

|   |
|---|
| <h1>Application No. 2</h1> <h2>Commission District 9    Community Council 11</h2> |
|---|

### APPLICATION SUMMARY

|  |   |
|--|---|
| Applicant/Representative:                                  | AB at Hidden Lake, Ltd./Javier L. Vasquez, Esq.                         |
| Location:  | Northwest corner of the intersection of SW 127 Avenue and SW 132 Street |
| Total Acreage:   | ±8.63 Gross Acres (±7.72 Net Acres)                                     |
| Current Land Use Plan Map Designations:                    | Industrial and Office   |
| Requested Land Use Plan Map Designation and Other Changes: | Medium Density Residential (13 to 25 dwelling units per gross acre)     |
| Amendment Type:  | Small-scale   |
| Existing Zoning/Site Condition:                            | IU-C (Conditional Industrial District)/Vacant                           |

### RECOMMENDATIONS

|  |  |
|--|--|
| Staff:   | <b>ADOPT (AS A SMALL-SCALE AMENDMENT)</b><br>(February 25, 2013) |
| West Kendall Community Council (11):                               | <b>ADOPT (AS A SMALL-SCALE AMENDMENT)</b><br>(March 19, 2013)    |
| Planning Advisory Board (PAB) Acting as the Local Planning Agency: | <b>ADOPT (AS A SMALL-SCALE AMENDMENT)</b><br>(April 15, 2013)    |
| Board of County Commissioners:                                     | <b>TO BE DETERMINED</b> (May 22, 2013)                           |

Staff recommends to **Adopt** the proposed small-scale amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2015-2025 Land Use Plan (LUP) map to redesignate the ±8.63 gross acre application site from “Industrial and Office” to “Medium Density Residential” (13 to 25 dwelling units per gross acre) for the following reasons:

**Principal Reasons for Recommendation:**

1. The application proposes to change the “Industrial and Office” Land Use Plan map designation on the ±8.63-gross acre application site to facilitate the development of 215 residential units on the subject property. The CDMP Land Use Element text on page I-40 provides that when “Industrial and Office” designated land in a Minor Statistical Area with less than a 15-year supply of industrial land is subject to an application, in order to receive approval of a non-industrial use it must be demonstrated that such use will not adversely impact future industrial development. The application proposes non industrial development on the subject property within Minor Statistical Area (MSA) 6.2, which has approximately a 9-year supply of industrial land. Approval of the application would not adversely impact future industrial development, as discussed below.

The properties adjacent to the application site are designated “Industrial and Office”, including lands to the south that are developed in part with the ±51-acre Tuscan Village residential development. To the east of the site across SW 127 Avenue are an FPL power transmission line corridor and light industrial development. To the west are a lake and vacant land (±1.7-acre), beyond which are office condominiums and light industrial uses. Immediately north of the site is a vacant ±2.29-acre parcel and to northeast are several vacant parcels (±7.05 acres total). Further north beyond SW 128 Street is the Nixon Smiley Pineland Preserve an Environmentally Endangered Land (EEL) site. Aside from the vacant parcels to the north and northeast of the site, the area is generally developed and it is unlikely that this ±8.63 acre small-scale application would catalyze redevelopment in the area to non-industrial uses. Furthermore, the Minor Statistical Area (MSA 6.2) within which the application site is located currently has ±193 acres of vacant industrially designated or zoned land and the countywide supply of industrial land is projected to be depleted beyond the year 2030. Approval of the application would not significantly affect the countywide supply of industrial land, and thereby, would not adversely impact future industrial development.

2. CDMP Land Use Element Policy LU-8E requires LUP map amendment applications to be evaluated according to factors such as (i) the ability of the proposed amendment to satisfy a deficiency in the LUP map to accommodate projected population or economic growth of the County, (ii) impacts to County facilities and services, (iii) compatibility with abutting and nearby land uses, (iv) impacts to environmental and historical resources, and (v) the extent to which the proposed land use would promote transit ridership and pedestrianism pursuant to Objective LU-7 and associated policies.
  - i. Need: Approval of the application would add 215 residential units or approximately 5 months of supply to the residential land capacity in Minor Statistical Area (MSA) 6.2, where the application site is located. The residential land capacity in MSA 6.2 is projected to be depleted by the year 2022 for both single family and multifamily units (see Supply and Demand Analysis on page 2-8). Therefore, any increase in the number of residential units, such as proposed in this application, would provide additional residential capacity in the subject MSA and be of benefit to the area.

On the other hand, approval of the application would reduce the vacant land zoned or designated for industrial uses in the subject MSA by ±8.63 gross acres or approximately 4½ months worth of supply. With the average absorption rate of 22.44

acres per year MSA 6.2 is projected to deplete its supply of industrial zoned or designated land beyond the year 2022. However, the countywide industrial land supply is projected to be depleted beyond the year 2030 and if the application is approved would not significantly impact the countywide supply of industrial land.

- ii. *Public Facilities and Services:* The impacts that would be generated from the maximum residential development allowed on the application site, if the application is approved, would not cause a violation in the level of service standards for public services and facilities.
- iii. *Compatibility:* The development of the site, if the requested "Medium Density Residential" designation is approved, would be generally compatible with the adjacent properties. The two-storey townhouse Tuscan Village residential development is to the south of the application site across SW 132 Street. West of the application site are a lake (the Battah Lake) and a vacant property, and further west are office condominiums, warehouses and light industrial uses. The application site is buffered from the industrial uses to the east by SW 127 Avenue and the existing 250-foot wide FPL power transmission line corridor.
- iv. *Environmental and Historic Resources:* The subject CDM application, if approved, would not impact any environmental, historic or archaeological resources. However, the application site is proximate to an Environmentally Endangered Land (EEL) site, the Nixon Smiley Pineland Preserve, and may be impacted by the periodic (triennial) prescribed burnings conducted as a management function on the Pineland Preserve, due to its location within the smoke dispersion zone.
- v. *Transit Ridership and Pedestrianism:* Development of the application site under the requested "Medium Density Residential" land use category could support pedestrianism and transit ridership. The site is currently served by Metrobus Routes 136 and 137, which provide local route services to the application area. Metrobus Route 136 provides a 45-minute AM/PM peak period headways service on weekdays only. Route 137 provides a 30-minute AM/PM peak period headways service and a 60-minute evening (after 8 pm) service on weekdays only. Route 136 is 0.6 miles away from the application, and Route 137 is 0.8 mile away from the site. The closest bus stops to the site are 0.65 miles away on Route 136 and 0.89 miles on Route 137.

## APPLICATION NO. 2 AERIAL PHOTO



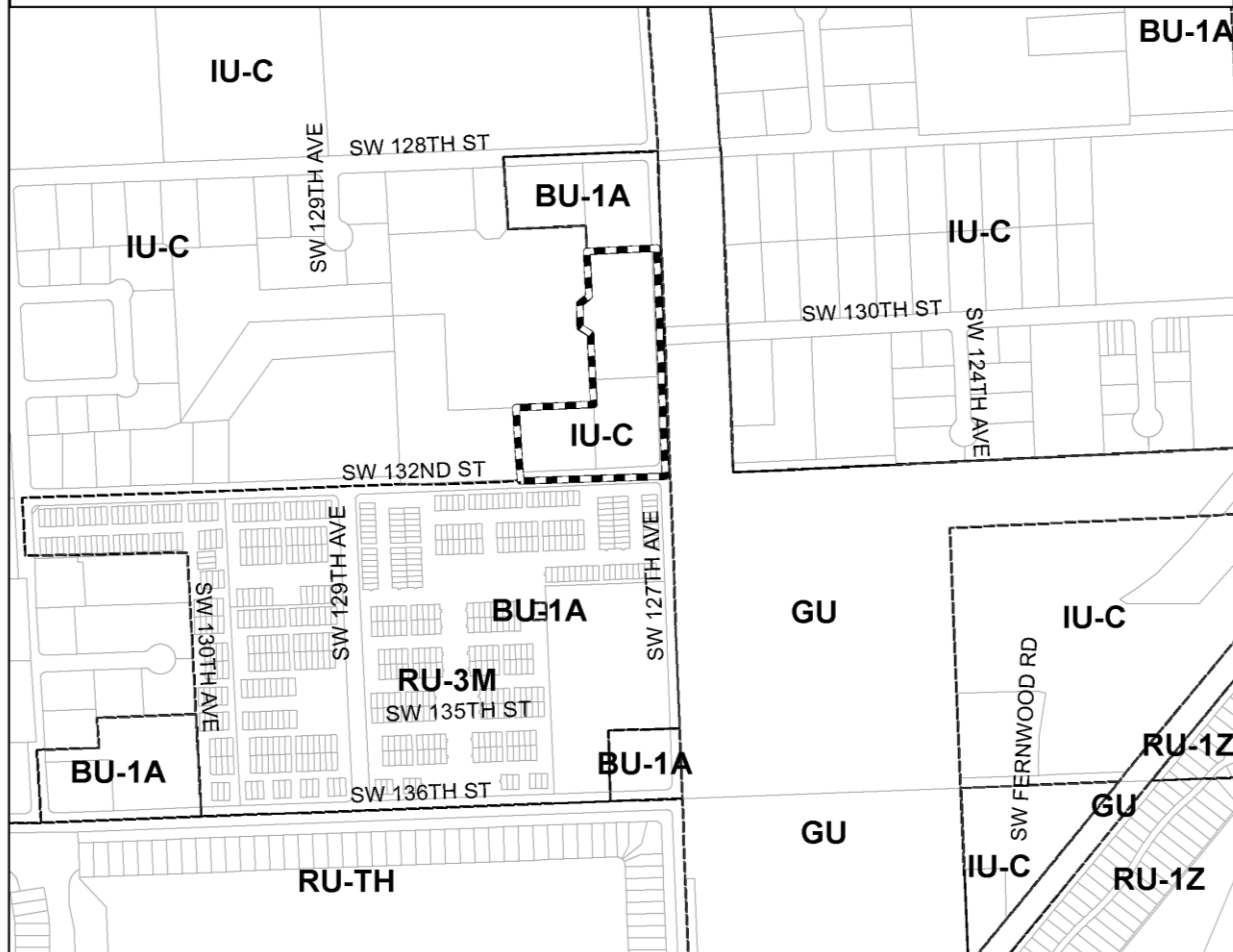
APPLICATION AREA

Source: Miami-Dade County  
Department of Regulatory and Economic Resources  
December 2012

0 0.1 Miles



# APPLICATION NO. 2 ZONING MAP



APPLICATION AREA

## ZONING DISTRICTS

BU-1A BUSINESS, LIMITED

GU INTERIM

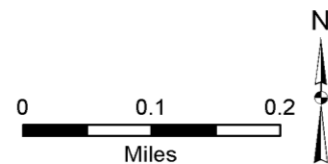
IU-C INDUSTRIAL CONDITIONAL

RU-12 SINGLE-FAMILY RESIDENTIAL, ZERO LOT LINE

RU-3M MINIMUM APARTMENT HOUSE

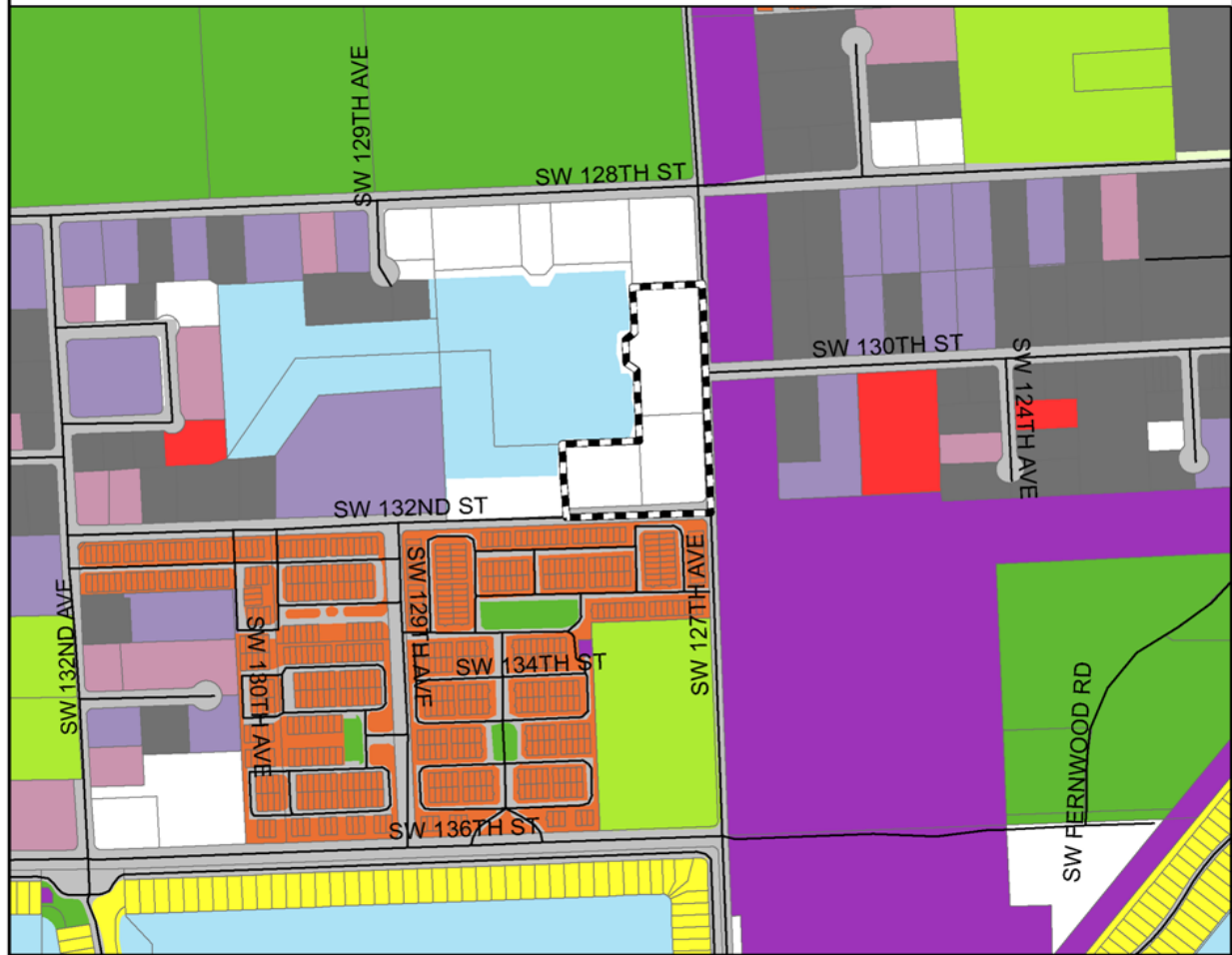
RU-TH TOWNHOUSE

Source: Miami-Dade County  
Department of Regulatory and Economic Resources  
January 2013





## APPLICATION NO. 2 EXISTING LAND USE



APPLICATION AREA

### EXISTING LAND USE

- |  |                                     |
|--|-------------------------------------|
| TOWNHOUSES   | VACANT PRIVATELY OWNED, UNPROTECTED |
| COMMERCIAL, SHOPPING CENTERS                             | INLAND WATERS                       |
| INDUSTRIAL   |                                     |
| INDUSTRIAL INTENSIVE, OFFICE TYPE OF USE                 |                                     |
| INDUSTRIAL INTENSIVE, COMMERCIAL CONDOMINIUM TYPE OF USE |                                     |
| COMMUNICATIONS, UTILITIES, TERMINALS                     |                                     |
| STREETS, ROADS, EXPRESSWAYS, RAMPS                       |                                     |
| AGRICULTURE  |                                     |
| PARKS, PRESERVES, CONSERVATION AREAS                     |                                     |

Source: Miami-Dade County  
Department of Regulatory and Economic Resources  
January 2013

0 0.125 0.25  
Miles



## APPLICATION NO. 2 CDMP LAND USE

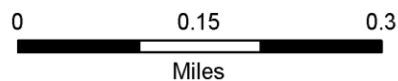


APPLICATION AREA

### CDMP LAND USE

- LOW-DENSITY (LDR) 2.5-6 DU/AC
- INDUSTRIAL AND OFFICE
- ENVIRONMENTALLY PROTECTED PARKS
- WATER
- TRANSPORTATION
- MAJOR ROADWAYS (3 OR MORE LANES)
- MINOR ROADWAYS (2 LANES)

Source: Miami-Dade County  
Department of Regulatory and Economic Resources  
January 2013



# STAFF ANALYSIS

## Application Site

### Location

The ±8.63 gross-acre site is located at the northwest corner of the intersection of SW 132 Street and SW 127 Avenue in the southwest unincorporated area of the County.

### Existing Land Use

The application site is vacant, currently cleared of the bushes and undeveloped. (See Existing Land Use map on page 2-6 and/or Appendix E: Photos of Site and Surroundings).

### Land Use Plan Map Designation

The application site is currently designated “Industrial and Office” on the CDMP Adopted 2015 and 2025 Land Use Plan (LUP) map, (see CDMP Land Use Map on page 2-7). The “Industrial and Office” land use category allows manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms and distribution centers and other similar uses, including telecommunication facilities, utility plants, hospitals and medical buildings, hotels, motels and very limited commercial uses dispersed as small business districts in the industrial areas to serve the firms and workers.

The application requests a redesignation of the ±8.63 gross-acre application site, on the LUP map, from “Industrial and Office” to “Medium Density Residential” (13 to 25 dwelling units per acre). Under the current designation, the site could be developed with a maximum of 168,141 square feet of industrial use. Under the applicant’s requested “Medium Density Residential” designation, the application site could be developed with a maximum of 215 multi-family residential units.

### Zoning

The application site is currently zoned IU-C (Conditional Industrial District). This zoning district is applied to lands that appropriately may be used and utilized for the development, construction and operation of large industrial projects and industrial park development of the nature, type and character commensurate with the public health, safety, comfort, convenience, and avoiding offensive or obnoxious factors that could be detrimental to the general welfare of the County residents, (see Zoning Map on page 2-5).

### Zoning History

Miami-Dade County zoning districts and zoning code regulations were first created in 1938. At that time the subject property was zoned GU (Interim). Interim District uses depend on the character of the neighborhood; otherwise EU-2 standards apply. EU-2 standards allow 1 single family home per five gross acres.

On January 22, 1981, the Board of County Commissioners adopted Resolution No. Z-13-81 approving a zoning district boundary change on the property from its original GU to IU-C (Industry-Controlled).

## Adjacent Land Use and Zoning

### Existing Land Uses

To the east of the application site, across SW 127 Avenue, is a ±250-foot wide power transmission line corridor owned by the Florida Power Company. Further east, beyond the transmission line corridor is a number of light industrial uses, including Johnny’s Auto Repairs, Victoriano Autotech Company, Party Rentals, and several other auto paint and repairs shops,



batteries manufacturing, repairs and sales shops. To the south of the application site is the Tuscany Village residential subdivision comprising well maintained two-storey townhouses. To the west of the site are a vacant property and a lake (Battah Lake). To the north of the site is also a vacant property and further north beyond SW 128 Street is an Environmentally Protected Park, the Nixon Smiley Pineland Preserve, (see Appendix G: Photos of Site and Surroundings).

#### Land Use Plan Map Designations

Properties adjacent to the application site are designated "Industrial and Office" on the LUP map including the Battah Lake west of the site. The Nixon Smiley Pineland Preserve north of SW 128 Street is designated Environmentally Protected Park on the LUP map, (See CDMP Land Use Map on page 2-7).

#### Zoning

The FPL transmission lines right-of-way properties to the east of the application site across SW 127 Avenue are zoned GU. The properties further east are zoned IU-C. Properties adjacent to the south of the application site are zoned RU-3M (Minimum Apartment House District), which allows up to 12.9 dwelling units per net acre. Properties to the west of the application site including the lake are also zoned IU-C. Properties to the north of the application site are zoned BU-1A (Limited Business District), which allows retail commercial and service uses and IU-C on the Pineland Preserve, (See Zoning Map on page 2-5).

### **Supply and Demand Analysis**

#### Residential Land

The combined vacant land for single-family and multi-family residential development in the Analysis Area (Minor Statistical Area 6.2) in 2012 was estimated to have a capacity for about 4,313 dwelling units, with about 59 percent of these units intended as single-family. The annual average residential demand in this Analysis Area is projected to increase from 510 units per year in the 2012-2015 period to 530 units in the 2025-2030 period. An analysis of the residential capacity by type of dwelling units shows depletion for both single-family and multi-family type units to occur by 2022 (See Table below).

Residential Land Supply/Demand Analysis  
2012 to 2030: **MSA 6.2**

| ANALYSIS DONE SEPARATELY FOR EACH TYPE, I.E. NO SHIFTING OF DEMAND BETWEEN SINGLE & MULTI-FAMILY TYPE |                |              |             |
|---|----------------|--------------|-------------|
|   | STRUCTURE TYPE |              |             |
|   | SINGLE-FAMILY  | MULTIFAMILY  | BOTH TYPES  |
| CAPACITY IN 2012  | 2,548          | 1,765        | 4,313       |
| DEMAND 2012-2015  | 449            | 61           | 510         |
| CAPACITY IN 2015  | 1,201          | 1,582        | 2,783       |
| DEMAND 2015-2020  | 272            | 37           | 309         |
| CAPACITY IN 2020  | 0              | 1,397        | 1,238       |
| DEMAND 2020-2025  | 445            | 60           | 505         |
| CAPACITY IN 2025  | 0              | 1,097        | 0           |
| DEMAND 2025-2030  | 471            | 64           | 535         |
| CAPACITY IN 2030  | 0              | 777          | 0           |
| <b>DEPLETION YEAR</b>   | <b>2019</b>    | <b>2030+</b> | <b>2022</b> |

Residential capacity is expressed in terms of housing units.

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

Source: Miami-Dade Department of Regulatory and Economic Resources, Planning Research Section, August 2012.

The table above addresses the residential land supply and demand in the Analysis Area without the effect of the projected CDMP amendment. Application 2 is a small-scale amendment

requesting a change from Industrial and Office to Medium Density Residential. The total impact of this application, if approved, will be to extend the depletion year to approximately 2023.

#### Industrial Land

The Analysis Area for Application 2 (MSA 6.2) contained 627.00 acres of in-use industrial uses in 2013 and an additional 191.30 acres of vacant land zoned or designated for industrial uses. The annual average absorption rate for the 2013-2030- period is 22.44 acres per year. At the projected rate of absorption, reflecting the past absorption rates of industrial uses, the study area will deplete its supply of industrially zoned land in the year 2022 (See Table below). Additionally, the countywide industrial land supply is projected to be depleted beyond the year 2030.

Projected Absorption of Land for Industrial Uses  
Indicated Year of Depletion and Related Data  
Application 2 Analysis Area

| Analysis Area | Vacant Industrial Land 2013 (Acres) | Industrial Acres in Use 2013 | Annual Absorption Rate 2013-2030 (Acres) | Projected Year of Depletion |
|---------------|-------------------------------------|------------------------------|--|-----------------------------|
| MSA 6.2       | 191.30                              | 627.00                       | 22.44                                    | 2022                        |
| Countywide    | 3,591.50                            | 12,161.20                    | 163.03                                   | 2035                        |

Source: Miami-Dade County, Regulatory and Economic Resources Department, Planning Division, Research Section, March 2013.

#### **Environmental Conditions**

##### **Flood Protection**

|  |   |
|--|---|
| County Flood Criteria, National Geodetic Vertical Datum (NGVD) | + 9.0 Feet                              |
| Stormwater Management  | Surface Water Management General Permit |
| Federal Flood Zone   | AH-8/AE-8 and X-99                      |

##### **Biological Conditions**

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

##### **Other Considerations**

|                                     |    |
|-------------------------------------|----|
| Within Wellfield Protection Area    | NO |
| Archaeological/Historical Resources | NO |
| Hazardous Waste                     | NO |

#### Drainage, Flood Protection and Stormwater Management

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 (CDMP Policy CON-5A).

The proposed use will require a Surface Water Management General Permit (SWMGP) from the Water Control Section of the Division of Environmental Resources Management (DERM) for the construction and operation of the required surface water management system if the impervious area is greater than 2.0 acres. This permit must be obtained prior to development of the site, final plat, and/or prior to obtaining a building permit approval. 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.

#### Environmentally Endangered Lands Program

The subject parcels are located near existing Environmentally Endangered Lands (EEL) Preserves subject to the EEL Ordinance for preservation and management consistent with the purposes set forth in Section 24-50 of the Code. The County has a vested interest in maintaining EEL areas as natural preserves. Development on parcels near EEL Preserves should avoid adverse impacts to the natural areas associated with the placement of buildings, construction of infrastructure, storage of construction materials and equipment, final grade, drainage, erosion, alterations to hydrology and other such activities. Restrictions such as these should be considered in the design, planning and permitting for development near existing EEL Preserves.

The EEL Program maintains the habitats within the nearby EEL Preserves by the use of periodic ecological prescribed burning. This management technique reduces the wildfire threat and is beneficial to wildlife and the listed and rare plant species harbored by this plant community. Such burning is generally performed once every three years. Land included in this application is within the potential smoke dispersion corridor. Consequently, the subject properties may be affected by the periodic smoke events from the prescribed burns or unexpected wildfires on land that is managed by the EEL Program.

#### Tree Preservation and Natural Forest Communities

There are no tree resources issues on the subject properties. The subject properties are not designated Natural Forest Communities by Miami-Dade County. However, the subject properties are located near a county designated NFC. NFC's are upland natural areas (Pine Rockland and Hardwood Hammocks) that meet one or more of the following criteria: the presence of endangered, threatened, rare or endemic species; low percentage of site covered by exotic plant species; high overall plant diversity; wildlife habitat values; and geological features. NFC's are maintained by the use of periodic ecological prescribed burning. Such burning is generally performed once every three years. The subject properties lie within the potential smoke dispersion corridor and may be affected by the smoke from the prescribed burns or unexpected wildfires. According to the landscape code for Miami-Dade County, controlled species may not be planted within 500 feet of the native plant community. Please refer to the Landscape Manual for a list of these controlled landscaping plants.

#### 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 traffic congestion, vehicle travel time and vehicle trips help 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. The CDMP Objective LU-10 also recommends land use patterns to achieve energy efficient development.

In addition, demolition, removal and/or renovation of any existing structure(s) and/or underground utilities, resulting from the implementation of any of the changes proposed for this site, will require an asbestos survey from a Florida-licensed consultant prior to any construction activities. The application must contact DERM for further information as to the County's required asbestos review process and associated federal and state regulatory criteria.

## **Water and Sewer**

### Water Supply

The application site is located within the Miami-Dade Water and Sewer Department (MDWASD) franchised water service area. The Alexander Orr Water Treatment Plant is the water supply source for this area. At the present time there is adequate treatment and water supply capacity for this application; however, a Water Supply Certification will be required for this project at the time of development to determine water supply availability. At the time of development, the project will be evaluated for water supply availability and a water supply reservation will be made.

### Potable Water

There is an existing 12-inch and 16-inch water main abutting the property along SW 132 Street and SW 127 Avenue, respectively, from which the applicant may connect and extend a new 8-inch water main to the subject property. If two or more fire hydrants are to be connected to a public water main extension within the property, the water system shall be looped with two points of connection. At this time, there are no planned projects in close proximity to the application site.

#### **ESTIMATED WATER DEMAND/SEWER FLOW FOR PROPOSED DEVELOPMENT BY LAND USE SCENARIO**

| <b>Development Scenario</b>       | <b>Use (Maximum Allowed)</b> | <b>Quantity (Units or Square Feet)</b> | <b>Water Multiplier (Section 24-43.1 Miami-Dade Code)</b> | <b>Demand</b>     | <b>Projected Water Demand (gpd)</b> |
|-----------------------------------|------------------------------|--|---|-------------------|-------------------------------------|
| <u>Current CDMP Designation</u>   |                              |  |   |                   |                                     |
| Industrial and Office             | Industrial                   | 168,141 sq. ft.                        |   | 20 gpd/100 sq.ft. | 33,628                              |
| <u>Requested CDMP Designation</u> |                              |  |   |                   |                                     |
| Medium-Density Residential        | Residential                  | 215 multi-family dwelling units        | 150 gpd   |                   | 32,250                              |

Source: Miami-Dade Water and Sewer Department; Department of Regulatory and Economic Resources, Planning Division; February 2013

The maximum water demand under the Current CDMP Designation is approximately 33,628 GPD; under the Requested CDMP Designation, the maximum water demand is approximately 32,250 GPD. This represents a reduction of 1,378 GPD below the maximum current designation. A Water Supply Certification Letter will be required at the time of development, of which the proposed project will be evaluated for water supply availability and a water supply reservation will be made.

### Water Conservation

All future development are required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade

County. In addition, the future development will be required to comply with the landscape standards in section 18-A and 18-B of the Code.

#### Wastewater Facilities

The wastewater flows for this application will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. However, the Water and Wastewater Engineering Section of RER-DERM issued a Sewer Extension Permit (2000-SEW-EXT-00067) on the subject property, which was partially certified on December 17, 2008. The applicant shall connect to an existing 16-inch sanitary gravity system located on SW 132 Street, west of SW 128 Path, and extend an 8-inch gravity line easterly to the applicant's property provided there is sufficient depth. The SCDWWTP has average wastewater treatment capacity for this application consistent with CDMP Policy WS-2A(2). A capacity modeling evaluation will be required at the time of development.

#### **Solid Waste**

The Miami-Dade County Public Works and Waste Management Department (PWWM) Solid Waste Functions oversees the proper collection and disposal of solid waste generated in the County through direct operations, contractual arrangements, and regulations. In addition, the Department directs the countywide effort to comply with State regulations concerning recycling, household chemical waste management and the closure and maintenance of solid waste sites no longer in use.

The application site is located inside the PWWM Waste Collection Service Area (WCSA), which consists of all residents of the Unincorporated Municipal Service Area (UMSA) and eight municipalities.

#### Level of Service Standard

CDMP Policy SW-2A establishes the adopted Level of Service (LOS) standard for the County's Solid Waste Management System. This CDMP policy requires the County 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 PWWM assesses the solid waste capacity on system-wide basis since it is not practical or necessary to make determination concerning the adequacy of solid waste disposal capacity relative to individual applications. As of FY 2012-2013, the PWWM is in compliance with the adopted LOS standard.

#### Application Impacts

Application No. 2 is requesting the re-designation of approximately 8.63 gross acres (7.72 Net Acres) from "Industrial and Office" to "Medium Density Residential" on the Adopted 2015 and 2025 LUP map. The designation to "Medium Density Residential" is estimated to allow 215 multi-family residences. As the PWWM does not actively compete for multi-family waste collection service at this time, other than townhomes and some low-rise condominium developments, waste collection services may be provided by a private waste hauler. The PWWM has determined that the requested amendment will have no impact or any associated costs to the County; therefore, the PWWM has no objections to the proposed amendment.

#### **Parks**

The Miami-Dade County Parks, Recreation and Open Space Department has three Park Benefit Districts (PBDs). The subject application site is located inside Park Benefit District 2 (PBD-2), which encompasses the area of the County between SW 8 Street and SW 184 Street.

### Level of Service Standard

CDMP Policy ROS-2A establishes the adopted minimum Level of Service (LOS) standard for the provision of recreation open space in the Miami-Dade County. This CDMP policy requires the County to provide a minimum of 2.75 acres of local recreation open space per 1,000 permanent residents in the unincorporated areas of the County and a County-provided, or an annexed or incorporated, local recreation open space of five acres or larger within a three-mile distance from residential development. The acreage/population measure of the LOS standard is calculated for each Park Benefit District. A Park Benefit District is considered below LOS standard if the projected deficiency of local recreation open space is greater than five acres. Currently, PBD-2 has a surplus capacity of 494.95 acres of parkland, when measured by the County's concurrency LOS standard of 2.75 acres of local recreation open space per 1,000 permanent residents.

The "County Local Parks" table below lists all the parks within a 3-mile radius of the application site; Richmond Triangle Park, Sabal Chase Park, Walter A. White Park, and Rock Ridge Park are smaller than the required five acres (or larger) park. The nearest local park to the application site is Three Lakes Park, which is located approximately 0.6 miles from the application site.

**County Local Parks  
Within a 3-Mile Radius of Application Site**

| Park Name                  | Acreage | Classification      |
|----------------------------|---------|---------------------|
| Wild Lime Park             | 11.81   | Community Park      |
| Hammocks Community Park    | 21.51   | Community Park      |
| Devon Aire Park            | 12.43   | Community Park      |
| Deerwood Bonita Lakes Park | 11.03   | Community Park      |
| Sgt. Joseph Delancy Park   | 10.46   | Community Park      |
| Colonial Drive Park        | 14.34   | Community Park      |
| Richmond Triangle Park     | 0.60    | Mini Park           |
| Sabal Chase Park           | 4.43    | Neighborhood Park   |
| Fairwood Park              | 7.93    | Neighborhood Park   |
| Calusa Club Estates Park   | 6.99    | Neighborhood Park   |
| Kings Meadow Park          | 5.44    | Neighborhood Park   |
| Sugarwood Park             | 7.82    | Neighborhood Park   |
| Arvida Park                | 7.55    | Neighborhood Park   |
| Oak Creek Park             | 5.03    | Neighborhood Park   |
| Kings Grant Park           | 6.42    | Neighborhood Park   |
| Walter A White Park        | 1.64    | Neighborhood Park   |
| Rock Ridge Park            | 4.54    | Neighborhood Park   |
| Three Lakes Park           | 15.72   | Single Purpose Park |
| Kendall Soccer Park        | 43.14   | Single Purpose Park |

Source: Miami-Dade County Parks, Recreation and Open Space Department, January 2013.

### Application Impacts

The existing CDMP land use designation does not permit residential development and therefore has no impact on local recreational open space. However, the proposed change would result in a potential population of 430 persons, resulting in an impact of an additional 1.18 acres of local parkland that would be accommodated by the 494.95-acre park surplus.

### **Fire and Rescue Service**

The application site is currently served by Miami-Dade County Fire Rescue Station No. 53 (Turnpike), located at 11600 SW Turnpike Highway. This station is equipped with a Rescue unit and is staffed with three (3) firefighter/paramedics 24 hours a day, seven days a week.



The Miami-Dade County Fire Rescue Department (MDFR) has indicated that the average travel time to incidents in the vicinity of the application site is approximately 7 minutes and 22 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.

#### Level of Service Standard for Minimum Fire Flow and Application Impacts

CDMP Policy WS-2A establishes the County's minimum Level of Service standard for potable water. This CDMP policy requires the County to deliver water at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi, unless otherwise approved by the Miami-Dade Fire Rescue Department. A minimum fire flow of 1,500 gallons per minute (gpm) is required for multi-family residential uses and 3,000 gpm for business and industrial uses.

The current CDMP land use designation of "Industrial and Office" will allow a potential development on the application site that is anticipated to generate approximately 7 annual alarms. The proposed CDMP land use designation of "Medium Density Residential" will allow a potential development that is anticipated to generate 60 annual alarms which 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. However, the MDFR Department has no plans for new fire rescue stations in the vicinity of the application site.

The required fire flow for the proposed CDMP land use designation of "Medium Density Residential" shall be 1,500 gpm. Fire hydrants shall be spaced a minimum of 300 feet from each other and shall deliver not less than 500 gpm. Presently, there are no fire flow deficiencies in the vicinity of the application site.

### **Public Schools**

#### Level of Service Standard

The adopted Level of Service (LOS) standard for all public schools in Miami-Dade County is 100% utilization of Florida Inventory of School Houses (FISH) capacity with relocatable classrooms (CDMP Policy EDU-2A). This LOS standard, except for magnet schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by Miami-Dade County Public Schools.

A planning level review, which is considered a preliminary school concurrency analysis, was conducted on this application based on the adopted LOS standard, the Interlocal Agreement (ILA) for Public Facility Planning between Miami-Dade County and Miami-Dade County Public Schools, and current available capacity and 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. Section 7.5 further states that "...this section shall not be construed to obligate the County to deny or approve (or to preclude the County from approving or denying) an application."

#### Application Impact

This application, if approved, may increase the student population of the schools serving the application site by an additional 47 students – this number reflects an impact reduction of 19.5% for charter and magnet schools (schools of choice). Of the 47 students, 20 will attend elementary schools, 12 will attend middle schools students and 15 will attend senior high

schools. The students will be assigned to those schools identified in the “Concurrency Service Area (CSA) Schools” table below. At this time, the schools have sufficient capacity available to serve the application.

| <b>Concurrency Service Area (CSA) Schools</b> |                        |                |             |         |             |
|---|------------------------|----------------|-------------|---------|-------------|
| Facility Name                                 | Net Available Capacity | Seats Required | Seats Taken | LOS Met | Source Type |
| Gloria Floyd Elementary                       | 179                    | 20             | 20          | Yes     | Current CSA |
| Richard Heights Middle                        | 579                    | 12             | 12          | Yes     | Current CSA |
| Miami Sunset Senior                           | 299                    | 15             | 15          | Yes     | Current CSA |

Source: Miami-Dade County Public Schools, January 2013.  
Miami-Dade County Department of Regulatory and Economic Resources, 2013.

Section 9 of the ILA discusses implementation of school concurrency, indicating the test for school concurrency is at the time of a final subdivision, site plan or functional equivalent, not at the time of application for land use. 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.

### **Aviation**

Miami-Dade County Aviation Department (MDAD) does not object to the proposed CDMP amendment provided that the proposed development complies with all applicable local, state and federal aviation regulations including Airport Zoning, Chapter 33, of the Code of Miami-Dade County. However, it is recommended that the applicant, prior to proceeding with design and approval, submit its plans to MDAD for review prior to proceeding with design and development.

### **Roadways**

Application No. 2 is a ±8.63 gross acre (±7.72 net acre) site located on the northwest corner of the intersection of SW 127 Avenue and SW 132 Street in unincorporated Miami-Dade County. Access to the application site is from both SW 127 Avenue and SW 132 Street. SW 127 Avenue from SW 120 Street to SW 124 Street is a four-lane divided roadway and from SW 124 Street to SW 136 Street is a two-lane undivided roadway. SW 132 Street from SW 127 Avenue to SW 132 Avenue is a two-lane roadway. SW 127 Avenue provides connectivity to SW 120, SW 104 and SW 88 Streets to the north and to SW 136 Street to the south. SW 120 Street, a four-lane divided arterial, provides connectivity to the HEFT and SW 117 Avenue to the east and to SW 137 Avenue to the west. All these major north-south and east-west corridors provide connectivity to other areas of the County.

Roadway traffic conditions are evaluated by Level of Service (LOS), which 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**

Exiting traffic conditions on the roadways adjacent to or in the vicinity of the application site, which is currently monitored by the County or the Florida Department of Transportation (FDOT), are as follows: SW 127 Avenue between SW 104 Street and SW 120 Street is operating at LOS D; SW 120 Street from SW 137 Avenue to SW 117 Avenue is operating at LOS D; the roadway segments of SW 137 Avenue from SW 120 Street to SW 136 Street and between SW 136 Street and SW 152 Street are operating at LOS C; and the roadway segments of SW 117

Avenue between SW 104 Street and SW 136 Street and from SW 136 Street to SW 152 Street are operating at LOS C. The adopted LOS standards for the subject roadway segments are as follows: LOS D for SW 117 Avenue, SW 127 Avenue and SW 120 Street; and LOS E for SW 137 Avenue. All these roadway segments are currently operating at acceptable levels of service. See the "Traffic Impact Analysis on Roadways Serving the Application Site" table below.

#### Trip Generation

The applicant is requesting the re-designation of three lots on the Adopted 2015 and 2025 Land Use Plan Map from "Industrial and Office" to "Medium Density Residential (13-25 DU/ac)." Two potential development scenarios were analyzed for traffic impacts. One development scenario under the current CDMP land use designation and another development scenario under the requested CDMP land use designation. The development scenario under the current CDMP land use designation assumes the application sites developed with industrial use (168,141 sq. ft. of warehousing). The development scenario under the requested CDMP land use designation assumes the application sites developed with multi-family residential use (215 apartments). The development scenario under the current CDMP land use designation is estimated to generate approximately 83 PM peak hour vehicle trips. The development scenario under the requested CDMP land use designation is estimated to generate 133 PM peak hour vehicle trips, 50 more PM peak hour trips than the potential development that could occur under the current CDMP designation. See "Estimated Peak Hour Trip Generation By Current and Requested CDMP Land Use Designations" table below.

| <b>Estimated PM Peak Hour Trip Generation<br/>By Current and Requested CDMP Land Use Designations</b> |   |  |   |
|---|---|--|---|
| Application Number  | Assumed Use for Current CDMP Designations/ Development Program/ Estimated No. Of Trips <sup>1</sup> | Assumed Use For Requested CDMP Designation/ Development Program/ Estimated No. Of Trips <sup>2</sup> | Estimated Trip Difference Between Current and Requested CDMP Land Use Designation |
| 1   | "Industrial and Office"   | "Medium Density Residential (13-25 DU/ac)"   |   |
|   | 168,141 sq. ft. warehousing   | 215 apartments   |   |
|   | +83   | +133   | +50   |

Source: Institute of Transportation Engineers, Trip Generation, 7th Edition, 2003; Miami-Dade County Department of Regulatory and Economic Resources and Miami-Dade County Public Works and Waste Management Department, February 2013.

Notes: <sup>1</sup> Application site assumed to be developed with industrial use (168,141 sq. ft. of warehousing) under the current "Industrial and Office" land use designation.

<sup>2</sup> Application site assumed to be developed with multi-family residential use (215 apartments) under the requested "Medium Density Residential (13-25 DU/ac)" land use designation.

#### Short Term Traffic Evaluation (Concurrency)

An evaluation of peak-period short term traffic (concurrency) conditions as of February 11, 2013, which considers reserved trips from approved developments not yet constructed, any roadway capacity improvements programmed in the first three years of the *2013 Transportation Improvement Program* (TIP) and the PM peak hour trips estimated to be generated by the application under the requested CDMP LUP map designation, does not project any of roadways analyzed to violate their adopted LOS standards. All the roadways adjacent to or in the vicinity of the application site that currently monitored and were analyzed are projected to continue to operate at acceptable levels of service. See "Traffic Impact Analysis on Roadway Serving the Amendment Site" table below.

**Traffic Impact Analysis on Roadways Serving the Application Site**  
**Roadway Lanes, Existing and Concurrency Peak Period Operating Level of Service**

| 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. | Conc. LOS with Amend. |
|---|---------------|----------------------------|------------|-------------------|----------------|----------------|--------------|----------------------|----------------------|---------------------------|-------------------------|-----------------------|
| <b>"Medium Density Residential (13-25 DU/ac)" requested land use designation with 215 multi-family residential dwelling units</b> |               |                            |            |                   |                |                |              |                      |                      |                           |                         |                       |
| 9814  | SW 137 Avenue | SW 120 St. to SW 136 St.   | 6 DV       | E                 | 7000           | 3690           | C            | 60                   | C                    | 4                         | 3754                    | C                     |
| 9816  | SW 137 Avenue | SW 136 St. to SW 152 St.   | 6 DV       | E                 | 5780           | 3393           | C            | 413                  | C                    | 18                        | 3824                    | C                     |
| 9784  | SW 127 Avenue | SW 104 St. to SW 120 St.   | 4 DV       | D                 | 2670           | 1572           | D            | 39                   | D                    | 28                        | 1639                    | D                     |
| 9750  | SW 117 Avenue | SW 104 St. to SW 136 St.   | 4 DV       | D                 | 3490           | 2890           | C            | 134                  | C                    | 11                        | 3035                    | C                     |
| 9752  | SW 117 Avenue | SW 136 St. to SW 152 St.   | 4 DV       | D                 | 2910           | 2133           | C            | 16                   | C                    | 18                        | 2167                    | C                     |
| 9760  | SW 120 Street | SW 137 Ave. to SW 117 Ave. | 4 DV       | D                 | 3870           | 2528           | D            | 190                  | D                    | 29                        | 2353                    | D                     |
| 9762  | SW 120 Street | SW 137 Ave. to SW 147 Ave. | 4 DV       | D                 | 3340           | 2039           | C            | 310                  | C                    | 4                         | 2747                    | C                     |

Source: Compiled by Miami-Dade County Department of Regulatory and Economic Resources; Miami-Dade County Public Works and Waste Management Department and Florida Department of Transportation, February 2013.

Notes: DV= Divided Roadway; UD = Undivided roadway; LA = Limited access roadway.

\*County adopted roadway level of service standard applicable to the roadway segment: E+20% (120% capacity) for roadways serviced with transit service having 20 minutes headways inside the Urban Infill Area (UIA); E+50% (150% capacity) for roadway serviced with extraordinary transit such as I-95 Express Bus Route.

Application site assumes maximum residential development with 215 multi-family dwelling units under the requested "Medium Density Residential (13-25 DU/ac)" land use designation."

### Application Impact

The “Estimated Peak Hour Trip Generation By Current and Requested CDMP Land Use Designations” table above identifies the estimated number of PM peak hour vehicle trips that would be generated by the development scenarios analyzed, including the residential development allowed under the requested “Medium Density Residential (13-25 DU/ac)” land use designation. If the application site were developed with 215 apartments, it would generate approximately 133 PM peak hour vehicle trips, 50 more PM peak hour vehicle trips than the 168,141 sq. ft. warehousing development that may occur under the current CDMP land use designation.”

The Concurrency Analysis shows that all the roadways adjacent to and in the vicinity of the application site which are currently monitored and were analyzed are projected to continue to operate at acceptable levels of service. See “Traffic Impact Analysis on Roadways Serving the Amendment Site” table above.

### Transit

#### Existing Service

The application site and surrounding areas are currently served by Metrobus Routes 136 and 137. The service frequencies of these routes are shown in the “Metrobus Route Service Summary” Table below. The nearest Route 136 bus stop is 0.65 miles away from the site, and that of Route 137 is 0.89 miles away from the application site.

| <b>Metrobus Route Service Summary</b> |                               |                   |                      |           |          |        |                                |                 |
|---------------------------------------|-------------------------------|-------------------|----------------------|-----------|----------|--------|--------------------------------|-----------------|
| Route(s)                              | Service Headways (in minutes) |                   |                      |           |          |        | Proximity to Bus Route (miles) | Type of Service |
|                                       | Peak (AM/PM)                  | Off-Peak (Midday) | Evenings (After 8pm) | Overnight | Saturday | Sunday |                                |                 |
| 136                                   | 45                            | n/a               | n/a                  | n/a       | n/a      | n/a    | 0.6                            | L               |
| 137                                   | 30                            | 45                | 60                   | n/a       | 45       | 45     | 0.8                            | L               |

Source: 2012 Transit Development Plan, Miami-Dade Transit (November 2012 Line Up)

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

#### Future Conditions

The 2022 Recommended Service Plan within the 2012 Transit Development Plan does not propose transit improvements to the existing MetroBus service within the next ten years.

#### Application Impacts

A preliminary analysis was performed in the Traffic Analysis Zones (TAZ) where the application is requested. The application site is located in TAZ 1215 and, if granted, the expected transit impact will be handled by the existing transit services in the area.

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

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

- 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-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.
- LU-1E. In planning and designing all new residential development and redevelopment in the county, Miami-Dade County shall vigorously promote implementation of the "Guidelines for Urban Form" contained in the "Interpretation of The Land Use Plan Map" text adopted as an extension of these policies.
- 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).
- LU-4A. When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.
- 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.
- 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.
- 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.
- CHD-2B. Encourage well designed infill and redevelopment to reduce vehicle miles traveled and improve air quality.



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