

<div><h1>Application No. 10</h1><div>Commission District 9      Community Council 14</div></div>
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## APPLICATION SUMMARY

Applicant/Representative:	West Perrine Land Trust, Inc. a Florida Corp. & Wilbur B. Bell, Trustee/Gilberto Pastoriza, Esq.
Location:	Southwest corner of Homestead Avenue and SW 184 Street (Eureka Drive)
Total Acreage:	±3.2 Gross Acres (±2.63 Net Acres)
Current Land Use Plan Map Designation:	Industrial and Office
Requested Land Use Plan Map Designation:	Medium Density Residential (13 to 25 DU/Acre) with (DI-1) One Density Increase with Urban Design (25 to 60 DU/Ac)
Amendment Type:	Small-Scale
Existing Zoning/Site Condition:	IU-1 (Industry-Light)/ two single-family homes on eastern portion of the property with remaining area vacant

## RECOMMENDATIONS

Staff:	<b>ADOPT WITH ACCEPTANCE OF PROFFERED COVENANT</b> (August 25, 2007)
Redland Community Council:	<b>ADOPT</b> (September 20, 2007)
Planning Advisory Board (PAB) acting as Local Planning Agency:	<b>ADOPT WITH ACCEPTANCE OF PROFFERED COVENANT</b> (October 15, 2007)
Board of County Commissioners:	<b>TO BE DETERMINED</b> (November 27, 2007)
Final Recommendation of PAB acting as Local Planning Agency:	<b>TO BE DETERMINED</b>
Final Action of Board of County Commissioners:	<b>TO BE DETERMINED</b>

The Staff recommends **ADOPT** the proposed “small-scale” amendment to redesignate the subject property from “Industrial and Office” IU-1 (Industry-Light) to “Medium Density Residential” (13 to 25 DU/Ac) with (DI-1) One Density Increase with Urban Design (25 to 60 DU/Ac based on the staff analysis as summarized in the Principal Reasons for Recommendations below:

**Principal Reasons for Recommendations:**

1. The requested designation of the application site of 3.2 gross acres at the southwest corner SW 184 Street (Eureka Drive) and Homestead Avenue would be compatible with the surrounding areas, especially the area south of the property which was recently redesignated to the same future land use category of Medium Density Residential with (DI-1) One Density Increase with Good Urban Design as Parcel B in Application No. 16 of April 2005 Cycle amendments to the CDMP. This referenced application was adopted as a small-scale amendment on November 24, 2005 by Ordinance 05-207.
2. The requested amendment would be consistent with the recommended mixed-use development in the *Perrine Charrette Report*, which was accepted by the Board of County Commissioners by Resolution R-993-04 dated July 27, 2004. The Perrine Community Urban Center District (PECUCD) was established by Ordinance 06-127 on September 12, 2006. Additionally, a resolution to rezone the lands within the PECUCD is tentatively scheduled for October 18, 2007 before the County's Zoning Appeals Board. The Charrette Plan takes advantage of the location between two arterial streets and proximity to SW 184 Street Busway stations to place mixed-use developments that include residential, commercial office and light industrial uses. Three to four story buildings at 50 units per gross acre density, are to be allowed in this area of the plan. This LUP map amendment for the application site is needed because it is situated beyond the current boundaries (1/2 mile radius) of the proposed Urban Center District as identified in the CDMP.

This amendment is recommended to be consistent with the Charrette but not address a plan deficiency. No need exists at this time for more residential development in the area because the supply of both single-family and multi-family land is projected to accommodate demand beyond 2024. The supply of single-family is projected to be absorbed by the year 2016, while the supply of multi-family land is projected to accommodate demand beyond 2025.

3. The proposed designation of Medium Density Residential with (DI-1) One Density Increase with Good Urban Design is supportive of the transit system, which has two bus stops one block east of the property on the Busway route. Two of the bus routes (Routes 31 and 38) offer 15-minute frequencies or lower during peak periods. The development of the site under the requested designation would promote transit ridership more than would the current designation.
4. The declaration of restrictions (covenant) proffered by the applicant includes a minimum 10% of the residential units on the property for workforce housing as prescribed in the criteria of workforce housing in Miami-Dade County.

5. The application site has no impact on environmental or historic resources. There are generally adequate public facilities to support the proposed designation and its associated permissible land uses. However, the application if approved, will slightly impact the Southwood Middle School by increasing the Florida Inventory of School Houses (FISH) utilization from 151% to 153% of capacity.

# STAFF ANALYSIS

## Introduction

The applicant is requesting a redesignation on the Land Use Plan (LUP) map of the 3.20-acre application site from Industrial and Office to Medium Density Residential with (DI-1) One Density Increase with Urban Design (13 to 60 du/ac). The applicant is also requesting that the declaration of restrictions associated with the application be added to the "Restrictions Table" in the Land Use Element. The applicant has proffered a Declaration of Restrictions (covenant) dated July 18, 2007, which sets aside a minimum of 10% of the residential units on the subject property for workforce housing.

## Application Site

The application site encompasses approximately 3.20 gross acres ( $\pm 2.63$  net acres) located at the southwest corner of Homestead Avenue and SW 184 Street (Eureka Drive) in the Perrine Neighborhood. (See Appendix A: Map Series). The application site contains two private homes on the eastern portion of the property along and west of Homestead Avenue. The rest of the site is vacant. The site is currently zoned IU-1 (Light Industrial Manufacturing District). The current Land Use Plan (LUP) map designation is "Industrial and Office," which allows manufacturing operations, maintenance and repair facilities, warehouses, office buildings, wholesale showrooms, distribution centers and other similar uses. Under the current land use designation, the site could be developed with 57,281 square feet of industrial or office and 73 employees for either of the two uses. Under the proposed Medium Density Residential (13 – 25 du/ac) with One Density Increase with good Urban Design (D1-1; 13–60 du/ac), the site could potentially be developed with a maximum of 192 multi-family residential homes.

## Perrine Charrette

The subject site is located within the "Perrine Charette" area. The Perrine (PECUC) charrette was the result of a series of public "charrettes" held in January 2003, and represents the citizens' vision of revitalization of the area bounded by 168 Street on the north; US 1 on the east; Marlin Drive, the C-1N Canal and SW 186 Street on the south; and, SW 107 Avenue and the Turnpike to the west.

The subject site is located on the edge of the Charrette's "Industrial District", which identifies the area as capable of providing a range of employment opportunities. The charrette report states: "New construction, wherever possible, should mix industrial, office, and residential uses." ... "residential uses within the industrial district will provided 24-hour activity in the area and allow people to live within walking distance of workplaces." It should be noted that although in the Charrette area, the application property is not within the  $\frac{1}{2}$  mile radius of the area designated as the Community Urban Center in the CDMP.

The Charrette Report and Area Plan was accepted by the Board of County Commissioner by Resolution R-993-04 dated July 27, 2004. On September 12, 2006 the Board of County Commissioners established the Perrine Community Urban Center District (PECUCD) through Ordinance 06-127. This district established the boundaries of the PECUC and provides the requirements and the regulating plans that will guide development within this urban center.

The PECUC was updated on July 10, 2007 through Ordinance No 7-97 and deleted a portion of the district that was under the jurisdiction of the Town of Cutler Bay. A second modification, with a first reading on July 24, 2007, is currently pending. This modification allows a 2-year timeframe for buildings to be constructed under the new PECUCD regulations or the previous County regulations.

The Miami-Dade County Department of Planning and Zoning has requested to rezone the lands within the PECUCD; a request tentatively scheduled for October 18, 2007 before the Zoning Appeals Board. If approved, zoning for all land within the PECUCD be in accordance with the districts identified in the adopted resolution. The lands to be rezoned by the resolution were based on the proximity to the community urban center as identified in the CDMP. The pending zoning resolution anticipates that all properties not within the community urban center but within the PECUCD would retain their current zoning. Development or redevelopment of these properties would require a change in land use designation; however, the basis upon which their land use amendment applications are to be evaluated will be based upon their overall consistency with the guiding principals and vision of the PECUCD.

Application 10 is consistent with the higher density residential designation shown in the PECUCD, but the site lies outside the urban center as defined by the CDMP. Therefore, the application site will be rezoned should the pending zoning resolution be approved. Development of this site as for mixed residential can only be accomplished through the approval of the proposed CDMP land use change.

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

Directly north of the application site is the Midway Subdivision, which contains individually owned duplexes on approximately 7,500 square foot lots. Most of the houses appear to have been built in the 1960s; however, some have been replaced with newer construction. The area is currently designated "Low Medium Density Residential" (6 to 13 du/ac) and zoned RU-2. Also north of the application site along Homestead Avenue are some medium intensity commercial development with retail stores and similar commercial uses. West of the site is the BellSouth telephone offices in an area zoned IU-C (Conditional Industrial District). South of the site is a vacant land currently zoned BU-3 (Liberal Business District).

## **Land Use and Zoning History**

There is no relevant land use and/or zoning history for the evaluation of this application site. However, the 12 small parcels that make up this application site had in the past received either a variance to permit sizes of signage, realignment of foot frontage and or rezoning approval from RU-2 (Two-family residential dwellings on 7,500 square foot net lots) to IU-1 (Light Industrial Manufacturing District).

The property immediately south and east of the application site was the subject of a CDMP amendment, Application No. 16 of the April 2005 Cycle amendments to the CDMP. This site was approved for redesignation from Industrial and Office to Medium Density Residential (13 to 25 DU/acre) with (DI-1) One Density Increase with Urban Design (25 to 60 du/ac) on November 21, 2005 by Ordinance 05-207. South of this Application No. 16 (north of SW 186 Street) was a small-scale Application No. 12 of the October 2005 Cycle amendments to the CDMP, which was approved for redesignation from Industrial and Office to Business and Office on May 22, 2006 by Ordinance No.06-73. Similarly, the property further to the south of the application site (south of SW 186 Street), which was know as the “Modernage” property was redesignated from “Industrial and Office” to “Business and Office”, and as a part of Application No. 11 in the April 2006 Cycle amendments to the CDMP. These areas may be undergoing some rezoning reviews. (See Appendix A: Map Series).

## **Supply and Demand**

Vacant residential land in the Analysis Area for this application (Minor Statistical Area 5.7, 5.8, 7.1 and 7.2) in 2007 is estimated to have a capacity for about 27,765 dwelling units, of which about 73 percent is for multi-family type units. The annual average demand is projected to increase from 854 units per year in the 2007-2010 period to 2,154 units per year in the 2020-2025 period. An analysis of the residential capacity, without differentiating by type of units, shows absorption occurring in the year 2024 (See Table 10). About 78 percent of the projected demand is for single-family type units, with depletion of this land projected to occur by the year 2016. The supply of multi-family land is projected to accommodate demand beyond 2025.

Residential Land Supply/Demand Analysis  
2007 to 2025:

ANALYSIS DONE SEPARATELY FOR EACH TYPE, I.E. NO SHIFTING OF DEMAND BETWEEN SINGLE & MULTI-FAMILY TYPE	STRUCTURE TYPE		
	SINGLE-FAMILY	MULTIFAMILY	BOTH TYPES
CAPACITY IN 2007	7,549	20,216	27,765
DEMAND 2007-2010	664	190	854
CAPACITY IN 2010	5,557	19,646	25,203
DEMAND 2010-2015	729	205	934
CAPACITY IN 2015	1,912	18,621	20,533
DEMAND 2015-2020	1,652	457	2,109
CAPACITY IN 2020	0	16,336	9,988
DEMAND 2020-2025	1,699	455	2,154
CAPACITY IN 2025	0	14,061	0
<b>DEPLETION YEAR</b>	<b>2016</b>	<b>&gt;2025</b>	<b>2024</b>

Residential capacity is expressed in terms of housing units.

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

Source: Miami-Dade Department of Planning and Zoning, Planning Research Section, 2007.

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## Environmental Conditions

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

### **Flood Protection**

County Flood Criteria (NGVD)	7.0 feet
Stormwater Management Drainage Basin	Surface Water Management Permit C-1N & C-100
Federal Flood Zone	X - outside the 100-year floodplain, no base elevations shown
Hurricane Evacuation Zone	NO

### **Biological Conditions**

Wetlands Permits Required	NO
Native Wetland Communities	NO
Specimen Trees	NO
Natural Forest Communities	NO
Endangered Species Habitat	NO

### **Other Considerations**

Within Wellfield Protection Area	NO
Archaeological/Historical Resources	NO

### **Stormwater Management, Drainage and Flood Protection:**

A retention/detention system adequately designed to contain the run-off generated by a 5-year storm event onsite is required for this application. According to DERM an off-site discharge of stormwater from any proposed development on the subject property shall not be acceptable. A Surface Water Management Permit and any others needed by DERM would be required for any development of the site if the application is approved.

## Water and Sewer

### **Water Supply**

In April 2007, the Board of County Commissioners (BCC) adopted alternative water supply and reuse projects into the Capital Improvements Element of the CDMP in the amount of \$1.6 billion dollars. This commitment by the BCC fully funds the projects outlined in the Lower East Coast Regional Water Supply Plan upon which a 20-year water permit from the South Florida Water Management District, expected in November 2007, is based. A summary of these projects can be found in Application 16 (Water Supply Facilities Workplan) of this report. Appendix A of Application 16 indicates that the City of North Miami Beach will no longer be a retail customer after 2007 and therefore the Miami-Dade Water and Sewer Department's (MDWASD) system will realize a surplus in water supplies of 4.63 MGD. The water needs of this application will therefore be met by MDWASD.

It should be noted that the MDWASD is developing an allocation system to track the water demands from platted and permitted development. This system will correspond to the allocation system currently being used by DERM for wastewater treatment facilities, and will require all development to obtain a water supply allocation letter from MDWASD stating that adequate water supply capacity is available for the proposed project. MDWASD's water allocation system is anticipated to be operational in November 2007.

### Potable Water Facilities

Potable water service is provided to the site by an existing 12-inch water main abutting the property along SW 184 Street. The Miami-Dade Water and Sewer Department's (MDWASD) water treatment plant servicing this area is the Alexander Orr Treatment Plant. According to data provided by the Department of Environmental Resources Management (DERM), this water treatment plant currently has a rated treatment capacity of 214.7 million gallons/day (mgd) and a maximum plant production based upon the last 12 months of 198.6 mgd. Based upon these numbers, this treatment plant has 16.1 mgd or 7.5% of treatment plant capacity remaining.

An estimated water demand of 38,400 gallons per day (gpd) for this application was based on a 100% residential development allowed under the requested designation, which could yield 192 multi-family units. The demand of 38,400 gpd would decrease the 214.7 mgd treatment plant capacity to 214.6 mgd, a remaining water treatment plant maximum capacity that is above the LOS standard.

### Wastewater Facilities

Sanitary sewer services are provided to the site by an 8-inch force main abutting the property along SW 184 Street. Data provided by DERM indicates that two pump stations, numbers 30-0106 and 30-0001, would be impacted by sewage flows from this site; however, both pump stations are operating within mandated criteria. Ultimate disposal for sewage flows from this site would be the Central District Wastewater Treatment Facility. This facility has a design capacity of 143 mgd and has a 12-month average flow of 122.18 mgd. This flow rate is approximately 85% of the design capacity of the wastewater treatment plant.

Based upon a residential development of 192 multi-family units, it is estimated that the sewage demand for this site will yield 38,400 gpd. These estimated flows will increase the average treatment plant flows to 122.22 mgd or 85.5% of the design capacity and therefore will not exceed the established level of service.

### **Solid Waste**

The application lies within the Department of Solid Waste Management (DSWM) waste service area for garbage and trash collections. The closest DSWM facility serving this

site is the Eureka Drive Trash and Recycling Center located at 9401 SW 184 Street, which is approximately 1 mile away from the site.

The adopted level of service (LOS) standard for the County Solid Waste Management System is as follows: to maintain sufficient waste disposal capacity to accommodate waste flows committed to the System through long term contracts or interlocal agreements and anticipated uncommitted waste flows for a period of five years. The DSWM is projecting a remaining available capacity in excess of the five year LOS standard.

## **Parks**

There are three neighborhood, three community, two mini, two single-purpose and one district parks located within two miles of the application site with the 1-acre mini-parks as the smallest parks and the 20-acre Southridge District park as the largest park. Under a residential development and based upon the level of service standard of 2.75 acres per 1,000 persons, this site could yield a potential residential population of 355 persons, thus requiring a total of 0.98 acres.

County Park and Recreation Open Space Facilities Within a Three-Mile Radius		
Name of Park	Park Classification	Acreage
Colonial Drive Park	COMMUNITY PARK	13
Eureka Park	COMMUNITY PARK	5
West Perrine Park	COMMUNITY PARK	9
Southridge Park	DISTRICT PARK	20
Ben Shavis Park	MINI-PARK	1
Losner Park	MINI-PARK	1
Fairwood Park	NEIGHBORHOOD PARK	10
Quail Roost Park	NEIGHBORHOOD PARK	3
Roberta Hunter Park	NEIGHBORHOOD PARK	15
Cutler Ridge Skate Park	SINGLE PURPOSE PARK	4
West Perrine Senior Center	SINGLE PURPOSE PARK	2
Source: Department of Park and Recreation, 2007		

The subject site is located within Park Benefit District 2 (PBD 2), which according to the Miami-Dade County Department has a surplus capacity of 555 acres of park land when measured by the County's concurrency level of service standard. This capacity is sufficient to meet the estimated 0.93 acres of park land necessary to meet the LOS standard for the application.

## **Fire and Rescue Service**

The subject property is currently served by Miami-Dade Fire-Rescue Station No. 50 (Perrine), located at 9788 Hibiscus Street. The station is equipped with a Rescue unit,

and is permanently staffed by three (3) firefighters/paramedics. According to the Fire-Rescue Department, the current travel time for “life-threatening emergencies” is approximately 6:01 minutes and 5:28 minutes for structure fires.

While the current designation will allow a potential development generation of 2.52 annual alarms, the requested designation on the subject property will potentially allow a development that would generate 53.76 annual alarms, which will have a moderate impact to the existing fire rescue services.

There are no planned stations in the vicinity of the subject property to help mitigate the impacts. The required “fire flow” for the proposed CDMP designation is 1,500 gallons per minute (gpm) at 20-PSI residual on the system. Each fire hydrant requires a minimum of 500 gpm.

### **Public Schools**

By January 1, 2008, Miami-Dade County is expected to adopt a level of service (LOS) standard for public school facilities. The current proposed LOS standard is 100% utilization of Florida Inventory of School Houses (FISH) and allows the LOS standard to be satisfied if: 1) construction of new capacity is programmed to relieve the impacted school within 3 years; 2) capacity is available at a contiguous public school facility; 3) development is phased to meet existing capacity; or, 4) if the proportionate share mitigation option is used. The evaluation of school capacity based upon the proposed LOS standard and concurrency methodology differs significantly from the current method of assessing the impact to the school and requiring collaboration with the Miami-Dade County School Board if the proposed development results in an increase of FISH utilization in excess of 115%. Therefore, the Miami-Dade County Public Schools staff will re-evaluate this application utilizing the proposed LOS standard and concurrency methodology. The re-evaluation is anticipated in September 2007 and should be available as a supplement to this application prior to the Community Council meeting. The evaluation of this application under the current assessment methodology is presented below.

Students generated by this application will attend those schools identified in the following table. This table also identifies the school's enrollment as of October 2006, the school's Florida Inventory of School Houses (FISH) Design Capacity, which includes permanent and relocatable student stations, and the school's FISH utilization percentage.

School	2006 Enrollment*		FISH Capacity**	% FISH Utilization	
	Current	With Application		Current	With Application
Robert Russa Moton Elementary	621	664	710	87	94
Southwood Heights Middle	1,785	1,805	1,181	151	153
Miami Palmetto Senior High	3,453	3,480	3,036	114	115

\* Enrollment as of: October 15, 2006

\*\* FISH Capacity includes the total of permanent student stations and portable student stations

This application, if approved, will increase the potential student population of the schools serving the application site by an additional 90 students. Approximately 43 of these additional students will attend Robert Russa Moton Elementary, increasing the FISH utilization from 87% to 94%; 20 students will attend Southwood Middle, increasing the FISH utilization from 151% to 153%, and 27 students will attend Miami Palmetto Senior, increasing the FISH utilization from 114% to 115%. If the application is approved both the middle school and high school will exceed the 115% FISH design capacity and is therefore required to consult with the Miami-Dade County School Board regarding mitigation.

Two relief schools in the Table below that are currently being planned, designed or constructed.

School	Status	Projected
State School "YYY-1" New Senior High School (Miami Killian and Palmetto Senior High schools relief (1,600 student stations))	Planning	2009 School Opening

One additional relief school is currently proposed in the 5-Year Capital Plan for this application site.

School	Status	Projected
State School "JJ-1" New Middle School (Southwood and Palmetto Senior High schools relief (1,241 student stations))	Planning	FY 07-08

## Roadways

### Existing Conditions

Access to the Application site is from SW 184 Street (Eureka Drive), a four-lane divided facility north of the property and from Homestead Avenue, a two-lane undivided facility east of the property. The other roadways in the vicinity of the Application site are: US 1/S. Dixie Highway (SR 5), a six-lane divided facility further east of the property; SW 107 Avenue, a two-lane facility north of SW 184 Street and a four-lane divided facility south of SW 184 Street, west of the property; and the Homestead Extension of Florida's Turnpike (HEFT), an 8-lane limited access facility further west of the property. These other roadways provide connection to other corridors that provide accessibility to other parts of the County.

The operating condition, level of service (LOS), of a roadways segment is represented by one of the letters "A" through "F", with "A" generally representing the most favorable driving conditions and "F" representing the least favorable.

SW 184 Avenue, from the HEFT to SW 97 Avenue, and the HEFT, between SW 152 and SW 186 Streets, are currently operating at LOS C, above their adopted LOS D standard. US 1, between SW 152 and SW 186 Streets and from SW 186 Street to SW 112 Avenue, is operating at LOS E+2% and LOS D, respectively, but still above its adopted LOS of E+20% standard. And SW 107 Avenue, between SW 152 and SW 186 Street and from SW 186 Street to US 1, is operating at LOS B, above the adopted LOS D and E standards, respectively. As analyzed above and shown in the "Traffic Impact Analysis" Table 10-3 on page 10-14, none of the roadways would be operating below their adopted LOS standards.

Some roadway capacity improvements are programmed in the County's 2008 Transportation Improvement Program (TIP). SW 117 Avenue, between SW 152 and SW 186 Street, and SW 184 Street, from SW 137 and SW 127 Avenues, are currently being widened to four lanes; while SW 184 Street, from SW 147 to SW 137 Avenues, is scheduled for widening from two to four lanes in fiscal year 2009-2010. See "Programmed Roadway Capacity Improvements" Table 10-1 below.

Table 10-1  
CDMP Amendment Application No. 10  
Programmed Roadway Capacity Improvements  
Fiscal Years 2007/2008 – 2011/2012

Roadway	From	To	Type of Improvement	Fiscal Year
SW 117 Avenue	SW 152 Street	SW 184 Street	Widen 2 to 4 lanes	UC
SW 184 Street	SW 137 Avenue	SW 127 Avenue	Widen 2 to 4 lanes	UC
SW 184 Street	SW 147 Avenue	SW 137 Avenue	Widen 2 to 4 lanes	2009-2010

Source: 2008 Transportation Improvement Program, Metropolitan Planning Organization for the Miami Urbanized Area, May 2007.

Notes: UC means Under Construction

## Traffic Concurrency Evaluation

An evaluation of peak-period traffic concurrency conditions as of July 24, 2007, which considers reserved trips from approved developments not yet constructed, programmed roadway capacity improvements, and trips generated by the application, predicts that the roadways adjacent to and in the vicinity of the application site will operate at or above the adopted roadway LOS standards. SW 184 Street, between the HEFT and US 1 and from US 1 to SW 97 Avenue, is predicted to operate at its adopted LOS D standard; while US 1, from SW 152 to SW 186 Streets, is predicted to operate at LOS E+19%, but still above its adopted LOS E+20% standard. NW 107 Avenue is predicted to operate at LOS C. See Table 10-3 on page 10-14.

## Application Impact

Two development scenarios were analyzed. Both scenarios assume the Application site developed with 192 multifamily units under the requested "Medium Density Residential with a Density Increase (25 to 60 DUs/Acre)." Scenario 1 compares the PM peak-hour trips estimated to be generated by the 192 multifamily units with the trips generated by the existing two single-family units. Scenario 2 assumes the Application site developed with 57,281 sq. ft. of warehousing use under the current "Industrial and Office" land use designation and compares the PM peak-hour trips estimated to be generated by this potential development with the number of PM peak-hour trips estimated to be generated by the 192 multifamily units. The estimated PM peak-hour trip difference between the current and requested land use designations is an additional 120 trips for Scenario 1 and 81 trips for Scenario 2. See "Estimated Peak Hour Trip Generation" Table 10-2 below.

Table 10-2  
Estimated Peak Hour Trip Generation  
By Current CDMP and Requested Use Designations

Application Number	Assumed Use For Current CDMP Designation/ Estimated No. of Trips	Assumed Use For Requested CDMP Designation/ Estimated No. of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use Designation
10 (Scenario 1)	Industrial & Office - (Existing 2 Single-Family Units) <sup>1</sup>	Medium Density Resid. (13 to 25 DUs/ Acre) with Density Increase 1 (DI-1) (25 to 60 DUs/Acre) - (192 Multifamily Units) /	
	3	123	+120
10 (Scenario 2)	Industrial & Office - (57,281 sq. ft. Warehouses) <sup>2</sup>	Medium Density Resid. (13 to 25 DUs/Acre) with Density Increase 1 (DI-1) (25 to 60 DUs/Acre) - (192 Multifamily Units) /	
	42	123	+81

Source: Institute of Transportation Engineers, Trip Generation, 7th Edition, 2003; Miami-Dade County Public Works Department, July 2007.

Notes: <sup>1</sup> Application site is currently improved with two single-family dwelling units.

<sup>2</sup> Potential development under the current land use designation

Table 10-3  
CDMP Amendment Application No. 10  
Traffic Impact Analysis on Roadways Serving and in the Vicinity of the Application Site  
Roadway Lanes, Existing and Concurrency Peak Period Operating Level of Service (LOS)

Roadway	Location/Link	Number Lanes	Adopted LOS Std. <sup>1</sup>	Peak Hour Capacity	Peak Hour Volume	Existing LOS	Approved D.O's Trips	Amend. Peak Hour Trips <sup>2</sup>	Total Trips With Amend.	Concurrency LOS with Amend.
Scenario 1										
SW 184 Street	HEFT to US 1 (SR 5)	4 DV	D	2,950	1,941	C	NA	120	2,061	D (06)
SW 184 Street	US 1 to SW 97 Avenue	4 DV	D	2,950	1,808	C	189	10	2,007	D (04)
US 1/S. Dixie Hwy. (SR 5)	SW 152 Street to SW 186 Street	6 DV	E+20%	5,628	4,798	E+2%	761	34	5,593	E+19% (06)
US 1/S. Dixie Hwy. (SR 5)	SW 186 Street to SW 112 Avenue	6 DV	E+20%	5,628	2,963	D	769	36	3,768	D (06)
SW 107 Avenue	SW 152 Street to SW 186 Street	2UD	D	1,240	746	B	219	22	987	C (04)
SW 107 Avenue	SW 186 Street to US 1	4 DV	E	5,640	1,605	B	819	28	2,452	C (04)
HEFT (SR 821)	SW 152 Street to SW 186 Street	8 LA	D	10,360	8,845	C	296	9	9,150	C (06)
Scenario 2										
SW 184 Street	HEFT to US 1 (SR 5)	4 DV	D	2,950	1,941	C	NA	81	2,022	C (06)
SW 184 Street	US 1 to SW 97 Avenue	4 DV	D	2,950	1,808	C	189	6	2,003	D (04)
US 1/S. Dixie Hwy. (SR 5)	SW 152 Street to SW 186 Street	6 DV	E+20%	5,628	4,798	E+2%	761	23	5,582	E+19% (06)
US 1/S. Dixie Hwy. (SR 5)	SW 186 Street to SW 112 Avenue	6 DV	E+20%	5,628	2,963	D	769	4	3,736	D (06)
SW 107 Avenue	SW 152 Street to SW 186 Street	2UD	D	1,240	746	B	219	15	980	C (04)
SW 107 Avenue	SW 186 Street to US 1	4 DV	E	5,640	1,605	B	819	19	2,443	C (04)
HEFT (SR 821)	SW 152 Street to SW 186 Street	8 LA	D	10,360	8,845	C	296	6	9,147	C (06)

Source: Miami-Dade County Department of Planning and Zoning; Miami-Dade Public Works Department and Florida Department of Transportation, July 2007.

Notes: DV= Divided Roadway, UD= Undivided Roadway, LA Limited Access

<sup>1</sup> County adopted roadway level of service standard applicable to the roadway segment

<sup>2</sup> Scenario 1 is estimated to generate 120 more PM Peak Hour trips than the existing use, while Scenario 2 is estimated to generate 81 more PM Peak Hour trips than the potential development under the current land use designation.

() Year traffic count was updated or LOS Revised



## Transit Service

Miami-Dade Transit (MDT) Metrobus Routes 31, 35 and 38 currently serve the application site. The table below summarizes the existing service frequency of the routes.

Metrobus Route Service						
Route	Headways (in minutes)				Stop Locations	Type of Service
	Peak	Off-Peak	Sat	Sun		
31	15	30	30	30	Busway and SW 184 St	F – Dadeland South Station
35	30	30	30	30	Busway and SW 184 St SW 184 St and Homestead Ave SW 184 St and SW 103 Ave SW 184 St and SW 104 Ave SW 186 St and S. Dixie Hwy	L
38	10	15	20	24	Busway and SW 184 St	F – Dadeland South Station

Source: Miami-Dade Transit, August 2007.

## Planned Improvements

Several peak headway improvements, listed in the table below, have been planned to serve the application.

Programmed Improvements	
Route No.	Improvement Description
31	Improve peak headway from 15 to 12 minutes. Improve weekend headway from 30 to 20 minutes. City/Homestead along South Miami-Dade Busway Extension. Improve midday headway from 30 to 15 minutes. Re-align route to service Goulds area.
35	Improve peak headways from 30 to 15 minutes. Re-align along South Miami-Dade Busway Extension.
38	No planned improvements.

Source: 2006 Transit Development Program, May 2006; Miami-Dade Transit.

Proposed New Routes	
Route No.	Improvement Description
Quail Roost MAX	Introduce a MAX route on SW 184 Street and Quail Roost Drive.

Source: 2006 Transit Development Program, May 2006; Miami-Dade Transit.

No major transit projects are planned for this application area.

## **Other Planning Considerations**

A covenant was submitted with this application as of July 27, 2007. The covenant requires the applicant to set aside a minimum of 10% of the residential units on the property for workforce housing. The workforce housing shall meet the criteria of workforce housing in Miami-Dade County.

### **Consistency with CDMP Goals, Objectives, Policies and Concepts:**

The proposed application will further the following goals, objectives policies and concepts of the CDMP.

- Policy LU-4C: Neighborhood protected from disruption or degrading;
- Policy LU-1D: County to seek to facilitate planning of residential areas as neighborhoods which include recreational, educational and other public facilities, houses of worship, and safe and convenient circulation of automotive, pedestrian and bicycle traffic; and
- Policy LU-1F: Promote housing diversity and avoid creation of monotonous developments

The proposed application will impede the following goals, objectives policies and concepts of the CDMP.

- Policy LU-4A: Factors to evaluate compatibility among proximate land uses;
- Policy LU-8E (iii): Compatibility with abutting and nearby land uses and protection of the character of established neighborhoods.

# APPENDICES

Appendix A Map Series

Appendix B Amendment Application

Appendix C Miami-Dade County Public Schools Analysis

Appendix D Applicant's Traffic Study

Appendix E Fiscal Impact Analysis

Appendix F Proposed Declaration of Restrictions

Appendix G Photos of Site and Surroundings (from site visit)

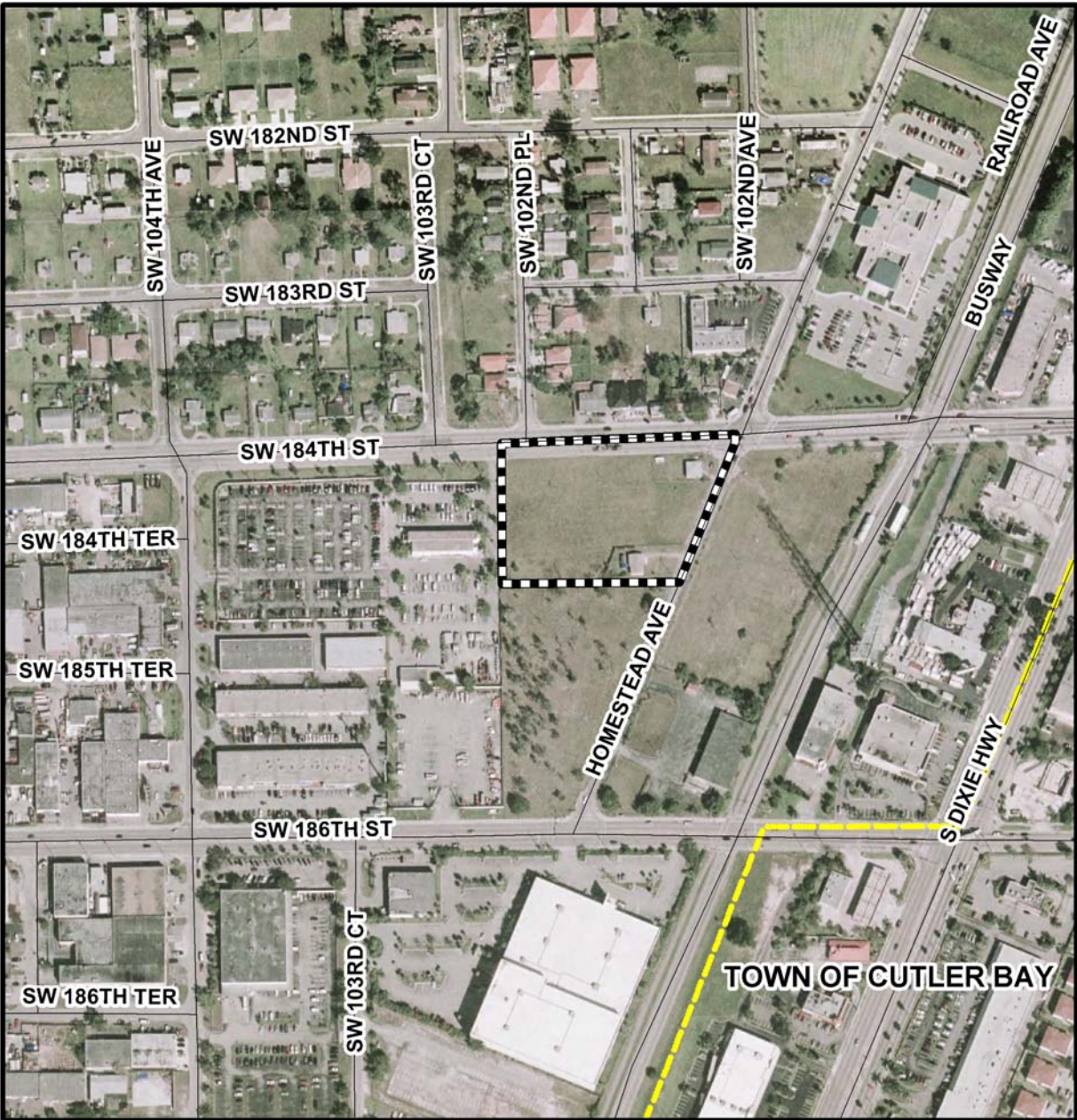
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# APPENDIX A

Map Series

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AERIAL PHOTO: APPLICATION NO. 10



2007 AERIAL

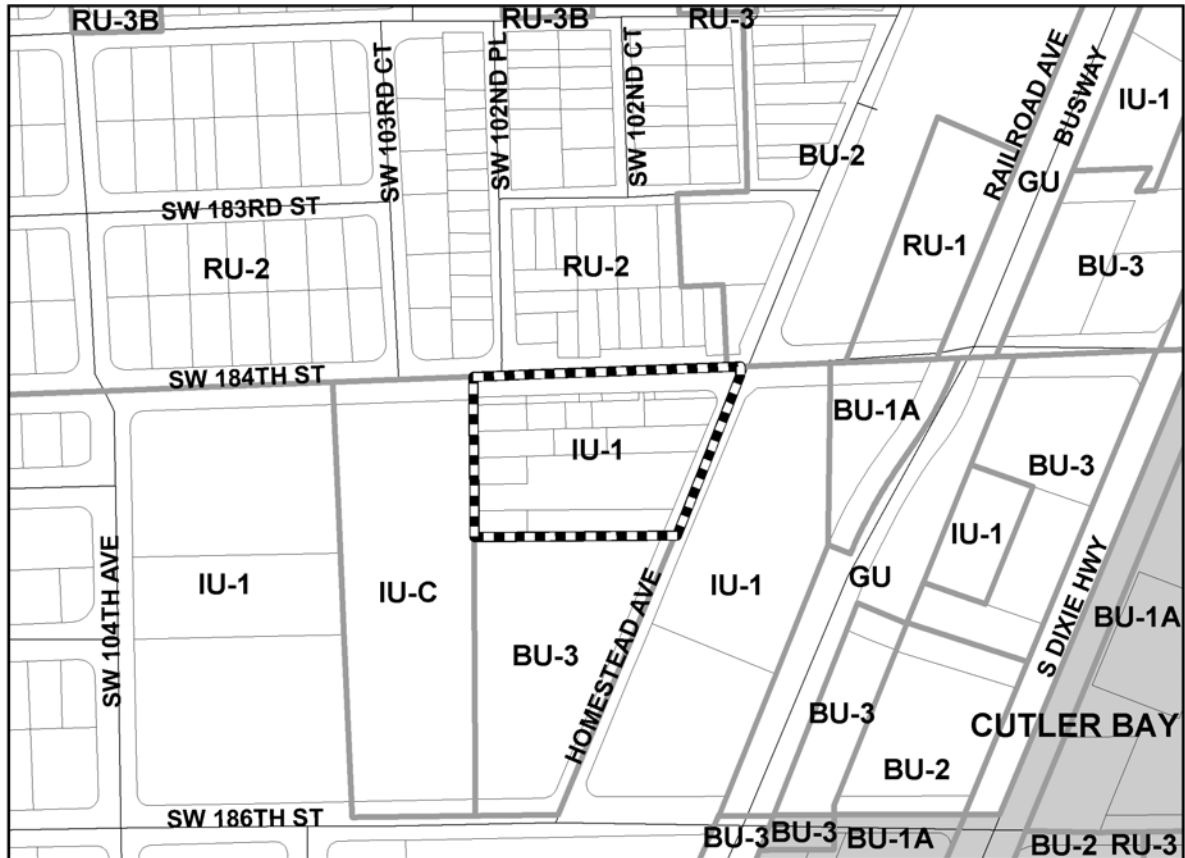
-  APPLICATION AREA
-  MUNICIPAL BOUNDARY



SOURCE: MIAMI-DADE COUNTY, DEPARTMENT OF PLANNING AND ZONING, AUGUST 2007



**APPLICATION NO. 10  
CURRENT ZONING MAP**



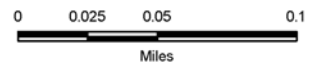
APPLICATION AREA



CITY OF CUTLER BAY

**MIAMI-DADE ZONING DISTRICTS**

GU	INTERIM - USES DEPEND ON CHARACTER OF NEIGHBORHOOD, OTHERWISE EU-2 STANDARDS APPLY
RU-1	SINGLE FAMILY RESIDENCE ON 7,500 SQ. FT. NET LOT
RU-2	TWO FAMILY RESIDENTIAL ON 7,500 SQ. FT. NET LOT
RU-3	FOUR UNIT APARTMENT ON 7,500 SQ. FT. NET LOT
RU-3B	BUNGALOW COURT ON 10,000 SQ. FT. NET LOT
RU-4L	LIMITED APT. HOUSE 23 UNITS/NET ACRE
BU-1A	BUSINESS - LIMITED
BU-2	BUSINESS - SPECIAL
BU-3	BUSINESS - LIBERAL (WHOLESALE) INCLUDES MECHANICAL GARAGE AND USED CAR LOTS
IU-1	INDUSTRY - LIGHT
IU-C	INDUSTRY - CONTROLLED

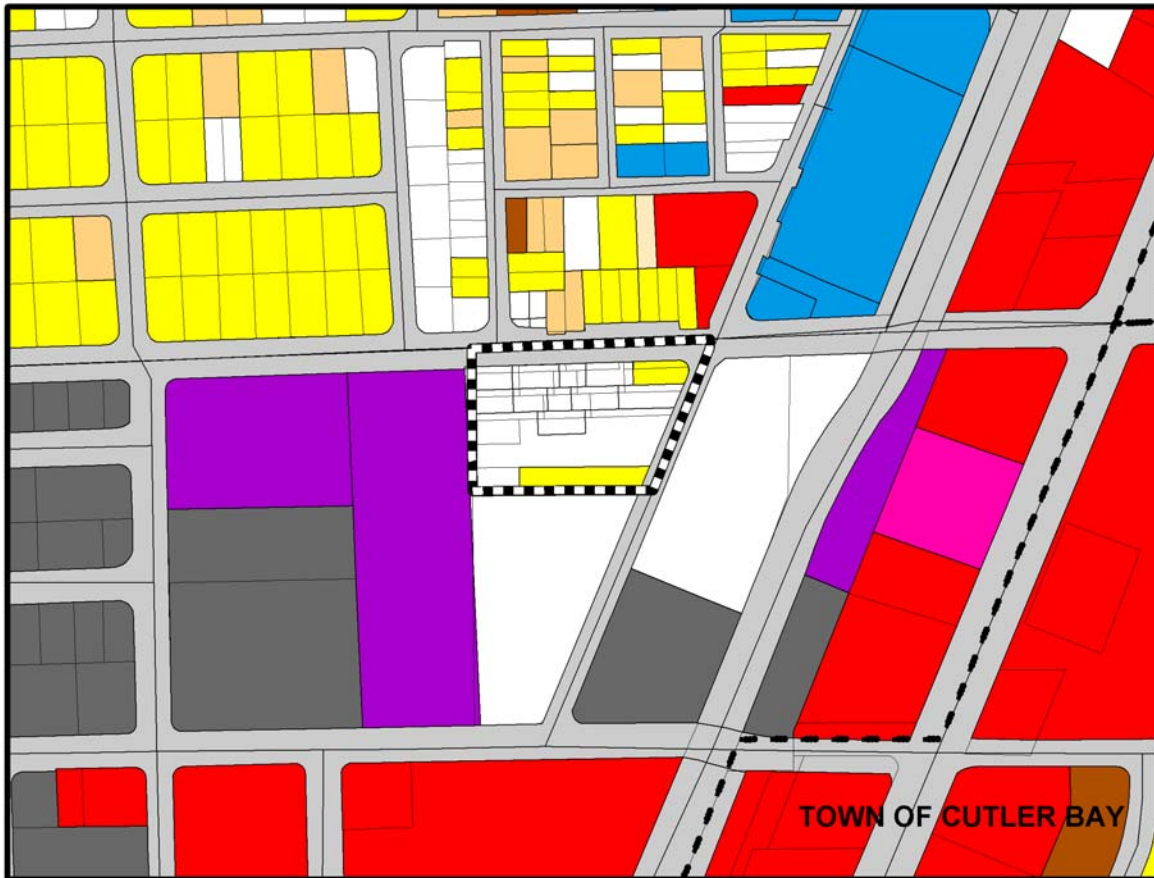


SOURCE: MIAMI-DADE COUNTY, DEPARTMENT OF  
PLANNING AND ZONING, AUGUST 2007
















# APPLICATION NO. 10 EXISTING LAND USE



## LEGEND

 APPLICATION AREA       MUNICIPAL BOUNDARY

## EXISTING LAND USE

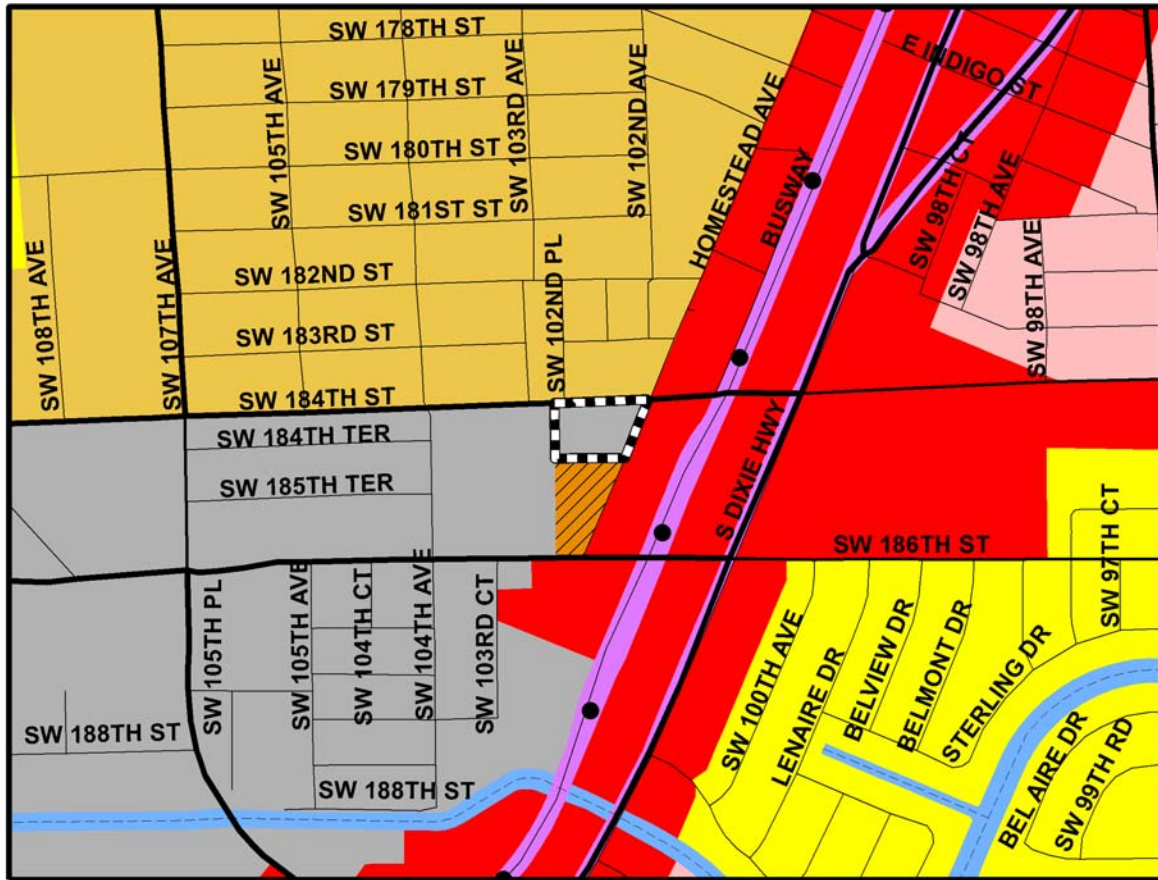
 SINGLE FAMILY  
 TWO-FAMILY (DUPLEXES)  
 LOW-DENSITY MULTIFAMILY (UNDER 25 DU/GROSS ACRE)  
 COMMERCIAL, SHOPPING CENTERS, STADIUMS  
 OFFICE  
 INDUSTRIAL  
 INSTITUTIONAL  
 COMMUNICATIONS, UTILITIES, TERMINALS  
 STREETS, ROADS, EXPRESSWAYS, RAMPS  
 VACANT - GOVERNMENT OWNED  
 VACANT - UNPROTECTED

0 0.025 0.05 0.1  
Miles

SOURCE: MIAMI-DADE COUNTY, DEPARTMENT OF  
PLANNING AND ZONING, AUGUST 2007






# APPLICATION NO. 10 CDMP LAND USE PLAN













## LEGEND

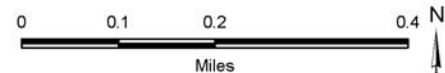
 APPLICATION AREA

## CDMP LAND USE

RESIDENTIAL COMMUNITIES  
 LOW DENSITY RESIDENTIAL (LDR) 2.5 TO 6 DU/AC  
 LOW-MEDIUM DENSITY RESIDENTIAL (LMDR) 6 TO 13 DU/AC  
 MEDIUM DENSITY RESIDENTIAL W/ DENSITY INCREASE 1

 INDUSTRIAL AND OFFICE  
 RESTRICTED INDUSTRIAL AND OFFICE  
 BUSINESS AND OFFICE  
 OFFICE / RESIDENTIAL  
 TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)  
 WATER

 MAJOR ROADWAY  
 MINOR ROADWAY  
 RAIL  
 EXISTING RAPID TRANSIT



SOURCE: MIAMI-DADE COUNTY, DEPARTMENT  
OF PLANNING AND ZONING, AUGUST 2007

# **APPENDIX B**

Amendment Application

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**APPLICATION REQUESTING AN  
AMENDMENT TO THE LAND USE PLAN MAP**

1. **Applicants**

West Perrine Land Trust, Inc., a Florida corporation and  
Wilbur B. Bell Trust

c/o Gilberto Pastoriza, Esq. whose address and telephone number is provided in  
Item 2 of this application below.

**RECEIVED**  
**APR 27 2007**

2. **Applicant's Representative**

Gilberto Pastoriza, Esq.  
Weiss Serota Helfman Pastoriza Cole & Boniske, P.A.  
2525 Ponce de Leon Blvd.  
Suite 700  
Coral Gables, Florida 33134  
Phone #: (305) 854-0800

MIAMI-DADE COUNTY  
DEPT. OF PLANNING & ZONING  
METROPOLITAN PLANNING SECTION

BY \_\_\_\_\_

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

Gilberto Pastoriza  
April 27, 2007

3. **Description of Requested Changes.**

A. **Change the Land Use Plan Map.**

A change to the Land Use Element Land Use Plan Map (Item A.1 (d) in the fee schedule is requested. The Applicant is requesting to redesignate the property legally described in the attached Exhibit "A", which totals approximately 2.63 net acres from Industrial and Office to Medium Density Residential with Density Increase I (DI-1).

B. **Description of Subject Property.**

- (1) The Subject property consists of 2.63 net acres located in Section 5, Township 56 South, Range 40 East. The Property is located is located west of Homestead Avenue and South of SW 184<sup>th</sup> Street. The property is more accurately described in the attached Exhibit "A" to this application. The applicants own the portion of the property as shown on the map provided in the attached Exhibit "C". The balance of the property not owned by the applicant is also shown in the attached Exhibit "C".

C. Acreage.

Entire Application area seeks “Medium  
Density Residential (with DI-1 Increase)”

Subject Application area (net): 2.63 acres±

Subject Application area (gross): 3.20 acres±

Acreage owned by Applicants (net): 2.41 acres±

D. Additional Supporting Information.

- (1) The present CDMP land use designation of the property is Industrial and Office. The Applicant is requesting to redesignate the property legally described in the attached Exhibit “A”, which is approximately 2.63 net acres from Industrial and Office to Medium Density Residential with Density Increase I (DI-1).
- (2) This application is eligible for expedited processing as a “Small Scale” amendment due to its location within a Transportation Concurrency Exception Area. Accordingly, the Applicants request this application be processed under the expedited procedure for the “Small Scale” amendment.
- (3) If a proffered Declaration of Restrictions is accepted by the Board of County Commissioners, then the proffered Restrictions will be added to the table in the Land Use Element text.

(4) Reasons for Amendment.

The Property consists of approximately 2.63 net acres and is located on the south side of SW 184 Street. The Property lies within close proximity to the Rapid Transit Corridor which parallels U.S. Highway No. 1. Southwest 184 Street is designated as a major roadway in Miami-Dade County’s Adopted 2005-2015 Land Use Plan. There are existing bus routes along the Rapid Transit Corridor and SW 184<sup>th</sup> Street.

The Property is underutilized and in need of redevelopment. There are no environmental or historic features on the Property.

The proposed development will incorporate urban design features and will be compatible with and consistent with the Core Sub-district of the West Perrine Community Urban Center and the West Perrine Overlay Ordinance (the “West Perrine Ordinance”) which the County is in the process of adopting.

The Property lies within the Urban Development Boundary, the West Perrine Community Urban Center, and is infill property. Public facilities such as water, sanitary sewer, solid waste, drainage, fire and police services are available. Various public schools and the Harry and Penny Thompson Park lie within close proximity to the Property.

The proposed densities are consistent with the proposed densities under the County's West Perrine Community Urban Center and the proposed West Perrine Overlay Ordinance.

This application and the proposed development are consistent with the goals, policies, and objectives of the County's Comprehensive Development Master Plan including:

LU-1A  
LU-1C  
LU-1E  
LU-1F  
LU-2B  
Objective LU-7  
LU-7F  
LU-7G  
LU-7I  
LU-10A  
Goal III of the CDMP's Housing Element  
Water and Sewer Subelements WS-1A, WS-1B  
Solid Waste Subelement SW-1A

This application and the proposed development serve a public interest by providing

- i) Development in close proximity to the Busway/Rapid Transit Corridor, thus encouraging the use of public transportation and alleviating traffic congestion;
- ii) residential development opportunities within the Urban Development Boundary, thus easing the pressure to extend the Urban Development Boundary.

**(5) Additional Materials Submitted.**

Additional materials will be supplied at a later date under separate cover.

**(6) Completed Disclosure Forms.**

Attached as Exhibit "B"

(7) **Attachments.**

Exhibit "A" – Legal Description

Exhibit "B" – Disclosure of Interest Form

Exhibit "C" – Location Map for Application

Exhibit "D" - Full size Miami-Dade County Plat Map

Exhibit "E" – Aerial Photograph

Exhibit "F" – Survey



Exhibit "A"  
Legal Description

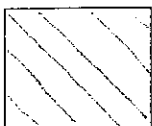
That portion of the South 265.00 feet of the North 300.00 feet of Tract 5, of PERRINE GRANT SUBDIVISION," according to the Plat thereof, as recorded in Plat Book 1, at Page 4, of the Public Records of Miami-Dade County, Florida, lying Westerly of the Westerly right of way of County Road, (known as Homestead Avenue), less the area bounded by the South line of the North 35.00 feet of said Lot 1, bounded by the West right of way line of Homestead Avenue, and bounded by a 25 foot radius arc concave to the Southwest, and being tangent to the last described two (2) lines.

Section 5  
Township 56 South  
Range 40 East

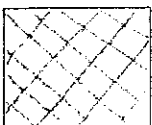
Application Area:



### Boundary of Application



Proposed "Medium Density Residential with Density Increase 1 (DI-1)"



Property not owned by Applicant but included in this Application

# **APPENDIX C**

Miami-Dade County Public Schools Analysis

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# Miami-Dade County Public Schools

*giving our students the world*

**Superintendent of Schools**

Rudolph F. Crew, Ed.D.

**Chief Facilities Officer**

Jaime G. Torrens

**Planning Officer**

Ana Rijo-Conde, AICP

August 20, 2007

**Miami-Dade County School Board**

Agustin J. Barrera, Chair

Dr. Martin Karp, Vice Chair

Renier Diaz de la Portilla

Evelyn Langlieb Greer

Perla Tabares Hantman

Dr. Robert B. Ingram

Ana Rivas Logan

Dr. Marta Pérez

Dr. Solomon C. Stinson

Mr. Subrata Basu, AIA, AICP, Interim Director  
Miami-Dade County  
Department of Planning and Zoning  
Zoning Evaluation Section  
111 NW 1 Street, 11<sup>th</sup> Floor  
Miami, Florida 33128

**Re: Land Use Amendments April 2007 Cycle**

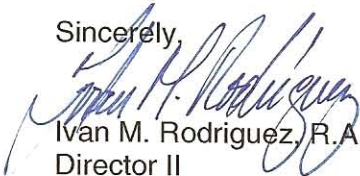
Dear Mr. Basu:

As a follow-up to our letter of July 10, 2007, attached are the results from dialogues conducted with several of the applicant's representatives: Applications 5, 8 and Opa-Locka West Airport, have provided covenants to the County stating there would not be any residential development; therefore they would not impact the District; Applications 7 and 11 would generate sufficient impact fees to fully mitigate their additional impact; Application 3 requires further discussions to explore the opportunity of building an educational facility within the development; Application 10 has proffered a monetary donation to mitigate its impact; and we are still trying to meet with representatives from application 9.

Please note that land use amendments 2, 4, 12 and 13 do not impact the District; and amendments 1 and 6 do not meet the review threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Ivan M. Rodriguez, R.A.  
Director II

IMR:ir

L100

Attachments

cc: Ms. Ana Rijo-Conde  
Mr. Fernando Albuerne  
Mr. Michael A. Levine  
Ms. Vivian Villaamil  
Ms. Corina Esquijarosa  
Ms. Helen Brown

## **SCHOOL IMPACT REVIEW ANALYSIS**

July 6, 2007

**APPLICATION:** No. 10, West Perrine Land Trust, Inc.

**REQUEST:** Change Land Use from Industrial and Office to Medium Density Residential with Density Increase 1 (DI-1) (13 to 60 du/a).

**ACRES:** 3.2 gross acres

**LOCATION:** Southwest corner of Homestead Avenue and SW 184 Street

**MSA/  
MULTIPLIER:** 5.8/.47 Multifamily

**NUMBER OF  
UNITS:** 192 additional units\*

**ESTIMATED STUDENT  
POPULATION:** 90

**ELEMENTARY:** 43

**MIDDLE:** 20

**SENIOR HIGH:** 27

### **SCHOOLS SERVING AREA OF APPLICATION**

**ELEMENTARY:** Robert Russa Moton Elementary – 18050 Homestead Avenue

**MIDDLE:** Southwood Middle – 16301 SW 80 Avenue

**SENIOR:** Miami Palmetto Senior High – 7460 SW 118 Street

All schools are located in Regional Center V.

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

The following population and facility capacity data are as reported by the Office of Information Technology, as of October 2006:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELCOATABLE	CUMULATIVE STUDENTS**
Robert Russa Moton Elementary	621	710	87%	0	87%	664
	664 *		94%		94%	
Southwood Middle	1,785	1,181	151%	0	<b>151%</b>	1,806
	1,805 *		153%		<b>153%</b>	
Miami Palmetto Senior	3,453	2,822	122%	214	114%	3,485
	3,480 *		123%		115%	

\*Student population increase as a result of the proposed development

\*\*Estimated number of students (cumulative) based on zoning/land use log (2001- present) and assuming all approved developments are built; also assumes none of the prior cumulative students are figured in current population.

Notes:

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, Southwood Middle School meets the review threshold.

#### PLANNED RELIEF SCHOOLS IN THE AREA

(Information included in proposed 5-Year Capital Plan, 2006-2010, dated July 2006 and November 2006 Workshop Plan)

#### Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "YYY-1"	Planning	School Opening 2009
New Senior High School (Miami Killian and Palmetto Senior High Schools Relief) (1,600 student stations)		

#### Proposed Relief Schools

<u>School</u>		<u>Funding year</u>
State School "JJ-1"	Site Acquisition	FY 07-08
New Middle School (Southwood and Palmetto Middle Schools relief) (1,241 student stations)		

Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan) 2,422

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

**OPERATING COSTS:** Accounting to Financial Affairs, 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 \$589,410.

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

ELEMENTARY	Does not meet review threshold
MIDDLE	20 x \$20,031 = \$400,620
SENIOR HIGH	Does not meet review threshold
<b>Total Potential Capital Cost</b>	<b>\$400,620</b>

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



# **APPENDIX D**

Applicant's Traffic Study

Not required for a small-scale amendment

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# **APPENDIX E**

## **Fiscal Impact Analysis**

## **FISCAL IMPACTS ON INFRASTRUCTURE AND SERVICES**

On October 23, 2001, the Board of County Commissioners adopted Ordinance 01-163 requiring the review procedures for amendments to the Comprehensive Development Master Plan (CDMP) to include a written evaluation of fiscal impacts for any proposed land use change. The following is a fiscal evaluation of Application No. 9 to amend the CDMP from county departments and agencies responsible for supplying and maintaining infrastructure and services relevant to the CDMP. The evaluation estimates the incremental and cumulative impact the costs of the required infrastructure and service, and the extent to which the costs will be borne by the property owners or will require general taxpayer support and includes an estimate of that support.

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

### **Solid Waste Services**

#### **Concurrency**

Since the DSWM assesses capacity system-wide based, in part, on existing waste delivery commitments from both the private and public sectors, it is not possible to make determinations concerning the adequacy of solid waste disposal facilities relative to each individual application. Instead, the DSWM issues a periodic assessment of the County's status in terms of 'concurrency' – that is, the ability to maintain a minimum of five (5) years of waste disposal capacity system-wide. The County is committed to maintaining this level in compliance with Chapter 163, Part II F.S. and currently exceeds that standard by nearly four (4) years.

#### **Residential Collection and Disposal Service**

The incremental cost of adding a residential unit to the DSWM Service Area, which includes the disposal cost of waste, is offset by the annual fee charges to the user. Currently, that fee is \$439 per residential unit. For a residential dumpster, the current fee is \$339. The average residential unit currently generates approximately 3.0 tons of waste annually, which includes garbage, trash and recycled waste.

As reported in March 2007 to the State of Florida, Department of Environmental Protection, for the fiscal year ending September 30, 2006, the full cost per unit of

providing waste Collection Service was \$437 including disposal and other Collections services such as, illegal dumping clean-up and code enforcement.

### **Waste Disposal Capacity and Service**

The incremental and cumulative cost of providing disposal capacity for DSWM Collections, private haulers and municipalities are paid for by the users. The DSWM charges a disposal tipping fee at a contract rate of \$56.05 per ton to DSWM Collections and to those private haulers and municipalities with long term disposal agreements with the Department. For non-contract haulers, the rate is \$73.90. These rates adjust annually with the Consumer Price Index, South. In addition, the DSWM charges a Disposal Facility Fee to private haulers equal to 15 percent of their annual gross receipts, which is targeted to ensure capacity in operations. Landfill closure is funded by a portion of the Utility Service Fee charged to all retail and wholesale customers of the County's Water and Sewer Department.

### **Water and Sewer**

The Miami-Dade County Water and Sewer Department provides for the majority of water and sewer service throughout the county. The cost estimates provided herein are preliminary and final project costs will vary from these estimates. The final costs for the project 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. Assuming Application No. 10 is developed as a mixed-use development with 192 multi-family residential units under Business and Office, the developer would pay \$53,376 for water impact fee, \$215,040 for sewer impact fee, \$1,300 for connection fee, and \$35,636 for annual operating and maintenance costs based on approved figures through September 30, 2006.

The estimated cost for water and sewer infrastructure in the public right-of-way is \$21,663. This includes a 12-inch water main for the potable water system. For the sewer system, the projected costs include an 8-inch sanitary sewer force main.

### **Flood Protection**

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

County's responsibility to ensure and verify that said protection has been incorporated in the plans for each proposed development.

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

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

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

### **Fire Rescue**

The Application site is expected to generate approximately 53.76 annual alarms. Based on 2006 data, the cost per alarm is estimated at \$1,302, which results in a total fiscal impact of \$69,996. In comparison, the projected Fire Rescue Tax Revenue is expected to be \$7,398, based on an estimated property assessment of \$2,835,434. Thus, the Application will generate \$62,598 more in services than the revenue it generates from the Fire Rescue Tax. It will represent a net loss for Miami-Dade County.

### **Public Schools**

According to the Miami-Dade County School Board initial review report, the application if approved will result in 90 additional students, of which 43 students for the elementary school and 27 students for the senior high schools would not increase the capacity of the elementary and senior high schools in the service area in excess of 115 percent. On the other hand, 20 students will increase the capacity for the Middle in excess of the 115%. This increase in threshold capacity is expected to increase the capital cost of the Miami-Dade County School Board by \$400,620 for the middle school, and with a potential operating cost of \$589,410.

**Mass Transit**

A Trip generation analysis was not performed for this application because of its size as a small-scale amendment.

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# **APPENDIX F**

Proposed Declaration of Restrictions

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# **APPENDIX G**

Photos of Application Site and Surroundings

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