4LD from SW 88 Street to SW 120 Street is funded for construction in FY 2008-2009 pursuant to TIP No. PW 20040351.
- [10] The widening of the remaining segments of SW 136 Street to a 4LD between SW 157 Avenue and SW 137 Avenue is funded for construction in FY 2008-2009 pursuant to TIP No. PW 20040346.
- [11] The widening of SW 157 Avenue to a 4LD from SW 152 Street to SW 184 Street is funded for construction in FY 2009-2010 pursuant to TIP No. PW 20040372.
- [12] Parkland will build the Northbound right turn lane on SW 177 Avenue at SW 200 Street.

SUPPORTING DOCUMENTS PROVIDED BY PUBLIC AGENCIES

- Letter from Miami-Dade County Public Schools (dated October 31, 2008)
- Letter from City of Parkland Regarding "Parkland" Name (dated November 4, 2008)
- E-mail from Miami-Dade County Public Schools (dated November 18, 2008)
- Letter from Department of Environmental Resources Management (DERM) Regarding Cut and Fill Criteria and Surface Water Management (dated November 18, 2008)
- Letter from Miami-Dade County Mayor Carlos Alvarez to City of Parkland Regarding "Parkland" Name (dated November 26, 2008)
- Miami-Dade Police Department Comments Regarding Parkland Development Orders (dated December 8, 2008)
- Miami-Dade Water and Sewer Department Updated Estimates of Revenues, Construction Costs, and Operating and Maintenance Costs



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Alberto M. Carvalho

Miami-Dade County School Board

Agustin J. Barrera, Chair
Perla Tabares Hantman, Vice Chair
Renier Diaz de la Portilla
Evelyn Langlieb Greer
Dr. Wilbert "Tee" Holloway
Dr. Martin Karp
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

October 31, 2008

Mr. Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning
Miami-Dade County
111 NW 1 Street, 11th Floor, Suite 1110
Miami, FL 33128

Re: Parkland DRI – Land Use Amendment Application

Dear Mr. LaFerrier:

We are in receipt of the Initial Recommendation in connection with the Parkland DRI Application (Application) to Amend the Comprehensive Development Master Plan, which Application is now scheduled for a public hearing before the West Kendall Community Council (CC 11) on November 3, 2008, and subsequently before the PAB on November 19, 2008 and the BCC on December 8, 2008.

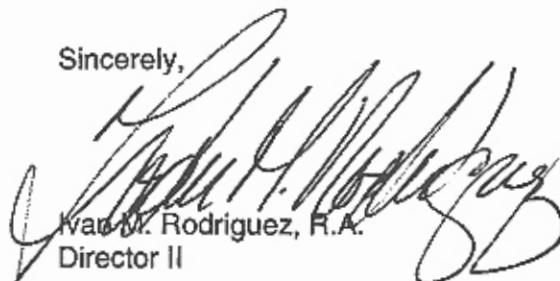
In reviewing items IIa.-Public Schools- (page 3) and the Planning Staff Analysis for Public Schools (page 36), we find that the written information does not accurately represent the conditions of the listed impacted schools. In order to clarify the conditions at these schools we have prepared the attached revised analysis, which shows the potential and rather substantial impacts generated by the Application; namely, the projected 1,319 elementary, 604 middle and 824 high school students resulting from the Application, would bring the impacted elementary school to 254% of capacity, the impacted middle school to 125% of capacity, and the impacted senior high school to 140% of capacity. These impacts remain unmitigated by the Applicant, despite various attempts on the part of the District to achieve an adequate mitigation plan.

The Planning Staff Analysis section indicates the Applicant has advised that if it is unable to reach an agreement with Miami-Dade County Public Schools under the current mitigation procedure, it would later mitigate the school impacts under the public school concurrency system. Given the absence of an executed Interlocal Agreement for school concurrency at the County level, the Application can only be reviewed by the School Board under the current F-7 process, and presently school impacts remain unaddressed and unmitigated as **the Applicant has failed to proffer an adequate mitigation plan.** Additionally, if the Application is approved by the County prior to the execution of a school concurrency Interlocal Agreement, there will be no mechanism to ensure that the rather substantial impacts of the Application are duly addressed by the Applicant. As a result, and in accordance with the Review Criteria established by the School Board, **the School District requests that the application be denied, or that it be deferred until such time as Applicant addresses the Application's impacts on the applicable public schools.**

Mr. Marc C. LaFerrier, AICP, Director
Parkland DRI – Land Use Amendment Application
Page -2-

Thank you in advance for your favorable consideration of the District's concerns and objections in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ivan M. Rodriguez', is written over the typed name and title.

Ivan M. Rodriguez, R.A.
Director II

IMR:
L209
Attachment

cc: Ms. Ana Rijo-Conde, AICP
Mr. Fernando Albuerne
Mr. Michael A. Levine
Ms. Vivian Villaamil
Ms. Corina Esquijarosa
Ms. Ana Craft
Ms. MJ Mathews (SFRPC)
Ms. Rosa Davis (Miami-Dade County)

SCHOOL IMPACT REVIEW ANALYSIS
October 29, 2008

APPLICATION:	Parkland DRI – Land Use Amendment Application
REQUEST:	Land Use change from Agriculture to Low Density Residential, Low-Medium Density Residential, and Office/Residential Zoning change from Agriculture to PAD (DRI mixed use project)
ACRES:	967 acres
MSA/Multiplier:	6.2/.65-single-family, .47-townhouse and .28-multi-family
LOCATION:	Northwest Corner of SW 162 Avenue and SW 152 Street
NUMBER OF UNITS:	6,749 additional units (192 units currently permitted under existing land use and zoning classification, for a total of 6,941 units)
ESTIMATED STUDENT POPULATION:	2,747 students*
ELEMENTARY:	1319
MIDDLE:	604
SENIOR:	824

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY:	Norman Butler Bossard Elementary – 15950 SW 144 Street
MIDDLE:	Jorge Mas Canosa Middle – 15735 SW 144 Street
SENIOR HIGH:	Miami Southridge Senior - 19355 SW 114 Ave.

All schools are located in the South Region.

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology Services, as of October 2008:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELCOATABLE
Norma Butler Bossard Elementary	1,300	1,032	126%	0	126%
	2,619 *		254%		254%
Jorge Mas Canosa Middle	1,930	2,025	95%	0	95%
	2,534 *		125%		125%
Miami Southridge Senior	3,062	2,579	119%	190	111%
	3,886 *		151%		140%

*Student population increase as a result of the proposed development

Notes:

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, all of the impacted schools meet the review threshold.

PLANNED RELIEF SCHOOLS

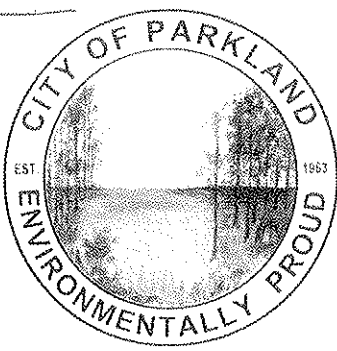
<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "HHH-1" (Varela / Sunset / Southridge Senior High Schools Relief) (2000 students)	Site Acquisition	2010

OPERATING COSTS: According to Financial Operations, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$17,990,103.

CAPITAL COSTS: Based on the State's September 2007 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	1319	x	\$18,622	=	\$24,562,418
MIDDLE	604	x	\$20,109	=	\$12,145,836
SENIOR HIGH	824	x	\$26,101	=	\$21,507,224
Total Potential Capital Cost					\$58,215,478

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include



CITY OF PARKLAND

6600 University Drive
Parkland, Florida 33067
Office: (954) 753-5040 • Fax: (954) 341-5161
www.cityofparkland.org

NOV 10 10 31 11

11/10/08

November 4, 2008

Mayor Carlos Alvarez
Stephen P. Clark Center
111 N.W. 1st Street, 29th Floor
Miami, Florida 33128

FAX: 305-375-3618

Dear Mayor Alvarez:

It has come to our attention that there is talk of naming a western portion of Miami-Dade County as Parkland. I am not sure that you are aware of this but there is already a City of Parkland within Florida. As the Mayor of Parkland, I would hope that you would reconsider the Parkland name.

The City of Parkland is located in Broward County, just over the border from Miami-Dade County, with over 11 square miles of residences and businesses. The City was incorporated in 1963 and has grown to over 23,000 people since its incorporation.

We have spent a considerable amount of time to market and brand the City and we would hate for any confusion to occur with another City so close possessing the same name. We appreciate your consideration of the City Commission's request. If you have any questions, please feel free to contact me or the City Manager, Caryn Gardner-Young at (954) 753-5040.

Sincerely,

Michael Udine
Mayor of the City of Parkland

cc. Florida League of Cities

File Copy
11-19-08

FAS

Rodriguez, Ivan M.

From: Rijo-conde, Ana F.
Sent: Tuesday, November 18, 2008 12:45 PM
To: 'Graham Penn'
Cc: LaFerrier, Marc C. (DP&Z); Albuerne, Fernando; Rodriguez, Ivan M.; Craft, Ana R.
Subject: Parkland DRI - Meeting Notes

Graham,

Below please find a summary of our discussion today. Please advise as to your clients' response.
 Thanks.

Ana

SUMMARY OF DISCUSSION AT PARKLAND DRI MEETING - PROPOSAL

Attendees:

Mr. Graham Penn, Attorney for Applicant
 Ms. Ana Rijo-Conde, Mr. Fernando Albuerne and Mr. Ivan Rodriguez - M-DCPS

1. Set aside and donation of 15-acre site in lieu of impact fees for construction of 2,100 student station K-8 facility. Land value to be established pursuant to a District-commissioned appraisal, with a not-to-exceed in-lieu ceiling contribution value of \$7.5 million;
2. Monetary donation over and above impact fees (estimated at approximately \$38.537 million) for the construction of referenced facility, in accordance with following schedule:
 - 1/3 of the payment to be made at final plat action for first phase (it is envisioned that there will be at least three plats for Parkland);
 - 1/3 of the payment to be made at the time the 2000th residential permit is issued;
 - Remaining 1/3 of the payment at the time the 3000th residential permit is issued.
3. The District will be given the right of first refusal on the purchase of two other school sites within the Parkland DRI, at appraised value, as established in a District-commissioned appraisal. One site is approximately 15 acres in size and would be developed by the District to house an approximate 1,600-student station senior high school; the other site is approximately 5 acres in size and would be developed by the District to house an approximate 1,100 student station K-8 facility. The District would have 120 days to exercise the option once notified by the Developer of each site's availability, and the right of first refusal applies to each of the sites separately (i.e. the District could exercise its right of first refusal on only one of the sites and still be in compliance with the proposed terms).

Note: Additional discussion will need to take place with Applicant's attorney, relative to timing for notification of sites' availability and timing for construction of two additional schools, if the proposal as outlined herein is accepted by Applicant.

Attorney for Applicant indicated he would discuss above with clients and provide a response to District within the next few days, but in any event by December 1st. This will allow District staff to prepare a Board item for the December 10, 2008 agenda for School Board consideration. Additionally, if agreement is reached as noted above, or as may be modified further by agreement of both parties, Applicant's Attorney is to provide executed covenant, for recordation upon School Board approval.

11/19/2008



Carlos Alvarez, Mayor

Department of Environmental Resources Management

Environmental Resources Regulation Division

701 NW 1st Court, 6th Floor

Miami, Florida 33136-3912

T 305-372-6567 F 305-372-6407

miamidade.gov

November 18, 2008

Manuel Echezarreta, P.E.
Ford Engineers, Inc.
1950 N.W. 94 Avenue, 2nd Floor
Miami, Florida 33172

Re: Parkland Development
Located at S.W. 136 Street & S.W. 177 Avenue
Section 19/20-55-39
C&F No. 542


Dear Mr. Echezarreta:

This office has completed its review of the fill encroachment study for the referenced project, and pursuant to the information submitted, we have concluded that the proposed surface water management complies with the requirements of Section 24-48 of the Miami-Dade County Code and the Permit Information Manual IV of the South Florida Water Management District (SFWMD). Therefore, approval is granted for the Cut and Fill criteria requirements for the retention of the 100-year/3-day storm event within the above referenced development, subject to the following conditions:

1. The proposed development shall provide a minimum lake area of 137.29 acres designated as surface water management, and an additional minimum pervious area of 258 acres. Building areas shall not exceed 244 acres. Any deviation from these land uses will require a re-review and re-approval of the Cut and Fill requirements by this office.
2. No encroachment by fill or any use other than intended is allowed in the surface water management area.
3. A surface water management permit by the SFWMD shall be required for the construction of the drainage system associated with the proposed development.

If you have any questions, please call this office at (305) 372-6681.

Sincerely,


J.M. (Manny) Tobon, P.E.
Chief, Water Control Section

RM:ms



OFFICE OF THE MAYOR
MIAMI-DADE COUNTY, FLORIDA

Rosa
Davis

CARLOS ALVAREZ
MAYOR

2008 DEC -3 P 12:35

November 26, 2008

Mayor Michael Udine
City of Parkland
6600 University Drive
Parkland, Florida 33067

PLANNING & ZONING
METROPOLITAN PLANNING SECT

DEC 12 2008

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE

Re: Parkland Development of Regional Impact (DRI)

Dear Mayor Udine:

My office is in receipt of your letter regarding the City's concerns about the name of the "Parkland" development project.

The County acknowledges the City's concern regarding this matter. Furthermore the County recognizes that the City of Parkland has earned and enjoyed a certain level of recognition and branding related to its name. The County appreciates that the City of Parkland should not be confused with a development project in South Florida.

However, the County has no authority or jurisdiction over the naming of development projects proposed by entities in the private sector. Furthermore, Miami-Dade County does not specifically adopt or accept the names of development projects as a part of the development approval process.

Please be assured that the attorney of record for the Parkland DRI application, Mr. Jeffrey Bercow, Esq. of Bercow & Radell, P.A. will be made aware of the City's concerns and a copy of the City's letter has been sent to their office. In addition, a copy of the City's letter dated November 4, 2008 will be included as part of the file submitted for public hearing on the Parkland DRI application.

Please do not hesitate to contact me at (305) 375-5071 if you have any additional questions or comments on this matter.

Sincerely,

Carlos Alvarez
Mayor

c: Florida League of Cities
Mr. Jeffrey Bercow, Esq.
Mr. Graham Penn, Esq.
Denis Morales, Chief of Staff
George M. Burgess, County Manager
Alex Muñoz, Assistant County Manager
Marc C. LaFerrier, Director, Department of Planning & Zoning

MIAMI-DADE POLICE DEPARTMENT COMMENTS FROM OCTOBER 2008

Application

The Curtis Group is seeking to develop a mixed-use project in unincorporated Miami-Dade County. Parkland DRI consists of 960 acres bounded by SW 136 Street on the north, SW 162 Avenue on the east, SW 152 Street on the south, and SW 177 Avenue on the west.

Review

A careful review of the application provided shows that there is likely to be an impact on the Miami-Dade Department (MDPD) resources based upon the increase in the overall development, hotel units, population, traffic, etc. Sergeant Walter Hopwood, the former designated MDPD representative to the DIC, visited the area and reviewed the site for the proposed modification. Public safety service in the area is adequate at this time. However, growth within an existing police district results in increased demands for police service. Based on this, MDPD is recommending that an additional 15 police officers be assigned to the Hammocks District to handle the increased workload that the proposed project. The estimated cost including salaries, fringe benefits, vehicles and fuel is approximately \$1,679,586 (see attachment). The demands for service typically vary based upon the specific demographics of the area and traffic volume. This service demand is based upon the total project as presented. Any changes would necessitate a reevaluation with regards to staffing. MDPD encourages developers work with police during any future design and construction stages to determine the best possible solutions.

Comments

A discussion ensued during our meeting on May 28, 2008 (DP&Z), regarding recommendations for a Storefront/Mini-Station. Consistent with a project of this size, it is now recommended that only an unmanned workstation is needed. The workstation could be incorporated within an existing retail or office area or be located within a community center. The workstation would be provided by the developer or retail store owner.

Regarding actual construction when development occurs, the following applicable guidelines are provided to address public safety issues:

1. The development should comply with requirements of the Code of Miami-Dade County.
2. A Crime Prevention Through Environmental Design (CPTED) study coordinated and conducted through the police, and other appropriate departments respectively, with the developer may be very beneficial. CPTED is premised on the concept that the proper design and the effective use of the built environment can lead to a reduction of crime, thereby increasing the quality of life.
3. All burglar alarm systems require an annual registration with MDPD by the user. This includes all systems even if they are not monitored by an alarm company.

4. Each structure should have address numbers conspicuously mounted and easily observable from the roadway.
5. A lighted directory should be erected near each point of entry and at other appropriate locations within the development for rapid location by responding emergency vehicles.
6. Shrubbery and landscaping at all driveways should be sufficient set back to permit vehicle operators an unobstructed view.
7. Landscaping and lighting should be maintained so that address numbers are never allowed to become obscured.
8. Adequate lighting, closed circuit television, and security officers in vehicle parking garage can discourage criminal activity. Outdoor lighting can be one of the most effective deterrents against crime. Properly used, it discourages criminal activity and reduces fear.
9. Stairwells should have access control to restrict movements of persons contemplating criminal activity.
10. Any unmanned, card-accessible security entrance gate should have a coded lock-box feature for emergency access by police and fire rescue vehicles.
11. Designated areas within the development that are kept free of parked motor vehicles in order to facilitate access to buildings by emergency vehicles (fire lanes) is accomplished by application of the owner or lesser of the development pursuant to Miami-Dade County Ordinance 30-388, Creation of Emergency Vehicle Zones. Only those developments with zones so designated are authorized to have police enforcement.

If you need additional information or assistance, please contact Sergeant Hopwood at 305-471-2099.

Parkland DRI

Estimated Personnel Costs 09/01/2008			
Classification	#	Cost	Total
Police Major	0	\$166,546	\$0
Police Captain	0	\$157,960	\$0
Police Lieutenant	0	\$133,484	\$0
Police Sergeant	0	\$118,852	\$0
Detective Unit Sergeant	0	\$124,887	\$0
Police Detective	0	\$99,358	\$0
Police Officer	15	\$93,815	\$1,407,227
COPS	0	\$99,108	\$0
SUB-TOTAL SWORN	15	-----	\$1,407,227
Public Service Aide	0	\$58,932	\$0
Police Records Specialist	0	\$53,738	\$0
Police Crime Analyst Specialist	0	\$83,113	\$0
Office Support Specialist	0	\$52,132	\$0
Data Entry Specialist	0	\$48,563	\$0
Police Station Specialist	0	\$67,120	\$0
Administrative Secretary	0	\$71,734	\$0
Secretary	0	\$60,697	\$0
SUB-TOTAL NON-SWORN	0	-----	\$0
Vehicles			
(Marked+ PSA)	15	\$12,111	\$181,665
(Unmarked)	0	\$6,495	\$0
Bicycle	0	\$1,200	\$0
SUB-TOTAL VEHICLES	----->		\$181,665
SUB-TOTAL PERSONNEL	----->		\$1,588,892
(Sworn, Non-Sworn, Vehicles)			
General Overtime	15	\$6,046	\$90,693
SUB-TOTAL	----->		\$90,693
Local Patrol Subtotal w/ Overtime			\$1,679,586
TOTAL PATROL COST	----->		\$1,679,586

* All costs are based on estimated average salaries and include Fringe costs for FY 2007-2008.

* Personnel costs include the 7% COLA & First Responder effective July 2008

Personnel Cost include fringe, insurance, longevity, and uniform allowance.

Parkland Development Orders – Miami Dade Police

1. The applicant shall provide 2 acres within the development for the building of a green police station. The police station shall be built by applicant and include all the standard requirements of the Miami-Dade Police Department's (MDPD) other district stations. The applicant shall work closely with MDPD to ensure its requirements are met. This police station shall be a separate building from the Fire Department and built on a separate 2 acre parcel of land, although the 2 acre parcel for the Fire Department can be adjacent to MDPD's 2 acre parcel, thus creating a Public Safety Complex.
2. Parkland is estimated to have an approximate population of 18,232 persons, along with about 850,000 square feet of commercial space, which will increase the population in Parkland, particularly during business hours. Additionally, it is estimated that the three charter schools in the development will have approximately 5,000 students. As such, MDPD will require the following sworn personnel to adequately cover the area:

Patrol	Neighborhood Resource Unit (NRU)	General Investigation Unit (GIU)
1 Major	1 Sergeant	1 Lieutenant
1 Captain	5 Officers	1 Sergeant
3 Lieutenants		5 Officers
8 Sergeants		
40 Officers		

The estimated cost of such sworn personnel in 2014 is \$8,355,688.

Additionally, a support staff will be necessary to assist these additional officers and are as follows:

1 Administrative Secretary	1 Secretary
1 Police Crime Analyst	3 Public Service Aides
	2 Police Record Specialists

The estimated cost of such support personnel in 2014 is \$587,871. Finally, there will be infrastructure costs for these employees. Such equipment includes marked and unmarked police vehicles, PSA vehicles, computers, both in the vehicles and for support personnel, police radios, etc. The estimated cost of the vehicles alone in 2014 is \$768,267. However, as a general guideline, overhead and infrastructure costs are estimated to be 20% of the operating costs.

The estimated cost of personnel and vehicles in the year 2014 is about \$10 million dollars.

Parkland DRI CDMP Application
November 2008
Cost Estimate for Water and Sewer Infrastructure in Public Right-of-Way

Description	Unit	Quantity	Unit Cost	Total Probable Cost
A. Water				
16-inch water main for Parcels A&B	LF	26465	\$210	\$5,557,650
12-inch water main for Parcel C	LF	13963	\$180	\$2,513,340
B. Sewer				
24-inch sanitary sewer force main	LF	7300	\$280	\$2,044,000
Public Pump Station	EA	6	\$500,000	\$3,000,000
Application No.1-Subtotal				\$13,114,990
Engineering Fees (10%)				\$1,311,499
Subtotal				\$14,426,489
Contingency (15%)				\$2,163,973
Total Cost				\$16,590,462

Estimating Disclaimer:

The final costs of the project and resulting feasibility will depend on actual labor and material costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. Accordingly, the final project costs will vary from the estimate. The cost provided herein are based on water and sewer unit cost.

Water and Sewer Revenue without Conservation and Reclaim							
Year	Use	Quantity	Water Use (GPD/unit)	Total Water Demand (GPD)	Water Revenue (Thousands)	Wastewater Revenue (Thousands)	Total Revenue (Thousands)
2014	Single Family Detached	251 units	350 gpd/unit	87,850	\$101.33	\$152.31	\$253.64
	Single Family Attached	487 units	250 gpd/unit	121,750	\$140.43	\$211.08	\$351.51
	Multi-Family	489 units	200 gpd/unit	97,800	\$112.80	\$169.56	\$282.36
	Rental Apartment	160 units	200 gpd/unit	32,000	\$36.91	\$55.48	\$92.39
	Industrial/Flex space	110,000 sf	20/1000 gpd/sf	2,200	\$2.54	\$3.81	\$6.35
	Total			341,600	\$394.00	\$592.25	\$986.25
2015	Single Family Detached	251 units	350 gpd/unit	87850	\$105.49	\$158.40	\$263.90
	Single Family Attached	487 units	250 gpd/unit	121,750	\$146.20	\$219.53	\$365.73
	Multi-Family	489 units	200 gpd/unit	97,800	\$117.44	\$176.34	\$293.79
	Rental Apartment	160 units	200 gpd/unit	32,000	\$38.43	\$57.70	\$96.13
	Retail	100,000 sf	5gpd/100sf	5,000	\$6.00	\$9.02	\$15.02
	Medical Office	50,000 sf	10/100 gpd/sf	5,000	\$6.00	\$9.02	\$15.02
	Hospital	100 beds	250 gpd/bed	25,000	\$30.02	\$45.08	\$75.10
	Industrial/Flex space	110,000 sf	20/1000 gpd/sf	2,200	\$2.64	\$3.97	\$6.61
	Total			376,600	\$452.24	\$679.05	\$1,131.29
2016	Single Family Detached	251 units	350 gpd/unit	87,850	\$109.66	\$164.49	\$274.16
	Single Family Attached	487 units	250 gpd/unit	121,750	\$151.98	\$227.97	\$379.95
	Multi-Family	489 units	200 gpd/unit	97,800	\$122.08	\$183.13	\$305.21
	Rental Apartment	160 units	200 gpd/unit	32,000	\$39.95	\$59.92	\$99.86
	Industrial/Flex space	110,000 sf	20/1000 gpd/sf	2,200	\$2.75	\$4.12	\$6.87
	Total			341,600	\$426.42	\$639.63	\$1,066.05
2017	Single Family Detached	251 units	350 gpd/unit	87,850	\$113.83	\$171.23	\$285.06
	Single Family Attached	487 units	250 gpd/unit	121,750	\$157.76	\$237.30	\$395.06
	Multi-Family	489 units	200 gpd/unit	97,800	\$126.72	\$190.62	\$317.35
	Rental Apartment	160 units	200 gpd/unit	32,000	\$41.46	\$62.37	\$103.84
	Retail	100,000 sf	5gpd/100sf	5,000	\$6.48	\$9.75	\$16.22
	Industrial/Flex	110,000 sf	20/1000 gpd/sf	2,200	\$2.85	\$4.29	\$7.14
	Total			346,600	\$449.11	\$675.56	\$1,124.67
2018	Single Family Detached	253 units	350 gpd/unit	88,550	\$119.59	\$179.38	\$298.97
	Single Family Attached	488 units	250 gpd/unit	122,000	\$164.76	\$247.14	\$411.90
	Multi-Family	492 units	200 gpd/unit	98,400	\$132.89	\$199.33	\$332.22
	Rental Apartment	160 units	200 gpd/unit	32,000	\$43.22	\$64.82	\$108.04
	Medical Office	50,000 sf	10/100 gpd/sf	5,000	\$6.75	\$10.13	\$16.88
	Hospital	100 beds	250 gpd/bed	25,000	\$33.76	\$50.64	\$84.41
	Industrial/Flex space	110,000 sf	20/1000 gpd/sf	2,200	\$2.97	\$4.46	\$7.43
	Total			373,150	\$503.94	\$755.91	\$1,259.85
2018	Grand Total			1,779,550	\$2,403.28	\$3,604.92	\$6,008.21

Note:

1. Projected Revenues include an increase of 4% for the maintenance index.
2. The rate increase did not take into consideration future funding of multi-year capital improvement projects.

Water and Wastewater Revenue with Conservation										
Year	Use	Quantity	Water Use	Water Demand (GPD)	Potable Water Demand with Conservation Reduction (30%) (GPD)	Total Water Demand (GPD)	Wastewater Flow() (GPD)	Water Revenue (Thousands)	Wastewater Revenue (Thousands)	Total Revenue (Thousands)
2014	Single Family Detached	251 units	350 gpd/unit	87,850	61,495	61,495	61,495	\$70.93	\$106.62	\$177.55
	Single Family Attached	487 units	250 gpd/unit	121,750	85,225	85,225	85,225	\$98.30	\$147.76	\$246.06
	Multi-Family	489 units	200 gpd/unit	97,800	68,460	68,460	68,460	\$78.96	\$118.69	\$197.65
	Rental Apartment	160 units	200 gpd/unit	32,000	22,400	22,400	22,400	\$25.84	\$38.84	\$64.67
	Industrial/Flex space	110,000 sf	20/1000 gpd/sf	2,200	1,540	1,540	1,540	\$1.78	\$2.67	\$4.45
	K-8	3,200 stud.	15 gpd/stud.	48,000	33,600	33,600	33,600	\$38.75	\$58.25	\$97.01
	High School	1,600 stud.	20 gpd/stud.	32,000	22,400	22,400	22,400	\$25.84	\$38.84	\$64.67
	School Staff	360	15gpd/person	5,400	3,780	3,780	3,780	\$4.36	\$6.55	\$10.91
	Parks	67 acres	5gpd/person	1,000	1,000	1,000	1,000	\$1.15	\$1.73	\$2.89
	Community Uses	50,000 sf	10/100 gpd/sf	5,000	3,500	3,500	3,500	\$4.04	\$6.07	\$10.11
	Total			433,000	303,400	303,400	303,400	\$349.94	\$526.02	\$875.96
2015	Single Family Detached	251 units	350 gpd/unit	87850	61,495	61,495	61,495	\$73.85	\$110.88	\$184.73
	Single Family Attached	487 units	250 gpd/unit	121,750	85,225	85,225	85,225	\$102.34	\$153.67	\$256.01
	Multi-Family	489 units	200 gpd/unit	97,800	68,460	68,460	68,460	\$82.21	\$123.44	\$205.65
	Rental Apartment	160 units	200 gpd/unit	32,000	22,400	22,400	22,400	\$26.90	\$40.39	\$67.29
	Retail	100,000 sf	5gpd/100sf	5,000	3,500	3,500	3,500	\$4.20	\$6.31	\$10.51
	Medical Office	50,000 sf	10/100 gpd/sf	5,000	3,500	3,500	3,500	\$4.20	\$6.31	\$10.51
	Hospital	100 beds	250 gpd/bed	25,000	17,500	17,500	17,500	\$21.01	\$31.55	\$52.57
	Industrial/Flex space	110,000 sf	20/1000 gpd/sf	2,200	1,540	1,540	1,540	\$1.85	\$2.78	\$4.63
	Total			376,600	263,620	263,620	263,620	\$316.57	\$475.33	\$791.90
2016	Single Family Detached	251 units	350 gpd/unit	87,850	61,495	61,495	61,495	\$76.76	\$115.15	\$191.91
	Single Family Attached	487 units	250 gpd/unit	121,750	85,225	85,225	85,225	\$106.39	\$159.58	\$265.97
	Multi-Family	489 units	200 gpd/unit	97,800	68,460	68,460	68,460	\$85.46	\$128.19	\$213.65
	Rental Apartment	160 units	200 gpd/unit	32,000	22,400	22,400	22,400	\$27.96	\$41.94	\$69.90
	Industrial/Flex space	110,000 sf	20/1000 gpd/sf	2,200	1,540	1,540	1,540	\$1.92	\$2.88	\$4.81
	Total			341,600	239,120	239,120	239,120	\$298.49	\$447.74	\$746.23
2017	Single Family Detached	251 units	350 gpd/unit	87,850	61,495	61,495	61,495	\$79.68	\$119.86	\$199.54
	Single Family Attached	487 units	250 gpd/unit	121,750	85,225	85,225	85,225	\$110.43	\$166.11	\$276.54
	Multi-Family	489 units	200 gpd/unit	97,800	68,460	68,460	68,460	\$88.71	\$133.44	\$222.14
	Rental Apartment	160 units	200 gpd/unit	32,000	22,400	22,400	22,400	\$29.02	\$43.66	\$72.68
	Retail	100,000 sf	5gpd/100sf	5,000	3,500	3,500	3,500	\$4.54	\$6.82	\$11.36
	Industrial/Flex	110,000 sf	20/1000 gpd/sf	2,200	1,540	1,540	1,540	\$2.00	\$3.00	\$5.00
	Total			346,600	242,620	242,620	242,620	\$314.37	\$472.89	\$787.27
2018	Single Family Detached	253 units	350 gpd/unit	88,550	61,985	61,985	61,985	\$83.71	\$125.57	\$209.28
	Single Family Attached	488 units	250 gpd/unit	122,000	85,400	85,400	85,400	\$115.33	\$173.00	\$288.33
	Multi-Family	492 units	200 gpd/unit	98,400	68,880	68,880	68,880	\$93.02	\$139.53	\$232.56
	Rental Apartment	160 units	200 gpd/unit	32,000	22,400	22,400	22,400	\$30.25	\$45.38	\$75.63
	Medical Office	50,000 sf	10/100 gpd/sf	5,000	3,500	3,500	3,500	\$4.73	\$7.09	\$11.82
	Hospital	100 beds	250 gpd/bed	25,000	17,500	17,500	17,500	\$23.63	\$35.45	\$59.08
	Industrial/Flex space	110,000 sf	20/1000 gpd/sf	2,200	1,540	1,540	1,540	\$2.08	\$3.12	\$5.20
	Total			373,150	261,205	261,205	261,205	\$352.76	\$529.14	\$881.89

Note:

1. Projected Revenues include an increase of 4% for the maintenance index.
2. The rate increase did not take into consideration future funding of multi-year capital improvement projects.
3. 100% of reclaim water for irrigation to be utilized at project build out in 2018
4. 40% of irrigation reduction in potable water demand to be achieved at project build out in 2018.

Parkland 2014 - Water and Wastewater Revenue with Conservation and Reclaim												
2018 Project Build out												
Use	Quantity	Water Use (GPD/unit)	Water Demand (GPD)	Potable Water Demand with Conservation Reduction (30%) (GPD)	Potable Water Demand with 40% Irrigation Reduction (GPD)	Total Water Demand (GPD)	Wastewater Flow (GPD)	Reclaim Flow (GPD)	Water Revenue (Thousands)	Wastewater Revenue (Thousands)	Reclaim Revenue (Thousands)	Total Revenue (Thousands)
Single Family	1257 du	350/unit	439,950	307,965	184,779	184,779	27,717	157,062	\$249.54	\$56.15	\$106.06	\$411.75
Single Family attached	2,436 du	250 gpd/unit	609,000	426,300	255,780	255,780	38,367	217,413	\$345.43	\$77.72	\$146.81	\$569.96
Multi-Family	3,248 du	200 gpd/unit	649,600	454,720	272,832	272,832	40,925	231,907	\$368.46	\$82.90	\$156.60	\$607.96
Retail	200,000 sf	5/100 gpd/sf	10,000	7,000	7,000	7,000	1,050	5,950	\$9.45	\$2.13	\$4.02	\$15.60
Office	100,000 sf	10/100 gpd/sf	10,000	7,000	7,000	7,000	1,050	5,950	\$9.45	\$2.13	\$4.02	\$15.60
Industrial/Flex Space	550,000 sf	20/1000 gpd/sf	11,000	7,700	7,700	7,700	1,155	6,545	\$10.40	\$2.34	\$4.42	\$17.16
K-8	3,200 stud.	15 gpd/stud	48000	33,600	33,600	33,600	5,040	28,560	\$45.38	\$10.21	\$19.29	\$74.87
High School	1,600 stud.	20 gpd/stud.	32000	22,400	22,400	22,400	3,360	19,040	\$30.25	\$6.81	\$12.86	\$49.91
Staff	360	15 gpd/person	5,400	3,780	3,780	3,780	567	3,213	\$5.10	\$1.15	\$2.17	\$8.42
Hospital	200 beds	250 gpd/bed	50,000	35,000	35,000	35,000	5,250	29,750	\$47.27	\$10.64	\$20.09	\$77.99
Community Uses	50,000 sf	10/100 gpd/sf	5,000	3,500	3,500	3,500	525	2,975	\$4.73	\$1.06	\$2.01	\$7.80
Parks	67 acres	5 gpd/person	1,000	1,000	1,000	1,000	150	850	\$1.35	\$0.30	\$0.57	\$2.23
Total			1,870,950	1,309,965	834,371	834,371	125,156	709,215	\$1,126.82	\$253.53	\$478.90	\$1,859.25

Note:

- 1. Projected Revenues include an increase of 4% for the maintenance index.
- 2. The rate increase did not take into consideration future funding of multi-year capital improvement projects.
- 3. 100% of reclaim water for irrigation to be utilized at project build out in 2018.
- 4. 40% of irrigation reduction in potable water demand to be achieved at project build out in 2018.
- 5. Reclaim revenue estimated at one half the revenue of water.
- 6. Wastewater flows estimated at 15% of the total water demand. The remainder 85% is reclaim flow.

CORRESPONDENCE AND COMMENTS PROVIDED BY PUBLIC

Materials received at November 3, 2008 Community Council Meeting

- Cherry Grove Neighbors Association, Inc. Resolution Opposing Parkland Project (dated November 3, 2008)
- Residents Against Parkland DRI/CDMP Amendment Request – We Say No Petition (no date)
- Written Comments from Mark Oncavage, Conservation Chair of the Miami Group, Sierra Club, to CC11 (dated November 3, 2008)
- Citizen's Photos Showing Traffic Conditions (November 19, 2008 Planning Advisory Board Meeting)

Materials received at November 19, 2008 Planning Advisory Board Meeting

- Written Comment from Mark Oncavage, Conservation Chair of the Miami Group, Sierra Club (dated November 19, 2008)
- Handwritten Letter to PAB from Paul Martin (submitted on November 19, 2008)

Letter Received from W. Tucker Gibbs (December 8, 2008)



Cherry Grove Neighbors Association, Inc.

November 3, 2008

RESOLUTION OPPOSING PARKLAND PROJECT

Myrna Wheatman

President
305-595-1008

Marilyn Flam

Past President
marif2@aol.com

Marcia Finkel

Vice President
305-598-8111

Carlos Fernandez

Treasurer
305- 448-8988

Sharon Lutz

Secretary
305-275-9334
LutzSimon@aol.com

Board Members

Gema Basnuevo
Liz Fernandez
Bill Johnson
Dago Rodriguez
Darrin Jones
Blanche Osario

The Cherry Grove Neighbors Association, Inc. ("the Association") is an organization of homeowners living between S. W. 88th Street (North Kendall Drive) and S.W. 94th Street and S. W. 92nd Avenue and S. W. 97th Avenue. It is a community of primarily single family homes.

The Officers and Board of Directors, on behalf of the Association, strongly oppose the above-mentioned proposed project that would necessitate extending the Urban Development Boundary.

Miami-Dade County is presently under water restrictions which, we are told, could be permanent.

This project is in a flood zone. We have already have too many areas in our county that must be evacuated during hurricane threats because they are located in flood zones. Indeed, the developers' plans indicate the need to elevate construction.

This is an unnecessary project, especially considering the overabundance of available housing.

The eco-system so near the Everglades is too fragile for such a development. Moreover, until traffic, water and other infrastructure issues are resolved in already developed areas of southwestern Miami-Dade County, such a project should not be approved

This is another effort to violate a carefully thought out boundary which, if approved, will encourage more applications.

We respectfully request Community Council 11 to deny this request with prejudice.

Myrna Wheatman, President

DATED: November 3, 2008

Sharon Lutz, Secretary

Residents Against Parkland DRI / CDMP Amendment request (Development of Regional Impact and Comprehensive Development Master Plan Amendment)

We say NO

Name	Address
John A. Farr	14032 SW 160 CT 33196
Reinhard Schopp	14368 SW 33196
Julia S	14368 SW 158 PTH
Linda S	14368 SW 158 PTH
Robck S	14368 SW 158 PTH 33196
Kerina S	14368 SW 158 PTH 33196
JAI ME GONZALEZ ANDREA	14348 SW 158 PTH
ANDREA GONZALEZ	14348 SW 158 PTH 33196
Carolina Revilla	14316 SW 1584th Pl 33196
Wagner Vendrame	14316 SW 1584th Pl 33196
Mauricio Sayegh	14316 SW 1584th Pl 33196

Residents Against Parkland DRI / CDMP Amendment request (Development of Regional Impact and Comprehensive Development Master Plan Amendment)

We say NO

Name	Address
Alfredo Carriles	14556 SW 161 PL. Miami, FL 33196
Marta Alejandra Alvarado	14556 SW 161 P1 Miami FL 33196
Toni Minicic	4896 SW 161 PL Miami, FL 33196
BRYAN + ELIZABETH KOSTYRKA	16166 SW 147 ST MIAMI, FL 33196
Richard Karen Sardo	16046 SW 147 th ST Miami FL 33196
Karen Sardo	16046 SW 147 th Miami FL 33196
Manuel Tacos	14572 SW 160 CT Miami FL 33196
Vielka Tacos	14572 SW 160 CT Miami FL 33196
Douglas Chacin	14237 SW 158 Path Miami FL 33196
Maria Puig	14237 SW 158 path Miami FL 33196

Yago	Yago
Juan C Ruiz	14367 SW 158 Pk MIAMI, FL 33196
Magalen Reubert	14367 S.W. 158 Pk MIAMI FL 33196
EDUARDO PAZ Eduardo Paz	16161 SW 144 TER MIAMI, FL 33196
GABRIELA PAZ	16161 SW 144 TER. MIAMI, FL 33196
WILLIAM ORUE	16161 SW 144 TER MIAMI, FL 33196
DAVID LYONS	10310 S.W 103 COURT MIAMI, FL 33176

Residents Against Parkland DRI / CDMP Amendment request (Development of Regional Impact and Comprehensive Development Master Plan Amendment)

We say NO

Name	Address
JUAN ESCOBEDA	14338 SW 158 Pkwy Miami, FL 33196
GLORIA ESCOBEDA	14338 SW 158 Pkwy Miami, FL 33196
CHRISTINA ESCOBEDA	14338 SW 158 Pkwy Miami, FL 33196
Jorge N Sierra	14228 SW 158 Pkwy Miami FL 33196
Francisco Sierra	14228 SW 158 Pkwy Miami FL 33196
Yonika Sierra	14228 SW 158 Pkwy Miami FL 33196
ANDRÉS QUINTERO	15883 SW 142 Terr. Miami FL 33196
ALOHA ALVAREZ DE LUGO	15883 SW 142 Terr. Miami FL 33196
Myrtho B. Adam	15891 SW 142nd Terrace Miami, FL 33196
John C. Adam	15891 SW 142nd Ter. Miami, FL 33196
Olivier J. Adam	15891 SW 142nd Ter. Miami, FL 33196

Residents Against Parkland DRI / CDMP Amendment request (Development of Regional Impact and Comprehensive Development Master Plan Amendment)

We say NO

Name	Address
Verma Johson	14238 SW 158 Path
Bernard Johson	11 11 11
11 11 Jno	14238 SW 158 Path
Arylle Williams	14238 SW 158 Path
CARLOS FERNANDEZ	15875 SW 142 TER
FRANCE S FERNANDEZ	" " "
MARTA TORRES	15875 SW 142 TER
MADELYN MATEO	512 MALAGA AVE #11
DOO McDERMOTT	10480 SW 110th ST.

Residents Against Parkland DRI / CDMP Amendment request (Development of Regional Impact and Comprehensive Development Master Plan Amendment)

We say NO

Name	Address
Priscilla Acosta	14402 SW 157 Path
Joseph Acosta	↓ ↓
Jacob Acosta	
Jackie Acosta	
Pedro Acosta	
Maerna Melians	14403 SW 158 CT
Diego Melians	14403 SW 158 CT
Silvia T. Ayullay	14402 SW 157 Pl.
Maia Ayullay	" " " "
Margaret Hidalgo	15851 SW 142 Terr
Silvio Hidalgo	15851 SW 142 Terr

Comments to Community Council #11 concerning Parkland DRI
Mark Oncavage, Sierra Club, Miami Group, Nov. 3, 2008

Miami-Dade County, the South Florida Water Management District, and the South Florida Regional Planning Council, invested 4 years of work and several million dollars to write, for the public, the very best development and resource protection plan for South Miami-Dade County. It is known as the South Miami-Dade Watershed Study and Plan.

The study generated over 4,000 pages of technical analyses. It looked, in great detail, at water quality, groundwater demand, surface water flows, flood protection, tidal wetlands, native plant wetlands, exotic plant wetlands, transitional wetlands, remnant natural forests, development patterns, agriculture lands, proximity to transit, recreation, the economic base, cost of housing, the mix of wages, transportation, public schools, potable water, wastewater, and air quality. It consists of 24 research projects plus implementation strategies and final recommendations. It was reviewed and accepted by an independent panel of technical experts. Also, there were 6 public meetings and 55 advisory committee meetings.

The recommendations are found on page 5.2 of the Watershed Study and Plan. It recommends:

- more compact building designs,
- a mix of commercial and residential land uses,
- greater densities along transit corridors,
- a variety of transportation choices,
- walkable neighborhoods,
- preservation of open spaces, wetlands, and farmlands,
- better protection and management of surface and ground waters, and
- an enhancement of tourism and economic development.

For the years 2007 through 2025:

- 102,000 residential dwelling units are projected,
- 100% of the projected dwelling units are to be built inside the existing UDB, through the year 2025.

From years 2026 to 2050:

- a minimum of 60% of the new dwelling units (61,000) are to be built inside the existing UDB.

I was a member of this Watershed Study Advisory Committee and I represented the Sierra Club. South Florida's best chance for getting development and resource protection accomplished correctly is to implement the recommendations in the Watershed Plan and put all the new dwelling units for south Miami-Dade County inside the UDB, until 2026.

Parkland DRI is not needed. It is destructive to our resources and it should not be recommended by this Community Council.

Mark Oncavage
Conservation Chair
Sierra Club, Miami Group



Mark Oncavage
Conservation Chair
Miami Group

12200 S W 110 Avenue
Miami, FL 33176-4520

tel: 305-251-5273
oncavage@bellsouth.net









Public Comment

Before the Planning Advisory Board of Miami-Dade County

Parkland DRI

November 19, 2008

Submitted by Mark Oncavage, Conservation Chair
Sierra Club, Miami Group

1. After full build-out, on average, how many gallons per day of reused water will be released to the environment?
2. What sewage treatment methods will be employed: ultraviolet, ozone, nanofiltration, reverse osmosis, peroxide, and granulated activated carbon polishing?
3. What water quality standards will be met, by Parkland, for fecal coliform, total nitrogen, total phosphorus, ammonia, biological oxygen demand, and chemical oxygen demand when reused water is released?
4. What water quality standards will be met, by Parkland, for endocrine disruptors, cryptosporidium, giardia, volatile organic compounds, and other emerging pollutants of concern?
5. What retail and commercial waste constituents are expected to be released from Parkland's reused water?
6. What is the storage capacity of reused water on the Parkland site?
7. How deep will Parkland's rock mines be dug?
8. What is the closest distance between Parkland and the Southwest Wellfield Protection Zone?
9. When the drawdown at the Southwest Wellfield is increased from 1.7 feet to 2.5 feet, after full build-out, will reused water from Parkland be drawn into the Wellfield Protection Zone?
10. Will reused water from Parkland be drawn into the South Miami Heights Wellfield Protection Zone?

11. Will there be dye testing to determine the vectors and velocities of groundwater migration from Parkland's reused water releases?

12. What will the reused water vectors and velocities be after heavy rain events or flooding?

13. What concerns should the Water and Sewer Department have when utilizing groundwater under the influence of reused water and what steps should be taken?

Mark Oncavage
12200 SW 110th Avenue
Miami, FL 33176

W. TUCKER GIBBS, P.A.

ATTORNEY AT LAW

2980 McFARLANE ROAD, SUITE 205
P.O. BOX 1050
COCONUT GROVE, FLORIDA 33133

TELEPHONE (305) 856-2711
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DEC 08 2008

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE

O.
Rosa

December 8, 2008

VIA HAND DELIVERY

Marc C. LaFerrier, AICP
Director, Department of Planning and Zoning
Miami-Dade County
111 N.W. First Street, Suite 1210
Miami, Florida 33128

Re: Parkland CDMP Amendments, Transmittal Public Hearing

Dear Mr. LaFerrier:

This letter is to notify you that the undersigned represents the Protect Sustainable Agriculture in Miami-Dade County, an organization of concerned citizens which opposes non-agricultural development in the county's agricultural areas.

At the Miami-Dade County Commission public hearing on the Parkland CDMP amendment application on December 18, 2008, my clients will provide expert testimony on this matter from Mark Alvarez, AICP. That testimony will address the planning principles underscoring the referenced CDMP amendment application and the application's consistency with the requirements the Miami-Dade County Comprehensive Development Master Plan, Miami-Dade County ordinances and other applicable county and state regulations. Mr. Alvarez will also address the following:

1. Compliance of the application to the goals, objectives and policies of the CDMP.
2. Compliance of the application with other requirements of the CDMP.
3. The analysis of the application by the county's professional staff.
4. The historic and current land use and subdivision patterns including the inventory of residential units outside the Urban Development Boundary, particularly in agriculturally designated areas of the county.

The basis of this testimony is the expertise as a professional planner of the witness as well as his review of all material in the public record on this matter.

Mr. Alvarez, in his testimony before the county commission will rely on professional planning books and treatises, and documents on file in the public records of Miami-Dade County and other state and local governmental entities (including all documents on file with Miami-Dade County) regarding this application and the property subject to this zoning application. Please note that Mr. Alvarez may rely on and submit into evidence any document that "has been filed with the Director at least ten (10) days prior to the public hearing." This includes all documents on file with your office as of the date of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "W. Tucker Gibbs", with a stylized flourish at the end.

W. Tucker Gibbs

File Cop
PAB
11-19-08

Re Parkland

I am Paul Martin
and live at 657 N. Greenway
Drive Coral Gables.

I am totally opposed
to the development. It
will add to sprawl and
negatively impact Everglades
restoration. The City
of Miami ~~increase~~ infra-
structure cannot support
the current sprawl. Not
is not the time to
breach the UDB

Email: pmartin2 @ mcd. miami.ed