

Application No. 4

Commission District 12 Community Council 5

APPLICATION SUMMARY

Applicant/Representative:	Jose M. Alvarez, President, ALVA Property Management, LLC
Location:	Northeast corner of NW 132 Avenue and NW 13 th Street
Total Acreage:	2.54 Gross Acres; 1.77 Net Acres
Current Land Use Plan Map Designation:	Open Land
Requested Land Use Plan Map Designation:	1. Restricted Industrial and Office 2. Expand the Urban Development Boundary (UDB) to include the subject property
Amendment Type:	Standard
Existing Zoning/Site Condition:	IU-C (Industry-Controlled)/ Vacant

RECOMMENDATIONS

Staff:	DENY/DO NOT TRANSMIT (August 25, 2007)
Country Club of Miami Community Council:	DENY/DO NOT TRANSMIT (September 27, 2007)
Planning Advisory Board (PAB) acting as Local Planning Agency:	DENY/DO NOT TRANSMIT (October 15, 2007)
Board of County Commissioners:	TO BE DETERMINED (November 27, 2007)
Final Action of Planning Advisory Board acting as Local Planning Agency:	TO BE DETERMINED
Final Action of Board of County Commissioners:	TO BE DETERMINED

Staff recommends **DENY AND DO NOT TRANSMIT** the proposed standard amendment to redesignate the application site at the northeast corner of NW 132 Avenue and NW 13th Street from "Open Land" to "Restricted Industrial and Office" and

expand the 2015 Urban Development Boundary (UDB) to include the subject property on the adopted Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) based on the staff analysis as summarized in the Principal Reasons for Recommendations below:

Principal Reasons for Recommendations:

1. Policy LU-8G of the Land Use Element of Miami-Dade County Comprehensive plan sets the criteria for estimating the adequacy of non-residential land supplies within the UDB. The policy states, "The adequacy of non-residential land supplies shall be determined on the basis of land supplies in sub-areas of the county appropriate to the type of use, as well as countywide supply within the UDB. The adequacy of land supplies for neighborhood and community-oriented businesses and office uses shall be determined on the basis of localized sub-area geography such as Census Tracts, Minor Statistical Areas (MSAs), and combinations thereof. Tiers, Half-Tiers, and combinations thereof shall be considered along with the countywide supply when evaluating the adequacy of land supplies for regional commercial and industrial activities".

The MSA in which the application site is located (MSA 3.2) does not show any deficiency of industrial designated land. The supply of vacant industrial land totals 1,628.3 acres. At the average annual rate of absorption of 42.18 acres, the supply of industrial land for MSA 3.2 is projected to be depleted beyond the year 2025, which is beyond the time horizon of the current CDMP. Therefore, to grant the applicant's request to move the UDB to include the subject property and enable expansion of industrial development would be premature at this time.

2. Policy LU-8G(ii)(a) of the Land Use Element of the CDMP provide guidelines when considering land to add to the UDB for areas that shall be avoided from inclusion to the UDB; these include areas delineated in the Conservation and Land Use Elements as 'Future Wetlands'. According to the most recently adopted map of future wetlands (Figure 12 in the Land use Element), the subject property is located within such an area.
3. According to the CDMP, All existing lawful uses and zoning are deemed to be consistent with this Plan [the CDMP] unless a use or zoning: (a) is found through a subsequent planning study, as stated in Policy LU-4E, to be inconsistent with the foregoing grandfather provisions or inconsistent with the CDMP as provided in the section titled "Concepts and Limitations of the Land Use Plan Map" (CDMP, pg. I-61). The CDMP further states that because Open Land areas primarily consist of wetlands, all proposed uses will be reviewed on a case-by-case basis.

The CDMP also states that Open Land areas are intended to serve one or more of the following functions: production such as agriculture, limestone extraction or other resource-based activity such as development of potable water supplies, rural residential development at a maximum density indicated for the specific

Open Land subarea, but no greater than one unit per five acres, recreation, compatible utility and public facilities as indicated for the specific Open Land subarea, and conservation, maintenance or enhancement of environmental character.

The subject property was rezoned IU-C (Conditional Industrial District) in 1973 (See Land Use and Zoning History). Therefore, the applicant is able to use his property subject to its current IU-C zoning, which in turn is subject to the application site's environmental constraints, compliance to Miami-Dade County permits requirements (See Environmental Conditions), and the allowable uses permitted under "Open Land" CDMP land use designation, such as industrial uses ancillary to limestone mining. A specific example would be the concrete batching plant located at NW 131st Avenue and NW 14th Street.

4. Policy LU-8E of the Land Use Element of the CDMP requires Applications requesting amendments to the CDMP Land Use Plan map to be evaluated according to other factors, such as impacts to County public services, compatibility with abutting and nearby land uses, impacts to environmental and historical resources, and the extent to which the proposed CDMP land use would promote transit use. The subject property will neither impede nor enhance provisions of County services at or above adopted Level of Service (LOS) standards (See Staff Analysis). The application site is adjacent to a 400-acre parcel to its west boundary that was designated "Restricted Industrial and Office" (Ord. NO. 02-85 and 02-86) in May 30, 2002. Therefore, the proposed CDMP land use is compatible to abutting and nearby land uses. The proposed industrial use is one that does not promote transit use.

The subject property does not impact any historical resources but does impact environmental resources given the property's location in the North Trail Basin, East Turnpike Wetland Basin, and the Northwest Wellfield Protection Area. The development criteria for water management and flood protection in the North Trail Basin requires the set aside of areas to be converted into lakes (28.6% of the net acreage) or dry retention area (33% of the net acreage). The East Turnpike Wetland Basin contains wetlands, which requires a Miami-Dade Class IV Wetlands Permit.

According to Chapter 24 of Miami-Dade County Code, any non-residential use which generates, uses, handles, disposes of, discharges or stores hazardous wastes is prohibited in the wellfield protection area. These regulations further prohibit the use of septic tanks unless it is for residential purposes or uses ancillary to rock mining operations.

On June 22, 2007, the Department of Environmental Resources Management (DERM) issued both a Notice of Violation and Order to Cease and Desist to Alva Property Management, LLC for the clearing and filling of wetlands on the subject property. As mentioned above, Alva Property Management, LLC is required to

obtain a Class IV Permit that will include mitigation and fill encroachment/stormwater management criteria for the impacts that have occurred on the property or the restoration of the wetlands.

5. Approval of this application would be considered spot planning. The Department of Planning and Zoning (DP&Z) believes that the issue of “filling the hole in the doughnut” should be addressed in a comprehensive manner, rather than in an incremental manner. This condition, “the hole in the doughnut,” was created by the Beacon Lakes Development of Regional Impact (DRI) and Application No. 6 (Shopyland Enterprises) in the April 2001 Cycle of Amendments, which were approved for development on May 30, 2002.

STAFF ANALYSIS

Application Site

The application site is located outside the 2015 Urban Development Boundary (UDB) on the northeast corner of NW 132nd Avenue and NW 13th Street and consists of a 2.54 gross acre parcel situated approximately 300 feet north from the East-West Extension Expressway. In addition, the application site is located near the CSX railroad line that is a little over 600 feet to the south. Land use designation for the subject property is "Open Land" on the adopted 2015 to 2025 Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). The property is currently vacant.

The site is located in an IU-C (Conditional Industrial District) zoning district (See Appendix A: Map Series). Maximum development under the current IU-C zoning designation (if legally permissible) is 38,551 square feet of industrial space, which would generate 49 employees (with approved water and sewer facilities). The proposed CDMP designation is "Restricted Industrial and Office" and a request to include site within the UDB; maximum development under the proposed land use designation is the same as the property's current maximum development. As of July 27, 2007, no Declaration of Restrictions for this application has been proffered.

Adjacent Land Use and Zoning

CDMP-designated land use adjacent to the east, north, and south of the application site is "Open Land"; these areas are zoned IU-C (Industry-Controlled). West of the application site, land is designated "Restricted Industrial and Office" (See Appendix A: Map Series); this area is zoned IU-1 (Industry-Light). Industries near the subject property include the Tallowmasters, LLC a fat rendering plant that has been operating in the area since 1973, which is located at NW 131st Avenue and NW 14th Street (See Appendix G: Photos of Application Site and Surroundings), and a concrete batching plant located on NW 127th Avenue and NW 15th Street.

The Beacon Lakes Development of Regional Impact (DRI), which was approved in May 30, 2002, also bounds the subject property to the west; originally, Beacon lakes DRI proposed to build 6,600,000 sq. ft. of Industrial facilities, 75,000 sq. ft. of commercial space, and 150,000 sq. ft. of Office space. Proposed changes to the development program of the DRI include a reduction of the industrial/warehouse square footage to 5,300,000; increase commercial use to 495,000 square feet, and increase office use to 175,000 square feet. A proposed land use change to the LUP map from "Restricted Industrial and Office" to "Business and Office," on land adjacent to the subject property, was filed concurrently with the proposed changes to the Beacon Lakes DRI.

Further south, approximately 680 feet from the subject property, across from the East-West Extension Expressway are one and two story single-family detached homes, in Shoma Homes at Tamiami III subdivision; construction of these homes were completed in 1996 and 1997 and are in very good conditions. This subdivision is located in an

area designated for “Low Density Residential” and zoned RU-1Z (Single family Zero lot line parcel 4,500 sq. ft. net).

Land Use and Zoning History

A boundary change request from GU (Interim), where uses depend on the character of the neighborhood (otherwise EU-2 standards apply), to IU-3 (Industry-Unlimited) was filed. In February 5, 1973, the Zoning Appeals Board recommended denial of the request sitting the district boundary change would be incompatible with the surrounding neighborhood. However, the Zoning Appeals Board recommended that a district boundary change to IU-C (Industry-Controlled) would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the 1965 General Land Use Master Plan (GLUMP) for the development of the County. In March 27, 1973, the Board of County Commissioners adopted Resolution No. Z-110-73 denying without prejudice the requested district boundary change from GU to IU-3 approving, however, the district boundary change to IU-C. Miami-Dade County Comprehensive Development Master Plan was adopted two years after the zoning boundary change affecting the subject property.

In March 31, 1975, Miami-Dade County Board of County Commissioners adopted Ordinance No. 75-22 adopting the Miami-Dade County Comprehensive Development Master Plan (CDMP), which became the County’s guide for growth and development. One element of the CDMP was the Adopted 1985 Metropolitan Development Pattern, which presented the intensity and predominant type of urban activity proposed for the immediate areas. The CDMP designated the subject property as “Agriculture and Open Land.” The Adopted 1990 and 2005 Land Use Plan featured for the first time the adopted Urban Development Boundary (UDB). The application site was located outside this UDB and was designated as “Open Land.” The Adopted 2000 and 2010 Land Use Plan (LUP) and the 2005 and 2015 LUP maps continued to designate the application site as “Open Land.”

Supply & Demand

Industrial Land Analysis

The Analysis Area (MSA 3.2) contains 6,786.5 acres of industrially designated lands, of which 1,628.3 acres are currently vacant and 5,158.3 acres are in use. The average absorption rate for industrial land in this analysis area is 42.26 acres per year; at the projected rate of absorption, the Analysis Area will deplete its supply of industrially designated land beyond the year 2025. The subject property is located within the North Central Tier, which contains a total 9,030.8 acres of which 1,777.2 is currently vacant and 7,253.6 acres are currently in use; given the annual rate of absorption of 46.88 acres, industrial land is projected to deplete in the North Central Tier beyond the year 2025.

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

Analysis Area	Vacant Industrial Land 2007 (Acres)	Industrial Land in Use 2007 (Acres)	Average Annual Absorption Rate 2007-2025 (Acres)	Projected Year of Depletion
MSA 3.2	1,628.3	5,158.3	42.26	2025+
North Central Tier	1,777.2	7,253.6	46.80	2025+

Source: Miami-Dade County, Department of Planning and Zoning, Planning Division, Research Section, August 2007

Environmental Conditions

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

Flood Protection

County Flood Criteria (NGVD)
Stormwater Management

7.60 ft+
Surface Water
Management Permit
C-4

Drainage Basin
Federal Flood Zone

AH - 100-year floodplain,
constant surface ponding
btw 1-3 ft.

Hurricane Evacuation Zone

NO

Biological Conditions

Wetlands Permits Required
Native Wetland Communities

YES
YES
(East Turnpike Wetland
Basin)

Specimen Trees
Natural Forest Communities
Endangered Species Habitat

YES
NO
NO

Other Considerations

Within Wellfield Protection Area
Archaeological/Historical Resources

YES
Information Pending

Stormwater Drainage

DERM requires the applicant to provide a retention/detention system adequately designed to contain the run-off generated by a 5-year storm event on-site. Off-site overland discharge of stormwater from any proposed development within the application site will be deemed unacceptable. According to DERM, proper grading or a structural wall must be provided along the perimeter of all new developments to ensure full containment of stormwater run-off from new developments on-site. A Surface Water

Management Permit, issued by the South Florida Water Management District (SFWMD), would be required for any development on the application site; additionally, other DERM permits might be required or combined with the aforementioned permit requirement.

Wetlands

The property is located within the East Turnpike Wetland Basin and contains wetlands. On June 22, 2007, the Department of Environmental Resources Management (DERM) issued a Notice of Violation and Order to Cease and Desist to Alva Property Management, LLC for the unpermitted clearing and filling of wetlands on the subject property. Alva Property Management is required to obtain a Class IV Permit that will include mitigation and fill encroachment/stormwater management criteria for the impacts that have occurred on the property or the restoration of the wetlands.

Specimen Trees

The application site may contain specimen-sized trees (trunk diameter greater than 18 inches) that must be preserved according to Section 24-49 of Miami-Dade County Code. Since the subject property is located within the East Turnpike Wetland Basin and contain wetlands, these tree resources are regulated through a Class IV Wetland permit.

Wellfield Protection Areas

The subject property is located within the Northwest Wellfield Protection Area, and as such, is subject to stringent wellfield protection measures as specified in Section 24-43 (4), (4)(c), (5), and (10) of Miami-Dade County Code. Land uses that do not comply with the aforementioned Code Section require variances from the Miami-Dade County Environmental Quality Control Board (EQCB). As of July 9, 2007, the applicant has not obtained the required variances from the EQCB for the requested land use.

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 (WASD) system will realize a

surplus in water supplies of 4.63 MGD. The water needs of this application will therefore be met by WASD.

It should be noted that the WASD 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 WASD stating that adequate water supply capacity is available for the proposed project. WASD's water allocation system is anticipated to be operational in November 2007.

Potable Water

The WASD water treatment plant servicing this area is the Hialeah/Preston Water 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 225 million gallons/day (mgd) and a maximum plant production based upon the last 12 months of 204.1 mgd. Based upon these numbers, this treatment plant has 21.0 mgd or 9.3% of treatment plant capacity remaining.

An estimated water demand of 771 gallons per day (gpd) for this application was based on an industrial development scenario. Under this development scenario, 38,551 sq. ft. could be built under the "Restricted Industrial and Office" CDMP land use designation. The demand of 771 gpd would not significantly decrease the 21.1 mgd treatment plant capacity and therefore these projected demands would not cause the adopted water treatment plant LOS standard to be exceeded.

Wastewater

The application site is currently not being served by public sanitary sewer facilities. Data provided by DERM indicates that three pump stations, numbers 30-0217, 30-0536, and 30-0559 would be impacted by sewage flows from this site; however, these pump stations are operating within mandated criteria. Ultimate disposal for sewage flows from this site would be the South District Wastewater Treatment Facility. This facility has a design capacity of 112.5 mgd and has a 12-month average flow of 93.32 or 83% of the plant's design capacity.

Based upon the industrial development scenario of 38,551 sq. ft., it is estimated that the sewage demand for this site will yield 771 gpd. These estimated flows will have an insignificant impact on the treatment plant design capacity and therefore will not cause the adopted LOS standard to be exceeded.

Solid Waste

The application site is located outside the Department of Solid Waste Management (DSWM) waste service area for garbage and trash collections. The closest DSWM facility to the application site is located at 6990 NW 97th Avenue, which is approximately 11 miles from the subject property. Under the DSWM's current policy, only residential

customers paying the annual waste collection fee and/or the Trash and Recycling Center fee are allowed the use of this type of facility. Due to the character of the request, however, the impact on collection services would be minimal. The impact on the disposal and transfer facilities would be the incremental and the users pay for the cumulative cost of providing disposal capacity for DSWM Collections, private haulers, and municipalities. The DSWM is capable of providing such disposal service.

The adopted Level of Service 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 with municipalities and private waste haulers, and anticipated uncommitted waste flows, for a period of five years. At the present time, the DSWM estimates that the remaining available solid waste capacity exceeds the five-year LOS standard.

Parks

No residential development is permitted under the requested "Restricted Industrial and Office" CDMP land use designation; thus, Miami-Dade County parks will not be impacted by potential development in the application site.

Fire Rescue

The Miami-Dade Fire Rescue Station 58, located at 12700 SW 6th Street, currently serves the subject property; the facility is equipped with an Advanced Life Support (ALS) Engine, a Rescue unit, and is permanently staffed by seven firefighters/paramedics. According to 2006 Fire Rescue data, average travel time to incidents near the application area is approximately 9:12 minutes; for Life Threatening Emergencies, average travel time is approximately 9:03 minutes; there were no structure fire alarm in the vicinity of the subject property during 2006. Current travel time into the vicinity of the application area will decrease upon completion of planned Station 75 in Beacon Lakes, which is programmed for construction near NW 17th Street and NW 129th Avenue.

Public Schools

No residential development is permitted under the requested "Restricted Industrial and Office" CDMP land use designation; thus, Miami-Dade County School System will not be impacted by potential development in the application site.

Roadways

Existing Conditions

The Application site is located outside the Adopted 2005 Urban Development Boundary (UDB). Currently there is no direct access to this Application site. Access to the subject property is provided via NW 130th Avenue, which connects to NW 13th Street, which then connects to NW 129th Avenue, which in turn connects to NW 17th Street, a major roadway (under construction) that will provide connectivity to other county roadways.

The east-west expressway and arterials in the vicinity of the Application site include: the new extension of the Dolphin Expressway (SR 836) from the Homestead Extension of Florida's Turnpike (HEFT/SR 821) to NW 137 Avenue, NW 25 Street, NW 12 Street, NW 137 Avenue, and NW 127 Avenue.

The operating condition, level of service (LOS), of a roadway 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.

The "Traffic Impact Analysis" Table below shows the current operating LOS traffic conditions on the roadways located in the vicinity of the application site. Existing traffic count data are not available for NW 132nd Avenue, between NW 12th and NW 17th Streets, and NW 12th Street, between NW 127th and NW 137th Avenues. The roadway segments of the HEFT from Okeechobee Rd to SR 836 are currently operating at the adopted LOS "D" standard, and the roadway segment of NW/SW 127th Avenue between NW 12th and SW 8th Streets is operating at level E, below the adopted LOS "D" standard.

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 that would be generated by this application, indicate that the concurrency levels of service of the HEFT (SR 821), between SW 8th Street and SR 836 is projected to continue to operate at its adopted LOS standard. The roadway segment of SW 127th Avenue between NW 25 Street and SW 8 Street, which is currently a two-lane undivided facility, will be widened to four lanes by a private developer, thus providing more capacity and improving the LOS from LOS E to LOS C. See "Traffic Impact Analysis" Table below.

Roadway capacity improvements in the vicinity of the application site are programmed in the County's 2008 Transportation Improvement Program (TIP) in Fiscal Years 2007/08–2011/12. The "Programmed Roadway Capacity Improvements" Table on Pg. 4-13 below shows roadway segments programmed for improvement in the vicinity of the Application site.

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.*	Peak Hour Capacity	Peak Hour Volume	Existing LOS	Approved D.O's Trips	Amend. Peak Hour Trips	Total Trips With Amend.	Concurrency LOS with Amend.
INDUSTRIAL USE										
NW 132 Avenue	NW 17 Street to NW 12 Street	Unimproved	D	NA	-	-	-	-	-	-
NW 12 Street	NW 137 Ave. to NW 127 Ave.	4 DV	D	2,950	NA	-	-	-	-	-
HEFT (SR 821)	Okeechobee Rd to SR 836	6LA	D	10,050	6,700	C	NA	3	6,703	C (06)
HEFT (SR 821)	SR 836 to SW 8 Street	8LA	D	13,420	11,467	D	1,173	8	12,648	D (06)
NW/SW 127 Avenue	NW 12 Street to SW 8 Street	2 UD/4 DV**	D	1,390/2,950	1,389	E	152	6	1,547	C (05)**

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

*County adopted roadway level of service standard applicable to the roadway segment

** Roadway segment is currently 2 lanes undivided but will be widened to 4 lanes by private developer; therefore, the operating level of service will improve from LOS E to LOS C.

() Year traffic count was updated or LOS revised

Programmed Roadway Capacity Improvements
Fiscal Years 2007/2008 – 2011/2012

Roadway	From	To	Type of Improvement	Fiscal Year
NW 17 Street	NW 132 Place	NW 127 Avenue	2 lanes and ½ of turn lane (North side)	UC
NW 17 Street	NW 132 Place	NW 127 Avenue	2 lanes and ½ of turn lane (South side)	Private Sector
NW 137 Ave.	NW 12 Street	SW 8 Street	New 6-lane roadway	UC
NW 132 Place	NW 25 Street	NW 17 Street	2 lanes and ½ of turn lane (East side)	UC
NW 132 Place	NW 25 Street	NW 17 Street	2 lanes and ½ of turn lane (West side)	UC
NW 127 Ave.	NW 25 Street	NW 12 Street	New construction: 4 lanes divided	UC
NW 127 Ave.	NW 12 Street	SW 8 Street	Widen 2 to 4 lanes	Private Sector

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

Notes: UC means Under Construction

Private Sector: Project to be constructed by a developer to help mitigate the traffic impact of a specific development project. The construction of improvements are normally linked to specific dates, but instead are usually dependent upon the construction schedule of a specific development project, which can vary considerably according to the market and other conditions.

Application Impact

The “Estimated Peak-Hour Trip Generation” Table, below, identifies the estimated number of PM peak-hour trips estimated to be generated by the potential developments that could occur under the current CDMP Land Use designation and compares them to the number of trips that would be generated by the potential development that could occur under the requested CDMP Land Use designation. Two development scenarios were analyzed. Scenario 1 assumes the Application site developed with 38,551 sq. ft. of warehousing use under the requested “Restricted Industrial and Office” CDMP Land Use designation. This scenario would generate 31 PM peak-hour trips. On the other hand, the Application site, which currently vacant and zoned UI-C, Industry Controlled, can be developed with industrial uses; therefore, Scenario 2 assumes the Application property developed with warehouses (38,551 sq. ft) under the current zoning designation and under the requested CDMP Land Use designation. The same number of trips would be generated under both the current UI-C zoning and “Restricted Industrial & Office” CDMP Land Use designation.

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
4 (Scenario 1)	Open Land (Residential Use) ¹	Restricted Industrial & Office (38,551 sq. ft. Warehousing)	
	0	31	+31
4 (Scenario 2)	Open Land ¹ (38,551 sq. ft. warehousing) ²	Restricted Industrial & Office (38,551 sq. ft. Warehousing)	
	31	31	0

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

Notes: ¹ Application site is currently vacant, designated Open Land, and is less than 5 acres in size; therefore, no residential use is permitted on the property.

² Underlying UI-C, Industry Controlled, zoning allows industrial uses.

Transit Service

Existing Conditions

The Miami-Dade Transit (MDT) Metrobus Route nearest to the application site is Metrobus 147, with the closest bus stop located at NW 132nd Avenue and NW 12th Street. The table below shows the existing service frequency scheduled for this route.

Metrobus Route Service						
Route	Peak	Headways (in minutes)			Stop Locations	Type of Service
		Off-Peak	Sat	Sun		
147	30	60	N/A	N/A	NW 132 Ave and NW 12 St	L

Source: Miami Dade Transit, 2007

Note: L means local route

Future Conditions

MDT has planned to improve the peak-hour headway of Route 147 from 30 to 15 minutes and the mid-day headway from 60 to 30 minutes. Proposed new routes include the West Kendall Crosstown, which will be operating seven days a week from the West Dade Bus Terminal to Coral Reef Drive and SW 137th Avenue primarily along SW 147th,

152nd, 157th, and 162nd Avenues. A major transit project being studied by Miami-Dade Transit, as part of the People's Transportation Plan, Rapid Transit Improvements, involves a proposed rail extension from the future Miami Intermodal Center to West Miami-Dade, which consists of a 10.1 to 13 mile corridor along SR 836.

Application Impacts

A preliminary transit analysis was performed in the Traffic Analysis Zone (TAZ) where the application site is located (TAZ # 832). The expected transit impact produced by this Application will be minimal and can be absorbed by the programmed transit improvements in the area.

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

The following CDMP goals, objectives, policies, concepts, and guidelines will be enhanced if the proposed designation is approved:

- Policy 8G (iii): Areas that shall be given priority for inclusion to the Urban Development Boundary; (b) Land contiguous to the Urban Development Boundary.

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

- Policy 8F: The adequacy of non-residential land supplies shall be determined on the basis of land supplies in subareas of the County;
- Policy 8G (i): Areas that shall not be considered for inclusion to the UDB; (a) The Northwest Wellfield Area; and,
- Policy 8G (ii): Areas that shall be avoided for inclusion to the UDB;
(a) Future Wetlands delineated in the Conservation and Land Use Elements.

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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)

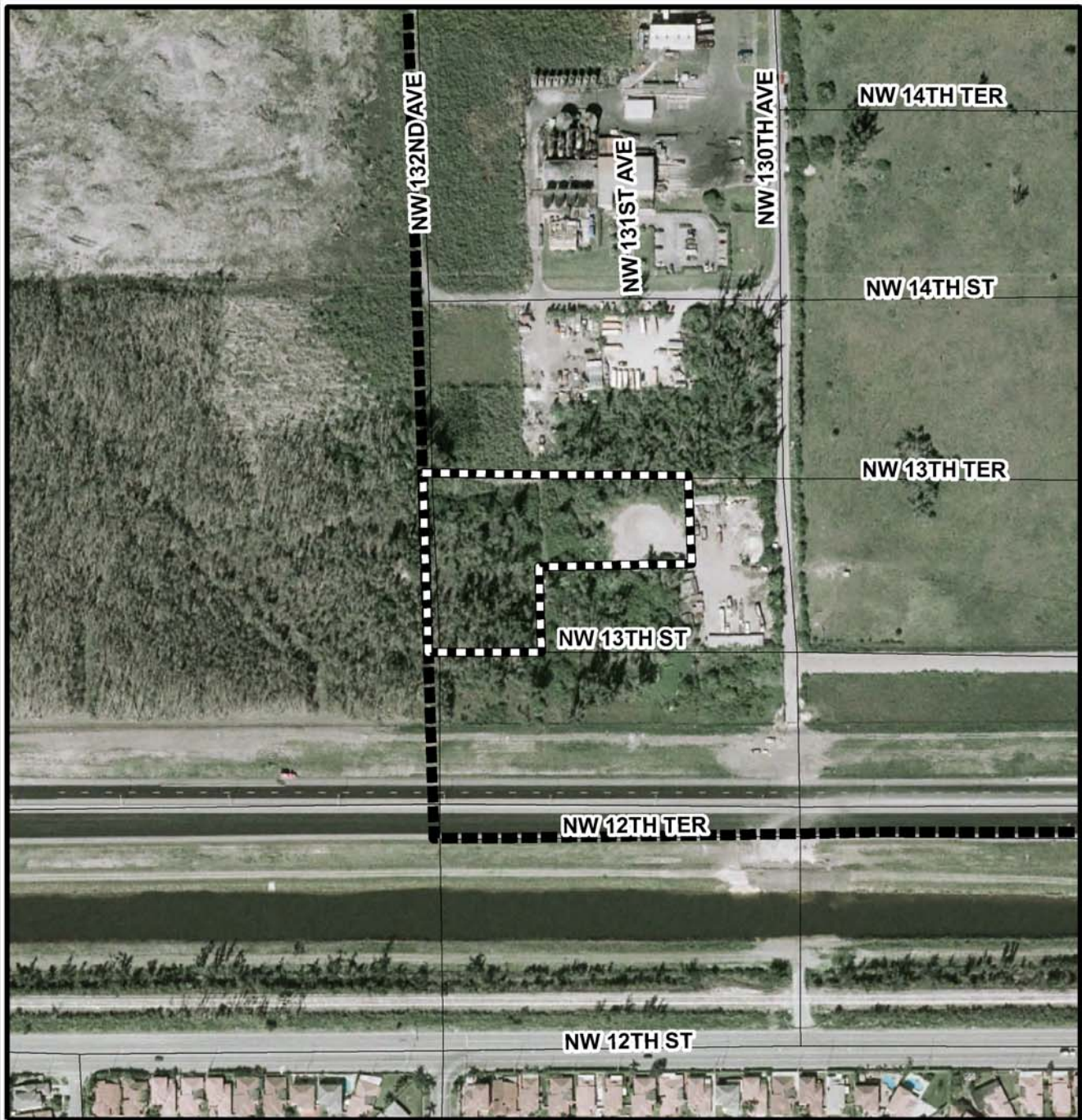
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APPENDIX A

Map Series

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AERIAL PHOTO: APPLICATION NO. 4



2007 AERIAL



APPLICATION AREA



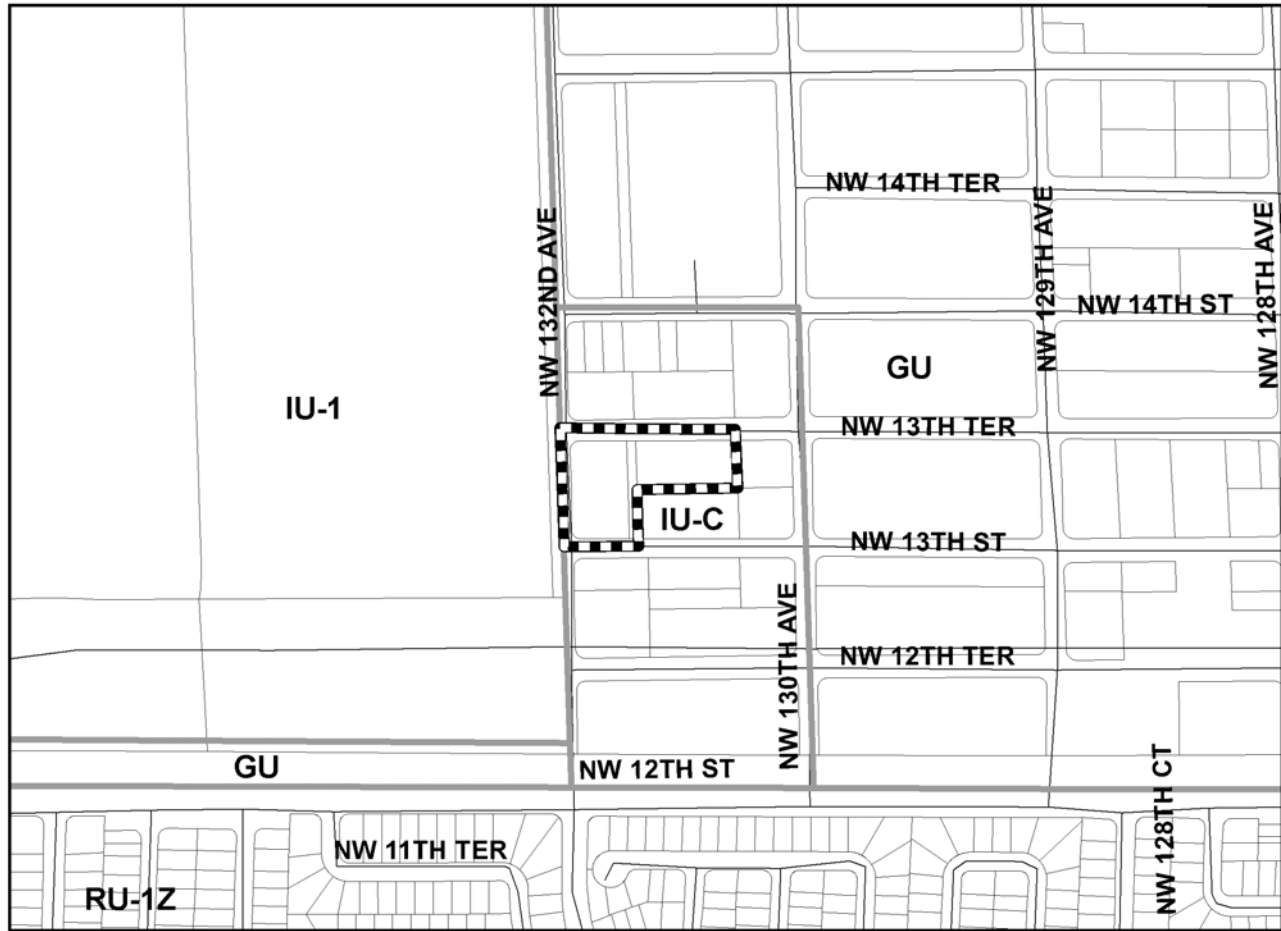
URBAN DEVELOPMENT BOUNDARY (UDB)

0 0.025 0.05 0.1
Miles

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



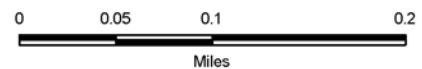
APPLICATION NO. 4 CURRENT ZONING MAP



APPLICATION AREA

MIAMI-DADE ZONING DISTRICTS

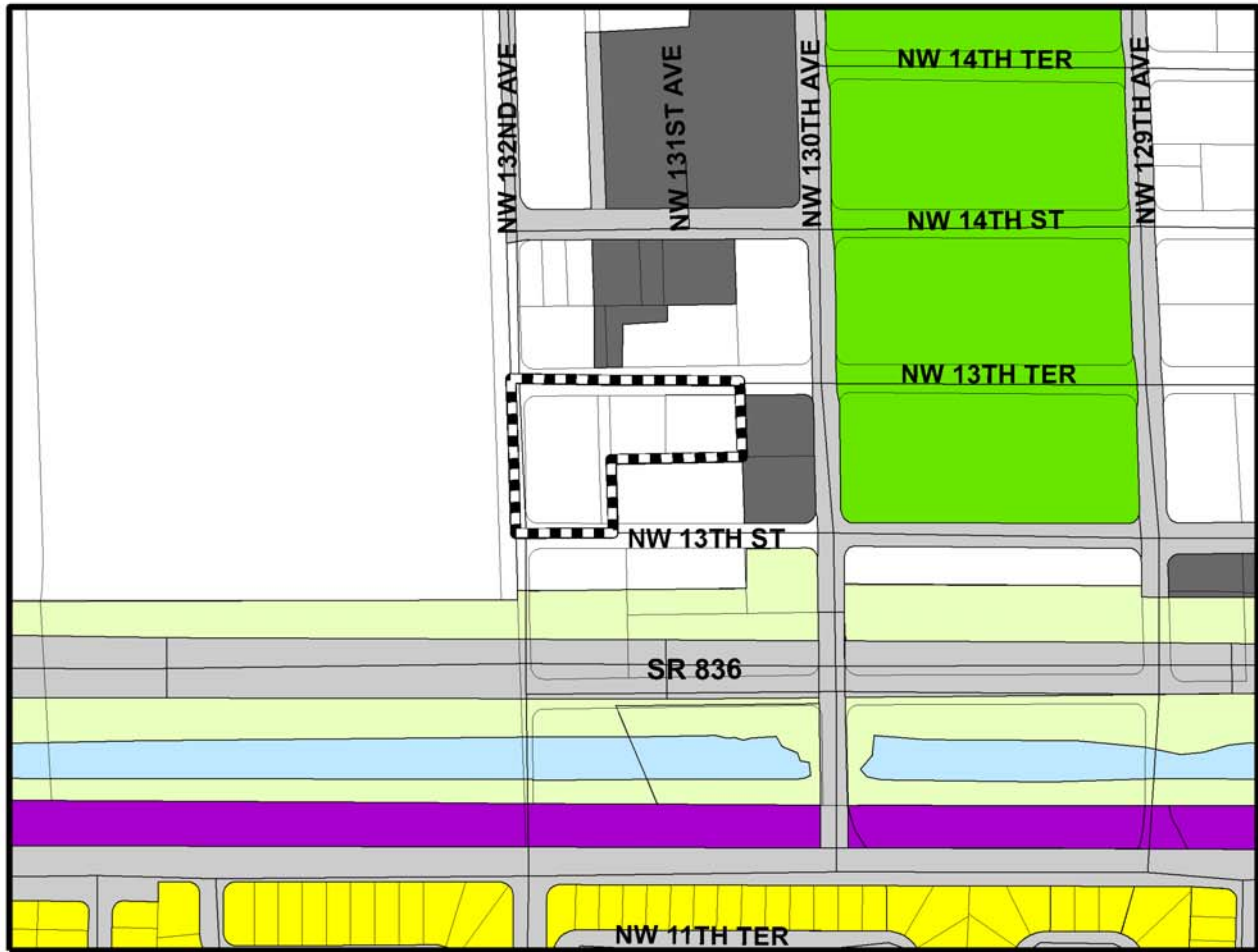
- GU INTERIM ZONING
- RU-1Z SINGLE FAMILY ZERO LOT LINE ON 4,500 QS. FT. NET LOT
- IU-1 INDUSTRY-LIGHT
- IU-C INDUSTRY-CONTROLLED



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



APPLICATION NO. 4 EXISTING LAND USE



LEGEND



APPLICATION AREA

EXISTING LAND USE



SINGLE-FAMILY



INDUSTRIAL, TRUCK STORAGE



COMMUNICATIONS, UTILITIES, TERMINALS



STREETS, ROADS, EXPRESSWAYS, RAMPS



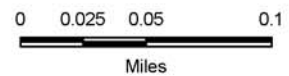
SWALES, RIGHT-OF-WAYS



AGRICULTURE



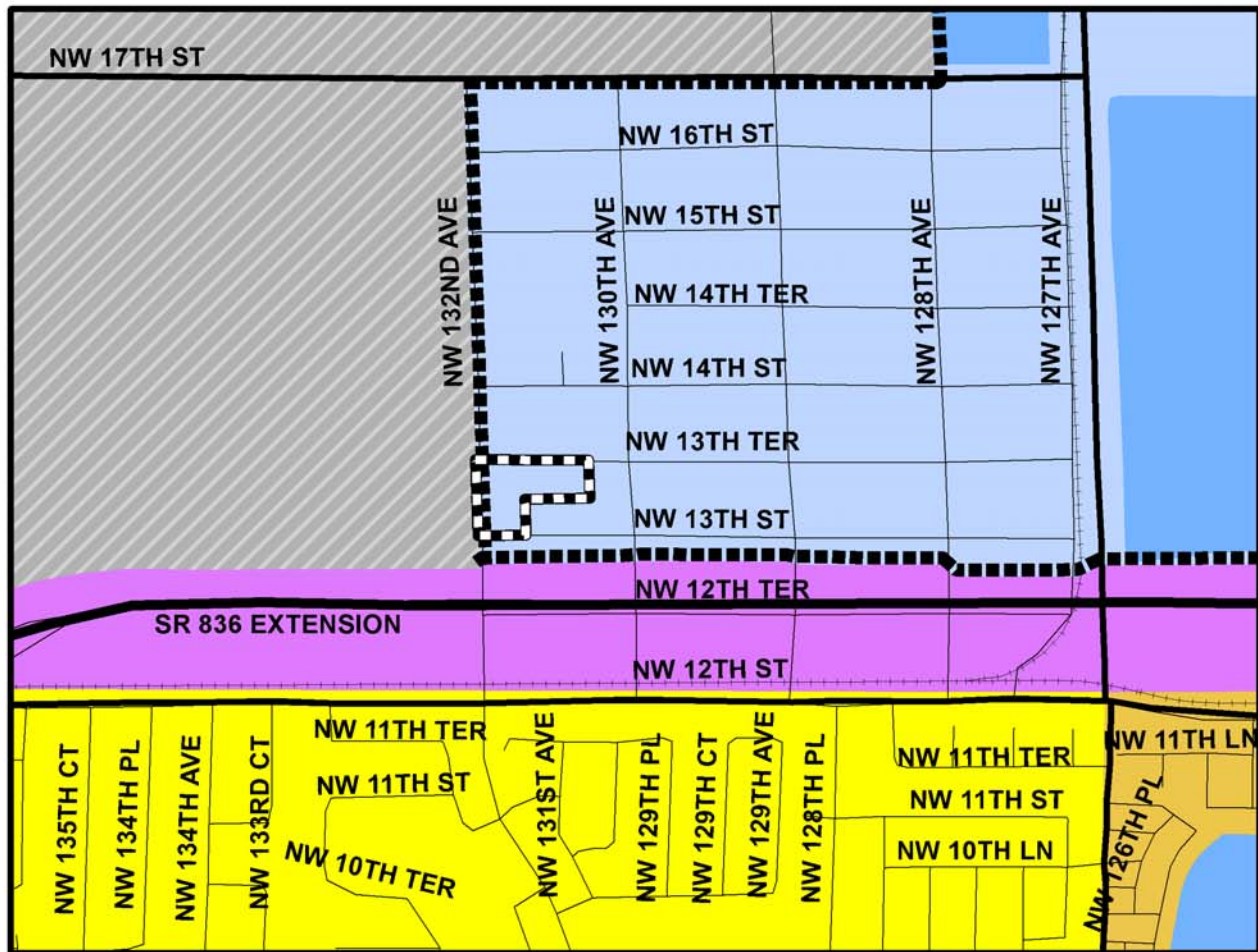
VACANT - UNPROTECTED



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



APPLICATION NO. 4 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
- RESTRICTED INDUSTRIAL AND OFFICE
- OPEN LAND
- WATER
- TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)
- EXPRESSWAYS
- MAJOR ROADWAY
- MINOR ROADWAY
- RAIL
- 2015 URBAN DEVELOPMENT BOUNDARY

0 0.05 0.1 0.2
Miles

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



APPENDIX B

Amendment Application

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APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

1. APPLICANTS

ALVA Property Management, LLC
10741 SW 30th Street
Miami, FL 33165
305-220-8863

RECEIVED
APR 30 2007

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

2. APPLICANTS' REPRESENTATIVE

BY _____

Jose M. Alvarez
ALVA Property Management, LLC
10741 SW 30th Street
Miami, FL 33165
305-986-6545

By: _____
(Signature of Applicant's Representative)

Date: 4/30/2007

3. DESCRIPTION OF REQUESTED CHANGE

A. A change to the Land Use Element, Land Use Plan map (item A.1 in the fee schedule) is requested.

(This is a repeat of APRIL 1989 Application No. 75)

B. Description of the Subject Properties

Lots 10, 11, 12, 13, 14, and 15 Block 21 WESTERN MIAMI SUBDIVISION SECTION C, according to the Plat thereof, as recorded in Plat Book 27, Page 54, of the Public Records of Miami-Dade County, Florida.

Lots 4, 5, 6, 7, 8, and part of Lot 9, lying East of the railroad Right-of-Way, Block 21 WESTERN Miami SUBDIVISION SECTION C, according to the Plat thereof, as recorded in Plat Book 27, Page 54, of the Public Records of Miami-Dade County, Florida.

C. Gross and Net Acreage

Application area: 2.54 gross acres (1.77 net acres)
Acreage Owned by Applicant: 0.94 gross acres (0.94 net acres)

D. Requested Change

1. Move the Urban Development Boundaries to encompass application area.
2. It is requested that the application be redesignated on the Land Use Plan map from OPEN LAND TO RESTRICTED INDUSTRIAL & OFFICE.

4. REASON FOR AMENDMENT

The whole property contains industrial commercial and office uses, and is zoned for IU-C.

5. ADDITIONAL MATERIAL SUBMITTED

N/A

6. COMPLETE DISCLOSURE FORMS

Attachments: Two Maps
One Aerial Photo

LOCATION MAP FOR APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

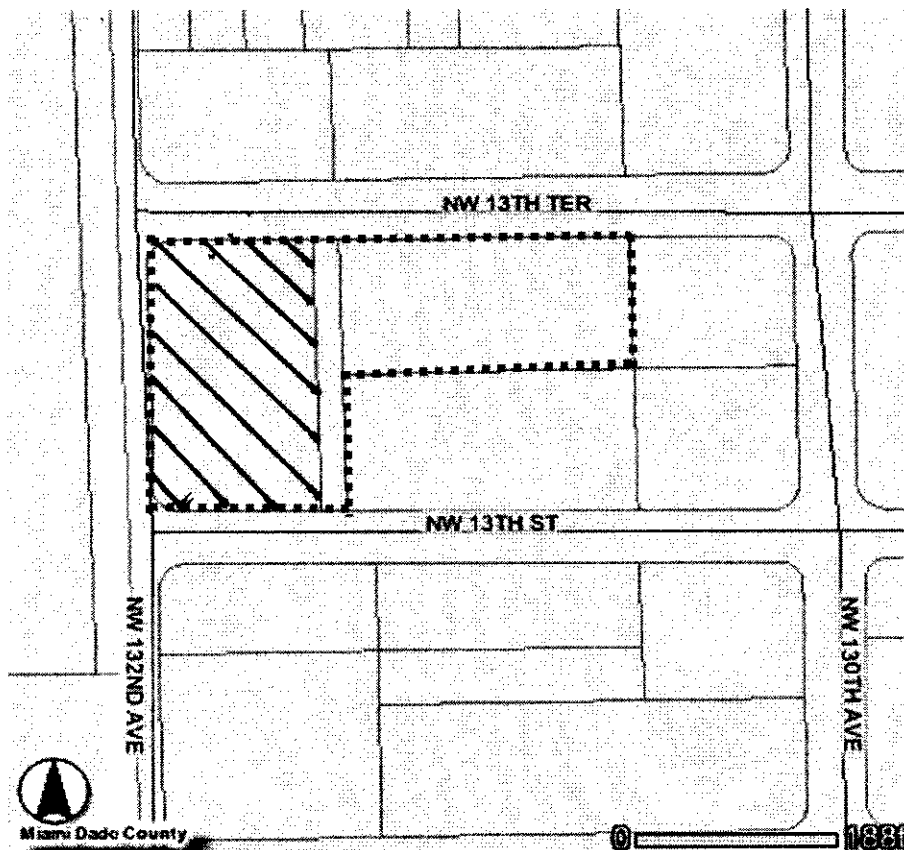
APPLICANT/ REPRESENTATIVE

ALVA Property Management, LLC/ Jose M. Alvarez

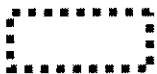
DESCRIPTION OF SUBJECT AREA

Lots 10, 11, 12, 13, 14, and 15 Block 21 WESTERN MIAMI SUBDIVISION SECTION C, according to the Plat thereof, as recorded in Plat Book 27, Page 54, of the Public Records of Miami-Dade County, Florida.

Lots 4, 5, 6, 7, 8, and part of Lot 9, lying East of the railroad Right-of-Way, Block 21 WESTERN Miami SUBDIVISION SECTION C, according to the Plat thereof, as recorded in Plat Book 27, Page 54, of the Public Records of Miami-Dade County, Florida.



Legend



Application Area



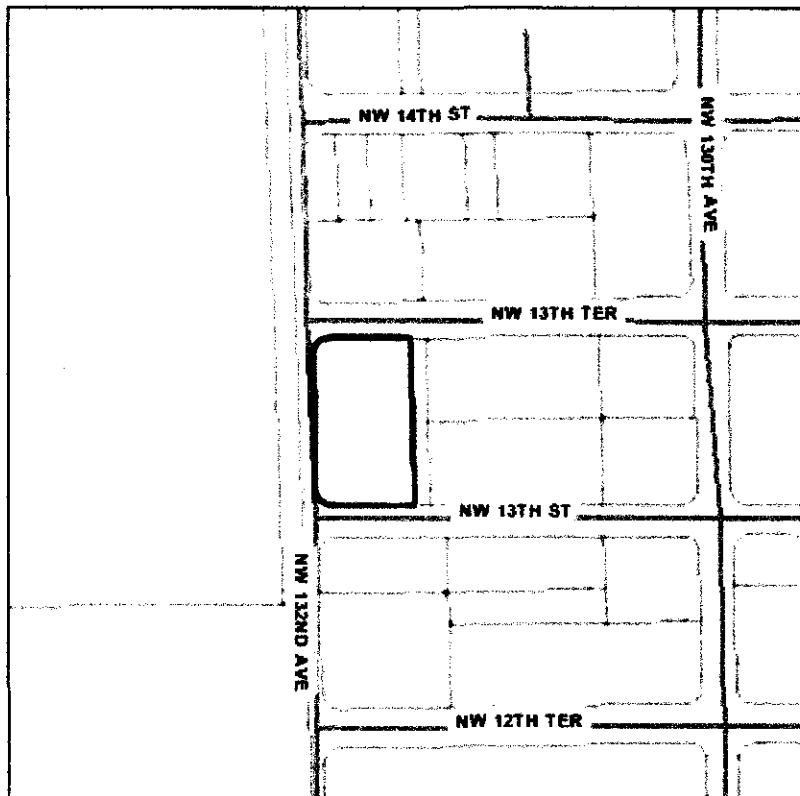
Area Owned by Applicant

My Home
Miami-Dade County, Florida

miamidade.gov

MIAMI-DADE

Property Information Map



Digital Orthophotography - 2006

0 — 127 ft

This map was created on 5/1/2007 11:05:06 AM for reference purposes only.

Web Site © 2002 Miami-Dade County. All rights reserved.

Summary Details:

Folio No.:	30-3935-004-0440
Property:	
Mailing Address:	ALVA PROPERTY MANAGEMENT LLC
	10741 SW 30 ST MIAMI FL 33165-

Property Information:

Primary Zone:	8900 UNZONED
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	1 ACRES
Year Built:	0
Legal Description:	WESTERN MIAMI SEC C PB 27-54 LOTS 10 THRU 15 BLK 21 LOT SIZE .94 AC OR 19261-3250 0700 1 COC 25479-3605 03 2007 1

Sale Information:

Sale O/R:	25479-3605
Sale Date:	3/2007
Sale Amount:	\$335,000

Assessment Information:

Year:	2006	2005
Land Value:	\$131,600	\$131,600
Building Value:	\$0	\$0
Market Value:	\$131,600	\$131,600
Assessed Value:	\$131,600	\$131,600
Total Exemptions:	\$0	\$0
Taxable Value:	\$131,600	\$131,600



Close

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, 11th Floor
Miami, Florida 33128

Re: Land Use Amendments April 2007 Cycle

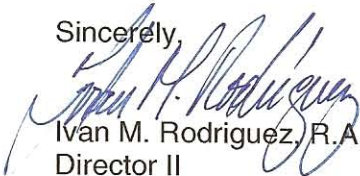
Dear Mr. Basu:

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

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Appendix D

Traffic Study

(Not required due to small size of application)

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Appendix E

Fiscal Impact Analysis

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Fiscal Impacts On Infrastructure and Services

On October 23, 2001, the Board of County Commissioners adopted Ordinance No. 01-163 requiring the review procedures for amendments to the Comprehensive Development master Plan (CDMP) to include a written evaluation of fiscal impacts for any proposed land use change. The following is a fiscal evaluation of Application No. 4 to amend the CDMP from county departments and agencies responsible for supplying and maintaining infrastructure and services relevant to the CDMP. The evaluation estimates the incremental and cumulative costs of the required infrastructure and service, and the extent to which the costs will be borne by the property owners or will require general taxpayer support and includes an estimate of that support.

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

Solid Waste Services

Concurrency

Since the 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 users pay for the incremental and cumulative cost of providing disposal capacity for DSWM Collections, private haulers, and municipalities. 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. 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. The water impact fee was calculated at a rate of \$1.39 per gallon per day (gpd), and the sewer impact fee was calculated at a rate of \$5.60 per gpd. The annual operations and maintenance cost was based on \$1.0628 per 1,000 gallons for the water and \$1.4797 per 1,000 gallons for the sewer. The connection fee was based on providing a 1-inch service line and meter. Assuming Application No. 4 is built at 38,551 square feet (the maximum development allowed under the proposed re-designation of "Restricted Industrial and Office" that would generate the greatest water and sewer demand), the fees paid by the developer would be \$1,072 for water impact fee, \$4,318 for sewer impact fee, \$1,300 per unit for connection fee, and \$716 for annual operating and maintenance costs based on approved figures through September 30, 2006.

Flood Protection

The Department of Environmental Resource 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 run-off generated by the development. The drainage systems serving new developments are not allowed to impact existing or proposed public stormwater disposal systems, or to impact adjacent properties. The County is not responsible for providing flood protection to private properties, although it is the County's responsibility to ensure and verify that said protection has been incorporated in the plans for each proposed development. The above noted

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

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

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

Public Schools

Because the subject property is designated "Open Land" on the LUP map and is less than 5 acres, no residential use is permitted on the property. Therefore, this plan amendment application will not generate additional students to the Miami-Dade County School System.

Fire Rescue

The current "Open Land" CDMP designation will allow a potential development on the application area to generate a total of 1.7 alarms annually; the proposed "Restricted Industrial and Office" CDMP designation will allow a potential development that is anticipated to generate 1.7 alarms annually, thus, the proposed land use change will have no impact to existing fire rescue services. According to 2006 Fire Rescue data, the cost per alarm is estimated at \$1,302, which translates to a fiscal impact of \$2,213 to the County. Property assessment for the application site is estimated at \$1,872,132; thus, Fire Rescue tax revenue is estimated at \$4,884 (Based on 2006 millage of 2.609); as a result, estimated tax revenues would exceed total fiscal impact by \$2,671 annually. The required fire flow for the proposed CDMP land use designation is 3,000 gallons of water per minute (gpm) at 20 pounds per square inch (psi); each fire hydrant requires delivering no less than 1,000 gpm.

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Appendix F

Proposed Declaration of Restrictions

No covenants have been proffered for the subject property as of July 27, 2007.

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APPENDIX G

Photos of Application and Surroundings

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