

<h1>Application No. 3</h1> <h2>Commission District 11 Community Council 11</h2>
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APPLICATION SUMMARY

Applicant/Representative:	Ferro Investment Group II, LLC/Miguel Diaz De la Portilla, Esq., Becker and Poliakoff
Location:	Southeast corner SW 167 Avenue and SW 104 Street intersection
Total Acreage:	±9.9 Gross Acres (±8.38 Net Acres)
Current Land Use Plan Map Designation:	Agriculture
Requested Land Use Plan Map Designation and Other Changes:	<ol style="list-style-type: none">1. Expand the 2015 Urban Development Boundary (UDB) to include subject property2. Business and Office3. Add Declaration of Restrictions to the Land Use Element Restrictions Tables as appropriate in the Land Use Element of the CDMP
Amendment Type:	Standard
Existing Zoning, Use and Site Condition:	GU (Interim District) on the eastern 2/3 of the site and AU (Agricultural District) on remainder/Site is fallow agricultural land

RECOMMENDATIONS

Staff:	DENY AND DO NOT TRANSMIT (August 25, 2011)
West Kendall Community Council (11):	TRANSMIT WITH NO RECOMMENDATION (September 27, 2011)
Planning Advisory Board (PAB) acting as the Local Planning Agency:	TO BE DETERMINED (October 17, 2011)
Board of County Commissioners:	TO BE DETERMINED (November 16, 2011)
Final Recommendation of PAB acting as the Local Planning Agency:	TO BE DETERMINED (2012)
Final Action of Board of County Commissioners:	TO BE DETERMINED (2012)

Staff recommends **“DENY AND DO NOT TRANSMIT”** the proposed standard amendment to expand the 2015 Urban Development Boundary (UDB) to include the application site and redesignate the site from “Agriculture” to “Business and Office” on the adopted 2015 and 2025 Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP), and add the Proffered Declaration of the Restrictions to the CDMP Land Use Element Table of Restrictions based on the staff analysis as summarized in the Principal Reasons for Recommendations below:

Principal Reasons for Recommendations

1. This proposed amendment is the fourth time that an application to amend the CDMP has been filed to expand the UDB to include the application site and change the land use designation on the site. The Department of Planning and Zoning (DP&Z) recommended denial of all three prior applications. The Community Council and Planning Advisory Board (PAB) recommended denial or issued no recommendation and the Department of Community Affairs (DCA) objected to the application. The previous three applications (as noted in the Staff Analysis section below) were withdrawn by the applicant prior to or on the scheduled public hearing date at which the Board of County Commissioners would have taken final action on the application. The denial recommendations and DCA objections were based on no demonstrated need for the application, inconsistency with the CDMP, the need to meet the CDMP 10-year timeframe of 2015, and the promotion of urban sprawl, among other reasons. The conditions of the site have not significantly changed, since the application was last filed in April 2009, and the current application is premature at this time.
2. Policy LU-8E of the Land Use Element of the CDMP requires amendments to the Adopted 2015 Land Use Plan (LUP) map to be evaluated according to factors such as (i) the proposed development's ability to satisfy a deficiency in the LUP map to accommodate projected population or economic growth in the County, (ii) impacts to County services, (iii) compatibility with abutting and nearby land uses, (iv) impacts to environmental and historical resources, and (v) the extent to which the proposed CDMP land use would promote transit ridership and pedestrianism.

Need: The application site is located in MSA 6.2, which has 249 acres of vacant commercially zoned or designated land. At the rate of absorption of commercial land (17.12 acres per year), this MSA will deplete its supply of commercial land beyond the year 2026. Additionally, the depletion year for the countywide supply of commercial land is beyond the year 2030. There is adequate commercial land supply both within the MSA 6.2 and countywide to sustain commercial or economic growth, to beyond the year 2025 long-term horizon of the CDMP. Therefore, there is no demonstrated need to expand the UDB for commercial development at this time.

Land Use Element Policy LU-8F requires that the UDB contain developable land having the capacity to sustain countywide growth. The policy provides that the adequacy of non-residential land supplies shall be determined based on at the countywide and localized subarea geography (MSAs and Census Tracts) land supplies for neighborhood commercial uses such as proposed by the applicant. As demonstrated above, the supply of commercial land both countywide and for MSA 6.2 would be depleted beyond the CDMP's year 2025 long-term horizon. Furthermore, within ½-mile north of the application site is a 40-acre parcel that is

designated “Business and Office” and is currently undeveloped. Therefore, the there is no demonstrated need to expand the UDB for commercial development at this time as proposed in the application, and the application is inconsistent with Policy LU-8F.

- i. Public Facilities and Services: With the exception of roadways, public facilities and services are adequate to serve the application site.

The Miami-Dade Public Works Department’s short-term traffic impact analysis indicates that there is adequate roadway capacity to accommodate the impact of the application. However, the Metropolitan Planning Organization’s (MPO) long-term traffic analysis to year 2035 indicates that Krome Avenue/SR997 from SW 8 Street to SW 88 Street is projected to violate the adopted level of service (LOS) B standard with the impact of the application. Additionally, SW 167 Avenue from SW 88 Street to SW 104 Street is projected to violate its adopted LOS D standard and traffic conditions on this roadway segment would further deteriorate with the impact of the application. The applicant has not demonstrated how the impacts of the development on these roadways would be mitigated.

- ii. Compatibility: The requested “Business and Office” land use category and associated potential land uses for the application site would not be compatible with the abutting agricultural lands. The location of the application site, within the agricultural area could introduce excessive traffic and/or other activities that could negatively impact the adjacent agricultural lands.
 - iii. Environmental and Historic Resources: The application site would not impact any historical resources but could impact environmental resources. The application site is within the West Wellfield protection area and the applicant has not demonstrated how the wellfield would be protected from the impacts of the proposed development. However, according to Section 24-43(5) of the County Code, non-residential uses, which generate, use, handle, dispose of, discharge or store hazardous waste (usually permissible in “Business and Office” designated areas) are prohibited in the wellfield protection area.
 - iv. Transit Ridership and Pedestrianism: The application area is served by Metrobus Routes 104 and 204. Route 204 provides weekday only service at 7.5 minutes headways during morning and afternoon peak hours and 30-minute headway service in the evening (after 8 p.m.) and does not provide off-peak midday service. Route 104 provides weekend only service at one hour headways. The application could support transit ridership, but the site is not provided with adequate weekend and off-peak service to support frequent transit trips to the proposed neighborhood retail center.
3. Policy LU-8G of the CDMP Land Use Element requires that agriculturally designated areas be avoided when considering lands to add to the UDB, after demonstrating that a need exists as required in Land Use Element Policy LU-8F. The application has not demonstrated that there is a need to expand the UDB at this time. In the absence of need, agriculturally designated areas should not be considered for urban expansion. The applicant proposes an intrusion of urban development into viable agricultural land, which could also negatively impact the viability of the abutting agricultural lands. Therefore, the application is inconsistent with Policies LU-8G and LU-8F.

4. Guideline 2 of the Land Use Element Guidelines for Urban Form provides that section line roads, half section and quarter section line roads should form a continuous roadway network providing physical links between neighborhoods and communities. Guideline 4 provides that the intersection of section line roads shall serve as focal points or activity nodes and that when warranted, commercial development should be located within activity nodes. Additionally, commercial nodes should be located in the center of their market areas and not at the edge. The application requests “business and Office” on a property that is outside the existing urban area that would intrude into the agricultural. Furthermore, SW 167 Avenue does not continue southward beyond SW 104 Street and SW 104 Street terminates just west of SW 167 Avenue. The application proposes unwarranted and isolated neighborhood commercial development in an agricultural area that does not meet the intent of an activity node.
5. A reason given in the application to support this request is that the subject property is located inside the 2025 Urban Expansion Area (UEA), which is a “clear indication that the County has already envisioned that the Property will be included within the urban zone.” While the application site is located inside the 2025 UEA, it does not mean the application site needs to be redesignated to an urban use at this time. The 2025 UEA is comprised of that area located between the 2015 UDB and the 2025 UEA boundary. The 2025 UEA is the area where current projections indicate that further urban development beyond the 2015 UDB is likely to be warranted some time between the year 2015 and 2025. It has not been demonstrated that expansion of the UDB in this application area is warranted at this time.
6. Institutional uses such as schools are allowed by the CDMP text in the “Business and Office” land use category. However, the subject property lies within the No School Zone as indicated in the Airport Zoning Ordinance for Tamiami-Kendall Executive Airport. New educational facilities (including day care facilities but excluding aviation schools) are not permitted in this zone.
7. Chapter 163.3177(6)9, Florida Statutes (F.S.), requires Future Land Use Elements and Future Land Use Element amendments to discourage urban sprawl and provides indicators of the proliferation (13 indicators) and the discouragement (8 indicators) of urban sprawl (see page 3-18, Other Planning Considerations section of this report). The statute further provides that a plan amendment shall be determined to discourage urban sprawl if it incorporates a development pattern or urban form that achieves 4 or more indicators for the discouragement of urban sprawl. The application has not demonstrated that it achieves any of the 8 indicators for the discouragement of urban sprawl. Instead, the application demonstrates that it meets 7 indicators for the proliferation of urban sprawl. These indicators include the promotion urban development in rural area and not using available suitable undeveloped land, failure to protect and conserve natural resources, failure to protect agricultural areas, failure to provide clear separation of rural and urban areas, discourages urban infill and redevelopment, and fails to encourage a functional mix of uses. Pursuant to Chapter 163.3177(6)9, F.S., the proposed amendment does not discourage urban sprawl, but instead, would proliferate urban sprawl if approved. Therefore, approval of the application would be in contravention of the statutory requirement to discourage urban sprawl.

STAFF ANALYSIS

Background

The application site has been the subject of three previously filed applications to amend the CDMP, in each case, the Department of Zoning and Planning (DP&Z) recommended denial and the application was subsequently withdrawn as discussed below.

The application site was a part of the property (± 81.81 gross acres) that was the subject of Application No. 13 in the April 2005 Amendment Cycle. The requests were to redesignate the referenced site from "Agriculture" to "Low Density Residential" and to expand the UDB to include the property. This application was recommended for denial by the DP&Z, the affected Community Council (West Kendall CC 11) and the Planning Advisory Board (PAB), and transmitted by the Board of County Commissioners (Board) with a recommendation of denial to the Florida Department of Community Affairs (DCA). The unfavorable recommendations were based on, among others, the lack of demonstrated need for the proposed amendment, internal inconsistencies with CDMP policies on lands designated Agriculture, application site's location in the flight zone of the Tamiami-Kendall Executive Airport, inadequate public facilities to support the requested amendment, etc. DCA objected to the application and the applicant subsequently withdrew the application by letter dated February 23, 2006.

In Application 9 of the April 2007 amendment cycle, the current application site was identified as Part B (± 10 gross acres) of a larger ± 94.84 -gross acre site owned by the applicant. The applicant at that time requested expansion of the UDB to include the subject property and redesignation of Part B of the site from "Agriculture" to "Business and Office", and the remainder of the site from "Agriculture" to "Low Density Residential". However, the applicant withdrew the entire application before it was to be heard by the Board at its scheduled April 24, 2008 final public hearing following denial recommendation issued by the DP&Z and PAB and objections raised against the application by DCA. DCA raised objections to the application because of the application's lack of adequate planning for potable water, internal inconsistency with the County's CDMP, failure to implement school concurrency and impact on transportation facilities.

In the April 2009 amendment cycle under Application No. 4, the applicant requested expansion of the UDB to include the ± 10 -acre subject property (the current application site) and to redesignate the property from "Agriculture" to "Business and Office" as previously requested for Part B of Application No. 9 of the April 2007 amendments cycle (noted above). The DPZ recommended denial of the application, and upon transmittal, DCA objected to the application. The bases for DCA's objection were that there was no need for the proposed amendment, promotion of urban sprawl, adverse impacts on natural resources, loss of agricultural land, and internal inconsistency with the County's CDMP goals, objectives and policies. Subsequently the applicant withdrew the application by letter dated April 26, 2010, which was accepted by the Board at its April 28, 2010 public hearing.

Application Site

Location

The ± 9.9 gross-acre application site is located at southeast corner of SW 167 Avenue and SW 104 Street in the agricultural area within unincorporated southwest Miami-Dade County.

Existing Land Use

The application site is currently fallow but seasonally utilized for agriculture. The property currently has an agricultural classification for the purpose of assessing property taxes.

Land Use Plan Map Designations and Proposed Uses

The subject site is currently designated "Agriculture" on the Adopted 2015 and 2025 LUP map. This land use category allows agriculture as the primary use and allows other uses ancillary to and supportive of agriculture such as packing houses and farm residences. Under the current land use designation of "Agriculture", the entire site (8.38 net acres) could be developed with a maximum of 1 (one) single-family detached dwelling unit (du). It is located also outside the 2015 Urban Development Boundary (UDB) but inside the 2025 Urban Expansion Area (UEA).

The applicant requests redesignation of the application site to the "Business and Office" land use category, which allows the full range of sales and service activities, which include "retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusement and commercial recreation establishments, and telecommunication facilities. The category also allows residential uses, and mixing of residential use with commercial, office and hotels provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact but provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity".

Under the proposed redesignation to Business and Office, the application site could be developed with a maximum of 59 single-family detached homes or with a maximum of 146,013 square feet (sf) of retail use. The applicant represents that the site would be developed as "a modest and sustainable, neighborhood retail center" to provide "local employment opportunities".

Proffered Declaration of Restrictions

The applicant has proffered a draft Declaration of Restrictions (executed on July 28, 2011), which proposes to limit development on the application site to a total of 115,000 square feet.

Existing Zoning

The subject property is currently zoned AU (Agricultural District) on approximately the western 1/3 of the site and GU (Interim District) on the remainder of the site. The Miami-Dade County Zoning Code provides that GU-zoned land outside the UDB and designated "Agriculture" on the LUP map shall be governed by the AU zoning regulations. The AU allows agricultural activities and residential development of one dwelling unit per 5 gross acres. The subject property also lies within the No School Zone as indicated in the Airport Zoning Ordinance for Tamiami-Kendall Executive Airport. New educational facilities (including day care facilities but excluding aviation schools) are not permitted in this zone.

Zoning History

Miami-Dade County zoning districts and zoning code regulations were first established in 1938. Based on the 1938 zoning code, the application site was originally zoned GU (Interim) and AU (Agricultural District) and retains those zoning designations through today.

Adjacent Land Use and Zoning

Existing Land Use

The lands surrounding the subject property on the east, south and west are farm lands that are currently fallow. North to the site across SW 104 Street is an established residential neighborhood - the Forest Lakes Estates and the Forest Lakes Country Gardens single family residential subdivisions. The Archbishop Coleman Carroll High School (belonging to the Roman Catholic Archdiocese of Miami) is to the northwest of the application site beyond the intersection of SW 104 Street and NW 167th Avenue

Land Use Plan Map Designations

The application site is surrounded on the east, south and west by land designated "Agriculture" on the Adopted 2015 and 2025 LUP map. The Forest Lakes Estates and the Forest Lakes Country Gardens residential subdivisions, which are located directly north of the application site, across SW 104 Street, are designated "Low Density Residential" on the LUP map. The Archbishop Coleman Carroll High School mentioned above is located outside the UDB and designated "Agriculture".

Zoning

The surrounding lands to the east, south and west, referenced above, are currently zoned GU and AU. To the north is the Forest Lakes Estates subdivision zoned RU-1 (single-family residential on a 7,500 sf lot), and the Forest Lakes Country Gardens Subdivision zoned RU-3M (Minimum Apartment House at 12.9 units per net acre) and developed with single-family cluster homes. The Archbishop Coleman Carroll High School to the northwest of the application site is zoned GU.

Supply and Demand

Commercial Land Analysis

The Analysis Area for this application (MSA 6.2) contained 539.10 acres of in-use commercial land in 2011 and an additional 249.10 acres of vacant land zoned or designated for business uses. The annual average absorption rate for the 2011-2030 period is 17.12 acres per year. At the projected rate of absorption, reflecting the past rate of commercial uses, the study area will deplete its supply of commercially zoned beyond the year 2026 (See Table below). The depletion year for the countywide supply of commercial land is beyond 2030.

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

Analysis Area	Vacant Commercial Land 2011 (Acres)	Commercial Acres in Use 2011	Annual Absorption Rate 2011-2030 (Acres)	Projected Year of Depletion	Total Commercial Acres Per Thousand Persons	
					2020	2030
MSA 6.2	249.1	539.10	17.12	2026+	4.7	4.3
Countywide	2,562.1	12,501	135.7	2030	5.2	4.7

Source: Miami-Dade County Department of Planning & Zoning, Planning Research Section, July 2011.

Environmental Conditions

Flood Protection

County Flood Criteria, National Geodetic Vertical Datum (NGVD)	+8.5 feet
Stormwater Quality Management	5-year/1-day storm event
Drainage Basin	C-1
Federal Flood Zone	AH-9

Biological Conditions

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

Other Considerations

Within Wellfield Protection Area	YES
Hazardous Waste	NO

Wellfield Protection

The application site is located within the West Wellfield Interim Protection Area and is subject to wellfield protection measures that restrict development and regulate land uses within the wellfield protection area. The West Wellfield Interim Protection Area specifically has allowable land uses listed in Table E-1 of Section 24.43(1) of the Code. The proposed land use designation for the application site is Business and Office which accommodates the full range of sales and service activities, some of which may not be allowed for this sensitive area, per Table E-1. For example, dry cleaning services and resource recovery and management operations are not allowed in this area. In addition, the site developer would be required to accept a land use restrictive covenant in favor of Miami-Dade County to provide that hazardous materials shall not be used, generated, handled, disposed of, discharged or stored on that portion of the property located within the West Wellfield Interim Protection Area.

Drainage and Flood Protection

This proposed amendment has been reviewed to ensure that resulting development can comply with the County's Stormwater Management (Drainage) Level of Service Standards (LOS). Stormwater management standards include a flood protection component and a water quality component. The County's water quality standard helps protect water quality by minimizing the pollutants carried offsite in rainwater. This standard requires all stormwater to be retained on-site utilizing a properly designed seepage or infiltration drainage system for a 5-year storm/1-day storm event; these systems are designed to filter the most harmful pollutants from rainwater draining from the site.

The flood protection standard helps to ensure that proposed development does not cause flooding on adjacent properties and roads. This standard requires that site grading and development accommodates full on-site retention of rainwater from the 25-year/3-day storm event. Off-site flood protection is provided by the C-1 canal, operated by the South Florida Water Management District.

The site shall be filled to the County's minimum required flood elevation for this area or the base flood elevation established by Federal Flood Insurance Rate Maps (FIRM) for this area of Miami-Dade County, whichever is higher. The application site lies within Flood Zone AH-9 as per the federal FIRM maps.

If the developer proposes more than 2.0 acres of impervious area within the application site, a Surface Water Management General Permit is required for the construction and operation of a surface water management system. The permit must be obtained prior to development of the site, Final Plat, and/or prior to obtaining Public Works Department approval of Paving and Drainage plans. The applicant is advised to contact the DERM Water Control Section for further information regarding permitting procedures and requirements.

Air Quality Management

The County works to reduce human exposure to air pollution (CDMP Objective CON-1) and to reduce carbon dioxide levels (CDMP Policy CON-1J). Minimizing vehicle emissions through reduced congestion, travel time and vehicle trips helps to minimize air pollutants. The County requires air quality modeling for certain roadway segments, intersections, and parking facilities to reduce congestion. The County promotes mass transit as an alternative to the personal automobile (CDMP Policy TE-1A), and also supports bicycle use, and trips made by foot to minimize vehicle trips and air pollution. Adopted policy also recommends land use patterns to achieve energy efficient development. (Objective LU-10)

Movement of the UDB to allow this proposed land use designation change would not facilitate energy efficient land use patterns. The County supports efforts to provide all needed services for the residents of subdivisions bordering the UDB through tenancy at existing neighborhood shopping venues and through redevelopment efforts within the UDB. Neighborhood services should be provided at locations that facilitate access by pedestrians or through transit. As stated in Policy LU-1G, "Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots. . .". Although this application site is adjacent to the UDB on one side, it is in an isolated location and its development does not best serve the long-range interests of the residents of Miami-Dade County. Multiple aforementioned County policies would be impeded by approval of this proposed amendment to the CDMP.

Water and Sewer

Water Supply

The Biscayne Aquifer is the primary water supply source for the millions of people living in South Florida. However, overuse of this aquifer has resulted in lowered water levels in the Everglades, which is inconsistent with the goals of the Comprehensive Everglades Restoration Project (CERP), designed to restore and preserve water resources in the South Florida ecosystem, including the Everglades. In 2005, the South Florida Water Management District (SFWMD) promulgated new rules that prohibited withdrawals from the Biscayne Aquifer to accommodate future development. The SFWMD requires that all future developments be linked to new water supply sources, either through alternative water supply or reuse projects.

Effective January 11, 2011, WASD implemented a Water Supply Certification Program to assure water supply is available to all users as required by Policy CIE-5D and WS-2C of the County's Comprehensive Development Master Plan (CDMP) and in accordance with the permitted withdrawal capacity in the WASD 20-year Water Use Permit (WUP). All new construction, addition, renovation or changes in use resulting in an increase in water

consumption will require a Water Certification Letter. This certification letter is issued at the time an Agreement, Verification Form or Ordinance Letter is offered; or during the Plat process prior to the final development order. At that time, the project will be evaluated for water supply availability and a water supply reservation will be made.

Although a Water Certification Letter is not required at the time of CDMP application, the applicant should be cognizant of the County's focus on water conservation and requirements to comply with its 20-year Water Use Permit with the WASD.

Water Treatment Plant Capacity

The County's adopted level of service (LOS) standard for water treatment is based on the regional treatment system. The LOS requires that the regional treatment system operate with a rated maximum daily capacity of no less than 2 percent above the maximum daily flow for the preceding year, and an average daily capacity 2 percent above the average daily system demand for the preceding 5 years (CDMP Policy WS-2A(1)). Based on the 12-month average (period ending 12-31-10), the regional treatment system has a rated treatment capacity of 439.74 million gallons per day (mgd) and a maximum plant production of 345.8 mgd. As a result, the regional system has approximately 94 mgd or 23.35% of treatment plant capacity remaining.

The application site would be served by the Alexander Orr Water Treatment Plant which provides water that meets federal, state, and county drinking water standards. This plant currently has sufficient capacity to provide projected water demand for this application site. As noted above, a Water Supply Certification will be required for this project at the time of development.

Estimated Water Demand by Development Type

Land Use Designation	Use type	Quantity (Units or Square Feet)	Water Demand Multiplier (Section 24-43.1 Miami-Dade Code)	Projected Water Demand (gpd)
<u>Proposed Potential Development</u>				
Business and Office- no covenant	Retail	146,013	10 gpd/100 sq. ft.	14,601
OR				
Business and Office- with covenant	Retail	115,000	10 gpd/100 sq. ft.	11,500
OR				
Business and Office	Single Family Detached**	59 dwelling units	220 gpd/unit	12,980

Source: Miami-Dade County Water and Sewer Department, July 2011.

**** Note:** This information is used to assess the highest potential water demands that may result from approval of this CDMP amendment. Although the applicant could build apartments or townhouses, the single family figure of 220 gpd for homes is used for structures under 3,001 square feet.

The requested land use for this application site would allow Business and Office type uses or residential uses. As noted in the "Estimated Water Demand by Land Use Scenario" table above, if the application site were developed with 115,000 feet maximum of retail space, as suggested by the covenant submitted to the County, water demand from the application site is estimated at 11,500 gallons per day (gpd). If the application site were developed with 59 single

family detached houses, the estimated water demand could be 12,980 gpd. Water demand estimates under this proposed CDMP land use designation will not cause the adopted level of service standard for potable water to be violated.

Water System Connectivity

This application site is located outside of the UDB. CDMP policy LU-2B states that “Urban services and facilities which support or encourage urban development in Agriculture and Open Land areas shall be avoided” (also stated in Policy CIE-5A). Adopted text describing the intent of the UDB on page I-57 of the Land Use Element states that urban infrastructure is discouraged outside the UDB. County policy also directs that areas within the Urban Development Boundary shall have first priority for commitment of public resources for the provision of services and facilities. Although the private developer would fund much of the initial infrastructure investment for this development, public resources would be committed for operation and maintenance and for treatment of water and wastewater to serve this new development. Meanwhile, some areas within the UDB do not have sewer service, or publicly supplied water. Moreover, there is a significant shortage of funds to maintain existing water and sewer distribution and collection systems.

If the application site were included within the UDB, the developer would have to connect to an existing twenty (20) -inch water main on SW 104th Street abutting the property and would have to extend a new twelve (12) –inch water main to the site. At this time, there are no programmed or planned water and sewer improvements/projects adjacent to and/or in close proximity to this application site. As noted above, a Water Supply Certification Letter would be required prior to connection for this project. Connectivity would be based upon water supply availability.

Water Conservation

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

Sewer Treatment Plant Capacity

This application is outside of the Urban Development Boundary (UDB) and connection to public water and sewer services is subject to approval of UDB expansion in accordance with CDMP Policies WS-1A, LU-2B, and CIE-5A.

The County's adopted level of service standard for wastewater treatment and disposal requires that the regional wastewater treatment and disposal system operate at a capacity that is two percent above the average daily per capita flow for the preceding five years and a physical capacity of no less than the annual average daily sewer flow. The wastewater effluent must also meet all applicable federal, state, and County standards and all treatment plants must maintain the capacity to treat peak flows without overflow (CDMP Policy WS-2(2)). The South District Wastewater Treatment Plant would receive the wastewater flow from this proposed development and it has capacity of 368 million gallons per day and a 12 month average capacity of 283.9 mgd to treat current wastewater generation. However at the time of development, a capacity modeling evaluation may be required.

Sewer System Connectivity

The developer would be required to construct a private pump station for this site. This site would connect to an existing 12-inch force main on SW 167th Avenue and SW 101 Terrace and the

developer would extend a new eight (8)-inch sewer force main into the site. The wastewater flow from the new required private sanitary pump station would direct flow to either pump station 30-0559 or pump station 30-0536 then to pump station 30-Tandem and then to the MDWASD's South District Wastewater Treatment Plant. The aforementioned pump stations are currently working within the mandated criteria set forth in the First and Second Partial Consent Decree.¹

Solid Waste

The application site is located inside the Department of Solid Waste Management (DSWM) waste service area for garbage and trash collections. The adopted level of service standard for the County's Solid Waste Management System is 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. 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 (CDMP Policy SW-2A). As of FY 2010-11, the DSWM is in compliance with this standard. The DSWM does not actively compete for non-residential waste collection at this time, thus waste collection services will most likely be provided by a private waste hauler. Therefore, the development of the application site would not cause the DSMD to violate its adopted LOS standard.

Parks

The adopted Level of Service (LOS) standard for recreational open space is 2.75 acres per 1,000 permanent residents in unincorporated Miami-Dade County, and the County must provide open space of five acres or larger within three miles of residential development (CDMP Policy ROS-2A). The subject application site is located in Park Benefit District 2 (PBD-2), which has a surplus capacity of 478.06 acres when measured by the County concurrency LOS standard for the unincorporated area. The "County Local Parks" table below lists the nine local parks within a 2-mile radius of the application site, all of which are larger than the required five acres (or larger) park standard. The nearest park to the application site is the Forest Lakes Park, approximately 0.3 miles from the application site.

The proposed CDMP amendment has the potential to increase population on the application site by 201 persons, resulting in an impact of 0.55 acres of parkland (if the site were developed with residential use). This potential park acreage demand is well within the surplus capacity of PBD-2 and would not cause a violation of the park LOS standard. However, in the application the applicant stated that a Declaration of Restrictions (covenant) would be proffered that will prohibit residential uses and place limitations on certain business uses. In that case, the application would not generate any residential population and the CDMP Open Space Standards will not apply. The applicant did proffer a Declaration of Restrictions but only limiting the development of the application site to 115,000 sq. ft. of retail space; this means that the property could be developed with residential use.

¹ The Miami-Dade Water and Sewer Department (MDWASD) regional wastewater treatment and disposal facilities have limited available capacity. Consequently, approval of development orders which will generate additional wastewater flows are evaluated by DERM on a case-by-case basis. Approvals are only granted if the application for any proposed development order is certified by DERM so as to be in compliance with the provisions and requirements of the settlement agreement between Miami-Dade County and the State of Florida Department of Environmental Protection (FDEP) and also with the provisions of the United States Environmental Protection Agency consent decree.

**County Local Parks
Within a 2-Mile Radius of Application Site**

Park Name	Acreage	Classification
Forest Lakes Park	5.69	Neighborhood Park
Hammocks Community Park	14.84	Community Park
Lago Mar Park	11.84	Neighborhood Park
Olympic Park	9.02	Neighborhood Park
Sandpiper Park	5.0	Neighborhood Park
Sun Lakes Park	7.12	Neighborhood Park
Water Oaks Park	5.0	Neighborhood Park
West Kendall District Park	164.0	District Park
Wild Lime Park	11.86	Community Park

Source: Miami Dade Parks and Recreation Department, July 2011.

Fire and Rescue Service

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

According to Miami-Dade County Fire Rescue Department (MDFR), average travel time to incidents in the vicinity of the application site is approximately 5 minutes and 12 seconds. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to incidents in the vicinity of the application site complies with the performance objective of national industry standards.

The application site's current CDMP land use designation of "Agriculture" will allow a potential development that is anticipated to generate 2 annual alarms. The proposed CDMP land use designation of "Business and Office" will allow a potential development on the application site that is anticipated to generate 44 annual alarms. The 44 annual alarms will result in a moderate impact to existing fire rescue services. Presently, fire and rescue service in the vicinity of the application site is adequate.

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

Aviation

Miami-Dade County Aviation Department (MDAD) reviewed the proposed CDMP amendment and determined that the proposal is compatible with airport operations.

Public Schools

The adopted level-of-service (LOS) standard for public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) with relocatable classrooms. A “planning level review”, which is a preliminary school concurrency analysis, was conducted on this application. This analysis is in accordance with Miami-Dade County’s adopted Educational Element of the Comprehensive Development Master Plan (CDMP) and the Interlocal Agreement (ILA) for Public School Facility Planning between Miami-Dade County and Miami-Dade County Public Schools, and based on the adopted LOS standard for public schools, current available capacity and current school attendance boundaries.

Section 7.5 of the ILA provides for “Public Schools Planning Level Review” (Schools Planning Level Review) of CDMP amendments containing residential units. This type of review does not constitute a “Public School Concurrency Review” and, therefore, no concurrency reservation is required.

Application Impact

If this application is approved and developed with a residential use as allowed in the “Business and Office” land use category, 38 school age students could be generated by this application. Of these, eighteen (18) students would be assigned to attend Dr. Gilbert L. Porter Elementary School, which currently has ninety-eight (98) seats available; nine (9) students would be assigned to attend Hammocks Middle School, which currently has two hundred and two (202) seats available; and 11 students would assigned to attend Felix Varela Senior High School, but this school currently has no seats available (Miami Sunset Senior High School in the adjacent Concurrency Service Area currently has 153 seats available). The table below identifies the Concurrency Service Area (CSA) Schools that the students generated by this application would attend.

Concurrency Service Area (CSA) Schools

Facility Name	Net Available Capacity	Seats Required	LOS Met	Source Type
Dr. Gilbert L. Porter Elementary	98	18	Yes	Current CSA
Hammocks Middle	202	9	Yes	Current CSA
Felix Valera Senior High	-255	11	No	Current CSA
Miami Sunset Senior High	153	11	Yes	Adjacent CSA

Source: Miami-Dade County Department of Planning and Zoning, 2011; Miami-Dade County Public Schools, January 2011

Note: An impact reduction of 15.3% was included for schools of choice (charter and magnet schools).

Section 9 of the ILA provides for the implementation of school concurrency review, indicating that the test for school concurrency is performed at the time of a final subdivision, site plan or functional equivalent. Miami-Dade County Public Schools is required to maintain the adopted LOS standard throughout the five-year planning period. In the event that there is not sufficient capacity at the time of final subdivision, site plan or functional equivalent, the ILA and the Educational Element of the CDMP describe a proportionate share mitigation process.

Roadways

Application No. 3 is a 9.9-acre site located at the southeast corner of the intersection of SW 167 Avenue and SW 104 Street; access to this application site, if approved, would be from these roadways. The application site is located outside the Adopted 2015 Urban Development Boundary (UDB) but within the 2025 Urban Expansion Area (UEA). The UDB line cascades along SW 157, SW 167 and SW 172 Avenues between SW 42 Street and SW 120 Street. The area between the 2015 UDB and SW 177 (Krome) Avenue (SR 997) from theoretical SW 42 Street to theoretical SW 112 Street is located within the 2025 UEA.

A Study Area (area of influence) was selected to determine the traffic impact of the Application on the roadway network. The boundaries of the Study Area are: SW 72 Street on the north, SW 137 Avenue on the east, SW 152 Street on the south, and SW 177 Avenue on the west.

The east-west arterials within the Study Area include: SW 72 Street (Sunset Drive), SR 94/SW 88 (Kendall Drive), SW 104 Street, SW 120 Street, SW 136 Street, and SW 152 Street. North-south arterials include SR 825/SW 137, SW 147, SW 157, SW 167, and SR 997/SW 177 (Krome) Avenues. There is also adequate access to the Homestead Extension of the Florida Turnpike (HEFT) with interchanges at SW 88, SW 120 and SW 152 Streets. Such corridors are the major travel corridors that provide accessibility within the Study Area and to other portions of the County.

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.

Existing Conditions

Existing traffic conditions of the roadways within the study area are relatively uncongested. However, six (6) of roadway segments in the area are currently operating at their adopted LOS standards: SW 137 Avenue between SW 72 Street and SW 88 Street, SW 147 Avenues between SW 72 Street and SW 120 Street, and SW 152 Avenue between SW 88 Street and SW 96 Street are operating at LOS D (adopted LOS standard); and SW 177 Avenue from SW 8 Street to SW 184 Street is operating at LOS C (adopted LOS standard). The rest of the roadway network is operating at acceptable levels of service. See "Existing Traffic Conditions" Table below.

Trip Generation

Three development scenarios were analyzed under the requested "Business and Office" land use designation: Scenario 1 assumes the Application site developed with commercial use only (a maximum of 146,013 sq. ft. neighborhood retail shopping center); Scenario 2 assumes the Application site developed with residential use only (a maximum of 59 single-family detached dwelling units); and Scenario 3 assumes the Application site developed with commercial use also, but limited to 115,000 sq. ft. of retail space as proposed in Declaration of Restrictions proffered by applicant). If subject property were developed with commercial use only (retail space) under the requested CDMP land use designation, it would generate approximately 601 more PM peak hour trips under Scenario 1 (146,000 sq. ft. of retail use), and 507 more PM peak hour trips under Scenario 3 (115,000 sq. ft. of retail use) than the potential development that could take place under the current "Agriculture" CDMP land use designation. On the other hand, if the application site were developed with residential use only as may be permitted by the requested "Business and Office" land use designation, it would generate approximately 65 more PM peak hour trips than the potential development that could take place under the current

CDMP designation. The estimated PM peak hour trips that would be generated by the potential development scenarios under the current and requested LUP map designations are presented in tabular form in the "Estimated PM Peak Hour Trip Generation" Table below.

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

Roadway	Location/Link	Lanes	LOS Std.	LOS
SW 177 (Krome) Ave./SR 997	SW 8 Street to SW 88 Street	2 UD	C	C (10)
	SW 88 Street to SW 184 Street	2 UD	C	C (10)
SW 157 Avenue	SW 72 Street to SW 88 Street	4 DV	E+20%	C (10)
	SW 88 Street to SW 112 Street	4 DV	D	C (10)
SW 152 Avenue	SW 88 Street to SW 96 Street	2 UD	D	D (10)
SW 147 Avenue	SW 72 Street to SW 88 Street	4 DV	D	D (10)
	SW 88 Street to SW 104 Street	4 DV	D	D (10)
	SW 104 Street to SW 120 Street	4 DV	D	D (10)
SW 137 Avenue	SW 72 Street to SW 88 Street	4 DV	D	D (10)
SW 137 Avenue (SR 925)	SW 88 Street to SW 104 Street	6 DV	D	C (10)
SW 137 Avenue (SR 925)	SW 104 Street to SW 128 Street	6 DV	E	C (10)
SW 137 Avenue	SW 136 Street to SW 152 Street	6 DV	E	C (10)
SW 72 Street/Sunset Drive	SW 162 Ave. to SW 157 Ave.	4 DV	E+20%	D (10)
	SW 157 Ave. to SW 147 Ave.	4 DV	E+20%	C (10)
	SW 147 Ave. to SW 137 Ave.	4 DV	E+20%	D (10)
Kendall Drive (SR 90)	SW 177 Ave. to SW 167 Ave.	4 DV	D	B (10)
	SW 167 Ave. to SW 152 Ave.	4 DV	E+20%	C (10)
	SW 152 Ave. to SW 147 Ave.	6 DV	E+20%	C (10)
	SW 147 Ave. to SW 137 Ave.	6 DV	E+20%	C (10)
SW 104 Street/Killian Dr.	SW 157 Ave. to SW 147 Ave.	4 DV	E+20%	D (10)
	SW 147 Ave. to SW 137 Ave.	4 DV	E+20%	C (10)
SW 120 Street	SW 147 Ave. to SW 137 Ave.	4 DV	D	C (10)
SW 152 Street/Coral Reef Dr.	SW 142 Ave to SW 137 Ave	4 DV	E+20%	E (10)

Source: Miami-Dade County Department of Planning and Zoning; Miami-Dade Public Works Department; and Florida Department of Transportation, July 2011.

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

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

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

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

Scenario	Assumed Use For Current CDMP Designation ¹ / Estimated No. Of Trips	Assumed Use For Requested CDMP Designation ² / Estimated No. Of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use Designation
Scenario 1	"Agriculture" (1 Residential Unit per 5 acres)	"Business and Office" (146,013 sq. ft. Commercial use)	
	2	603 ³	+ 601
Scenario 2	"Office/Residential" (1 Residential Unit per 5 acres) ¹	"Business and Office" (With Residential Development; 59 Single-Family detached dwelling units)	
	2	67	+ 65
Scenario 3	"Office/Residential" (1 Residential Unit per 5 acres) ¹	"Business and Office" (115,000 sq. ft. Commercial Use ⁴)	
	2	505 ³	+ 507

Source: Institute of Transportation Engineers, Trip Generation, 7th Edition, 2003; Miami-Dade County Public Works Department, July 2011.

Notes: ¹ Currently, the application site is designated "Agriculture" on the Adopted 2015 and 2025 Land Use Plan Map. The site is currently unimproved, but it is used for seasonal agriculture during the winter months. The Agriculture land use category allows residential development at a density of no more than one unit per five acres.

² The requested "Business and Office" land use category accommodates the full range of sales and service activities, including retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospital, medical buildings, nursing homes, entertainment, and residential uses. Residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway. Two development scenarios were analyzed under the requested Business and Office land use designation. Scenario 1 assumes the application site developed with 146,013 sq. ft of commercial use; and Scenario 2 assumes the site developed with residential use (59 single-family homes detached).

³ PM Peak Hour trips reduced due to pass-by trips (280).

⁴ Based on proposed CDMP Declaration of Restrictions limiting commercial development to 115,000 sq. ft. of retail use.

Traffic Concurrency Evaluation

An evaluation of peak-period traffic concurrency conditions as of July 14, 2011, which considers reserved trips from approved development not yet constructed, programmed roadway capacity improvements listed in the first three years of the MPO's adopted 2012 Transportation Improvement Program (TIP), and the application's traffic impacts, indicates that none of the roadway segments adjacent to and in the vicinity of the application site is predicted to operate below their adopted LOS standards. This condition is applicable to all three scenarios. All roadway segments that are currently monitored show acceptable peak-period concurrency LOS conditions. See "Traffic Impact Analysis" Table below.

Traffic Impact Analysis on Roadways Serving the Amendment Site
Roadway Lanes, Existing and Concurrency Peak Period Operating Level of Service (LOS)

Sta. Num.	Roadway	Location/Link	Num. Lanes	Adopted LOS Std.*	Peak Hour Cap.	Peak Hour Vol.	Existing LOS	Approved D.O's Trips	Conc. LOS w/o Amend.	Amendment Peak Hour Trips	Total Trips With Amend.	Concurrency LOS with Amend.
Scenario 1: Business and Office (146,013 sq. ft. shopping center)												
F-10	SW 88 Street/SR 94	SW 177 Ave. to SW 1167 Ave.	4DV	D	3560	1224	B	94	B	68	1386	B (10)
F-2529	SW 88 Street/SR 94	SW 167Ave. to SW 152 Ave.	6DV	E+20%	4080	2034	C	981	D	36	3051	D (10)
9724	SW 104 Street	SW 157 Ave. to SW 147 Ave.	4DV	E+20%	4248	2367	C	64	C	391	2822	C (10)
9857	SW 157 Avenue	SW 88 Street to SW 112 Street	4DV	D	3480	1376	C	0	C	36	1412	C (10)
9178	Hammocks Blvd.	SW 88 Street to SW 104 Street	4DV	D	1810	565	C	15	C	36	616	C (10)
Scenario 2: Business and Office With Residential Development (59 detached Single-Family dwelling units)												
F-10	SW 88 Street/SR 94	SW 177 Ave. to SW 1167 Ave.	4DV	D	3560	1224	B	94	B	8	1326	B (10)
F-2529	SW 88 Street/SR 94	SW 167Ave. to SW 152 Ave.	6DV	E+20%	4080	2034	C	981	D	4	3019	C (10)
9724	SW 104 Street	SW 157 Ave. to SW 147 Ave.	4DV	E+20%	4248	2367	C	64	C	43	2474	C (10)
9857	SW 157 Avenue	SW 88 Street to SW 112 Street	4DV	D	3480	1376	C	0	C	4	1380	C (10)
9178	Hammocks Blvd.	SW 88 Street to SW 104 Street	4DV	D	1810	565	C	15	C	4	584	C (10)
Scenario 3: Business and Office (115,000 sq. ft. shopping center)												
F-10	SW 88 Street/SR 94	SW 177 Ave. to SW 1167 Ave.	4DV	D	3560	1224	B	94	B	57	1375	B (10)
F-2529	SW 88 Street/SR 94	SW 167Ave. to SW 152 Ave.	6DV	E+20%	4080	2034	C	981	D	30	3045	D (10)
9724	SW 104 Street	SW 157 Ave. to SW 147 Ave.	4DV	E+20%	4248	2367	C	64	C	327	2758	C (10)
9857	SW 157 Avenue	SW 88 Street to SW 112 Street	4DV	D	3480	1376	C	0	C	30	1406	C (10)
9178	Hammocks Blvd.	SW 88 Street to SW 104 Street	4DV	D	1810	565	C	15	C	30	610	C (10)

Source: Compiled by Miami-Dade County Department of Planning and Zoning; Miami-Dade Public Works Department and Florida Department of Transportation, July 2011.

Notes: DV= Divided Roadway

* County adopted roadway level of service standard applicable to the roadway segment: D (90% capacity); E+20% (120% capacity) for roadways serviced with mass transit having 20 minutes or less headways between the Urban Development Boundary (UDB) and the Urban Infill Area (UIA).

() Indicates the year traffic count was taken and/or Level of Service updated

Scenario 1 assumes the Application site developed with commercial use (146,013 sq. ft. shopping center) under the requested "Business and Office" land use designation.

Scenario 2 assumes the Application site developed with residential use (59 single-family detached dwelling units) under the requested "Business and Office" land use designation.

Scenario 3 assumes the Application site developed with commercial use (115,000 sq. ft. shopping center) as limited by the proffered Declaration of Restrictions submitted by the applicant.

Future Conditions

A number of roadway capacity improvement projects are programmed for construction within the study area, including the six-lane widening of SW 88 Street between SW 162 Avenue and SW 150 Avenue, the widening from two to four lanes of SW 136 Street from SW 149 Street to SW 139 Court, and the widening from two to four lanes of SW 177 Avenue from SW 8 Street to SW 88 Street. The "Programmed Roadway Capacity Improvements" Table below lists all roadway capacity improvements programmed in the 2012 Transportation Improvement Program (TIP) for construction within this study area in Fiscal Years 2011/2012-2015/2016.

Programmed Roadway Capacity Improvements Fiscal Years 2011/2012 – 2015/2016

Roadway	From	To	Type of Improvement	Fiscal Year
SW 88 Street	SW 162 Avenue	SW 150 Street	Widen 4 to 6 lanes	UC
SW 136 Street	SW 149 Avenue	SW 139 Court	Widen 2 to 4 lanes	2009 – 2010
SW 177 Avenue	SW 8 Street	SW 88 Street	Widen 2 to 4 lanes	2014-2015

Source: 2012 Transportation Improvement Program, Metropolitan Planning Organization for the Miami Urbanized Area, June 23, 2011.

Note: UC means under construction.

According to the Miami-Dade Transportation Plan to the Year 2035, Cost Feasible Plan, a number of additional roadway capacity improvements are planned for this study area. As indicated in the "Planned Roadway Capacity Improvements" Table below, these improvements, listed as Priority I, Priority II, Priority III and Priority IV projects, are projects planned to be funded between 2009 and 2035.

Planned Roadway Capacity Improvements Fiscal Years 2010/2011 through 2034/2035

Roadway	From	To	Type of Improvement	Priority
SW 136 Street	SW 149 Avenue	SW 139 Court	Widen 2 to 4 lanes	I
SW 157 Avenue	SW 184 Street	SW 152 Street	Widen 2 to 4 lanes	I
Krome Ave./SR 997	SW 8 Street	SW 88 Street	Widen 2-to 4 lanes	II
Krome Ave./SR 997	SW 88 Street	SW 136 Street	Widen 2 to 4 lanes	II
SW 152 Street	SW 147 Avenue	SW 157 Avenue	Widen 2 to 4 lanes	III
Krome Ave./SR 997	SW 136 Street	SW 296 Street	Widen 2 to 4 lanes	IV
SW 72 Street	SW 157 Avenue	SW 117 Avenue	Widen 4 to 6 lanes	IV
SW 104 Street	SW 160 Ave	SW 167 Ave	Widen 2 to 4 lanes	IV

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

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

Future (2035) traffic conditions were evaluated in the study area to determine the adequacy of the roadway network to handle the demand of the amendment application, and to meet the adopted LOS standards through the year 2035.

The volume to capacity (V/C) ratio is a representation of the roadway volumes proportionate to the roadway capacity and an expression of the roadway LOS standards. The correlation between roadway LOS and the V/C ratio is as follows: V/C ration less than 0.70 is equivalent to

LOB B or better. V/C ratio of 0.71 to 0.80 is LOS C, v/c ratio of 0.81 to 0.90 is LOS D, V/C ratio of 0.91 to 0.1.0 is LOS E, and V/C ratio of greater than 1.0 is LOS F.

A future (2035) traffic impact analysis indicates that a number of roadways are projected to exceed, with and without the application's impacts, their adopted LOS standards by 2035. These roadways include the following east-west arterials: SW 42, SW 47, SW 56, SW 88, SW 96, SW 104, SW 120 and SW 128 Streets; and north-south arterials SW 122, SW 127, SW 137, SW 142, SW 147, SW 157 and SW 177 (Krome) Avenues. See "2035 Volume to Capacity (V/C) Ratios" Table below.

2035 Volume to Capacity (V/C) Ratios

Roadway Segments	Adopted LOS Std ¹	Base Scenario Without application			Scenario 1: Application Developed with Retail		Scenario 2: Application Developed with Residential	
		No. Of Lanes	V/C Ratios ²	Projected LOS	V/C Ratios ²	Projected LOS	V/C Ratios ₂	Projected LOS
Krome Avenue/SR997								
SW 8 Street to SW 88 Street	B	4	0.68 – 0.69	B	0.78 - 0.79	C	0.71 - 0.72	C
SW 88 Street to SW 152 Street	B	4	0.70 – 0.76	B/C	0.73 – 0.79	C	0.71– 0.77	C
SW 167 Avenue								
SW 72 Street to SW 88 Street	D	4	0.81– 0.88	D	0.80 – 0.84	D	0.80– 0.91	D
SW 88 Street to SW 104 Street	D	4	0.56 - 1.06	B/F	0.57 - 1.14	B/F	0.61 - 1.19	B/F
SW 157 Avenue								
SW 72 Street to SW 88 Street	D	4	0.56 – 0.68	B	0.54 – 0.67	B	0.57 - 0.69	B
SW 88 Street to SW 104 Street	D	4	0.78 - 1.16	C/F	0.76 - 1.20	C/F	0.78 - 1.17	C/F
SW 104 Street to SW 120 Street	D	4	0.90- 0.96	E	0.90- 0.92	E	0.91- 0.94	E
SW 120 Street to SW 152 Street	D	4	1.07- 1.14	F	1.04- 1.12	F	1.06- 1.13	F
SW 147 Avenue								
SW 72 Street to SW 88 Street	D	4	0.80 – 0.81	C/D	1.00 - 1.05	E/F	1.01 - 1.07	F
SW 88 Street to SW 104 Street	D	4	0.71 – 0.72	C	0.70 – 0.71	B/C	0.81 - 0.87	D
SW 104 Street to SW 120 Street	D	4	0.38- 0.55	B	0.38- 0.55	B	0.37- 0.55	B
SW 137 Avenue								
SW 72 Street to SW 88 Street	D	6	0.78 – 0.86	C/D	0.78- 0.87	C/D	0.79 – 0.87	C/D
SW 88 Street to SW 104 Street	D	6	0.81 – 0.99	D/E	0.81 – 0.98	D/E	0.81– 0.98	D/E
SW 104 Street to SW 120 Street	D	6	0.83 – 0.88	D	0.82 – 0.87	D	0.81 – 0.87	D
SW 120 Street to SW 136	E	6	0.91 –	E/F	0.91 –	E/F	0.90 -	E/F

Roadway Segments	Adopted LOS Std ¹	Base Scenario Without application			Scenario 1: Application Developed with Retail		Scenario 2: Application Developed with Residential	
		No. Of Lanes	V/C Ratios ²	Projected LOS	V/C Ratios ²	Projected LOS	V/C Ratios ²	Projected LOS
Street			1.06		1.05		1.04	
SW 136 Street to SW 152 Street	D	6	1.01 – 1.05	F	1.01 - 1.05	F	0.99 - 1.03	F
SW 72 Street/Sunset Drive								
SW 167 Ave to SW 157 Ave	D	4	0.16 – 0.78	B/C	0.16 – 0.73	B/C	0.17– 0.80	B/C
SW 157 Ave to SW 147 Ave	D	6	0.99 – 1.02	E/F	0.87 – 0.97	D/E	1.00 – 1.03	E/F
SW 147 Ave to SW 137 Ave	D	6	0.62 – 0.87	B/D	0.67 – 0.87	B/D	0.62– 0.88	B/D
SW 88 Street/Kendall Drive								
SW 177 Ave to SW 167 Ave	D	4	0.58 – 0.63	B	0.61 – 0.67	B	0.59 – 0.64	B
SW 167 Ave to SW 137 Ave	D	6	0.38 – 0.67	B	0.29 – 0.67	B	0.31– 0.71	B/C
SW 104 Street/Killian Parkway								
SW 167 Ave to SW 147 Ave	E+20%	4	0.28 – 0.69	B	0.28 – 0.31	B	0.30 – 0.33	B
SW 147 Ave to SW 137 Ave	E+20%	4	0.68 – 0.84	B/D	0.78 – 0.83	C/D	0.78– 0.83	C/D
SW 120 Street								
SW 157 Ave to SW 147 Ave	D	4	0.22 - 0.32	BD	0.21 – 0.31	B	0.2 – 0.31	B
SW 147 Ave to SW 137 Ave.	D	4	0.80 - 0.90	C/D	0.81 – 0.91	D/E	0.81 – 0.91	D/E
SW 136 Street								
SW 157 Ave to SW 147 Ave	D	4	0.68 – 0.89	B/D	0.70 - 0.87	B/D	0.68 - 0.88	B/D
SW 147 Ave to SW 137 Ave	D	4	0.87 – 1.43	D/F	0.85 – 1.42	D/F	0.86 – 1.42	D/F
SW 152 Street								
SW 157 Ave to SW 147 Ave.	E+20%	4	0.52 – 0.53	B	0.51 – 0.53	B	0.68– 0.88	B/D
SW 147 Ave. to SW 137 Ave.	E+20%	4	0.88 - - 0.95	D/E	0.84 - - 0.96	D/E	0.86– 0.98	D/E

Source: Compiled by Miami-Dade County Department of Planning and Zoning; Metropolitan Planning Organization, July 2011.

Notes: ¹ Minimum Peak-period operating Level of Service (LOS) standard for State and County roadways.

² Volume-to-Capacity (v/c) ratio, which is the ratio of the number of vehicles using the road to the road capacity. The V/C model output is expressed using daily volumes.

Application Impacts

The Estimated PM Peak Hour Trip Generation Table, above, identifies the estimated number of PM peak hour trips that would be generated by the three potential development scenarios analyzed. If the application site were developed with a neighborhood shopping centers (maximum potential development of 146,013 sq. ft. of retail space or the 115,000 sq. ft. of retail space proposed by the applicant in its Declaration of Restrictions) under the requested "Business and Office" land use designation, it would generate approximately 601 or 507 more PM peak hour trips, respectively, than the potential residential development that could take place under the current "Agriculture" land use designation. On the other hand, if the Application site were developed with residential use only (59 single-family dwelling units) under the requested "Business and Office" land use designation, it would generate approximately 65 more PM peak hour trips than the potential residential development that could take place under the current CDMP land use designation. It should be noted that currently no roadway segment in the immediate vicinity of the application site exceeds the adopted LOS standard applicable to the roadways.

In analyzing the potential trip distribution of the trips generated by the three potential development scenarios, it appears that the commercial and residential development under the requested "Business and Office" land use designation would not adversely impact the levels of service of the roadways adjacent to and in the vicinity of the application site.

The future (2035) traffic condition analysis, which was performed by the Metropolitan Planning Organization (MPO) using the Southeast Florida Regional Planning Model (SERPM), indicates that some roadway segments within the study area and in the vicinity of the application site are projected to exceed their adopted LOS standards, with and without the application's traffic impact. These roadway segments are: SW 177 Avenue from SW 8 to SW 152 Streets is projected to operate at its adopted LOS B standard and will deteriorate to LOS C with the application's impact; SW 167 Avenue from SW 88 Street to SW 104 Street is projected to operate at LOS B(0.56)/F(1.06) but will further deteriorate to LOS B(0.57)/F(1.14) with the application's impact; SW 157 Avenue from SW 88 Street to SW 104 Street is projected to operate at LOS C(0.78)/F(1.16) and will further deteriorate to LOS C(0.76)/F(1.20) with the application's impact; SW 120 Street from SW 147 Avenue SW 137 Avenue is projected to operate at acceptable LOS C(0.80)/D(0.90.) but will further deteriorate to LOS D(0.81)/E(0.91) with the application's impact. The "2035 Volume-to-Capacity (V/C) Ratios" Table, above, lists those roadway segments within the Study Area and in the vicinity of the Application site that are projected to exceed by 2035 their adopted LOS standard, and provides the impacts that each development scenario (Scenarios 1, 2 and 3) would have on the 2035 roadway network.

Applicant's Traffic Impact Analysis

The applicant, Ferro Investment Group II, LLC, submitted the *Portofino Bay Land Use Amendment Traffic Study (July 2011)* report in support of the application. The traffic study, which was prepared by David Plummer & Associates, Inc., evaluated the transportation impacts resulting from the requested CDMP amendment based on a proposed commercial development of 100,000 sq. ft. of retail; buildout is anticipated by the year 2015. It should be pointed out that the applicant proffered a Declaration of Restrictions limiting commercial development on the application site to 115,000 sq. ft. of retail use. The traffic study summarizes the findings of the traffic concurrency analysis for the anticipated buildout year (2015) conditions of the adjacent roadways and surrounding roadway network with the project's traffic impacts. The traffic consultant concludes that the concurrency analysis shows that sufficient transportation capacity is available to support the proposed development (100,000 sq. ft. of retail space). A copy of the traffic impact analysis report is attached in Appendix D of this report.

Miami-Dade County Public Works (PWD) Department and Department of Planning and Zoning (DP&Z) staff reviewed the July 2011 Traffic Study and have concerns regarding the use of 100,000 sq. ft. of retail space rather than the 115,000 sq. ft. proposed in the declaration of restrictions proffered by the applicant, the 112 pass-by trips mentioned in Exhibit 4 on page 5 of the report which could not be verified; and the exclusion of traffic count station 9178 and 9844, which are currently monitored, in the concurrency analysis. Upon review of the traffic information provided, County staff concludes that the reported traffic count stations appear to meet concurrency.

Transit

Existing Service

Metrobus Routes 104 and 204/Killian KAT serve the area within this Application. The Table below shows the existing service frequency in summary form.

Metro Route Service Summary

Routes	Service Headways (in minutes)						Proximity to Bus Route (miles)
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8 PM)	Overnight	Saturday	Sunday	
104	N/A	N/A	N/A	N/A	60	60	0.0
204/Killian KAT	7.5	N/A	30	N/A	N/A	N/A	0.0

Source: 2011 Transit Development Plan, Miami-Dade Transit, December July 2011.

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

Future Conditions

Transit improvements to the existing Metrobus service in the immediate area, such as extensions and realignments to the current routes, are not planned for the next ten years as noted in the 2021 Recommended Service Plan within the 2011 Transit Development Plan (TDP).

Based on the CDMP threshold for traffic and/or transit service within a ½ mile distance, the estimated operating costs of the existing service are not associated with this application.

Major Transit projects

No major transit improvements to the existing transit service and system in the immediate vicinity of the application site are planned for the next ten years as noted in the 2011 TDP.

Application Impacts

A preliminary analysis was performed in the Traffic Analysis Zones (TAZ) 1254 and 1255 where the application is located. If the proposed amendment is approved, the expected transit impact produced by this application is minimal and can be absorbed by the existing transit in the area.

Other Planning Considerations

Appropriate Guidelines of Urban Form should be considered for this site. Below are the applicable guidelines as listed in the CDMP.

- Guideline 1 The section line roads should form the physical boundaries of neighborhoods.
- Guideline 2 The section line, half section line, and quarter-section line road system should form a continuous network, interrupted only when it would destroy the integrity of a neighborhood or development, or when there is a significant physical impediment. Pedestrian and vehicular traffic networks should serve as physical links between neighborhoods, with multiple points of access between neighborhoods.
- Guideline 4 Intersections of section line roads shall serve as focal points of activity, hereafter referred to as activity nodes. Activity nodes shall be occupied by any nonresidential components of the neighborhood including public and semi-public uses. When commercial uses are warranted, they should be located within these activity nodes. In addition, of the various residential densities, which may be approved in a section through density averaging or on an individual site basis, the higher density residential uses should be located at or near the activity nodes.

Proliferation of Urban Sprawl

The Miami-Dade County Strategic Plan and the CDMP call for the promotion of urban infill and redevelopment while discouraging urban sprawl. In addition, Chapter 163.3177(6)9, Florida Statutes (F.S.), requires Future Land Use Elements and Future Land Use Element amendments to discourage urban sprawl. The statute provides 13 indicators of the proliferation of urban sprawl and 8 indicators of discouragement of urban sprawl. The Statute further provides that a Future Land Use Element or plan amendment shall be deemed to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves 4 or more of the 8 indicators for the discouragement of urban sprawl.

The application has not demonstrated that it achieves any of the 8 indicators for the discouragement of urban sprawl. Instead, the application demonstrates that it achieves 7 indicators for the proliferation of urban sprawl. Pursuant to Chapter 163.3177(6)9, F.S., the proposed amendment does not discourage urban sprawl, but instead, would proliferate urban sprawl if approved. Therefore, approval of the application would be in contravention of the statutory requirement to discourage urban sprawl.

The 7 indicators for the proliferation of urban sprawl are provided in italics below and briefly discussed in relation to the application:

1. *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development:* The application proposes an intrusion of unwarranted urban development into the agricultural area, and there is no demonstrated need for the proposed development. Additionally, an undeveloped 40-acre tract is within ½ mile of the site, is inside the urban service area, and is designated for commercial development.

2. *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems:* The application proposes to develop viable agricultural land that is located in the West Wellfield protection area when there is adequate land available for the proposed commercial development.
3. *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments:* The application proposes an intrusion of urban development into agricultural land that would be surrounded on the west, south and east by agricultural lands and would only be contiguous to the existing urban service area along the site's northern boundary.
4. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils:* The application site is in an area of large contiguous agricultural tracts, and if developed, would fracture the agricultural lands. Additionally, the application's proposed intrusion of urban development into the agricultural area would exert development pressures on the abutting farmlands, and primarily the farmlands east of the application site. The Agricultural properties immediately east of the application site would be adjacent to urban development on three sides (the east and north, and the west) should this application be approved.
5. *Fails to provide a clear separation between rural and urban uses:* The application site is in an area of large contiguous agricultural tracts, and if developed, would fracture the agricultural lands and would not be separated/buffered from the abutting farmlands. The site could be impacted by farming activities, such as during periods of pesticide application.
6. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities:* The application proposes an intrusion of urban development into the agricultural area that would exert development pressures on the abutting farmlands, and primarily the farmlands east of the application site. The Agricultural properties immediately east of the application site would be adjacent to urban development on three sides (the east and north, and the west) should this application be approved.
7. *Fails to encourage a functional mix of uses:* The application proposes an intrusion of urban development (on agricultural land) into the agricultural area that would exert development pressures on the abutting farmland. The development proposes neighborhood retail intended to serve the neighboring residential communities that are within the urban service area.

The remaining 6 indicators of urban sprawl are provided below:

1. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low- intensity, low-density, or single-use development or uses.
2. Fails to maximize use of existing public facilities and services.
3. Fails to maximize use of future public facilities and services.
4. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

5. Results in poor accessibility among linked or related land uses.
6. Results in the loss of significant amounts of functional open space.

Consistency with CDMP Goals, Objectives, Policies and Concepts

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

Land Use Concept 13: Avoid excessive scattering of industrial or commercial employment locations.

Land Use Concept 14: Encourage agriculture as a viable economic use of suitable lands.

- 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.
- LU-1G Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to relate to adjacent development, and large uses should be planned and designed to serve as an anchor for adjoining smaller businesses or the adjacent business district. Granting of commercial or other non-residential zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.
- LU-1O: Miami-Dade County shall seek to prevent discontinuous, scattered development at the urban fringe particularly in the Agriculture Areas, through its CDMP amendment process, regulatory and capital improvements programs and intergovernmental coordination activities.
- LU-2: Decisions regarding the location, extent and intensity of future land use in Miami-Dade County, and urban expansion in particular, will be based upon the physical and financial feasibility of providing, by the year 2015, all urbanized areas with services at levels of service (LOS) which meet or exceed the minimum standards adopted in the Capital Improvements Element.
- LU-2A. All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE), except as otherwise provided in the "Concurrency Management Program" section of the CIE.
- LU-2B: Priority in the provision of services and facilities and the allocation of financial resources for services and facilities in Miami-Dade County shall be given first to serve the area within the Urban Development Boundary (UDB) of the Land Use Plan (LUP) map. Second priority shall support the staged development of the Urban Expansion Area (UEA). Urban services and facilities which support or encourage urban development in Agriculture and Open Land areas shall be avoided, except for those improvements necessary to protect public health and safety and which service the localized needs of these non-urban areas.

- LU-8B: Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.
- LU-8C: Through its planning, capital improvements, cooperative extension, economic development, regulatory and intergovernmental coordination activities, Miami-Dade County shall continue to protect agriculture as a viable economic use of land in Miami-Dade County.
- LU-8E Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated to consider consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:
- (i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County.
 - (ii) Enhance provision of services at or above adopted LOS standards.
 - (iii) Be compatible with abutting and nearby land uses and protection of the character of established neighborhoods.
 - (iv) Enhance or degrade environmental or historical resources, features or systems of County significance.
- LU-8F: The Urban Development Boundary (UDB) should contain developable land having capacity to sustain projected countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report (EAR) plus a 5-year surplus (a total 15-year Countywide supply beyond the date of EAR adoption). Furthermore, the adequacy of non-residential land supplies shall be determined on the basis of use, as well as the Countywide supply within the UDB. The adequacy of land supplies for neighborhood- and community-oriented business and office uses shall be determined on the basis of localized subarea geography such as Census Tracts, Minor Statistical Areas (MSAs) and combinations thereof.
- LU-8G: When considering land areas to add to the UDB, after demonstrating that a need exists, in accordance with foregoing Policy LU-8F:
- ii) The following areas shall be avoided:
 - b) Land designated Agriculture on the Land Use Plan map.
- LU-10A: Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation.
- TC-1D: Issuance of all development orders for new development or significant expansions of existing development shall be contingent upon compliance with the Level of Service standards contained in Policy TC-1B, except as otherwise provided in the "Concurrency Management Program" section of the Capital Improvements Element.
- CIE-3: CDMP land use decisions will be made in the context of available fiscal resources such that scheduling and providing capital facilities for new development will not degrade adopted service levels.

- WS-1: In order to serve those areas where growth is encouraged and to discourage urban sprawl, the County shall plan and provide for potable water supply, and sanitary sewage disposal on a countywide basis in concert and in conformance with the future land use element of the comprehensive plan.
- WS-1A: The area within the Urban Development Boundary of the adopted Land Use Plan Map shall have the first priority in providing potable water supply, and sanitary sewage disposal, and for committing financial resources to these services. Future development in the designated Urban Expansion Area shall have second priority in planning or investments for these services. Investments in public water and sewer service shall be avoided in those areas designated for Agriculture, Open Land, or Environmental Protection on the Land Use Plan map, except where essential to eliminate or prevent a threat to public health, safety, or welfare.
- CIE-5: Development approvals will strictly adhere to all adopted growth management and land development regulations and will include specific reference to the means by which public facilities and infrastructure will be provided.
- CIE-5A: It is intended that previously approved development be properly served prior to new development approvals under the provisions of this Plan. First priority will be to serve the area within the Urban Development Boundary of the Land Use Plan (LUP) map. Second priority for investments for services and facilities shall support the staged development of the Urban Expansion Area (UEA). Urban services and facilities which support or encourage urban development in Agriculture and Open Land areas shall be avoided, except for those improvements necessary to protect public health and safety and which service highly localized needs.

APPENDICES

Appendix A: Map Series

Appendix B: Amendment Application

Appendix C: Miami-Dade County Public Schools Analysis

Appendix D: Applicant's Traffic Study Executive Summary

Appendix E: Fiscal Impact Analysis

Appendix F: Proposed Declaration of Restrictions

Appendix G: Photos of Site and Surroundings

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APPENDIX A

Map Series

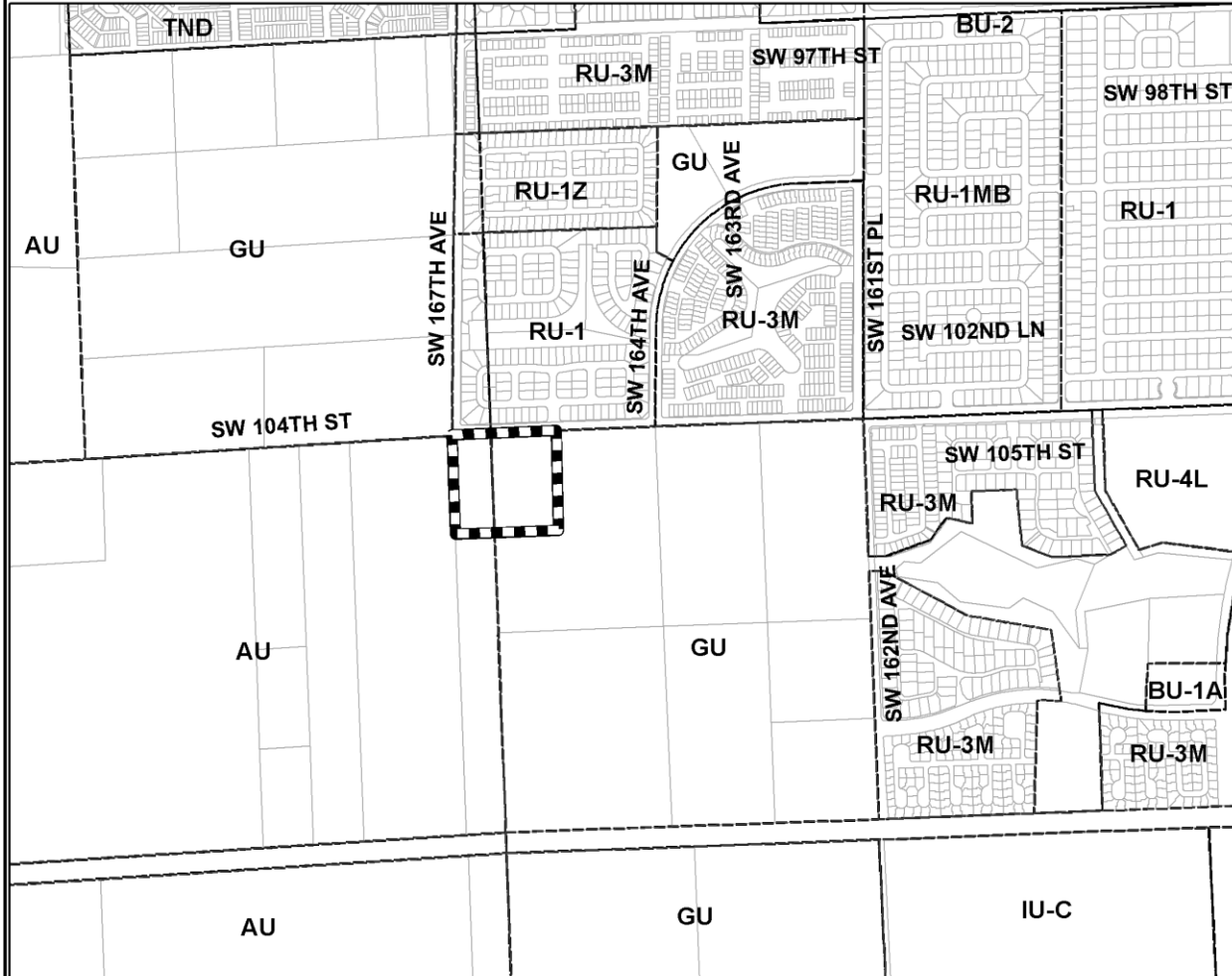
- Aerial Photo
- Current Zoning Map
- Existing Land Use Map
- CDMP Land Use Map
- Proposed CDMP Land Use Map

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APPLICATION NO. 3 AERIAL PHOTO



APPLICATION NO. 3 ZONING MAP

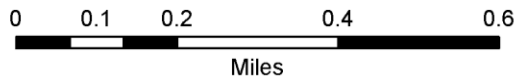


APPLICATION AREA

Source: Miami-Dade County
Department of Planning and Zoning, July 2011

ZONING DISTRICTS

GU	INTERIM
AU	AGRICULTURAL
RU-1	SINGLE FAMILY RESIDENTIAL (7, 500 sq. ft. net)
RU-1Z	SINGLE FAMILY ZERO LOT LINE DEVELOPMENT RESIDENTIAL (4,500 sq. ft. net)
RU-1M(b)	SINGLE FAMILY MODIFIED RESIDENTIAL (6,000 sq. ft. net)
RU-3M	MINIMUM APARTMENT HOUSE (12.9 units/net acre)
RU-4L	LIMITED APARTMENT HOUSE (23 units/net acre)
TND	TRADITIONAL NEIGHBORHOOD (3 acre gross minimum)
BU-1A	LIMITED BUSINESS
BU-2	SPECIAL BUSINESS
IU-C	CONDITIONAL INDUSTRIAL



APPLICATION NO. 3 EXISTING LAND USE

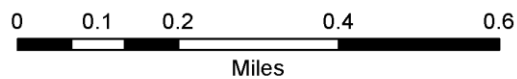


APPLICATION AREA

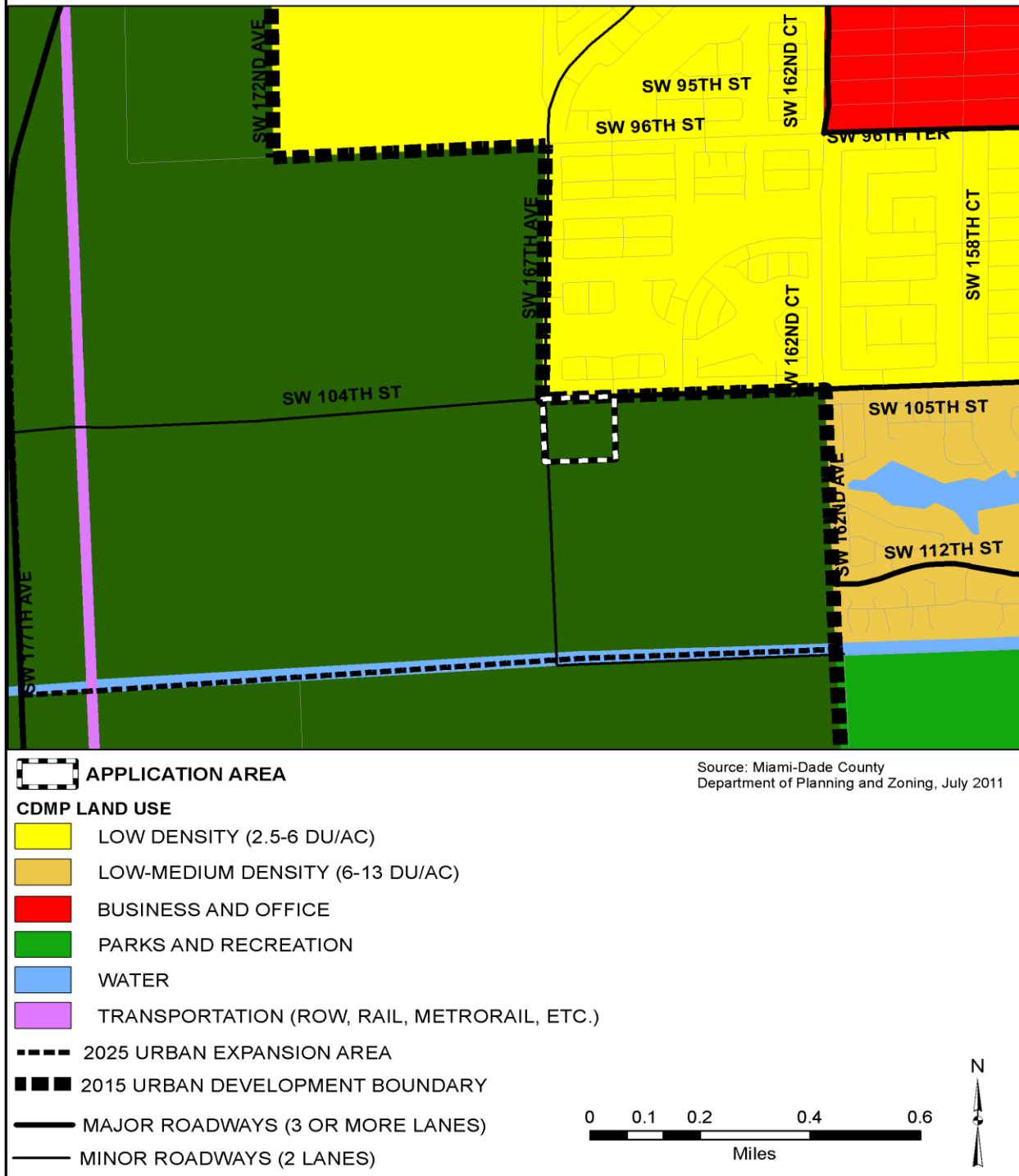
EXISTING LAND USE

- SINGLE FAMILY
- LOW-DENSITY MULTI-FAMILY
- INSTITUTIONAL
- AGRICULTURE
- PARKS, CONSERVATION AREAS
- WATER

Source: Miami-Dade County
Department of Planning and Zoning, July 2011



APPLICATION NO. 3 CDMP LAND USE



APPENDIX B

Amendment Application

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**APPLICATION FOR AN AMENDMENT TO THE
LAND USE PLAN MAP OF THE MIAMI-DADE COMPREHENSIVE DEVELOPMENT
MASTER PLAN**

1. APPLICANT

FERRO INVESTMENT GROUP II, LLC
c/o Mario Ferro, Jr. - Managing Member
8165 North West 155 Street
Miami Lakes, FL 33016

2011 MAY -2 P 12: 35

PLANNING & ZONING
METROPOLITAN PLANNING SECT

2. APPLICANT'S REPRESENTATIVE

Miguel Diaz De la Portilla, Esq.
Becker & Poliakoff
121 Alhambra Plazas
10th Floor
Coral Gables, Florida 33134
(305)262-4433
mportilla@becker-poliakoff.com

By: _____

Miguel Diaz De la Portilla, Esq.

Date: _____

5/2/11

3. DESCRIPTION OF REQUESTED CHANGE

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

A change to the adopted 2015-2025 Land Use Plan Map is requested.

B. Description of the Subject Property

Portions of the West 1/2 of the Northwest 1/4 of Section 8, and NE. 1/4 of Section 7, Township 55 South Range 39 East, Miami-Dade County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of said Section 7, per Map of Township 55 line of said Section 7, for 5,099.48 feet (Deed 5,097 feet) to the Northeast corner of parcel of land described in Deed recorded in Official Records Book 2737, Page 489 of the Public Records of Miami-Dade County, Florida, thence continue N 86° 20' 39" E for 257.85 feet to the NE. corner of said Section 7, also being the NW. corner of said Section 8, and the POINT OF BEGINNING of the hereinafter described parcel of land; thence N87° 49' 33" E along the North line of said Section 8, for 414.13 feet; thence run S02° 16' 32" E, parallel with and 671.98 feet West of the West line of said Section 8, per Ford's 1940 Survey for 641.75 feet; thence S 87° 49' 33" W parallel with the North line of said Section 8 for

671.98 feet to the West line of said Section 8; thence N 02° 16' 32" W along the West line of said Section 8 for 641.75 feet to the NE. corner of Section 7, per Ford's 1940 Survey, also the SW. corner of Section 5, Township 55 South, Range 39 East per agreement recorded in Official Records Book 14242, at Page 597 of the Public Records of Miami-Dade County, Florida; thence N 87° 49' 33" E for 257.85 feet to the POINT OF BEGINNING. ("Property")

C. Gross Acreage

Application area: ±8.38 Net Acres (9.9 Gross Acres)

Acreage Owned by Applicant: ± 8.38 Net Acres (9.9 Gross Acres)

D. Requested Change

1. It is requested that the Urban Development Boundary ("UDB") be extended to include the Applicant's Property.
2. It is requested that ± 8.38 Net (9.9 Gross) Acres of the subject area be re-designated on the Land Use Plan Map from "*Agriculture*" to "*Business and Office Use*".
3. If accepted by the Board of County Commissioners, the Applicant will submit a covenant at the appropriate time, whose restrictions shall be added to the *Table of Land Use Element Text*. The Declaration of Restrictions will prohibit residential uses and place limitations on certain business uses.

Previously filed applications:

Application 4 April 2009

Application 9 April 2007

Application 13 April 2005

4. REASONS FOR AMENDMENT

The basis for this application ("Application") is to provide both Miami Dade County ("County") and the local area where the Property is located with local employment opportunities through the development of a modest and sustainable, neighborhood retail center, of approximately ± 8.38 Net (9.9 Gross) Acres. The Application is consistent with the CDMP for the following reasons (citing to specific provisions of the CDMP; our comments in bold):

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.

The Property is currently located within the Urban Expansion Area (“UEA”), and abuts the UDB to the north. Approval of the Application allows for contiguous urban expansion, rather than urban sprawl. Approval further provides local employment opportunities for the surrounding residential uses through the development of a neighborhood retail center, including uses for pedestrian activity in the area surrounding the current residential development. Pursuant to Miami Dade County’s 2010 Evaluation and Appraisal Report, adopted March 23, 2011 (“EAR”), an important consideration related to absorption is that “...some commercial uses are ‘population serving’ and should be distributed throughout the community with consideration for convenience to the residential population.” *EAR page 1.139* Simply put, approval provides local residents the opportunity to work, procure necessary goods and services and spend quality time with their families in their very own neighborhood, as opposed to travelling by automobile, or other modes of transportation to accomplish the very same thing.

Policy 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.

The Property is contiguous to an existing urban development and acceptable Levels of Services are available for development of same. The site is currently vacant and in an environmentally suitable area. Further, water and sewer mains are available for hook up to the property, and adequate police and fire services are available. Therefore, the Application is in concert with Policy LU-1C.

Policy LU-1G

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

The Application, which seeks to create a business development through the construction of a neighborhood retail center, is adjacent to an existing residential development, furthering the policies as set for in Policy LU-1G.

Objective LU-8

Miami-Dade County shall maintain a process for periodic amendment to the Land Use Plan Map consistent with the adopted Goals, Objectives and Policies of this plan, which will provide that the Land Use Plan Map accommodates projected countywide growth.

The proposed “*Business and Office*” designation, offers a transitional use, density and intensity of development with respect to the surrounding land uses that includes residential development abutting the Property to the north and educational development abutting the Property to the northwest. The Property is located within the UEA, an area that is set aside specifically to accommodate projected countywide growth through the CDMP.

Policy LU-8A

Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; a variety of affordable housing options; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities Density patterns should reflect the Guidelines for Urban Form contained in this Element.

The surrounding land uses combined with the proposed *Business and Office* designation for the Property, serves to provide “proximity and accessibility to employment,” and commercial centers as contemplated by Policy LU-8A. Further, it encourages pedestrian and business activity at the proposed neighborhood retail center; and potential employment opportunities for the County residents in the area.

Policy LU-8B

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

Approval of this application promotes the distribution of the neighborhood or community serving retail sales uses and professional offices, to reflect spatial distribution of the residential population surrounding the Property. The proposed development provides the surrounding area with an opportunity to procure goods and services, and potential employment, close to their residence.

Policy LU-8E

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

- i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;
- ii) Enhance or impede provision of services at or above adopted LOS Standards;
- iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and

iv) Enhance or degrade environmental or historical resources, features or systems of County significance; and

v) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.

The Property furthers Policy LU-8E(i) specifically by increasing the commercially zoned or designated supply in an area and county where similarly zoned or designated vacant property is rapidly nearing absorption. The application satisfies Policy LU-8E(ii) by enhancing the County's provision of services because it is located inside the UEA. The County is currently considering expansion of the UDB into the UEA by planning for infrastructure and services in these areas. The Application is also consistent with LU-8E(iii) as the abutting residential and educational uses to the north would be well served by a community retail center, due to the location of the Property. In fact, there is no danger to the character of the neighborhood to the north, as it is separated by a public right-of-way.

Policy LU-8F

The Urban Development Boundary (UDB) should contain developable land having capacity to sustain projected countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report (EAR) plus a 5- year surplus (a total 15-year Countywide supply beyond the date of EAR adoption). The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in policy LU-7F. The adequacy of non-residential land supplies shall be determined on the basis of land supplies in subareas of the County appropriate to the type of use, as well as the Countywide supply within the UDB. The adequacy of land supplies for neighborhood- and community-oriented business and office uses shall be determined on the basis of localized subarea geography such as Census Tracts, Minor Statistical Areas (MSAs) and combinations thereof. Tiers, Half-Tiers and combinations thereof shall be considered along with the Countywide supply when evaluating the adequacy of land supplies for regional commercial and industrial activities.

The Application is for non-residential use; specifically, the development of a neighborhood retail center. Pursuant to a review of Miami-Dade County's projected absorption of Land for Commercial Uses, with specific regard to Minor Statistical Area ("MSA") 6.2 (in which the Property is located), the supply of commercial zoned or designated land will be depleted by 2030, according to information provided by County staff. While 2030 is the actual depletion year, the process to develop the Property, including the Application, zoning applications, potential platting process and building permit process could take years to complete. The Application is timely and consistent with the County's overall plans, goals, objectives and provisions of the CDMP.

Policy LU-8G

When considering land areas to add to the UDB, after demonstrating that a need exists, in accordance with foregoing Policy LU-8F:

- i) The following areas shall not be considered:
 - a) The Northwest Wellfield Protection Area located west of the Turnpike Extension between Okeechobee Road and NW 25 Street and the West Wellfield Protection Area west of SW 157 Avenue between SW 8 Street and SW 42 Street;
 - b) Water Conservation Areas, Biscayne Aquifer Recharge Areas, and Everglades Buffer Areas designated by the South Florida Water Management District;
 - c) The Redland area south of Eureka Drive; and
- ii) The following areas shall be avoided:
 - a) Future Wetlands delineated in the Conservation and Land Use Element;
 - b) Land designated Agriculture on the Land Use Plan map;
 - c) Category 1 hurricane evacuation areas east of the Atlantic Coastal Ridge;
 - d) Comprehensive Everglades Restoration Plan project footprints delineated in Tentatively Selected Plans and/or Project Implementation Reports; and
- iii) The following areas shall be given priority for inclusion, subject to conformance with Policy LU-8F and the foregoing provision of this policy:
 - a) Land within Planning Analysis Tiers having the earliest projected supply depletion year;
 - b) Land contiguous to the UDB;
 - c) Locations within one mile of a planned urban center or extraordinary transit service; and
 - d) Locations having projected surplus service capacity where necessary facilities and services can be readily extended.

The Property is not in an area that will not be considered for inclusion within the UDB pursuant to LU-8G(i). Its current Agricultural designation, LU-8G(ii), indicates it should be avoided if a need exists for commercially zoned or designated parcels. The Application is consistent with the CDMP for the following reasons: (i) depletion of commercial property is currently estimated by 2030, (ii) the Property abuts the UDB to the north, (iii) the Property is located in the UEA, a clear indication that the County has already envisioned that the Property will be included within the urban zone; (iv) the proximity of the Property to surrounding residential and educational uses minimizes any potential agricultural value of the Property; and (v) the Property's proximity to existing development, and surrounding conditions, make any agricultural use unviable. The Application complies with Policy LU-8G(iii)(b) of the CDMP Land Use Element, which states that land contiguous to the UDB should be given priority for inclusion.

Supply and Demand

As previously discussed herein, the Property is located in MSA 6.2. Currently, there are 258.9 acres of vacant, commercially zoned or designated, land in the subject MSA. The average annual absorption rate of commercially zoned or designated vacant land projected for the 2010-2030 period in MSA 6.2 is 13.69 acres per year. At the projected rate of absorption, the referenced MSA will be depleted of its supply of commercially zoned or designated land after 2030. It is important to note that the ratio of commercial acres per thousand persons in the referenced MSA is below the County average for both 2020 and 2030 (see —Projected Absorption of Land for Commercial Uses□ table). *EAR Table 1.1-12*. If approved, the proposed amendment would add 9.9 gross acres of commercial land to the County's supply.

In sum, this application is consistent with the goals, objectives, policies and provisions of the Miami-Dade County Comprehensive Development Master Plan, as amended through April 28, 2010.

5. ADDITIONAL MATERIAL SUBMITTED

Property survey prepared by J.F. Lopez & Associates, Inc., dated April 21, 2009.

Supplemental information to be submitted at a later time, but prior to the June 29, 2009 deadline for technical reports.

6. DISCLOSURE OF INTEREST

A completed Disclosure of Interest Form is attached hereto.

7. The Application does not include real property which is not owned by the Applicant. As such, section is not applicable.

ATTACHMENTS

Exhibit "A" -Legal Description of Application Area

One Aerial Photo

One Section Map

Survey of Area

EXHIBIT "A"

LEGAL DESCRIPTION OF APPLICATION AREA

Portions of the West 1/2 of the Northwest 1/4 of Section 8, and NE. 1/4 of Section 7, Township 55 South Range 39 East, Miami-Dade County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of said Section 7, per Map of Township 55 line of said Section 7, for 5,099.48 feet (Deed 5,097 feet) to the Northeast corner of parcel of land described in Deed recorded in Official Records Book 2737, Page 489 of the Public Records of Miami-Dade County, Florida, thence continue N 86° 20' 39" E for 257.85 feet to the NE. corner of said Section 7, also being the NW. corner of said Section 8, and the POINT OF BEGINNING of the hereinafter described parcel of land; thence N87° 49' 33" E along the North line of said Section 8, for 414.13 feet; thence run S02° 16' 32" E, parallel with and 671.98 feet West of the West line of said Section 8, per Ford's 1940 Survey for 641.75 feet; thence S 87° 49' 33" W parallel with the North line of said Section 8 for 671.98 feet to the West line of said Section 8; thence N 02° 16' 32" W along the West line of said Section 8 for 641.75 feet to the NE. corner of Section 7, per Ford's 1940 Survey, also the SW. corner of Section 5, Township 55 South, Range 39 East per agreement recorded in Official Records Book 14242, at Page 597 of the Public Records of Miami-Dade County, Florida; thence N 87° 49' 33" E for 257.85 feet to the POINT OF BEGINNING.

DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT(S) NAME AND ADDRESS:

Ferro Investment Group II, LLC

8165 North West 155 Street

Miami Lakes, FL 33016

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

2. PROPERTY DESCRIPTION:

Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

<u>APPLICANT</u>	<u>OWNER OF RECORD</u>	<u>FOLIO NUMBER</u>	<u>SIZE IN ACRES</u>
------------------	------------------------	---------------------	----------------------

<u>Ferro Investment Group II, LLC</u>	<u>30-5908-000-0030</u>	<u>41.28 (a portion of)</u>
---------------------------------------	-------------------------	-----------------------------

<u>Ferro Investment Group II, LLC</u>	<u>30-5907-000-0012</u>	<u>14.44 (a portion of)</u>
---------------------------------------	-------------------------	-----------------------------

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

<u>APPLICANT</u>	<u>OWNER</u>	<u>LESSEE</u>	<u>CONTRACT FOR PURCHASE</u>	<u>OTHER(attach explanation)</u>
------------------	--------------	---------------	------------------------------	----------------------------------

<u>N/A</u>				
------------	--	--	--	--

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

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

<u>INDIVIDUALS NAME AND ADDRESS</u>	<u>PERCENTAGE OF ITNEREST</u>
-------------------------------------	-------------------------------

<u>N/A</u>	
------------	--

principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

N/A

Date of Contract: _____

Ownership interest in detailed below.

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

N/A

5. DISCLOSURE OF OWNER'S INTEREST:

Complete only if an entity other than the applicant is the owner of record as shown on 2.a., above.

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

INDIVIDUAL'S NAME AND ADDRESS	PERCENTAGE OF INTEREST
-------------------------------	------------------------

N/A

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

CORPORATION NAME: N/A

NAME, ADDRESS AND OFFICE (if applicable) PERCENTAGE OF STOCK

N/A

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

TRUSTEES NAME: N/A

BENEFICIARY'S NAME AND ADDRESS/ PERCENTAGE OF INTEREST

N/A

d. If the applicant is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners and the percentage of interest held by each partner. Note: where the partner(s) consist of another partnership(s), corporation (s) trust (s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

PARTNERSHIP NAME: N/A

NAME AND ADDRESS OF PARTNERS PERCENTAGE OF INTEREST

N/A

e. If the applicant is party to a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. (Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity).

<u>NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
-------------------------	-------------------------------

<u>N/A</u>	

Date of Contract: N/A

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

N/A

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, hut prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

(Signature Page Follows)

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

Ferro Investment Group II, LLC, Florida Corporation

By: *Mario Ferro*
Mario Ferro, Jr. - Managing Member

Sworn to and subscribed before me
this 2 day of ~~April~~ May, 2011

Linda M. Manfred
Notary Public, State of Florida at Large
My Commission Expires:



Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest In the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

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APPENDIX C

Miami-Dade County Public Schools Analysis

Not applicable. The Declaration of Restrictions proffered by the applicant prohibits residential development on the application site.

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Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Alberto M. Carvalho

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

August 17, 2011

VIA ELECTRONIC MAIL

Becker and Poliakoff
121 Alhambra, 10th Floor
Coral Gables, FL 33134

**RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS
FERRO INVESTMENT GROUP II, LLC – LAND USE APPLICATION No. 3
LOCATED APPROXIMATELY AT SW 104 STREET AND SW 167 AVENUE
PH3011080400138 – Folio No. 3059080000030**

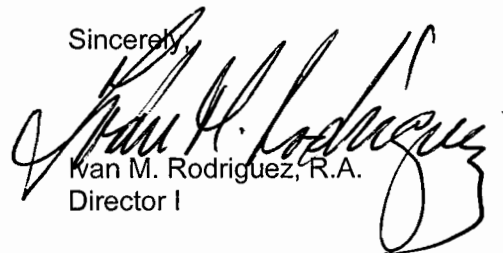
Dear Applicant:

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

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the land use application would yield a maximum residential density of 59 single-family detached units, which generates 32 students; 15 elementary, 7 middle and 10 senior high students. **At this time, the schools serving the area have sufficient capacity available to serve the application.** However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent. **As such, this analysis does not constitute a Public School Concurrency approval.**

Should you have any questions, please feel free to contact me at 305-995-4501.

Sincerely,



Ivan M. Rodriguez, R.A.
Director I

IMR:mo
L093
Enclosure

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



Concurrency Management System (CMS)

Miami Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System Preliminary Concurrency Analysis

MDCPS Application Number: PH3011080400138 Local Government (LG): Miami-Dade
 Date Application Received: 8/4/2011 11:44:21 AM LG Application Number: App # 3
 Type of Application: Public Hearing Sub Type: Land Use

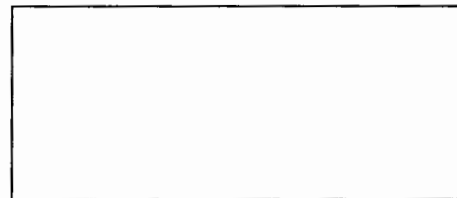
Applicant's Name: Ferro Investment Group II, LLC
 Address/Location: 121 Alhambra Plaza 10 Fl, Coral Gables 33134
 Master Folio Number: 3059080000030
 Additional Folio Number(s): 3059070000012,

PROPOSED # OF UNITS 59

SINGLE-FAMILY DETACHED UNITS: 59

SINGLE-FAMILY ATTACHED UNITS: 0

MULTIFAMILY UNITS: 0



CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
4511	DR GILBERT L PORTER ELEMENTARY	132	15	15	YES	Current CSA
6221	HAMMOCKS MIDDLE	225	7	7	YES	Current CSA
7781	FELIX VARELA SENIOR HIGH	-234	10	0	NO	Current CSA
7781	FELIX VARELA SENIOR HIGH	0	10	0	NO	Current CSA Five Year Plan

ADJACENT SERVICE AREA SCHOOLS

7731	MIAMI SOUTHRIDGE SENIOR HIGH	290	10	10	YES	Adjacent CSA
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*An Impact reduction of 15.3% included for charter and magnet schools (Schools of Choice).

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

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

APPENDIX D

Applicant's Traffic Study Executive Summary

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July 12, 2011

Mr. Miguel Diaz de la Portilla
Attorney at Law
Alhambra Towers
121 Alhambra Plaza, 10th floor
Coral Gables, Fl 33134
Tel: (305) 351-1078 Fax: (305) 442-2232
mdportilla@becker-poliakoff.com

RE: Portofino Bay Land Use Amendment Traffic Study- #09168

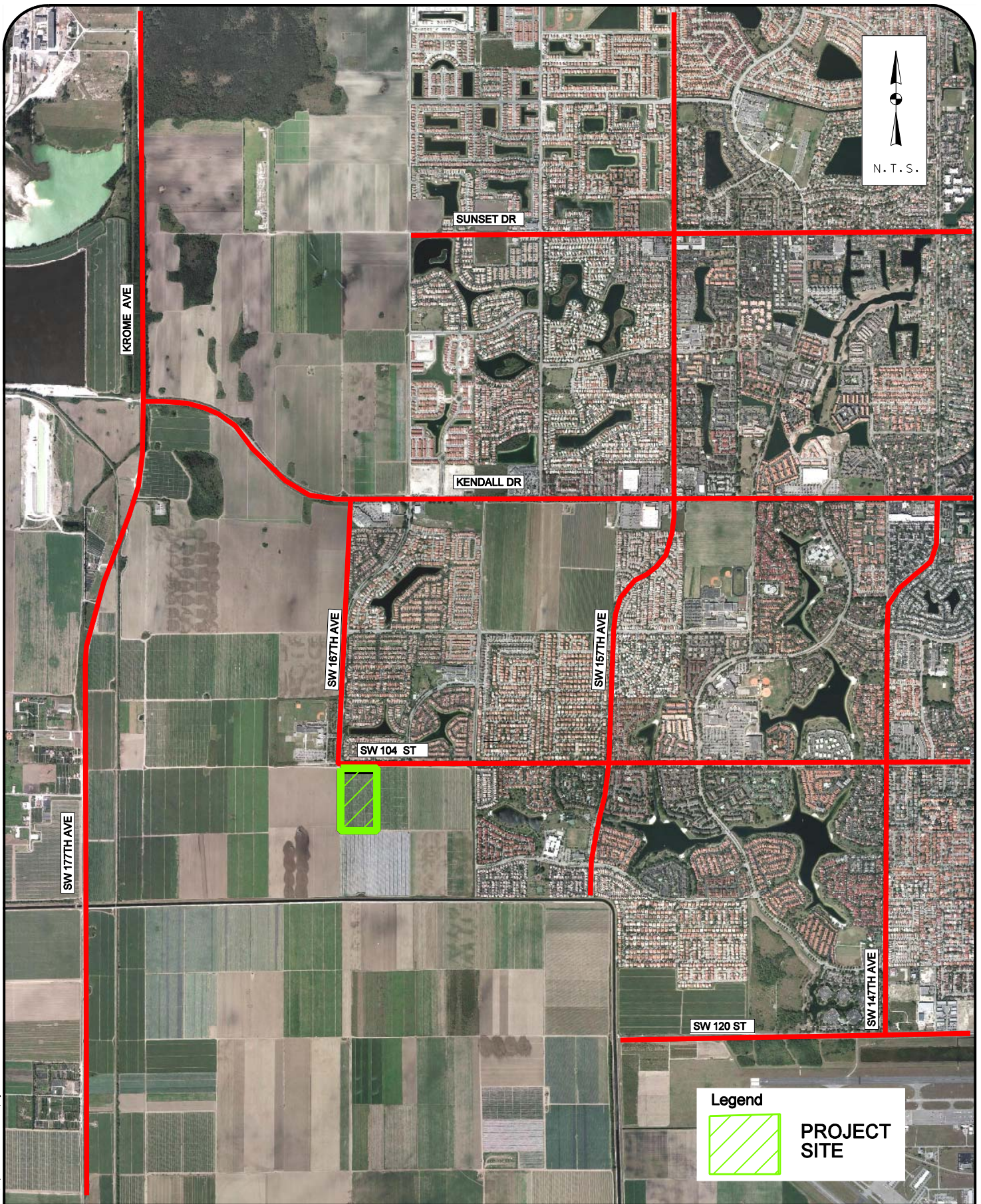
Dear Mr. Diaz de la Portilla:

The purpose of this letter is to update the traffic concurrency resulting from changing the land use designation for the Portofino Bay property from Agricultural Use to Commercial Use. A traffic study was previously submitted to Miami-Dade County for this application. The traffic study is currently being revised to update all traffic counts to 2011 conditions. In order to expedite the process, this initial letter of findings has been prepared to update the concurrency analysis. In addition, historical counts at available count stations in the study area were compared between 2008 (when the counts for the previous study were taken) and 2010 to establish growth trends in the area.

The site, a 9.9 acre commercial development, is located on the southeast corner of the SW 104 Street and SW 167 Avenue intersection (see Exhibit 1). The proposed use is 100,000 square feet of retail, and buildout is anticipated by the year 2015.

A review of Miami-Dade County and Florida Department of Transportation (FDOT) traffic count stations revealed that the following concurrency stations will be impacted by the project:

- Station 10: Kendall Drive west of SW 167 Avenue
- Station 2529: Kendall Drive west of SW 157 Avenue
- Station 9724: SW 104 Street west of SW 147 Avenue
- Station 9857: SW 157 Avenue south of Kendall Drive



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PROJECT:

**PORTOFINO BAY
 LAND USE AMENDMENT
 TRAFFIC IMPACT STUDY**

TITLE:

LOCATION MAP

EXHIBIT No.

1

1.0 Current Concurrency Conditions

Traffic concurrency must be assessed for this project at these stations since the project is not within the boundaries of the Transportation Concurrency Exemption Area (TCEA). The 2010 FDOT Traffic Data, and the June 28, 2011 Traffic Count Stations published by Miami-Dade County were reviewed to determine the most conservative existing volumes to use at each station. Exhibit 2 shows the current conditions of the traffic count stations. Exhibit 3 graphically displays the location of these stations. Count Station Reports by Miami-Dade County can be seen in Attachment A.

Exhibit 2
Existing Concurrency Conditions

Station Number	Location	Number of Lanes	Adopted LOS Std	Existing Volumes	Reserved Trips ¹	Max Service Volume ¹	Available Trips
10	Kendall Drive east of Krome Avenue	4LD	D	1224	94	3,560	2,242
2529	Kendall Drive west of SW 157 Avenue	6LD	E + 20%	2,282 ²	981	4,080	817
9857	SW 157 Avenue south of Kendall Drive	4LD	D	1,376 ¹	0	3,480	2,104
9724	SW 104 Street west of SW 147 Avenue	4LD	E + 20%	2,367 ¹	64	4,248	1,817

¹ Data obtained from the Miami-Dade County 6/28/2011 Traffic Count Stations

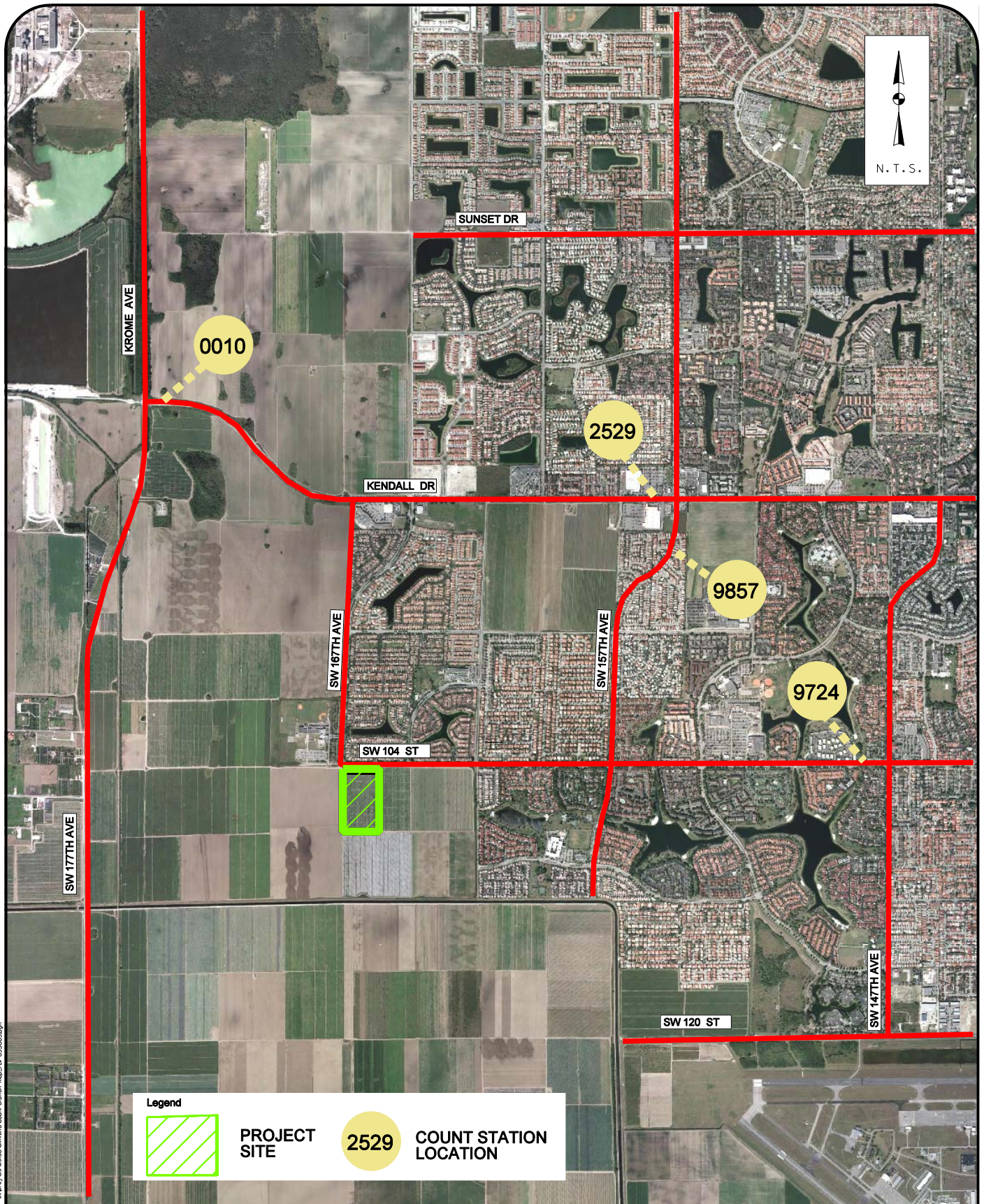
² Volumes obtained from the FDOT 2010 Traffic Data

Source: David Plummer & Associates

2.0 Project Trip Generation & Distribution

Trip generation was estimated for the proposed project using equations published by the Institute of Transportation Engineers (ITE) in *Trip Generation*, 8th edition. Consistent with ITE recommendations a deduction was taken for pass-by, which are trips already using the existing roadway network. Pass-by volumes were limited to 10% of the passing-by future volumes on the adjacent street prior to the project. A summary of the PM peak hour trip generation is provided in Exhibit 4.

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U:\portofino\highway\traffic\count station map_rev 03/00/2016.dgn



PROJECT:

PORTOFINO BAY
LAND USE AMENDMENT
TRAFFIC IMPACT STUDY

TITLE:

COUNT STATION MAP

EXHIBIT No.

3

Exhibit 4 Project Trip Generation ¹

Proposed Land Use	Number of Units	PM Peak		
		In	Out	Total
Retail (Land Use 820)	100,000 SQ FT	312	324	636
Pass-by ²		-56	-56	-112
Net New External PM Peak Hour Trips		256	268	524

¹ Based on ITE Trip Generation 8th Edition

Source: David Plummer & Associates

² Pass-bys were limited to 10% of the volume passing-by for future traffic conditions without the project.

Traffic generated by the proposed development plan was assigned to the adjacent street network using the Cardinal Distribution published in the Miami-Dade Transportation Plan: Long Range Element. The project site is located in Traffic Analysis Zone (TAZ) 1255 and the cardinal distribution used is shown in Exhibit 5. The project trip distribution is graphically portrayed in Exhibit 6.

Exhibit 5 Cardinal Distribution TAZ1255

Direction	2015 Distribution
NNE	22.40%
ENE	36.75%
ESE	10.64%
SSE	12.28%
SSW	2.18%
WSW	0.61%
WNW	3.88%
NNW	11.26%
Total	100%

Source: Miami-Dade County 2035 Long Range Transportation

3.0 Concurrency Conditions with Project

The proposed project trips were distributed to each analyzed concurrency station in order to analyze the traffic concurrency conditions with project. Based on the concurrency standard analysis, sufficient transportation capacity is currently available to support the proposed development; therefore the traffic concurrency requirements would be satisfied. The traffic concurrency conditions with the proposed Portofino Bay project can be seen in Exhibit 7.

Exhibit 7
Traffic Concurrency with Project

Station Number	Location	Adopted LOS Std	Available Trips	Project Distribution	Project Trips	Available Trips with Project	Meets Concurrency?
10	Kendall Drive east of Krome Avenue	D	2,242	17%	89	2,153	YES
2529	Kendall Drive west of SW 157 Avenue	E + 20%	817	32%	168	649	YES
9857	SW 157 Avenue south of Kendall Drive	D	2,104	16%	84	2,020	YES
9724	SW 104 Street west of SW 147 Avenue	E + 20%	1,817	35%	183	1,634	YES

Source: David Plummer & Associates

Although new legislation has been passed to eliminate state mandated transportation concurrency, the local government plans and ordinances remain in place until their Comprehensive Plan is amended. Therefore, assessment of the concurrency standards and roadway segment traffic impacts associated with the proposed project was performed. The concurrency analysis shows sufficient transportation capacity is available to support the proposed development.

4.0 Traffic Volumes in Study Area

A review of historical traffic volumes in the study area, published by the FDOT, was undertaken to estimate changes in volumes from the counts taken in 2007 and 2008 and used as the basis for the

previously submitted traffic study. The counts are provided as Attachment B. The area growth trend is presented in Exhibit 8.

**Exhibit 8
Growth Trend**

Station	Location		2010	2008	2007
0010	Kendall Dr east of Krome Ave	-2.1%	14,200	14,500	15,100
2529	Kendall Dr west of SW 157 Ave	5.5%	29,000	27,500	29,000
1080	Kendall Dr west of SW 147 Ave	-5.2%	46,000	48,500	47,500
9857	SW 157 Av south of SW 88 St	17.6%	19,043	16,095	16,196
9724	SW 104 St west of SW 147 Av	-12.7%	32,924	34,016	37,733
Total		-3.0%	141,167	140,611	145,529

The trend shows an overall decrease in traffic in major roadways in the area.

If you have any questions or require additional information, please contact me at (305) 447-0900.

Sincerely,



Elisa Solorzano
Senior Project Manager

cc: Elienette Diaz, Mario Ferro, file

Enclosure

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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. 3 of the April 2011 Cycle of Applications 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 Department of Solid Waste Management (DSWM) assesses capacity on a system-wide basis, in part, on existing waste delivery commitments from both the private and public sectors, it is not possible or necessary to make determinations concerning the adequacy of solid waste disposal facilities relative to each individual application. Instead, the 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 this standard.

Residential Collection and Disposal Service

Currently, the household waste collection fee is \$439 per residential unit, which also covers costs for waste disposal, bulky waste pick up, illegal dumping clean-up, trash and recycling center operations, curbside recycling, home chemical collection centers, and code enforcement. As of September 30, 2010, the average residential unit generated 2.27 tons of waste, which includes garbage, trash and recycled waste. This value is consistent with the average 2.28 tons reported annually for the April 2010 Cycle CDMP amendment applications. As reported to the State of Florida, Department of Environmental Protection, for FY 2009-10, the full cost per residential unit of providing waste collection service was \$429.

Waste Disposal Capacity and Service

The cost of providing disposal capacity for Waste Collection Service Area (WCSA) customers, municipalities and private haulers is paid for by system users. For FY 2010-2011, the DSWM charges at a contract disposal rate of \$60.30 per ton to DSWM Collections and to those private haulers and municipalities with long-term disposal agreements with the Department. The short-term disposal rate is \$79.50 per ton in FY 2010-2011. These rates adjust annually with the Consumer Price Index, South Region. In addition, the DSWM charges a Disposal Facility Fee to private haulers equal to 15 percent of their annual gross receipts, which is used to ensure availability of disposal capacity in the system. Landfill closure is funded by a portion of the Utility Service Fee charged to all retail 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 needs 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 the actual labor and materials costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. The water impact fee was calculated at a rate of \$1.39 per gallon per day (gpd), and the sewer impact fee was calculated at a rate of \$5.60 per gpd. The annual operations and maintenance cost was based on \$1.38 per 1,000 gallons for the water and \$1.57 per 1,000 gallons for the sewer.

Application 3 is requesting changes to the CDMP Land Use Plan map to re-designate the Application site "Agriculture" to "Business and Office", to expand the UDB to include the application site, and to add a Declarations of Restriction to the Restrictions Table in the Land Use Element to limit development on the site to 115,000 square feet.

If the application site is developed to maximum allowed density for retail use (146,013 sq. ft.), the fees payable by the developer would be \$20,296 for water impact fee, \$81,767 for sewer impact fee, \$1,300 for water meter installation fee, and \$15,718 for annual operating and maintenance costs based on changes approved through September 30, 2009. If the application site is developed according to a restrictive covenant limiting retail use to 115,000 sq. ft., the fees payable by the developer would be \$15,985 for water impact fee, \$64,400 for sewer impact fee, \$1,300 for water meter installation fee, and \$12,382 for annual operating and maintenance costs. If the application site is developed with single family detached units (approximately 59 units, less than 3,001 square feet each), the fees payable by the developer would be \$18,042 for water impact fee, \$72,688 for sewer impact fee, \$1,300 for water meter installation fee, and \$13,973 for annual operating and maintenance costs.

Additionally, the estimated cost of constructing the needed 12-inch water main is \$2,160. The 8-inch sanitary sewer force main and the private pump station would collectively cost \$389,500. The total potential cost would be \$495,450 (with all engineering fees and contingency fees included.)

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 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

The proposed amendment could result in 32 additional students, if approved and developed with residences. 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 \$209,568. Since there is sufficient concurrency capacity to accommodate the additional students, there are no capital costs. If at time of issuing a development order and reserving student stations for the development, pursuant to the school concurrency, there is not sufficient capacity, the capital costs will addressed at that time.

Fire Rescue

Information pending.

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APPENDIX F

Proposed Declaration of Restrictions

The applicant submitted a Declaration of Restrictions, which restricts residential development on the subject property. The Declaration of Restrictions was submitted within schedule on August 28, 2011.

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DRAFT

Declaration of Restrictions

This instrument prepared by:
Miguel Diaz de la Portilla, Esquire
Becker & Poliakoff, P.A.
121 Alhambra Plaza, 10th Floor
Coral Gables, Florida 33134

(Space Above For Recorder's Use Only)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Ferro Investment Group II, LLC, a Florida limited liability company ("Owner") holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," which is supported by the attached attorney's opinion, and

WHEREAS, in May of 2011 Owner filed an application (the "Application"), as part of the April, 2011 Comprehensive Development Master Plan ("CDMP") amendment cycle, to amend the Property's designation on the future land use plan map of the Miami-Dade County CDMP from Agricultural to Business and Office, and to allow inclusion of said Property within the Urban Development Boundary, which Application has been designated as "Application 3" for the April, 2011 CDMP amendment cycle; and

WHEREAS, in conjunction with the Application, the Owner wishes to voluntarily restrict the development intensity of use that is permitted on the Property.

IN ORDER TO ASSURE Metropolitan Miami-Dade County, Florida (the "County") that the representations made by the Owner during consideration of the Application will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

1. Development Intensity & Use Restrictions. The Property's development intensity shall be limited by the following restriction:

- (1) Any development of the Property will be limited to 115,000 sq. ft. of total.

(Public Hearing)

Folio number: 30-5908-000-0030 & 30-5907-000-0012

DRAFT

Declaration of Restrictions

2. **County Inspection.** As further part of this Declaration, it is hereby understood and agreed that any official inspector of the County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

3. **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 Owner's expense, in the public records of the County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and his 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. Owner, and his heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

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

5. **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 land covered by the proposed amendment, modification or release, provided that the same is also approved by the Board of County Commissioners. Any such modification, amendment 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 which may, from time to time, govern amendments to comprehensive plans (hereinafter "Chapter 163"). Such modification, amendment or release shall also be subject to the provisions governing amendments to comprehensive plans as set forth in Section 2-116.1 of the Code of Miami Dade County, or successor regulation governing amendments to the Miami Dade comprehensive plan. Notwithstanding anything in this paragraph, in the event that the Property is incorporated within a new municipality which amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Code of Miami-Dade County, then modifications, amendments 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 by the provisions for the adoption of zoning district boundary changes. Should this Declaration be so modified, amended or released, the Director of the Planning and Zoning Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith

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execute a written instrument effectuating and acknowledging such modification, amendment or release.

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

7. **Authorization for Miami-Dade County (or successor municipal corporation) 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 (or any successor municipal corporation) 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.

8. **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.

9. **Presumption of Compliance.** Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County (or any successor municipal corporation), and inspections made and approval of occupancy given by the County (or any successor municipal corporation), 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.

10. **Severability.** Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions that 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.

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Declaration of Restrictions

11. Recordation and Effective Date. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at Owner's cost 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 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.

12. Acceptance of Declaration of Restrictive Covenants. Approval of the Application and acceptance of the Declaration of Restrictive Covenants does not entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part. The term "Owner" shall include the undersigned, his heirs, successors and assigns.

13. Owner. The term Owner shall include the Owner, and his heirs, successors and assigns.

[Execution Pages Follow]

(Public Hearing)

Declaration of Restrictions

Signed, witnessed, executed and acknowledged this 28 day of July, 2011.

WITNESSES:

Print Name: Daniel Gonzalez

Print Name: RIS FERRO

**FERRO INVESTMENT GROUP II,
LLC, a Florida limited liability company**

By: Mario Ferro

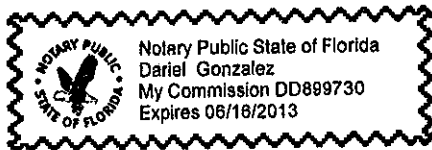
Name: Mario Ferro, Jr.

Title: Manager

Address: 8165 N.W. 155 Street
Miami Lakes, FL 33016

STATE OF FLORIDA) ss:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 28th day of July, 2011 by MARIO FERRO, JR., as Manager of Ferro Investment Group II, LLC, a Florida limited liability company on behalf of said corporation and who is personally known to me or produced a valid driver's license as identification.



Notary Public

Print Name: Daniel Gonzalez

My Commission Expires: 6-16-13

Serial No. (None, if blank): _____

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Declaration of Restrictions

Exhibit "A"
Legal Description

PARCEL 1:

The West 1/2 of the Northwest 1/4 of Section 8, Township 55 South, Range 39 East, less the South 70.00 feet thereof for the Right of Way of Canal C-1W (Black Creek Canal), lying and being in Miami-Dade County, Florida.

PARCEL 2:

A portion of the North 1/2 of Section 7, Township 55 South, Range 39 East, of Miami-Dade County, Florida, being more particularly described as follows: Commence at the Northwest corner of said Section 7; thence run North 86°20'39" East along the North line of said Section 7, for 5,099.45 feet (Deed 5,097 feet) to the Northeast corner of parcel of land described in Deed recorded in Official Records Book 2737, Page 489 of the Public Records of Miami-Dade County, Florida, and being the Point of Beginning of hereinafter described parcel of land, from said Point of Beginning thence continue North 86°20'39" East along the North line of said Section 7, for 257.71 feet to the Northeast corner of said Section 7; thence run South 02°09'38" East, along the East line of said Section 7, for 2,638.49 feet to the point of intersection with the North Right of Way line of Canal C-1W; thence run South 86°25'20" West, along the North Right of Way line of Canal C-1W, also being a line 70.00 feet North of and parallel to the South line of the North 1/2 of said Section 7, for 252.41 feet to the point of intersection with the East line of parcel of lands described in Deed recorded in Official Records Book 2737, Page 489, of the Public Records of Miami-Dade County, Florida; thence run North 02°16'32" West, along the East line of the last described parcel of land for 2,638.02 feet to the Point of Beginning.

ACTIVE: F11037/111320:3414173_1

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Folio number: 30-5908-000-0030 & 30-5907-000-0012

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APPENDIX G

Photos of Application Site and Surroundings

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Application site and abutting agricultural land with vegetative buffer to the adjacent residential community



Agricultural land west and south of the application site with above ground watering system



Residential Subdivision (the Hammock-Belmont) north of the property across SW 104 Street



Archbishop Coleman Carroll High School northwest of Application Site, west of SW 167 Avenue