

Application No. 6

Commission District 10 Community Council 10

APPLICATION SUMMARY

Applicant/Representative:	8440 Property, Inc./Ben Fernandez, Esq. & Graham Penn, Esq.
Location:	300 feet west of SW 84 Avenue and south of SW 38 Street
Total Acreage:	1.59 Gross Acres, \pm 1.52 Net Acres
Current Land Use Plan Map Designation:	Low Density Residential (2.5 to 6 DU/Ac)
Requested Land Use Plan Map Designation:	Medium-High Density Residential (25 to 60 DU/Ac)
Amendment Type:	Standard
Existing Zoning/Site Condition:	RU-3B (Bungalow Court District; bungalows on 10,000 sq. ft. net lots)/39 dwelling units in moderate condition

RECOMMENDATIONS

Staff:	DENY/DO NOT TRANSMIT (August 25, 2007)
Westchester Community Council:	ADOPT WITH CHANGE to limit development to 39 to 49 residential units, with 10% Workforce Housing AND TRANSMIT (September 18, 2007)
Planning Advisory Board (PAB) acting as Local Planning Agency:	ADOPT AND TRANSMIT WITH ACCEPTANCE OF PROFFERED COVENANT (October 15, 2007)
Board of County Commissioners:	TO BE DETERMINED (November 27, 2007)
Final Recommendation of PAB 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 subject site from “Low Density Residential” (2.5 to 6.0 dwelling units per gross acre) to “Medium-High Density Residential” (25 to 60 dwelling units per gross acre) on the 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. Goal II of the Housing Element in the CDMP supports the provision of affordable housing from within the existing housing stock. The subject site, which is 300 feet west of SW 84 Avenue and south of SW 38 Street, currently provides 39 “studio” apartments in fair condition for low- and moderate-income individuals and families at a reported cost of \$625 per month. This rental amount is affordable to households earning \$25,000 and above. The units are 100% occupied and many residents have lived in their apartments for over 20-years; approximately 10-15% of the residents are elderly. The proposed land use change and proffered covenant will limit redevelopment of the site to 49 units, of which 10-percent (5 units) will be offered as “workforce” housing. Approval of the application would result in the elimination of 34 existing “workforce” and/or “affordable” apartments in exchange for 44 “market-rate” housing units or apartments.
2. The proposed height and density, and the limited vehicular access of the subject site are incompatible and do not protect the character of the established neighborhood. The only access to the site is a local road, SW 38 Street. The proposed 35-foot maximum building height for the northern 50-feet of the subject site and, as indicated in the proffered draft declaration of restrictions (covenant), is incompatible with the character of the surrounding one-story, single-family detached homes in the Tropical Highlands and Tropical Gardens subdivisions. The covenant does not provide a height limit for the remainder of the site, thus, the development may not be compatible with the adjacent one and two-story condominium units in the Magnum Bungalow Court Condominiums.
3. The application does not satisfy a deficiency in the Plan map to accommodate projected population or economic growth within the County because. A survey of the Analysis Area found that the existing supply of multi-family units is projected for depletion beyond the year 2025.
4. Based on the concurrency analysis, the impact of the proposed development will be minimal (six additional PM peak hour trips) on the adjoining roadway system. However, the segment of SW 40 Street, between SW 87 Avenue and SR 826, is currently operating at LOS E+15% and has been determined to operate at LOS E+26% once the developments already approved are in place; thus, causing the subject roadway segment to fail the adopted E+20% level of service standard.

5. The application, which increases density, may promote transit ridership and pedestrianism since it is within a ¼ mile of a bus route with a 20-minute headway during peak periods. The subject site is one block north of SW 40 Street/Bird Road. Bus stops at SW 40 Street and Sw 83, 84, and 87 Avenues provide access to Metrobus Route 40, which has a 20-minute headway during peak periods.
6. The application will not degrade environmental or historical resources.

STAFF ANALYSIS

Application Site

The subject site is a 1.59-acre parcel located on the south side of SW 38 Street between SW 84 and SW 85 Avenues in the Westchester neighborhood of Miami-Dade County. The CDMP Land Use Plan (LUP) map designation for the site is “Low Density Residential” (6-13 DU/Gross Ac) and is zoned RU-3B (Bungalow Court District; dwellings on 10,000 square foot net lots). There are currently 39 small, attached bungalow-style homes, which consist of studio apartment units. The maximum number of dwelling units that could be built under the requested redesignation to “Medium-High Density Residential” (25-60 DU/Gross Ac) is ninety-five. The site is accessed by a single entrance road on SW 38 Street, which terminates at the rear (south property line) of the property. Most of the units face the entrance road on either side, with (perpendicular) parking confined to one side of the road and a small, gravel lot on the west side of the property near the entrance. The units, although small and dated, appear to be in moderate to good condition; residents share open-air laundry rooms that are attached to certain units. The property contains several mature trees and vegetation, which partially shades the site. A four to five foot high wall separates the rear of the property from the rear of businesses fronting on SW 40 Street/Bird Road to the south.

Bird Road Corridor Study Area

The subject site is located within the proposed Bird Road Corridor Study Area, which intends to provide streetscape improvements (e.g.: trees, lighting, signage, textured crosswalks, etc.) on SW 40 Street/Bird Road, from the Palmetto Expressway west to SW 97 Avenue. The study is in its conceptual stage and has not been finalized at this time.

Declaration of Restrictions

The owner has submitted a draft Declaration of Restrictions (covenant) for the property, which proposes to: a) limit construction to 49 residential units, of which buildings within the northern 50-feet of the property will not exceed 35-feet in height; b) ensure that adequate infrastructure will be available to accommodate traffic generated from the proposed development; c) incorporate water conservation measures into the design, construction and operation of any residential development; d) provide a minimum of 10-percent of units as workforce housing; and e) preserve specimen trees on the property.

Adjacent Land Use and Zoning

The subject site is located in a predominately single-family residential neighborhood, of which land to the north, east and northwest are designated “Low Density Residential” (2.5 to 6 DU/Ac). Lots on the north side of SW 38 Street are zoned RU-1 (Single-Family

Residential District; 7,500 square foot net lot). The homes are one-story single-family detached houses, some containing large, mature street trees. Lots to the east and west of the subject site are zoned RU-3B (Bungalow Court District; 10,000 square foot net lot); a two-story, multi-family townhouse complex is immediately east of, and adjacent to, the subject site. The properties to the south and southwest of the subject site are designated "Business and Office" on the CDMP LUP map, and are zoned BU-2 (Special Business District) and BU-1A (Limited Business District) respectively. These properties consist of strip mall businesses, including: the *El Floridita Seafood Restaurant*, *Unisex Me!* hair salon, *Cash America Pawn Shop*, *Fritanga Restaurant/Cafeteria*, *Natural Remedies store*, *P & P Pharmacy*, *Dollar Store Plus*, *T-Mobile* cell phone store, *Strictly Fish* aquarium supplies, *Speed Printing*, and *Universal Tattoo* parlor on SW 40 Street/Bird Road.

Land Use and Zoning History

There have been no land use or zoning applications filed for the application site. However, a 1.19-acre property approximately 130-feet west of the application site (8485 SW 40 Street/ Bird Road) was the subject of a small-scale application during the April 2005 CDMP Amendment Cycle (Application No. 9). The Board of County Commissioners (BCC) "Adopted with Change" the requested land use change from "Business and Office" and "Low Density Residential" to "Business and Office" by deleting the northern 100-feet (fronting on SW 38 Street) of the application site from consideration (see Ordinance No. 05-207; November 21, 2005). Also, a 1.06 acre property, immediately west of and adjacent to the application site (8477 SW 40 Street/Bird Road) was the subject of a small-scale application during the October 2005 CDMP Amendment Cycle (Application No. 9). The BCC "Adopted" the requested land use change from "Business and Office" and "Low Density Residential" to "Business and Office" (see Ordinance No. 06-73; May 22, 2006).

Supply & Demand

Residential Land Analysis

The combined vacant land for single-family and multi-family residential development in the Analysis Area (Minor Statistical Area 5.4) in 2007 was estimated to have a capacity for approximately 193 dwelling units, with 13.4 percent of these units intended as multi-family. The annual average residential demand in this Analysis Area is projected to decline from 52 units per year in the 2007-2010 period to 34 units in the 2015-2020 period. An analysis of the residential capacity by type of dwelling units shows absorption of single-family units occurring in 2010 with depletion of multi-family units occurring beyond 2025. The supply of residential land for both single-family and multi-family units is projected for depletion by 2011.

Residential Land Supply/Demand Analysis
2007 to 2025: **Application 6**

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	167	26	193
DEMAND 2007-2010	52	0	52
CAPACITY IN 2010	11	26	37
DEMAND 2010-2015	35	0	35
CAPACITY IN 2015	0	26	0
DEMAND 2015-2020	34	0	34
CAPACITY IN 2020	0	26	0
DEMAND 2020-2025	0	0	0
CAPACITY IN 2025	0	26	0
DEPLETION YEAR	2010	>2025	2011

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.

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)

8.0 feet

Stormwater Management

On-site Retention
(5-year storm)

Drainage Basin

C-2

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

YES

Natural Forest Communities

NO

Endangered Species Habitat

NO

Other Considerations

Within Wellfield Protection Area

YES

Archaeological/Historical Resources

YES

Specimen Trees

The subject site may contain specimen-sized trees (trunk diameter \geq 18 inches). Section 24-49.2(II) of the Code of Miami-Dade County, Florida, requires that specimen trees be preserved when reasonably possible. A Miami-Dade County Tree Removal Permit will be required prior to the removal or relocation of any tree that is subject to the tree preservation and protection provisions. The Department of Environmental Resource Management's (DERM) approval of the subject application will be contingent upon the inclusion of the tree permitting requirements of Sections 24-49.2 and 24-49.9 of the Code.

Wellfield Protection Area

The subject site is located within the average pumpage wellfield protection area of the Alexander Orr, Snapper Creek and Southwest Wellfield complex. Development of this site shall be in accordance with the regulations of Section 24-43 of the Code of Miami-Dade County.

Archaeological/Historical Resources

The subject property may contain historic resources, which have yet to be determined. The 1950s era bungalows were originally known as "Brown's Cabins Motel" and later as "Comar Florida Corp. Motel." The motel was located within two blocks of the Tropical Park Race Track, a well-known horseracing establishment (now Tropical Park); it can be surmised that as a motel, the complex may have served patrons related to the racing track. Thus, the application remains under review pending more detailed historical information.

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 17 (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 8-inch water main that abuts the property along SW 38 Street. The MDWASD water treatment plant servicing this area is the Alexander Orr 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 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 7.49% of treatment plant capacity remaining.

An estimated water demand of 19,000 gallons per day (gpd) for this application was based on a residential development scenario of 95 multi-family units and does not contemplate the proffered covenant, since this scenario would produce the highest water demand. This estimated water demand is approximately 11,200 gpd above the demand currently generated by the developed site. This additional demand would decrease the 16.1 mgd treatment plant capacity to 16.09 mgd or 7.49%; the remaining water treatment capacity meets the LOS standard for water treatment plant facilities. If the proffered covenant is accepted, the water demand for the ten additional units is estimated at 2,000 gpd, a demand which would also meet the treatment plant capacity LOS standard.

Wastewater Facilities

The closest public sanitary sewer line is an existing 8-inch gravity main located along SW 84 Avenue, which discharges to Pump Stations 30-757, 30-0755, 30-0536 and 30-0559. Ultimate disposal for sewage flows from this site would be the South District Wastewater Treatment Plant. This facility has a design capacity of 112.5 million gallons per day (mgd) and has a 12-month average flow of 93.3 mgd. This flow rate is approximately 83% of the design capacity of the wastewater treatment plant.

Based upon a residential development scenario with no proffered covenant, it is estimated that the sewage demand for this site will yield 11,200 gpd above what is currently developed at the site. These estimated flows will not significantly increase the 93.3 mgd treatment plant flow 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 West Transfer Station, located at 2900 SW 72 Avenue, which is approximately 3 miles to the east.

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. As of this report, the DSWM is projecting remaining available capacity in excess of the five year LOS standard.

Parks

There are 11 County parks within a one-mile radius of this application site. Under a residential development scenario 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 95 persons, thus requiring a total of 0.42-acres.

The subject site is located within Park Benefit District (PBD) 2, which, according to the Miami-Dade County Department of Parks and Recreation, has a surplus capacity of 555-acres of parkland when measured by the County's concurrency level of standard. This capacity is sufficient to meet the estimated 0.42-acres of parkland necessary to meet the LOS for the application.

Application No. 6 County Park and Recreation Open Space Facilities Within a Two Mile Radius		
Park Name	Class	Acreage
A.D. "Doug" Barnes Park	COMMUNITY PARK	60
Coral Estates Park	COMMUNITY PARK	5
Miller Drive Park	COMMUNITY PARK	4
Rockway Park	COMMUNITY PARK	3
Tropical Estates Park	COMMUNITY PARK	9
Tropical Park	DISTRICT PARK	275
Francisco Human Rights Park	MINI-PARK	4
Humble Mini Park	MINI-PARK	1
Banyan Park	NEIGHBORHOOD PARK	3
Blue Lakes Park	NEIGHBORHOOD PARK	6
Brothers To The Rescue Memorial Park	SINGLE PURPOSE PARK	6
Source: Department of Park and Recreation, 2007		

Fire-Rescue

The subject site is currently served by Miami-Dade Fire-Rescue Station No. 3 (Tropical Park), located at 3911 SW 82 Avenue. The station is equipped with an Advanced Life Support (ALS) Engine and Rescue unit, and is staffed by seven firefighters/paramedics. A new station, Station No. 13 (East Kendall), will be located at 6000 SW 87 Avenue and is planned for completion in October 2007.

The average response/travel time to incidents in this area is approximately 4 minutes, 29 seconds. The travel time for life threatening emergencies is 4 minutes, 19 seconds, and for structural fires is 3 minutes, 17 seconds. According to the Fire-Rescue Department, the current "Low Density Residential" CDMP LUP map designation would generate 6.72 alarms per year, and the proposed "Medium-High Density" residential designation is anticipated to generate 13.72 alarms per year. The LUP map change is anticipated to have little impact on the provision of existing fire-rescue services.

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 FISH Design Capacity, which includes permanent and relocatable student stations, and the school's FISH utilization percentage.

This application, if approved, will increase the potential student population of the schools serving the application site by an additional 22 students. Approximately 10 of these additional students will attend Banyan Elementary, increasing the FISH utilization from 65% to 67%; five students will attend Rockway Middle, with the FISH utilization remaining at 93%; and 7 students will attend Southwest Miami Senior, with the FISH utilization also remaining at 113%. The three school(s) will not exceed the 115% FISH design capacity threshold set by the current Interlocal Agreement.

There are currently no schools being planned, designed or under construction included in the proposed 5-Year Capital Plan, 2006-2010 (dated July 2006 and November 2006) for this application site.

School	2006 Enrollment*		FISH Capacity**	% FISH Utilization	
	Current	With Application		Current	With Application
Banyan Elementary	351	361	540	65%	67%
Rockway Middle	1,273	1,278	1,373	93%	93%
Southwest Miami Senior	3,062	3,069	2,721	113%	113%

* 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, none of the impacted schools meet the review threshold.

Roadways

Existing Conditions

Application No. 6 is a 1.59 gross-acre site located between SW 38 and SW 40 Streets and SW 84 and SW 87 Avenues. Primary access to the subject application site is from SW 38 Street, which provides access to SW 84 Avenue to the east and SW 87 Avenue/Galloway Road (SR 973) to the west. These two avenues provide access to SW 24 Street/Coral Way to the north and SW 40 Street/Bird Road (SR 976) to the south. There is also adequate access to the Homestead Extension of the Florida Turnpike (HEFT) with an interchange at SW 40 Streets and to the Palmetto Expressway (SR 826) with interchanges at SW 24 and SW 40 Streets.

Most roadways in the vicinity of the Application site show acceptable peak-period level of service (LOS) conditions, LOS D, C or better. Congested conditions of LOS E+15%, already exists on the segment of SW 40 Street between SW 87 Avenue and the

Palmetto Expressway. However, the roadway segment is operating below the adopted LOS standard, LOS E+20%, applicable to the roadway segment.

Future Conditions

According to the 2008 Transportation Improvement Program (TIP), the following roadway capacity improvement projects are programmed for fiscal year 2007/2008 – 2011/2012. The table below shows the roadway capacity improvement projects programmed in the vicinity of the application site.

CDMP Amendment Application No. 6 Programmed Roadway Capacity Improvements Fiscal Years 2007/2008 – 2011/2012				
Roadway	From	To	Type of Improvement	Fiscal Year
Palmetto Expy. (SR 826)	SW 2 Street	SW 16 Street	Add lanes and reconstruct (Widen 8 to 10 lanes)	UC
Palmetto Expy. (SR 826)	SW 16 Street	SW 32 Street	Add lanes and reconstruct (Widen 8 to 10 lanes)	UC
SW 97 Avenue	SW 40 Street	SW 56 Street	Widen 2 to 3 lanes	2007-2008

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

Note: 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, and programmed roadway capacity improvements, predicts that most roadway segments have sufficient service capacity. The exception is the segment of SW 40 Street between SW 87 Avenue and SR 826, which fails to meet the County's adopted LOS E+20% standard for the subject roadway segment. See "Traffic Impact Analysis" Table below.

CDMP Amendment Application No. 6
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. ¹	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.
Scenario 1										
SW 87 Avenue (SR 973)	SW 24 Street to SW 40 Street	4 DV	E	3,270	2,587	D	73	1	2,661	D (06)
SW 87 Avenue (SR 973)	SW 40 Street to SW 56 Street	4 DV	E	3,270	2,046	C	79	1	2,126	C (06)
Palmetto Expy. (SR 826)	SW 24 Street to SW 40 Street ²	8 LA/10 LA	D	13,420/16,980 ²	11,134	D	23	1	11,158	D (06)
Palmetto Expy. (SR 826)	SW 40 Street to SW 56 Street	8LA	D	13,420	8,163	C	12	1	8,176	C (06)
SW 24 Street	SW 87 Ave. to SR 826	6 DV	E+20%	5,640	3,034	B	261	2	3,297	C (04)
SW 40 Street (SR 976)	SW 97 Avenue to SW 87 Avenue	6 DV	E+20%	5,904	3,467	D	85	0	3,552	D (06)
SW 40 Street (SR 976)	SW 87 Avenue to SR 826	6 DV	E+20%	5,904	5,655	E+25%	529	2	6,186	E+26% (06)
Scenario 2										
SW 87 Avenue (SR 973)	SW 24 Street to SW 40 Street	4 DV	E	3,270	2,587	D	73	5	2,665	D (06)
SW 87 Avenue (SR 973)	SW 40 Street to SW 56 Street	4 DV	E	3,270	2,046	C	79	4	2,129	C (06)
Palmetto Expy. (SR 826)	SW 24 Street to SW 40 Street ²	8 LA/10 LA	D	13,420/16,980 ²	11,134	D	23	8	11,165	D (06)
Palmetto Expy. (SR 826)	SW 40 Street to SW 56 Street	8LA	D	13,420	8,163	C	12	3	8,178	C (06)
SW 24 Street	SW 87 Ave. to SR 826	6 DV	E+20%	5,640	3,034	B	261	10	3,305	C (04)
SW 40 Street (SR 976)	SW 97 Avenue to SW 87 Avenue	6 DV	E+20%	5,904	3,467	D	85	6	3,558	D (06)
SW 40 Street (SR 976)	SW 87 Avenue to SR 826	6 DV	E+20%	5,904	5,655	E+15%	529	11	6,195	E+26% (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

¹ County adopted roadway level of service standard applicable to the roadway segment

² Expressway is currently being reconstructed and widened from 8 to 10 lanes; therefore, the operating level of service will improve from LOS D to LOS C.

Scenario 1 is estimated to generate 39 more PM Peak Hour trips than the current Land Use designation.

Scenario 2 is estimated to generate 6 more PM Peak Hour trips than the existing land use.

() Year traffic count was updated or LOS Revised

Application Impact

The “Estimated Trip Generation” Table, below, identifies the estimated number of PM peak-hour trips estimated to be generated by the potential and proposed developments under the requested CDMP designation and compares them to the estimated number of PM peak-hour trips estimated to be generated by the existing development and potential development that could occur under the current CDMP designation.

Traffic concurrency analysis indicates that Application No. 6, if granted, would generate 39 more PM peak-hour trips than the current CDMP designation of Low Density Residential and six more PM peak-hour trips than the applicant’s proposed development. The subject property is currently improved with 39 bungalows, which are estimated to generate approximately 39 PM peak-hour trips. The applicant, 8440 Property, Inc., has proffered a Declaration of Restriction covenant limiting the number of residential units to 49, which is estimated to generate six additional PM peak-hour trips than the existing development.

Based on the concurrency analysis, the impact of the proposed development will be minimal (six additional PM peak hour trips) on the adjoining roadway system. However, the segment of SW 40 Street, between SW 87 Avenue and SR 826, is currently operating at LOS E+15% and has been determined to operate at LOS E+26% once the developments already approved are in place; thus causing the subject roadway segment to fail the adopted E+20% level of service standard.

Application No. 6 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
6 (Scenario 1)	Low Density Residential (2.5 to 6 DUs/acre) – (24 Multifamily Units)/ 31	Medium High Density Resid. (25 to 60 DUs/ Acre) - (95 Multifamily Units) / 70	+39
6 (Scenario 2)	Low Density Residential (RU-3B Zoning District)/ (Existing 39 Bungalows) ¹ 39	Medium High Density Resid. (13 to 60 DUs/ Acre) (49 Multifamily Units) ² 45	+6

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

Notes: ¹ Application site is currently zoned RU-3B, Bungalow Court District, which allows two (2) family (duplex) cottages in one-story height building.

² Applicant proffered a Declaration of Restrictions limiting the number of residential units to 49 and the height of all buildings within the northern 50 feet of property to a maximum of 35 feet.

The applicant, 8440 Property, Inc., submitted a Traffic Concurrency Analysis Report prepared by David Plummer & Associates in support of the application. DP&Z staff received the report and requested that the traffic consultant revise the report. Copies of the revised Traffic Analysis Report are attached in Appendix D.

Transit

Metrobus Routes 87, 40 and 240 service the application site. The three routes are Metrorail Feeder routes: Route 87 serves the Dadeland North and Palmetto stations and maintains a 30-minute Peak and 40-minute Off-Peak and weekend headways; Route 40 serves the Douglass Road Station and maintains a 20-minute Peak headway on weekdays and 20 to 30-minute Off-Peak and weekend headways; and Route 240 serves the Dadeland North Station and maintains a 24-minute Peak Headway.

Planned improvements for Route 40 include the expansion of evening service on Bird Road; Route 87 improvements include a reduction in the Peak Headway from 30 to 15-minutes and to extend service to the Palmetto Station on weekends; and Route 240 improvements include a reduction of the Peak Headway from 24 to 15 minutes and to add weekend service. There are no new routes proposed in this area. Miami-Dade Transit is currently examining a 10 to 13-mile corridor along SR 836 for future rail extension from the future Miami Intermodal Center to West Miami-Dade as part of the People's Transportation Plan Rapid Transit Improvements.

A preliminary analysis of Traffic Analysis Zone (TAZ) 993, which includes the subject site, determined that the expected transit impact generated by the proposed project would be minimal, and would be absorbed by the scheduled transit improvements in the TAZ.

Application No. 6 Metrobus Route Service						
Route	Headways (in minutes)			Route	Closest Stop Peak	Type of Off-Peak
	Peak	Off-Peak	Sat			
87	30	40	40	40	SW 87 Ave and SW 38 St SW 87 Ave and SW 40 St	F – Dadeland North and Palmetto Stations
40	20	30	30	30	SW 40 St and SW 87 Ave SW 40 St and SW 84 Ave SW 40 St and SW 83 Ave	F – Douglas Road Station
240	24	N/A	N/A	N/A	SW 40 St and SW 87 Ave	F – Dadeland North Station

Source: Miami-Dade Transit, August 2007.

Notes: F= Feeder route to Metrorail

Application No. 6
Planned Improvements

Route No.	Improvement Description
40	Realign branch out of trailer park and expand evening service span on Bird Road branch.
87	Improve peak headway from 30 to 15 minutes.
87	Extend route to the Palmetto station on weekends.
240	Improve peak headway from 24 to 15 minutes.
240	Introduce weekend service.

Source: Miami-Dade Transit, August 2007.

Other Planning Considerations

The subject property consists of 39 “studio” apartments with a rental cost of \$625 per month. The property is currently 100-percent occupied, and several residents have lived in the complex for more than 20-years. The majority of residents are low to moderate-income individuals, although families occupy some of the units; approximately 10-15% of the residents are elderly.

A \$625 monthly rental is affordable to households earning \$25,000 and above. In this context, affordable means a rental cost representing a housing burden of 30-percent of median household income or less. According to the U.S. Census, American Community Survey for Miami-Dade County (2005), a household income of \$25,000 is one-third less than the County median household income. Thus, a rental cost of \$625 would provide affordable housing for over 115,000 Miami-Dade households.

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 LU-1C: Give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.
- Policy LU-1F: Vigorously promote the inclusion of a variety of housing types in all residential communities.

- Policy HO-3F: Builders and developers who participate in the “inclusionary zoning program” will be entitled to exceed CDMP density ranges and certain other land use provisions set forth in the land use element.

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

- Policy LU-8A: Accommodate residential development in suitable locations and densities; projected availability of service and infrastructure capacity; and proximate and accessible to employment, commercial and cultural centers.
- Policy LU-4C: Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.
- GOAL II of Housing Element: THROUGHOUT MIAMI-DADE COUNTY IDENTIFY AND PROVIDE AFFORDABLE HOUSING OPPORTUNITIES FROM WITHIN THE EXISTING HOUSING STOCK AND ENSURE ITS EFFICIENT USE THROUGH REHABILITATION AND RENOVATION, AND FACILITATE ADAPTIVE CONVERSION OF NON-RESIDENTIAL STRUCTURES TO HOUSING USE, INCLUDING FOR VERY LOW, LOW, AND MODERATE-INCOME HOUSEHOLDS.
- Policy HO-6C: Priority should be given to assisting affordable workforce housing projects, which are proximate to employment concentrations, mass transit, or with easy access to a range of public services.
- Policy HO-10B: Encourage the private sector to provide housing assistance to families and individuals displaced through private sector actions.
- Policy LU-8E(iii): Applications requesting amendments to the CDMP Land Use Plan map shall be compatible with abutting and nearby land uses and protect the character of established neighborhoods.

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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 Deed of Restrictions

Appendix G Photos of Application Site

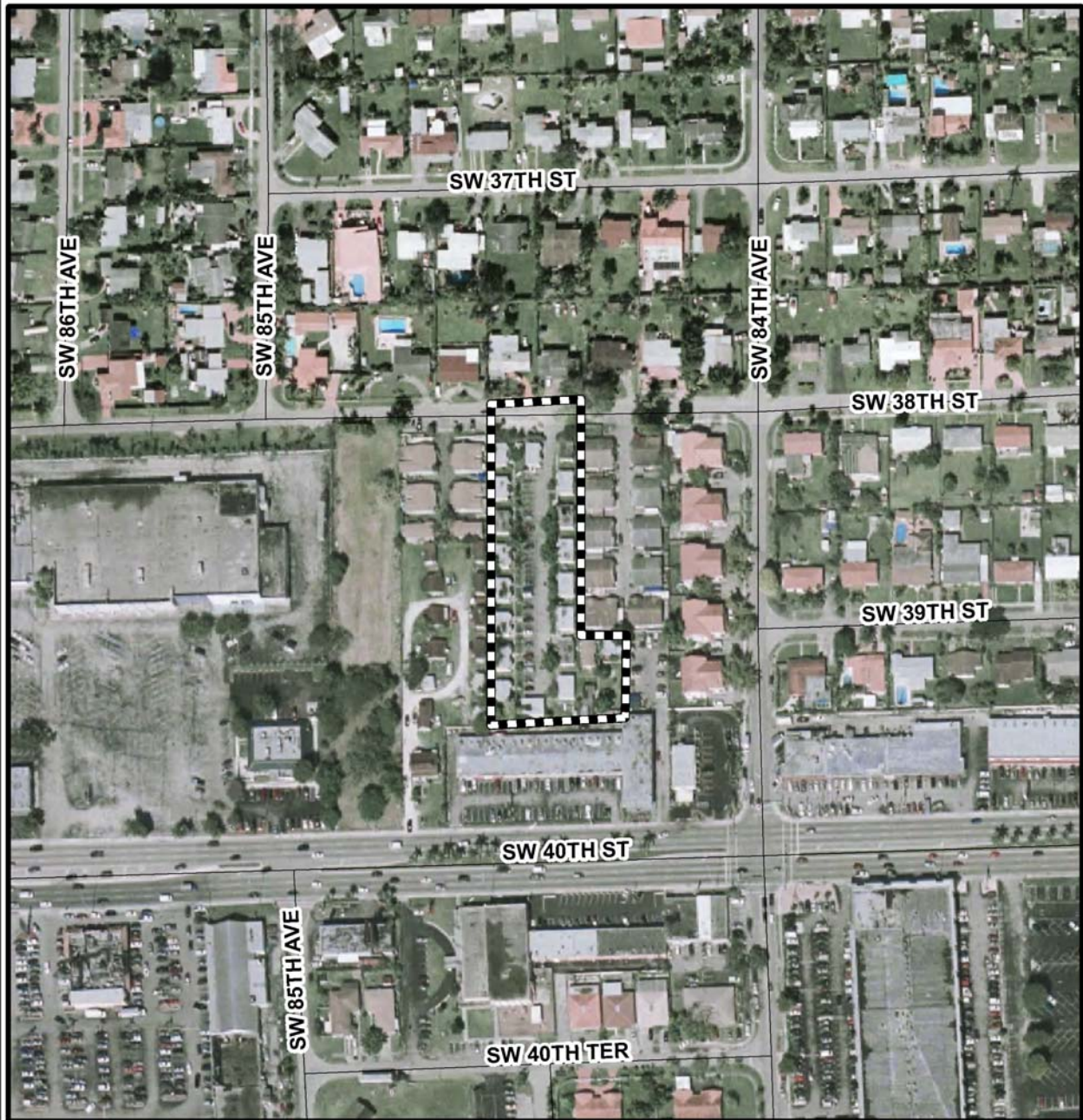
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APPENDIX A

Map Series

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AERIAL PHOTO: APPLICATION NO. 6



2007 AERIAL



APPLICATION AREA

From: Low Density Residential (2.5 to 6.0 DU/Ac)
To: Medium-High Density Residential (25 to 60 DU/Ac)

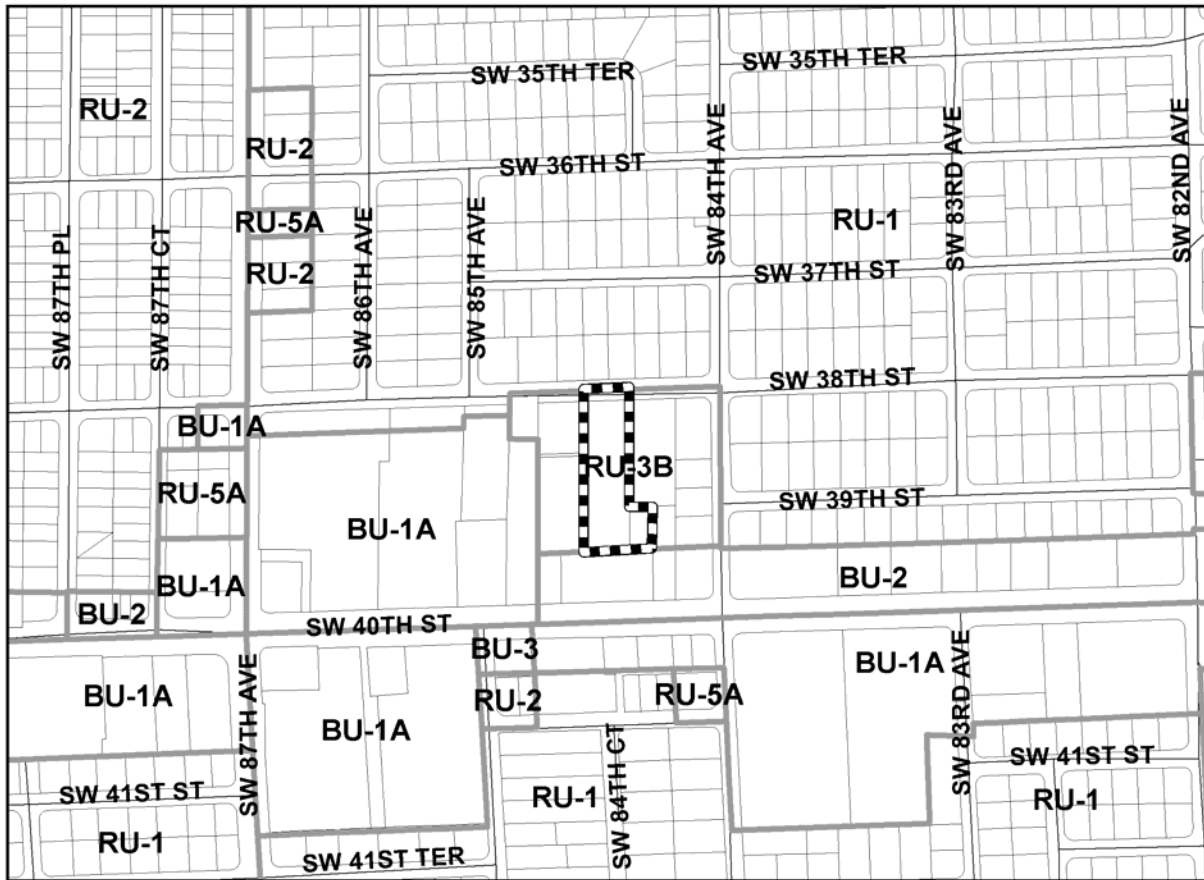
0 0.0125 0.025 0.05

Miles

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



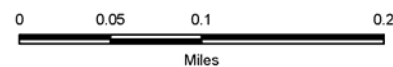
APPLICATION NO. 6 CURRENT ZONING MAP



APPLICATION AREA

MIAMI-DADE ZONING DISTRICTS

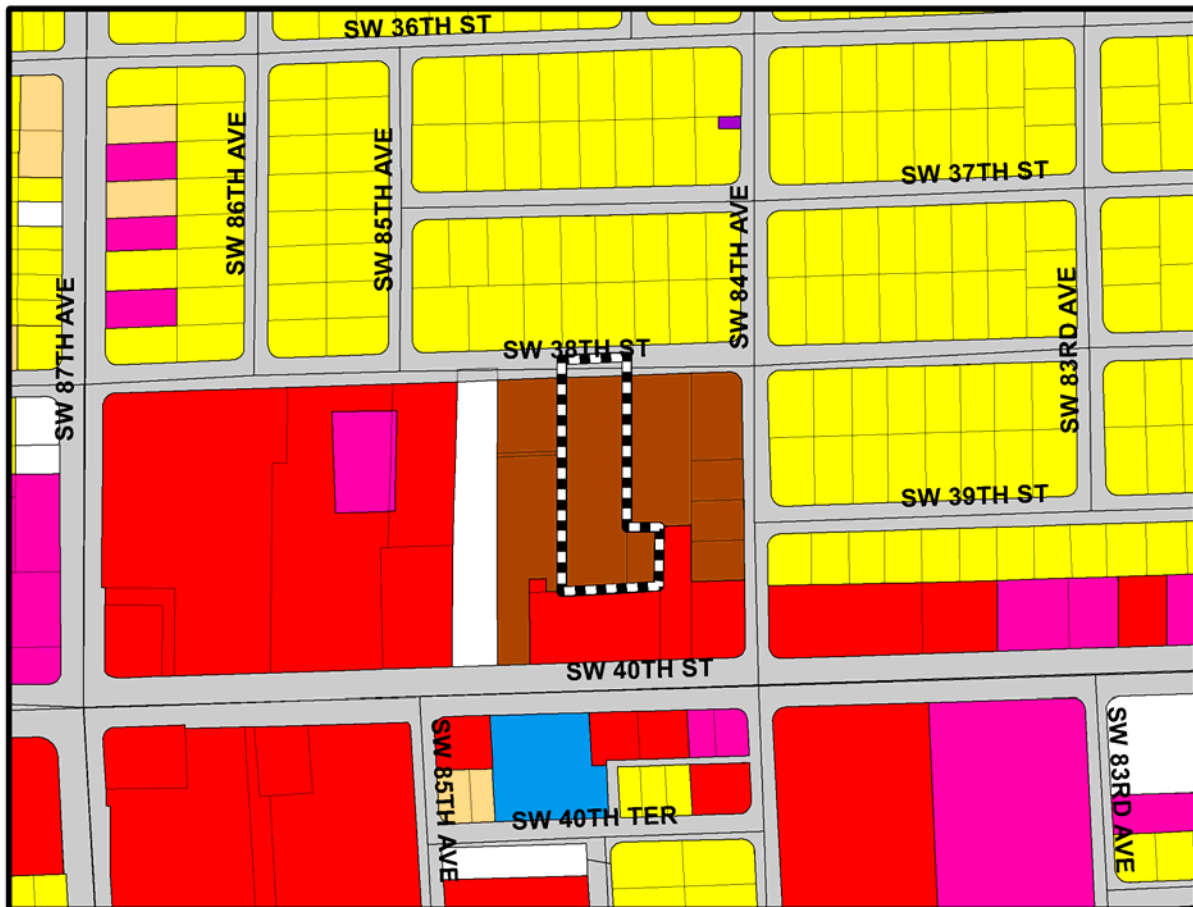
- RU-1 SINGLE FAMILY RESIDENTIAL 7,500 SQ. FT. NET
- RU-2 TWO FAMILY RESIDENTIAL 7,500 SQ. FT. NET
- RU-3B BUNGALOW COURT 10,000 SQ. FT. NET
- RU-5A SEMI-PROFESSIONAL OFFICE 10,000 SQ. FT. NET
- BU-1 BUSINESS - NEIGHBORHOOD
- BU-1A BUSINESS - LIMITED
- BU-2 BUSINESS - SPECIAL
- BU-3 BUSINESS - LIBERAL (WHOLESALE) INCLUDES MECHANIC GARAGE AND USED CAR LOTS



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



APPLICATION NO. 6 EXISTING LAND USE



LEGEND



APPLICATION AREA

EXISTING LAND USE



SINGLE FAMILY



TWO-FAMILY DUPLEXES



LOW-DENSITY MULTIFAMILY



COMMERCIAL, SHOPPING CENTERS, STADIA



OFFICE



INSTITUTIONAL



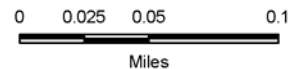
COMMUNICATIONS, UTILITIES, TERMINALS



STREETS, ROADS, EXPRESSWAYS, RAMPS



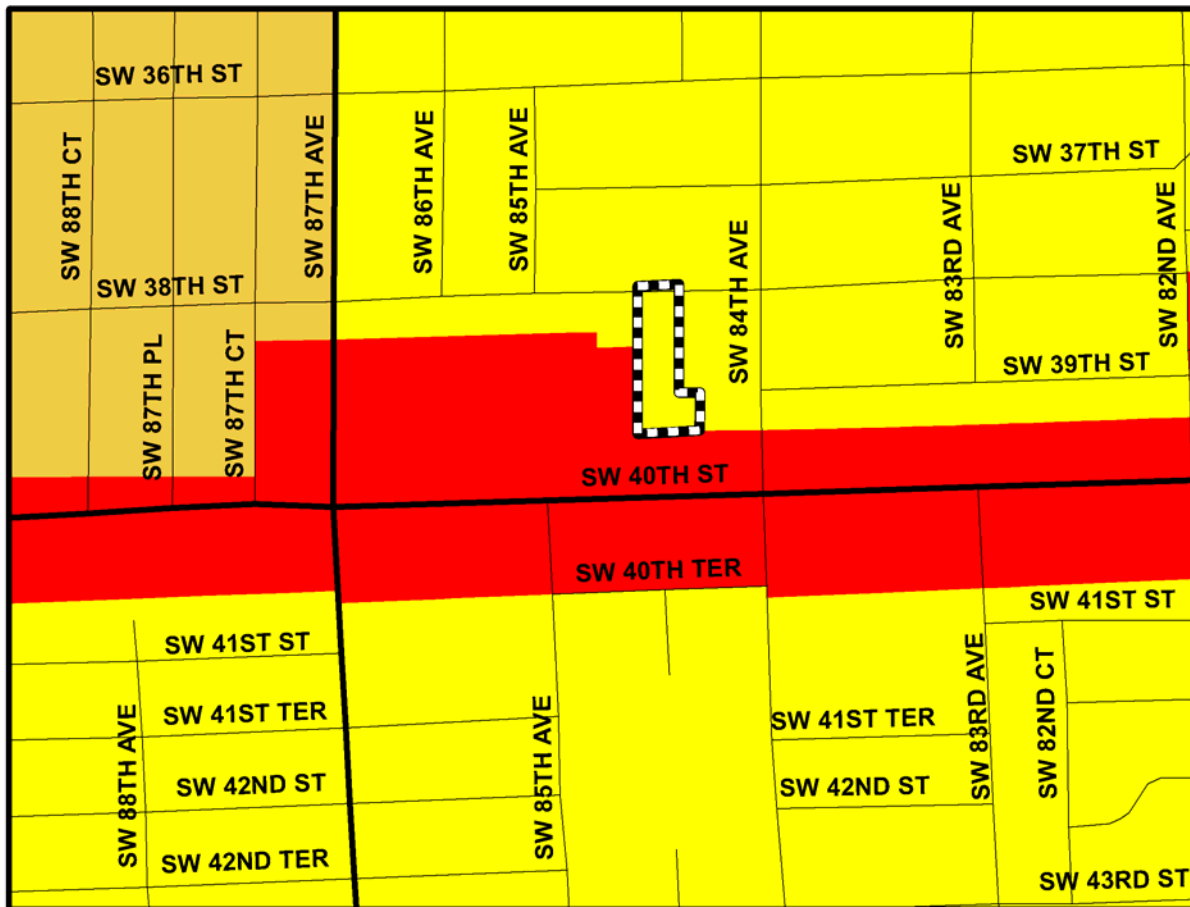
VACANT UNPROTECTED



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



APPLICATION 6 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 13DU/AC



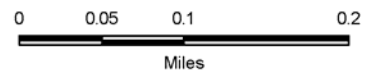
BUSINESS AND OFFICE



MAJOR ROADWAYS (3 OR MORE LANES)



MINOR ROADWAYS



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



APPENDIX B

Amendment Application

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**AMENDMENT REQUEST
TO THE
LAND USE ELEMENT/LAND USE PLAN MAP
APRIL 2007-2008 AMENDMENT CYCLE
MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

1. APPLICANT

8440 Property, Inc.
5783 Bird Road, # 302
Miami, FL 33155

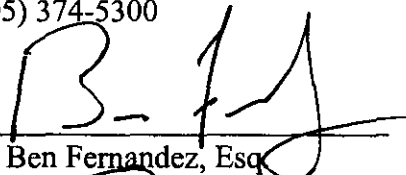
RECEIVED
APR 20 2007

2. APPLICANT'S REPRESENTATIVES

Ben Fernandez, Esq.
Graham Penn, Esq.
Bercow, Radell & Fernandez, P.A.
200 South Biscayne Boulevard
Suite 850
Miami, Florida 33131
(305) 374-5300

MIAMI-DADE COUNTY
DEPT. OF PLANNING
METROPOLITAN PLANNING SECTION

BY _____

By: 
Ben Fernandez, Esq.

Date: April 30, 2007

By: 
Graham Penn, Esq.

Date: April 30, 2007

3. DESCRIPTION OF REQUESTED CHANGES

A small-scale amendment to the Comprehensive Development Master Plan Land Use Plan Map is requested.

A. Change the Land Use Plan Map.

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

B. Description of Subject Area.

The property subject of this application request consists of approximately 1.59 gross acres of land located in Section 15, Township 54, Range 40, in unincorporated Miami-Dade County. This subject area is located north of SW

40th Street ("Bird Road") and south of SW 38th Street between SW 84th Avenue and SW 87th Avenue and is more specifically described in Exhibit A to this application (the "Property").

The Property is currently designated for Low Density Residential development under the CDMP but is developed with thirty-nine (39) rental bungalows constructed circa 1952 under the long defunct Bungalow Court (RU-3B) zoning district. The existing net density of development on the Property is approximately 25.6 units per acre.

To the west of the Property are two parcels developed with multi-family bungalow-type uses. The southernmost parcel immediately to the west of the Property was the subject of CDMP Amendment No. 9 of the October 2005 cycle in order to redesignate the parcel from a mix of Business and Office and Low Density Residential to Business and Office. Farther west lies the parcel that was the subject of Application No. 9 of the April 2005 cycle, which was similarly redesignated to Business and Office. At the northeast corner of S.W. 40 Street and S.W. 87 Avenue lies a large shopping center parcel.

To the south of the Property lies an existing commercial strip center that is designated for Business and Office use. To the east of the Property is similar bungalow-type development designated for Low Density Residential development but actually constructed at a considerably higher density. To the north across S.W. 38 Street lies an existing single family residential neighborhood designated for Low Density Residential use.

C. Acreage.

Subject Application Area:	1.59 Acres Gross (includes right of way)
	1.52 Acres Net
Acreage Owned by Applicant:	1.52 Acres

D. Requested Changes.

1. It is requested that the Property be redesignated on the Land use Plan map from "Low Density Residential" to "Medium-High Density Residential".
2. Upon adoption of the land use plan amendment, we request that the Declaration of Restrictions proffered by the Applicant be added to the appropriate table in the Land Use Element of the Plan.

4. REASONS FOR AMENDMENT

The Applicant is requesting the redesignation from “Low Density Residential” to “Medium-High Density Residential” in order to re-develop the Property with a low rise multi-family community with a total of forty-nine (49) homes. As noted above, there are presently thirty-nine (39) rental units on the Property that were built in 1952 under the “Bungalow Court” zoning district, a defunct zoning category that was repealed by the Board of County Commissioner’s in 1961. The Property is also within a block that is primarily occupied by a commercial shopping center located east of SW 87th Avenue between SW 38th Street and SW 40 Street.

The Board of County Commissioners has recently expanded the scope of Business and Office land in the area, approving Applications Nos. 9 in the April and October 2005 amendment cycles. As a result, approximately three quarters of the block where the Property is located is now designated for Business and Office use.

Based on the existing Bungalow Court rental development on the Property, the current Business and Office land use designation of the directly abutting properties to the south and the west, and the fact that the abutting property to the east is developed with multi-family condominiums, it is clear that the Low Density Residential designation is not appropriate for the Property. The Medium-High Density designation would be reasonable given the surrounding land uses.

The Applicant intends to proffer a Declaration of Restrictions as part of the application limiting the maximum density on the Property to forty-nine (49) apartment homes. The proposed development would consist of only ten (10) more units than the current rental bungalow development on the Property. Unlike the existing rental bungalows, the proposed development would be subject to modern parking, open space, and landscaping. The proposed density of development would also be well below the maximum permitted under the Medium-High Density Residential designation. The Applicant’s Declaration of Restrictions will also ensure that the scale of the proposed development along SW 38th Street is compatible with the single family homes to the north by limiting the maximum height of development to a maximum of 35 feet along this street.

The requested change from Low Density Residential to Medium-High Density Residential is also appropriate as it furthers the following goals and objectives of the Comprehensive Plan:

Objective LU-1

The location and configuration of Miami-Dade County’s urban growth through the year 2025 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted rather than sprawl.

Objective LU-1C

Miami Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

Objective LU-1F

To promote housing diversity and to avoid creation of monotonous development, Miami-Dade County shall vigorously promote the inclusion of a variety of housing types in all residential communities through its area planning, zoning, subdivision, site planning and house finance activities, among others. In particular, Miami-Dade County shall review its zoning, and subdivision practices and regulations and shall amend them, as practical, to promote this policy.

5. ADDITIONAL MATERIAL SUBMITTED

Additional information may be supplied at a later date under separate cover.

6. COMPLETE DISCLOSURE FORMS:

See attached as Exhibit B

Attachments:

Legal Description (Net Acreage) – Exhibit A

Disclosure of Interest Form – Exhibit B

Location Map for Application – Exhibit C

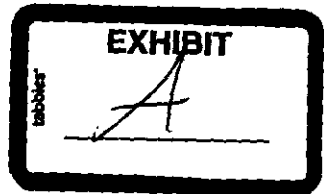
Aerial Photograph – Exhibit D

Draft Declaration of Restrictions – Exhibit E

True

mail disc.
frd.

NE COR. SE 1/4
SW 1/4, 150 1/2
Sec. 15-54-40



Address :

west 38th Street
da, 33155

Information:

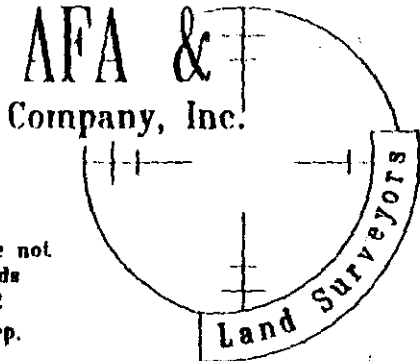
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m : 3-2-1994
Elev. n/a
lev. n/a
lev. n/a
" J "

Legal Description:

The West 187.92 feet at the East 395.83 feet
of the S.E. 1/4 of the S.W. 1/4, of the S.W. 1/4
of Section 15, Township 54 South, Range 40 East
Lying and Being in Dade County, Florida, Less the
North 1/2 of the East 65.97 feet thereof and Less
the South 200 feet thereof. and Less the North 25
feet of S.E. 1/4 , S.W. 1/4, S.W. 1/4, Sec. 15-54s-40e
for right-of-way purpose

Certified Only To:

Anibal J. Durate
Attorney's Title Insurance Fund, Inc.
Title Company of America, Inc.



This certifies that the survey of the property
described hereon was made under my super-
vision & that the survey meets the minimum
technical standards set forth by the Florida
Board of Professional Land Surveyors &
Mappers in Chapter 61G17-6 of Florida
Administrative Code, pursuant to Section
472.027, Florida Statutes,
& That the Sketch hereon is a true and
accurate representation thereof to the best
of my knowledge and belief, subject to notes
and notations shown hereon.

[Signature]
Alfonso F. Alvarez
Professional Surveyor & Mapper # 5526
State of Florida
Not Valid unless used & signed with Embossed Seal

Professional
Surveyors & Mappers
3470 S.W. 143rd Place
Miami Florida, 33145
Ph. # (305) 227 0099
F # (305) 552 1191

Property
0778
8440

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= 20'

Date: 12 20 1997



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

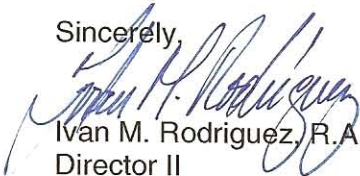
Dear Mr. Basu:

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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SCHOOL IMPACT REVIEW ANALYSIS

July 6, 2007

APPLICATION: No. 6, 8440 Property, Inc.

REQUEST: Change Land Use from Low Density Residential (2.5 to 6 DU/Ac) to Medium-High Density Residential (25 to 60 DU/Ac)

ACRES: ± 1.59 acres

LOCATION: Approximately 300 feet west of NW 84 Avenue and SW 38 Street

**MSA/
MULTIPLIER:** 5.4 / 0.29 SF Multifamily

NUMBER OF UNITS:	75 additional units	Proposed Land Use 95 Multifamily	Existing Land Use 20 Multifamily
-----------------------------	---------------------	-------------------------------------	-------------------------------------

**ESTIMATED STUDENT
POPULATION:** 22

ELEMENTARY: 10

MIDDLE: 5

SENIOR HIGH: 7

SCHOOLS SERVING AREA OF APPLICATION

ELEMENTARY: Banyan Elementary – 3060SNW 85 Avenue

MIDDLE: Rockway Middle – 9393 SW 29 Terrace

SENIOR HIGH: Southwest Miami Senior High - 8855 SW 50 Terrace

All schools are located in Regional Center III and 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**
Banyan Elementary	351	540	65%	0	65%	361
	361*		67%		67%	
Rockway Middle	1,273	1,373	93%	79	88%	1,278
	1,278*		93%		88%	
Southwest Miami Senior High	3,062	2,721	113%	285	102%	3,070
	3,069*		113%		102%	

*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, none of the impacted schools meet 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>
---------------	---------------	---------------------------------

N/A

Proposed Relief Schools

<u>School</u>	<u>Funding year</u>
---------------	---------------------

N/A

OPERATING COSTS: According 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 \$130,980.

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	Does not meet review threshold
SENIOR HIGH	Does not meet review threshold
Total Potential Capital Cost	\$0

*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

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DAVID PLUMMER & ASSOCIATES

TRANSPORTATION • CIVIL • STRUCTURAL • ENVIRONMENTAL

1750 PONCE DE LEON BOULEVARD, CORAL GABLES, FLORIDA 33134
305.447-0900 • FAX: 305.444-4986 • DPA@DPLUMMER.COM

August 7, 2007

Napoleon Somoza, Principal Planner
Miami-Dade County Department of Planning and Zoning
111 NW 1st Street, Suite 1220
Miami, Florida 33128-1972
Phone 305-375-2825 ext. 8754 Fax 305-375-1091
NVS@miamidade.gov

Re: Bamboo West LOS and Traffic Concurrency Analysis Comments - #07157

Dear Mr. Somoza:

The following are our responses to comments from Miami-Dade County Department of Planning and Zoning about the Bamboo West LOS and Traffic Concurrency Analysis. Some changes to the analysis were made; however the study conclusions remain unchanged. The project meets all applicable traffic criteria. For ease of review, we are repeating the comments below in italics, followed by our responses in bold font.

- 1. Exhibit 1 and Exhibit 4: update the Existing Volumes for the state roads using the 2006 Florida Traffic Information and provide the factors used in the conversion of the AADT to Peak Period information;*

Exhibits 1 and 4 existing volumes for the FDOT stations were revised using information from the 2006 FDOT Traffic Data CD. Reserved trip data was also updated using the latest Miami-Dade County Traffic Count Station list from July 2007. The revision shows some of the FDOT stations improving in LOS because of lower existing volumes. However, station 78 is operating above the maximum service volume threshold. It should be noted that according to Miami-Dade County Section Code 33G-3(6), the project will have a *de minimis impact* on station #78 because it adds less than 0.1% trips to the maximum service volume of the roadway. The results of the analysis remain unchanged and the proposed Bamboo West project will not adversely affect the roadways in the project vicinity. The revised Exhibits 1 and 4 can be seen below. The 2006 FDOT Traffic counts can be seen in Attachment A.

Mr. Napoleon Samoza

Re: **Bamboo West LOS and Traffic Concurrency Analysis - #07157**

Page 2

Exhibit 1
Existing LOS Analysis

Location	# of Lanes	Max Service Volume ¹	Existing Volume ²	Reserved Trips ³	LOS
FDOT Count Stations					
Station 76 Bird Rd west of SW 87 Ave ⁴	6	5,904	3,769	85	C
Station 78 Bird Rd east of 7800 Blk ⁴	6	5,904	6,540	529	E + 50%
Station 41 Galloway Rd south of Bird Rd	4	3,270	1,848	79	C
Station 42 Galloway Rd south of Coral Way	4	3,270	2,771	73	D

¹ Max service volume based FDOT Level of Service Handbook

² Existing volume obtained from 2006 FDOT Traffic Data

³ Reserved trips information obtained from Miami-Dade County Public Works

⁴ Maximum service volume for this roadway segment is LOS EE (E*1.20)

Exhibit 4
Future with Project LOS Analysis

Location	Max Service Volume ¹	Existing Volume ²	Reserved Trips ³	Project Trip Assignment	LOS
FDOT Count Stations					
Station 76 Bird Rd west of SW 87 Ave ⁴	5,904	3,769	85	1	C
Station 78 Bird Rd east of 7800 Blk ⁴	5,904	6,540	529	4	E + 50%
Station 41 Galloway Rd south of Bird Rd	3,270	1,848	79	1	C
Station 42 Galloway Rd south of Coral Way	3,270	2,771	73	3	D

¹ Max service volume based FDOT Level of Service Handbook

² Existing volumes obtained from 2006 FDOT Traffic Data

³ Reserved trips information obtained from Miami-Dade County Public Works

⁴ Maximum service volume for this roadway segment is LOS EE (E*1.20)

2. *Exhibit 2: We agree with Land Use Codes 220 for the existing bungalows and 230 for the proposed Townhouses/Condominiums; however, our Public Works Department staff use the equations rather than the Average Rate to determine the trip generation.*

The trip generation for the proposed Bamboo West project was performed using the equation for the proposed 49 dwelling unit townhomes and the average rate for the existing 39 unit apartments. Using this variation allows for the most conservative net trip generation results. It should be noted that using the equation for both proposed and existing land uses would result in negative net new trips for the PM peak hour of the day. The trip generation for average rates and equations can be seen in Attachment B.

3. *Exhibit 3: Use the Directional Distribution Summary for TAZ 993 for the Year 2005 Cost Feasible Plan. You can obtain this information from the Trip Distribution Report, dated January 2005, and prepared by Gannett Fleming in association with PACO Group for the Metropolitan Planning Organization. You can download this report from the Miami-Dade Metropolitan Planning Organization.*

The summary for TAZ 993 was revised to include distribution percentages from the Year 2005 Cost Feasible Plan from the Miami-Dade Metropolitan Planning Organization. However, the results of the analysis remain unchanged. The updated TAZ percentages can be seen below.

Cardinal Distribution of Trips – TAZ 993

Cardinal Direction	Distribution
NNE	25.00%
ENE	20.06%
ESE	8.45%
SSE	7.02%
SSW	10.90%
WSW	8.55%
WNW	6.98%
NNW	13.04%
Total	100.00%

Source: Miami-Dade County Planning and Zoning

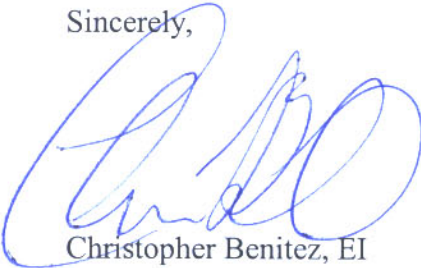
Mr. Napoleon Samoza

Re: Bamboo West LOS and Traffic Concurrency Analysis - #07157

Page 4

The results of the analysis remain unchanged and the proposed Bamboo West project is not expected to adversely affect the roadways in the project vicinity. Please call me at (305) 447-0900 if you have any questions or want to discuss other options.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Chris Benitez', is written over the word 'Sincerely,'.

Christopher Benitez, EI

Transportation Engineer

cc: File

ns_comments_080607.doc

Attachment A
2006 FDOT Traffic Information

**Bamboo West
Existing Volumes
FDOT Traffic Count Stations**

Station Number	Location	AADT	K%	Existing Peak Hour Volume
0076	Bird Road west of SW 87 Avenue	51000	7.39%	3769
0078	Bird Road east of SW 7800 Block	88500	7.39%	6540
0041	Galloway Road south of Bird Road	25000	7.39%	1848
0042	Galloway Road south of Coral Way	37500	7.39%	2771

*Information obtained from the 2006 FDOT Traffic Data CD

FLORIDA DEPARTMENT OF TRANSPORTATION
2006 Annual Average Daily Traffic Report - Report Type: ALL

County: 87 MIAMI-DADE

Site	Site Type	Description	Direction 1	Direction 2	AADT Two-Way	"K" Fctr	"D" Fctr	"T" F
====	====	=====	=====	=====	=====	=====	=====	=====
0076		SR 976/BIRD RD, 200' W SW 87 AV	E 27500	W 23500	51000 C	7.39F	58.66F	

Site Type : P= Portable; T= Telemetered

AADT Flags : C= Computed; E= Manual Est; F= First Yr Est P= Prior Year; S= Second Yr Est; T= Third Yr Est; X= Unknown

"K/D" Flags : A= Actual; F= Volume Fctr Catg; D= Dist/Func. Class; P= Prior Year; S= State-wide Default; W= One-Way Road

"T" Flags : A= Actual; F= Axle Fctr Catg; D= Dist/Func. Class; P= Prior Year; S= State-wide Default; X= Cross-Reference

FLORIDA DEPARTMENT OF TRANSPORTATION
2006 Annual Average Daily Traffic Report - Report Type: ALL

County: 87 MIAMI-DADE

Site	Site Type	Description	Direction 1	Direction 2	AADT Two-Way	"K" Fctr	"D" Fctr	"T" F
====	====	=====	=====	=====	=====	=====	=====	=====
0078		SR 976/BIRD RD, 200' E OF SW 7800 BLOCK	E 44000E	W 44500E	88500 F	7.39F	58.66F	

Site Type : P= Portable; T= Telemetered

AADT Flags : C= Computed; E= Manual Est; F= First Yr Est P= Prior Year; S= Second Yr Est; T= Third Yr Est; X= Unknown

"K/D" Flags : A= Actual; F= Volume Fctr Catg; D= Dist/Func. Class; P= Prior Year; S= State-wide Default; W= One-Way Road

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FLORIDA DEPARTMENT OF TRANSPORTATION
2006 Annual Average Daily Traffic Report - Report Type: ALL

County: 87 MIAMI-DADE

Site	Site Type	Description	Direction 1	Direction 2	AADT Two-Way	"K" Fctr	"D" Fctr	"T" F
====	====	=====	=====	=====	=====	=====	=====	=====
0041		SR 973/GALLOWAY RD, 200' S BIRD RD/SW 40 ST	N 13000	S 12000	25000 C	7.39F	58.66F	

Site Type : P= Portable; T= Telemetered

AADT Flags : C= Computed; E= Manual Est; F= First Yr Est P= Prior Year; S= Second Yr Est; T= Third Yr Est; X= Unknown

"K/D" Flags : A= Actual; F= Volume Fctr Catg; D= Dist/Func. Class; P= Prior Year; S= State-wide Default; W= One-Way Road

"T" Flags : A= Actual; F= Axle Fctr Catg; D= Dist/Func. Class; P= Prior Year; S= State-wide Default; X= Cross-Reference

FLORIDA DEPARTMENT OF TRANSPORTATION
2006 Annual Average Daily Traffic Report - Report Type: ALL

County: 87 MIAMI-DADE

Site	Site Type	Description	Direction 1	Direction 2	AADT Two-Way	"K" Fctr	"D" Fctr	"T" F
====	====	=====	=====	=====	=====	=====	=====	=====
0042		SR 973/GALLOWAY RD, 200' S SW 24 ST/CORAL WAY/PTMS	N 19500	S 18000	37500 C	7.39F	58.66F	

Site Type : P= Portable; T= Telemetered

AADT Flags : C= Computed; E= Manual Est; F= First Yr Est P= Prior Year; S= Second Yr Est; T= Third Yr Est; X= Unknown

"K/D" Flags : A= Actual; F= Volume Fctr Catg; D= Dist/Func. Class; P= Prior Year; S= State-wide Default; W= One-Way Road

"T" Flags : A= Actual; F= Axle Fctr Catg; D= Dist/Func. Class; P= Prior Year; S= State-wide Default; X= Cross-Reference

Attachment B

Trip Generation

Rates

Rates
Summary of Multi-Use Trip Generation
Average Weekday Driveway Volumes
August 06, 2007

Land Use	Size	24 Hour	AM Pk Hour		PM Pk Hour	
		Two-Way Volume	Enter	Exit	Enter	Exit
<hr/>						
Residential Condominium / Townhouse						
	49 Dwelling Units	287	3	18	17	8
Apartments	39 Dwelling Units	262	4	16	16	9
<hr/>						
Total		549	7	34	33	17
<hr/>						

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS

Equations

Equations
Summary of Multi-Use Trip Generation
Average Weekday Driveway Volumes
August 06, 2007

Land Use	Size	24 Hour	AM Pk Hour		PM Pk Hour	
		Two-Way Volume	Enter	Exit	Enter	Exit
Residential Condominium / Townhouse						
	49 Dwelling Units	350	5	24	22	11
Apartments	39 Dwelling Units	385	5	18	25	14
Total						
		735	10	42	47	25

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS

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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 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. 6 to amend the Comprehensive Development Master Plan (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 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, 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. 6 is built at the requested 49 multifamily units, the fees paid by the developer would be \$13,622 for water impact fee, \$54,880 for sewer impact fee, \$1,300 per unit for connection fee, and \$9,095 for annual operating and maintenance costs. If built at the maximum residential density of 95 dwelling units per gross acre (the use allowed under the proposed re-designation of Medium Density Residential that would generate the greatest water and sewer demand), the fees paid by the developer would be \$26,410 for water impact fee, \$106,400 for sewer impact fee, \$1,300 per unit for connection fee, and \$17,632 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 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 of 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 estimated cost per alarm is \$1,302, which translates to a total fiscal impact of \$17,863. The net fiscal impact would be determined once the estimated property assessment for the subject site is received.

The Application site is expected to generate approximately 13.72 annual alarms. Based on 2006 data, the cost per alarm is estimated at \$1,302, which results in a total fiscal impact of \$17,863.

Public Schools

Application No. 6 will result in 22 additional students, thus, increasing operating costs by \$130,980. There would be no additional capital costs generated by the additional students.

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APPENDIX F

Declaration of Restrictions

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DRAFT

This instrument was prepared by:

Name: Graham Penn, Esq.

Address: Bercow & Radell, P.A.

200 S. Biscayne Boulevard, Suite 850

Miami, FL 33131

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DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owner holds the fee simple title to the land in Miami-Dade County Florida, described in Exhibit "A," attached to this Declaration (the "Property"), which is supported by the submitted attorney's opinion;

WHEREAS, the Property is the subject of Comprehensive Development Master Plan ("CDMP") Amendment Application No. 6 of the April 2007 Amendment Cycle;

WHEREAS, the Owner has sought a Land Use Plan amendment to change the designation of the Property from "Low Density Residential" to "Medium-High Density Residential."

NOW THEREFORE, in order to assure the Miami-Dade County (the "County") that the representations made by the Owner during the consideration of the Application will be abided by the Owner, its successors and assigns, freely, voluntarily, and without duress, makes the following Declaration of Restrictions covering and running with the Property:

Development Limitations. The Property shall be developed with no more than forty-nine (49) residential units. Furthermore, all residential buildings within the northern fifty (50) feet of the Property shall be a maximum of thirty-five (35) feet in height.

Traffic Impact. The Owner shall work in good faith with the Miami-Dade County Public Works Department and Department of Planning and Zoning to ensure that adequate infrastructure will be available to accommodate the traffic trips generated by the development of the Property.

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Water Conservation Regulations. The Owner shall incorporate the measures listed in Exhibit B, where practicable, into the design, construction and operation of any residential development on the Property.

Workforce Housing. At least ten (10) percent of the residential units developed on the Property shall be either: (1) if offered for sale, initially sold to persons determined by the Miami-Dade County Housing Agency to be within the income range of 65% to 140% of the median family income for Miami-Dade County as published annually by the U.S. Department of Housing and Urban Development (HUD) as maintained by the Department of Planning and Zoning; or (2) if offered for lease, leased to persons determined by the Miami-Dade County Housing Agency to be within the income range of 65% to 140% of the median family income at no more than the Fair Market Rent for Miami-Dade County as defined by HUD.

Specimen Trees. During the permitting and development of the Property, the Owner shall make a reasonable good faith effort to preserve specimen trees on the Property in accordance with the requirements of Chapter 24 of the Miami-Dade County Code.

Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at the Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owner, and its heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded

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agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

Modification, Amendment, Release. This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the then owner(s) of the fee simple title to the Property, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. Any such modification or release shall be subject to the provisions governing amendments to Comprehensive Plans, as set forth in Chapter 163, Part II, Florida Statutes or successor legislation that may, from time to time, govern amendments to Comprehensive Plans (hereinafter "Chapter 163"). Such modification or release shall also be subject to the provisions governing amendments to the CDMP as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulations governing modifications to the CDMP. In the event that the Property is incorporated within a new municipality that amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Miami-Dade County Code, then modifications or releases of this Declaration shall be subject to Chapter 163 and the provisions of such ordinances as may be adopted by such successor municipality for the adoption of amendments to its comprehensive plan; or, in the event that the successor municipality does not adopt such ordinances, subject to Chapter 163 and the provisions of the municipality's ordinances that apply to the adoption of district boundary changes. Should this Declaration be so modified, amended, or released, the Director of the Department of Planning and Zoning or the executive officer of a successor department, or, in the absence of such Director or executive officer, by his or her assistant in charge of the office in his/her office, shall execute a written instrument effectuating and acknowledging such modification, amendment, or release.

Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his

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attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion

Recordation and Effective Date. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owner following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the Application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Planning and Zoning Department or the executive officer of the successor of said department, or in the absence of

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such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

Acceptance of Declaration. The Owner acknowledges that acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners retains its full power and authority to deny each such application in whole or in part and decline to accept any conveyance.

Owner. The term Owner shall include all heirs, assigns, and successors in interest.

[Execution Pages Follow]

Exhibit A

Legal Description:

The West 197.92 feet at the East 395.83 feet
of the S.E. 1/4 of the S.W. 1/4, of the S.W. 1/4
of Section 15, Township 54 South, Range 40 East
Lying and Being in Dade County, Florida, Less the
North 1/2 of the East 65.97 feet thereof and Less
the South 200 feet thereof. and Less the North 25
feet of S.E. 1/4 , S.W. 1/4, S.W. 1/4, Sec. 15-54s-40e
for right-of-way purpose

Exhibit “B”

Water Conservation Measures for Residential Development

- Installing only High Efficiency Toilets (HET), which shall be defined as 1.2 gallons per flush, that meet the standard specifications of the Unified North America Requirements (UNAR) and display the Environmental Protection Agency’s WaterSense label.
- Using only one control valve, or one set of hot and cold valves required for each High Efficiency Showerhead, which shall be defined to provide no more than 1.5 gallon per minute (gpm).
- Using Efficiency faucets which shall be defined to provide 1.0 gpm.
- Using High Efficiency (HE) Clothes Washer(s) with a water factor of 6 or less (Tier 3b) as identified by the Consortium for Energy Efficiency at <http://www.ceel.org/reid/seha/rwsh.rwsh-prod.pdf>, Energy Star (and WaterSense certified when available) for residential units equipped with clothes washer connections.
- Using dishwashers rated with use of 6.5 gallons/cycle or less, Energy Star and WaterSense certified.
- Installing sub-metering for all multi-unit residential development which shall include separate meter and monthly records kept of all major water-using functions such as cooling towers and individual buildings.
- Applying Florida Friendly Landscapes guidelines and principles to all landscape installations in compliance with Florida Yards & Neighborhoods criteria.
- Using gutter downspouts, roof runoff, and rain harvesting to encourage increased recharge and other non-potable uses on the property, thru the use of elements and features such as rain barrels and directing runoff to landscaped areas.
- Providing “Florida Friendly Landscapes” within all public rights-of-way.
- Using drip irrigation or micro-sprinklers when appropriate.
- Using porous surfaces (bricks, gravel, turf block, mulch, pervious concrete, etc) whenever possible on walkways, driveways, and patios.

- Including Florida Yards and Neighborhoods Program information on “Florida Friendly Landscapes” in the sales literature provided to homebuyers.
- Developing the landscape plan and plant palette based on site characteristics (soil, drainage, structural limitations, utilities, overhangs, lights, etc.), which shall include:
 - Per the County’s Landscaping Ordinance, existing native trees, palms and associated native understory, shall be retained and preserved along with identified undergrowth and be a focal point of the landscape.
 - 80% of plant materials to be utilized on site shall be from the Florida-Friendly Plant List and shall have a moderate to high drought tolerance.
 - All plants will be grouped in the landscape plan by similar water and maintenance requirements and shall be spaced to allow for maturation.
 - Turf areas will be evenly shaped for ease of maintenance and will be no less than 4 feet wide and will not be placed on any berms.
 - No more than 30% of the total area required for landscaping may be turf or grass.
 - Soils analysis should be completed and used in the plant selection process where applicable and a copy should be provided to the home buyer.
 - Limit use of rock mulch due to heat loading: rock mulch shall not exceed 5% of total landscaped area.
 - Use of environmentally friendly organic mulches that are applied 3 inches deep around plants and trees with two inches clear around each plant.
- Using a low volume irrigation system to irrigate all landscape beds.
- Irrigating turf by zones separate from zones for irrigation of shrubs and ground cover plantings.
- Using swing joints or flex pipe when installing sprinklers to help prevent broken pipes and sprinklers.
- Designing irrigation systems for minimum overlap.
- Installing soil moisture sensors or other water saving technologies.

APPENDIX G

Photos of Application Site

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View of apartments looking south from SW 38 Street



View of typical "bungalow" apartment



View of SW 38 Street looking east



View of Magnum Condominiums east of Application site



View of Altamira Gardens Condominiums east of application site



Shopping center of SW 40 Street/Bird Road