

Application No. 7

Commission District 9 Community Council 15

APPLICATION SUMMARY

Applicant/Representative: 137 Holdings, LLC / Melissa Tapanes Llahues, Esq. and Graham Penn, Esq.

Location: Southwest corner of the intersection SW 272 Street and SW 137 Avenue.

Total Acreage: ±12.0 gross acres (±10.70 net acres)

Current Land Use Plan Map Designations: Low-Medium Density Residential (6 to 13 dwelling units per gross acre; ±1.22 gross acres) and Business and Office; ±10.78 gross acres

Requested Land Use Plan Map Designation and Other Changes:

1. Medium Density Residential (13 to 25 dwelling units per gross acre) on Parcel B (±4.53 gross acres; ±3.57 net acres) and Parcel A (±7.47 gross acres; ±7.13 net acres) Business and Office;
2. Release and delete the Declaration of Restrictions, which govern development of the Application site; and
3. Revise the Restrictions Table on Page I-74.1 of the CDMP Land Use Element to include the Proffered Declaration of Restrictions if accepted by the Board

Amendment Type: Standard

Existing Zoning / Site Condition: RU-3M (±1.22 gross acres) and BU-1A (±10.78 gross acres) / Property is vacant

RECOMMENDATIONS

Staff: **TRANSMIT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS AND ADOPT** (September 13, 2013)

South Bay Community Council (15): **NO QUORUM** (September 23, 2013)

Planning Advisory Board (PAB) Acting as the Local Planning Agency: **TRANSMIT AND ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS** (October 21, 2013)

Board of County Commissioners: **TO BE DETERMINED** (November 20, 2013)

Final Action of Board of County Commissioners: **TO BE DETERMINED** (March 2014)

Staff recommends **TRANSMIT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS AND ADOPT** the proposed standard amendment to the Miami-Dade County Comprehensive Development Master Plan (CDMP). The proposed amendment seeks to redesignate Parcel B on the CDMP Adopted 2015 and 2025 Land Use Plan (LUP) map from “Low-Medium Density Residential (6 to 13 dwelling units per gross acre)” and “Business and Office” to “Medium Density Residential (13 to 25 dwelling units per gross acre)”; release and delete the current Declarations of Restrictions governing the overall application site; and revise the Restrictions Table in the Land Use Element on page I-74.1 of the CDMP to include the new proffered Declaration of Restrictions, if accepted by the Board of County Commissioners. Staff’s recommendation is based on the following reasons:

Principal Reasons for Recommendation

1. The application proposes residential development on the subject property consistent with the development trend in the area. The application site was the subject of October 2003 Cycle CDMP Amendment Application No. 7 adopted in May 2004 by the Board of County Commissioners (Board). Upon adoption of the application the Board accepted a CDMP Declaration of Restrictions (covenant), which restricted development on the subject property to a mixed use development that would include retail, open space, institutional and public facilities, and no less than 50 residential dwelling units at a maximum density of 25 units per gross acre. Subsequently in December 2004, the Board adopted Ordinance 04-217 that rezoned property immediately north of the site to the NCUCD (Naranja Community Urban Center District) zoning. The NCUCD implements the vision for the development of the Naranja community as expressed in an area planning study (the Naranja Charrette Report) that was accepted by the Board in 2003. The NCUCD permits residential development north of the application site and does not contemplate commercial uses in this location. The property abutting to the west of the site is developed with residences. The Applicant proposes to develop 272 multi-family units and provide 0.80 acres of park areas, which is generally consistent with the trend of development in the area.
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:* The combined vacant land for single-family and multi-family residential development in Minor Statistical Area (MSA) 7.4 in 2013 was estimated to have a capacity for about 14,007 dwelling units, with about 59 percent of these units intended as multi-family. The annual average residential demand in MSA 7.4 is 779 units per year in the 2013-2015 period and is projected to increase to 1,189 units in the 2025-2030 period. An analysis of the residential capacity by type of dwelling units shows the depletion of single-family units to occur in 2020 and for multi-family beyond 2030. The supply of residential land for both single-family and multi-family units is projected to deplete in 2026. Therefore, any increase in the supply of residential units would provide additional residential capacity in the subject MSA, would help accommodate projected population growth in the County, and be of benefit to the area.

- ii. *Public Facilities and Services:* The impacts on public services and facilities that would be generated from maximum development on the application site, if the application is approved, would not cause a violation in the adopted level of service standards for public services and facilities.
- iii. *Compatibility:* If the application is approved, and the application site is developed with residences as proposed in the proffered covenant under the requested CDMP land use designation of "Medium Density Residential", the proposed development would generally be compatible with the existing residential communities surrounding the application site such as the Riverside Villas apartments west of the application site, the Mandarin Lakes Condominiums located further west, the townhouses south of the application site, and with the Hidden Grove multi-family apartments north of the application site, across SW 272 Street. The area east of the application site, beyond SW 137 Avenue, is vacant. Any development on the application site would generally be compatible with this area.
- iv. *Environmental and Historic Resources:* Approval of the subject CDMP application would not impact any environmental, historic or archaeological resources.
- v. *Transit Ridership and Pedestrianism:* Development of the application site with uses allowed under the requested CDMP amendment could support pedestrianism and transit ridership. The site is currently served by Metrobus Routes 35 and 70, which provide local route services to the application area. Metrobus Routes 35 and 70 provide 30-minute AM/PM peak period headway service. The nearest bus stop for each bus route is 0.25 miles away from the application site.

APPLICATION NO. 7 AERIAL PHOTO



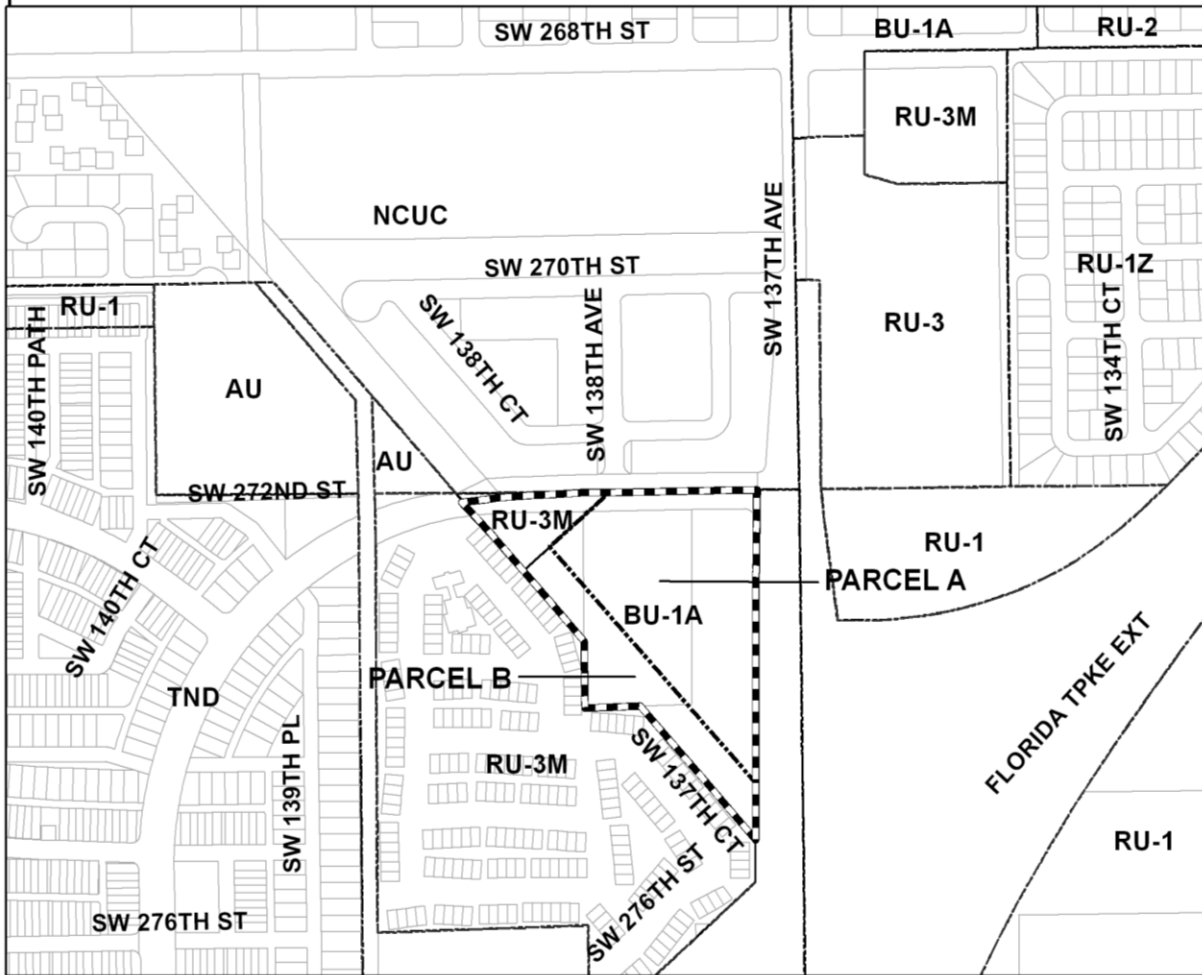
 APPLICATION AREA

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

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APPLICATION NO. 7 ZONING MAP

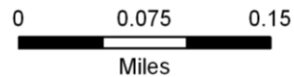


APPLICATION AREA

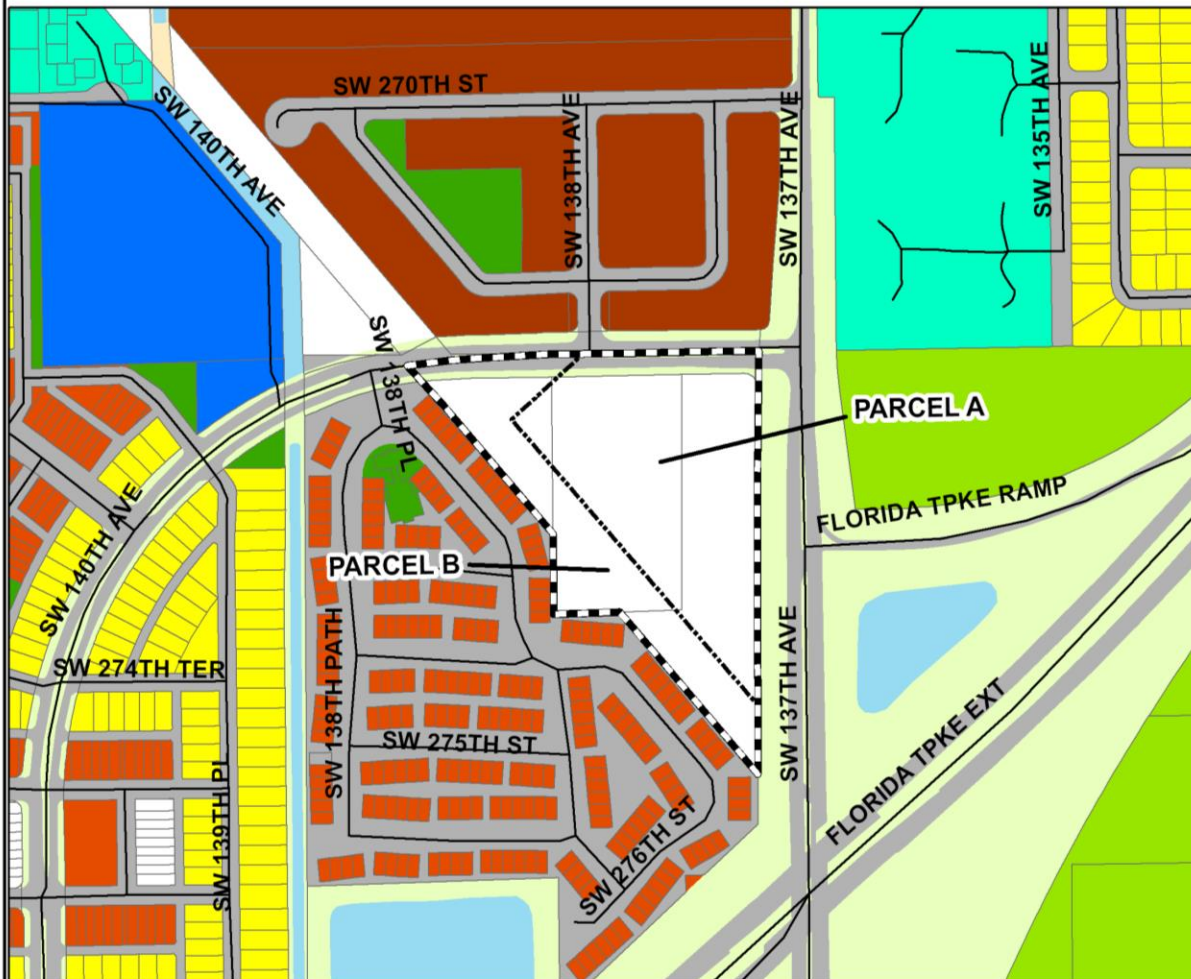
Source: Miami-Dade County
Department of Regulatory and Economic Resources
July 2013

ZONING DISTRICTS

AU	AGRICULTURAL / RESIDENTIAL 5 ACRES GROSS
BU-1A	BUSINESS DISTRICTS, LIMITED
NCUC	NARANJA URBAN CENTER
RU-1	SINGLE-FAMILY RESIDENTIAL
RU-1Z	SINGLE-FAMILY RESIDENTIAL, ZERO LOT LINE
RU-2	TWO-FAMILY RESIDENTIAL DISTRICT, 7,500 FT2 NET
RU-3	FOUR-UNIT APARTMENT DISTRICT
RU-3M	MINIMUM APARTMENT HOUSE
TND	TRADITIONAL NEIGHBORHOOD DEVELOPMENT



APPLICATION NO. 7 EXISTING LAND USE

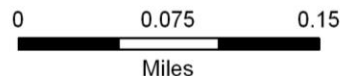


APPLICATION AREA

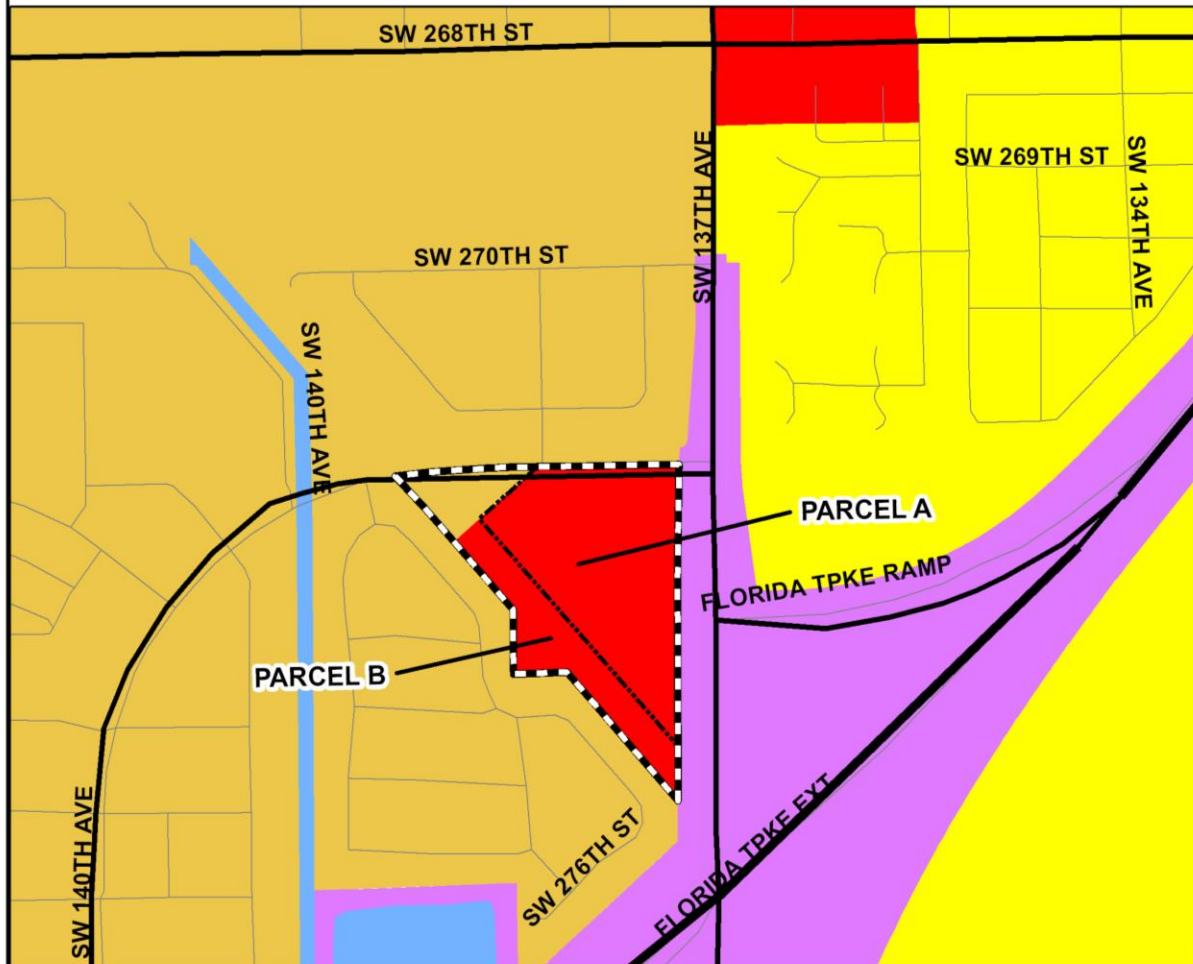
Source: Miami-Dade County
Department of Regulatory and Economic Resources
July 2013

EXISTING LAND USE

	SINGLE-FAMILY		VACANT GOVERNMENT OWNED, UNPROTECTED
	TOWNHOUSES		VACANT PRIVATELY OWNED, UNPROTECTED
	LOW-DENSITY MULTI-FAMILY		INLAND WATERS
	RESIDENTIAL-GOVERNMENT OWNED HOUSING		
	INSTITUTIONAL		
	STREETS, ROADS, EXPRESSWAYS, RAMPS		
	STREETS, EXPRESSWAY		
	AGRICULTURE		
	PARKS, PRESERVES, CONSERVATION AREAS		



APPLICATION NO. 7 CDMP LAND USE

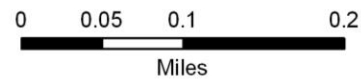


APPLICATION AREA

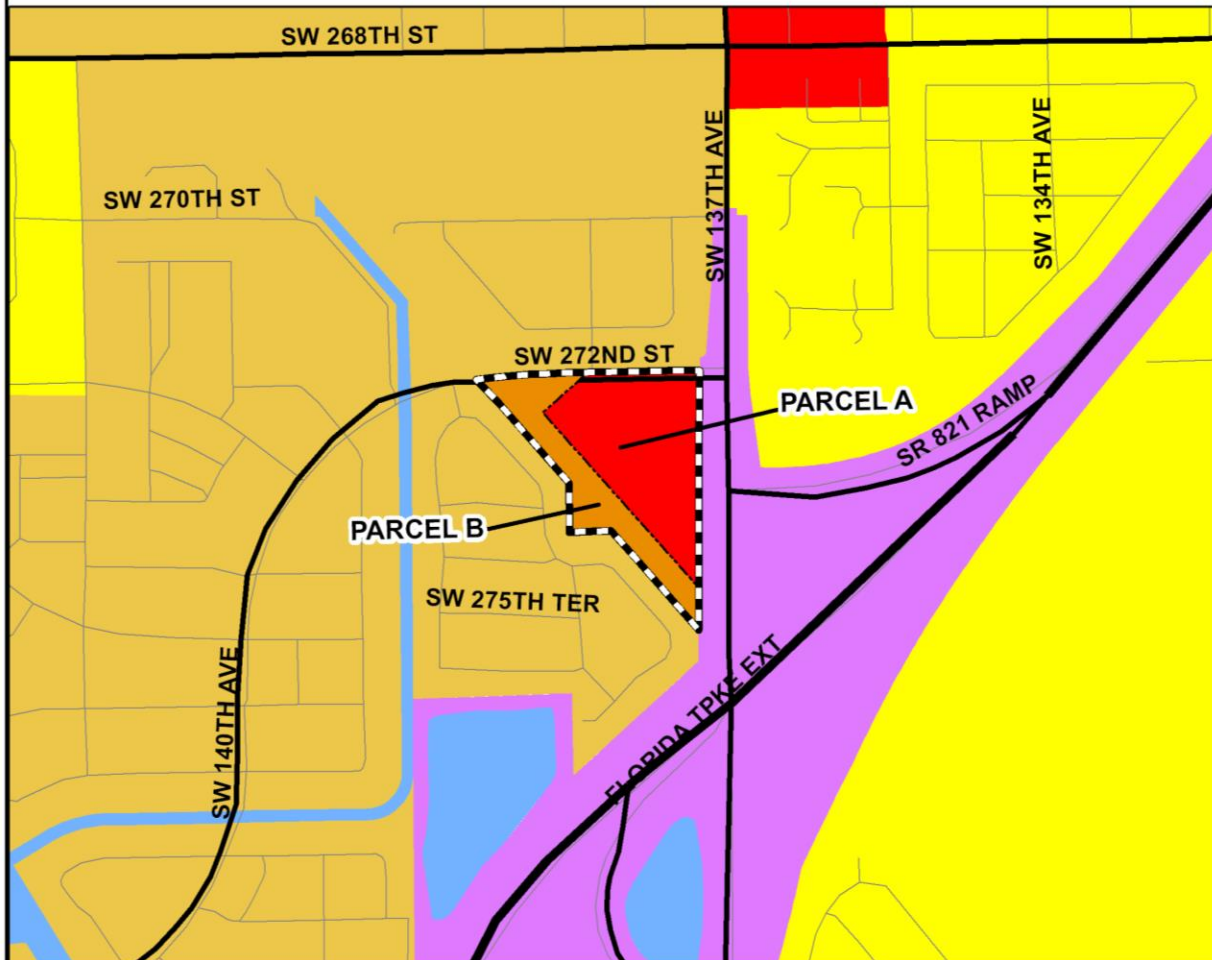
Source: Miami-Dade County
Department of Regulatory and Economic Resources
July 2013

CDMP LAND USE

- LOW DENSITY (2.5-6 DU/AC)
- LOW-MEDIUM DENSITY (6-13 DU/AC)
- INDUSTRIAL AND OFFICE
- BUSINESS AND OFFICE
- WATER
- TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)
- EXPRESSWAYS
- MAJOR ROADWAYS (3 OR MORE LANES)
- MINOR ROADWAYS (2 LANES)



APPLICATION NO. 7 PROPOSED CDMP LAND USE



APPLICATION AREA

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

CDMP LAND USE

- LOW DENSITY (2.5-6 DU/AC)
- LOW-MEDIUM DENSITY (6-13 DU/AC)
- MEDIUM DENSITY (13-25 DU/AC)
- INDUSTRIAL AND OFFICE
- BUSINESS AND OFFICE
- WATER
- TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)
- EXPRESSWAYS
- MAJOR ROADWAYS (3 OR MORE LANES)
- MINOR ROADWAYS (2 LANES)

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Miles



STAFF ANALYSIS

Background

The Applicant seeks to develop the ±12.0 gross acres site with a maximum of 272 dwelling units as discussed under the 'Proffered Declaration of Restrictions' below. to facilitate this development, the application seeks to redesignate Parcel B of the site from "Low-Medium Density Residential (6 to 13 dwelling units per gross acre)" and "Business and Office" to "Medium Density Residential (13 to 25 dwelling units per gross acre)" with Parcel A to remain "Business and Office" (see "Proposed CDMP Land Use" map on page 7-8 above). Additionally, the application seeks to release the current CDMP Declarations of Restrictions governing the overall application site and revise the Restrictions Table in the Land Use Element on page I-74.1 of the CDMP to include the new proffered Declaration of Restrictions, if accepted by the Board of County Commissioners. The requested "Medium Density Residential" designation requested for Parcel B allows housing types such as townhouses, low-rise and medium-rise apartments.

The application site was the subject of CDMP Amendment Application No. 7 of the October 2003 Cycle of Applications. The October 2003 Cycle application was adopted by the Board of County Commissioners (Board) in May 2004 and redesignated ±10-acres to "Business and Office". The Board also accepted the proffered CDMP Declaration of Restrictions (covenant) along with the approval (Ordinance 04-79). The existing covenant is recorded in Book No. 22345 Pages 1710-1725, Miami-Dade County Records and applies to the entire ±12.0-gross acre site that is the subject of this current CDMP amendment application. The covenant restricts development on the subject property to a mix of uses that would include retail uses, open space, institutional uses, public facilities and no less than 50 residential dwelling units at a maximum density of 25 units per gross acre.

Naranja Lakes Community Redevelopment Area

The application site is located within the boundaries of the Naranja Lakes Community Redevelopment Area (NLCRA), established by Miami-Dade Board of County Commissioners (Commission) in July 1998, through Resolution No. 847-98. The area was found to contain slum and blight, and therefore, in need of redevelopment. On October 22, 2002, the Commission, through Ordinance No. 02-216, established the Naranja Lakes Community Redevelopment Agency to oversee redevelopment efforts in the Naranja Lakes Community Redevelopment Area. The NLCRA consists of approximately 1,260 acres and is bounded on the north by SW 272 Street, on the south by SW 288 Street, on the east by the Homestead Extension of the Florida Turnpike (HEFT) and on the west by Old Dixie Highway (US 1).

On May 6, 2003, the Commission adopted Resolution No. 418-03 adopting the NLCRA Redevelopment Plan (Plan) to revitalize blighted conditions in the Naranja Lakes Community Redevelopment Area. According to the Plan, provisions include economic development and job creation for the NLCRA; residential development reinvestment; beautification and appearance improvements; infrastructure improvements; environmental clean-up; redevelopment advocacy; code enforcement and community policing innovations; details can be found on pages 184-200 of the Plan.

The subject application is generally consistent with the goals of the Plan. The proposed multi-family development on the application site would enhance housing conditions in the area. Furthermore, the applicant has committed through proffered Declaration of Restrictions to

provide additional open space in the form of parks and improve public transit facilities in the area, which would enhance public transportation infrastructure and improve the overall appearance in the area (see “Proffered Declaration of Restrictions” section below).

Application Site

Location

The application site is located at the southwest corner of the intersection SW 272 Street and SW 137 Avenue, west of the Homestead Extension of the Florida Turnpike (HEFT), in the Naranja Neighborhood in unincorporated Miami-Dade County (see “Aerial Photo” on page 7-4 above).

Existing Land Uses

The application site is currently vacant (see “Existing Land Use Map” on page 7-6 above).

Land Use Plan Map Designation

The application site is designated “Low-Medium Density Residential” and “Business and Office” on the CDMP Adopted 2015 and 2025 LUP map (see “CDMP Land Use Map” on page 7-7 above). The housing types typically developed on land designated “Low-Medium Density Residential” includes single-family homes, townhouses and low-rise apartments. The “Business and Office” CDMP land use designation allows the full range of sales and service activities that includes retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, entertainment and cultural facilities, and residences.

Zoning

The application site is currently zoned BU-1A (Limited Business) on ±9.4 net acres and RU-3M (Minimum Apartment House) on ±1.3 net acres (see “Zoning Map” on page 7-5 above). The BU-1A (Limited Business) Zoning District permits retail and service convenience facilities, which satisfy the essential and frequent needs of the adjacent residential neighborhood(s) as well as the more specialized commercial facilities that may serve several neighborhoods (Section 33-246, Miami-Dade County Code). The RU-3M (Minimum Apartment House) Zoning District permits single- and two-family residential units (duplexes), as well as multi-family apartment units at 12.9 dwelling units per net acre (Section 33-246, Miami-Dade County Code).

Zoning History

Miami-Dade County zoning districts and zoning code regulations were first created in 1938. Earliest zoning records indicate that the subject property was zoned AU (Agriculture) prior to July 2005. On July 5, 2005, Community Zoning Appeals Board 15 adopted Resolution No. CZAB15-12-05, approving a district boundary change on the subject property from AU (Agriculture) to BU-1A (Limited Business District) and RU-3M (Minimum Apartment House). There has been no further zoning district boundary changes on the subject property.

Proffered Declaration of Restrictions

On July 10, 2013, the applicant proffered a Declaration of Restrictions (covenant) that restricts development on the application site to 272 residential units; private and public recreational uses and amenities; and open space. The covenant provides that, as part of any residential development on the subject property, the owner shall provide at least 0.80 acres of publicly-accessible open space in the form of up to two separate park areas. In addition, in order to improve public transportation in the area, the covenant provides that the owner shall work with Miami-Dade Transit Agency to accommodate future transit facilities on the subject property, or

in streets adjacent to the subject property, including bus shelters, pull-out bays and other facilities.

Adjacent Land Use and Zoning

Existing Land Uses

The area immediately north of the application site, across SW 272 Street, is developed with the Hidden Grove multi-family apartments and townhouses that are in good condition, and the Dr. Williams Chapman Elementary School to the northwest of the site. The area immediately west of the application site is developed with the Riverside Villas apartment complex and the area further west is developed with the Mandarin Lakes condominium complex. The area east of the application site, across SW 137 Avenue, comprises a vacant parcel and the HEFT/SW 137 Avenue Interchange. The area immediately south of the application site is developed with townhouses that are in good condition.

Land Use Plan Map Designations

Properties adjacent to the north, west and south of the application site are designated “Low-Medium Density Residential” on the CDMP Adopted 2015 and 2025 LUP map. Properties to the east of the application site are designated “Low Density Residential (2.5 to 6 dwelling units per gross acre)” and the HEFT/SW 137 Avenue Interchange designated terminals (see “CDMP Land Use Map” on page 7-7 above).

Zoning

Properties immediately north of the application site, across SW 272 Street, are within the southeastern portion of the NCUCD (Naranja Community Urban Center District), which was adopted by the Board of County Commissioners on December 2, 2004, through Ordinance No. 04-217. The NCUCD allows residential development on these properties north of the application site. Properties adjacent to the northwest of the application area are zoned AU (Agricultural). Properties adjacent to the west and south of the application area are zoned RU-3M (Minimum Apartment House). East of the application site, across SW 137 Avenue, are properties zoned RU-1(Single-Family Residential), and properties located at the northeast of the intersection of SW 137 Avenue and SW 272 Street, are zoned RU-1(Single-Family Residential). (See “Zoning Map” on page 7-5 above).

Supply/Demand

The combined vacant land for single-family and multi-family residential development in the Analysis Area (Minor Statistical Area 7.4) in 2013 was estimated to have a capacity for about 14,007 dwelling units, with about 59 percent of these units intended as multi-family. The annual average residential demand in the Analysis Area is 779 units per year in the 2013-2015 period and is projected to increase to 1,189 units in the 2025-2030 period. An analysis of the residential capacity by type of dwelling units shows the depletion of single-family units occurring in 2020 and for multi-family beyond 2030 (see “Residential Land Supply/Demand Analysis” table below). The supply of residential land for both single-family and multi-family units is projected to be depleted in 2026.

Residential Land Supply/Demand Analysis
2011 to 2030: (MSA 7.4)

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 2013	5,720	8,287	14,007
DEMAND 2011-2010	593	186	779
CAPACITY IN 2015	3,941	7,729	11,670
DEMAND 2015-2020	696	218	914
CAPACITY IN 2020	461	6,639	7,100
DEMAND 2020-2025	787	247	1,034
CAPACITY IN 2025	0	5,404	1,930
DEMAND 2025-2030	905	284	1,189
CAPACITY IN 2030	0	3,984	0
DEPLETION YEAR	2020	2030+	2026

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 Enhancements, Planning Division, Planning Research Section, July 2013.

Environmental Conditions

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

Flood Protection

Federal Flood Zone	AH-7 and X-99
Stormwater Management Permit	Surface Water Management Standard Permit
County Flood Criteria, National Geodetic Vertical Datum (NGVD)	+6 feet

Biological Conditions

Wetlands Permit Required	No
Native Wetland Communities	No
Specimen Trees	May Contain
Endangered Species Habitat	No
Natural Forest Community	No

Other Considerations

Within Wellfield Protection Area	No
Hazardous Waste	No
Contaminated Site	No

Drainage, Flood Protection and Stormwater Management

The application area includes both X-99 and AH-7 Federal Flood Zones and the County Flood Criteria is +6.0 ft. NGVD. A Surface Water Management Standard Permit from the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources will be required for the construction and operation of the required surface water management system. All storm water shall be retained on site utilizing properly designed seepage or infiltration drainage system for a 5-year storm/1-day storm event. The drainage system must be designed for on-site flood protection for 5-year / 1 day storm event and the site grading and development shall provide for the full on-site retention of the 25-year / 3-day storm event.

The proposed change in the Land Use Plan map will not impact the Level of Service (LOS) for flood protection provided any development of the site complies with the standards set forth in the CDMP and the Surface Water Management Standard Permit. The total impervious area will increase from 3% to 70%, approximately as a result of the proposed modification. Design in the area should comply with cut and fill criteria, also known as compensatory storage, in order to avoid impact to flood protection LOS on adjacent areas. A Conditional Letter of Map Revision will be required for the new development, to reflect the flood plain change in the newly developed area.

Wetlands

On June 13, 2013, a Binding Letter of Interpretation was issued by the Coastal and Wetland Resources Section of DERM for these properties. This Binding Letter states that according to historical aerials views, the sites have been consistently farmed prior to 1983 and currently do not contain wetlands as defined by Section 24-5 of the Code of Miami-Dade County. Therefore, a Miami-Dade County Class IV Permit is not required for any work on these sites. This Binding Letter is valid for a period of two (2) years, and is scheduled to expire on June 13, 2015. Although a Class IV Wetland Permit is not required for any work on these sites, once the Binding Letter expires, the Coastal and Wetland Resources Section may decide to re-evaluate the Class IV Wetland Permit issue on the properties.

Tree Preservation and Natural Forest Communities

The site may contain specimen-sized trees. Section 24-49.2(II) of the Code of Miami-Dade County requires that specimen-sized trees be preserved whenever reasonably possible. A Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Water and Sewer

Water Supply

The property is located within the Water and Sewer Department (WASD) franchised water service area. The water supply will be provided by the Alexander-Orr Water Treatment Plant which is presently producing water that meets Federal, State and County drinking water standards. At the present time, there is adequate treatment and water supply capacity for the 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.

Water Treatment Plant Capacity

The County's adopted Level of Service (LOS) standard for water treatment is based on regional treatment system capacity. This LOS requires that the maximum daily flow cannot exceed 98% of the regional treatment system capacity, which is currently 439.74 mgd. Therefore, maximum daily flow cannot exceed 430.95 mgd. The current reported maximum daily flow is 353.6 mgd and there is 16.76 mgd in reserved capacity. As a result, the regional system has approximately 60.59 mgd or 13.78% of treatment plant capacity remaining.

The current CDMP land use designations would allow for business and residential uses as limited by the previously accepted Declaration of Restrictions. As noted in the "Estimated Water Demand/Sewer Flow for Proposed Development by Land Use Scenario" table below, the maximum water demand for Business and Residential (Scenario 1) development under the current CDMP Land Use designations, as limited by the previously accepted Declaration of Restrictions, are estimated at 21,570 gallons per day (gpd). The maximum water demand for Business and Residential (Scenario 1) development, under the requested CDMP land use designations, are estimated at 27,683 gpd. On July 10, 2013, the applicant proffered a revised Declaration of Restrictions, which would limit development on the site to 272 residential units. If the application site were developed with 272 residential units (Scenario 2), maximum water demand is estimated at 40,800 gpd. This represents an increase of approximately 6,113 gpd (Scenario 1) or 19,230 gpd (Scenario 2) than the water demand under the current CDMP land use designations. A Water Supply Certification Letter will be required at the time of development, at which time, the proposed project will be evaluated for water supply availability and a water supply reservation will be made.

Estimated Water Demand/Sewer Flow
For Proposed Development by Land Use Scenario

Scenario	Use (Maximum Allowed)	Quantity (Units or Square Feet)	Water Demand Multiplier (Section 24-43.1 Miami-Dade Code)	Projected Water Demand (gpd)
Current CDMP Potential				
1	Business	140,698 sq. ft. retail	10 gpd/100 sq. ft.	14,070
	Residential	50 apartments	150 gpd/unit	7,500
Requested CDMP Designation				
1	Business	107,331 sq. ft. retail	10 gpd/100 sq. ft.	10,733
	Residential	113 apartments	150 gpd/unit	16,950
2	Residential	272 apartments	150 gpd/unit	40,800

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

Water System Connectivity

There is an existing 12-inch water main abutting the property along SW 272 Street from which the applicant may connect and extend a new 12-inch water main along SW 137 Avenue to provide service to the subject property. Any public water main extension within the property shall be 12-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connection.

At this time, there is one planned project in close proximity to the application site. Said project is assigned WASD Agreement No. 21187, and is located at the southeast corner of the intersection of SW 137 Avenue and SW 272 Street for the development of 30 single family residential units.

Sewer Treatment Plant Capacity

The County's adopted LOS standard for wastewater treatment and disposal requires that the regional wastewater treatment and disposal system, consisting of North, Central, and South Districts Wastewater Treatment Plants, operate with a capacity that is two percent above the average daily 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. The regional wastewater treatment system has a design capacity of 375.50 million gallons per day (mgd) and a 12-month average (period ending April 2013) of 322.85 mgd. The sum of the 12-month average and all reserved flows (30.61 mgd) represents 94.13% of the regional system design capacity. Therefore, the wastewater treatment system has 5.87% less 2% for a total of 3.87% or 14.53 mgd of capacity remaining.

Sewer System Connectivity

The property is located within the WASD franchised service area. The wastewater flows for this application will be transmitted to the South District Wastewater Treatment Plant for treatment and disposal. Currently, there is average wastewater treatment capacity for this application consistent with Policy WS-2A(2) of the Water, Sewer and Solid Waste Element of the CDMP. There is an existing 8-inch sanitary gravity sewer line located at SW 272 Street and SW 138 Avenue, to which the applicant shall install and connect a new 8-inch sanitary gravity sewer line as required to provide service to the subject property. Any proposed sanitary sewer extension shall be 8-inch minimum diameter.

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, PWWM 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 within 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

Policy SW-2A establishes the adopted 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

The applicant is requesting the redesignation of Parcel B of the application site from “Low-Medium Density Residential” and “Business and Office” to “Medium Density Residential” on the Adopted 2015 and 2025 LUP map; the applicant also requests to release and delete the Declaration of Restrictions that governs development on the application site. The “Medium Density Residential” CDMP land use designation will most likely result in the development of 482 multi-family residential units. As per Chapter 15 of Miami-Dade County Code, the PWWM does not actively compete for multi-family waste collection service at this time; therefore 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 (PROS) has three Park Benefit Districts (PBDs). The subject application site is located inside Park Benefit District 3 (PBD-3), which generally encompasses the area of the County south of SW 186 Street.

Level of Service Standard

Policy ROS-2A of the Recreation and Open Space Element establishes the adopted minimum 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-3 has a surplus capacity of 208.73 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; three parks (Leisure Park, Modello Wayside Park and Naranja Lakes Park) are smaller than the required five acres (or larger) park. Naranja Lakes Park is the closest local park to the application site.

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

Park Name	Acreage	Classification
Kevin Broils Park	5.19	Neighborhood Park
Leisure Lakes Park	8.30	Community Park
Leisure Park	1.86	Neighborhood Park
Modello Park	8.23	Community Park
Modello Wayside Park	2.50	Neighborhood Park
Naranja Lakes Park	1.55	Neighborhood Park
Naranja Park	12.70	Community Park
Palmland Park	5.09	Neighborhood Park
Pine Island Lake Park	17.44	Neighborhood Park
Princetonian Park	6.54	Neighborhood Park
Royal Colonial Park	26.27	Community Park

Park Name	Acreage	Classification
South Dade Park	8.61	Community Park

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

Application Impacts

The potential development of the site under the existing CDMP land use designation has a potential population of 577, resulting in an impact of 1.59 acres based on the adopted minimum LOS standard for local recreational open space. The proposed change (with the Declaration of Restrictions) would result in a potential population of 625, or an increase of 48 persons, resulting in an impact of an additional 1.72 acres of local parkland. This would lower the concurrency LOS from 208.73 acres to 207.01 acres per 1,000 residents but still above the adopted minimum LOS standard. However, the Declaration of Restrictions reserves a minimum of 0.8 acres of land as publically accessible open space in the form of two open space park areas with at least 0.5 acres to be improved and maintained by the developer and opened to the public prior to the issuance of a Certificate of Occupancy (CO) for the first residential development. The location of public open space in this area would help to serve the residents in the area located southwest of SW 272 Street and SW 137 Avenue. At the time of zoning/site planning, it is recommended that the applicant consider a tot lot as part of the park improvements and work with the adjacent community on opportunities for convenient pedestrian access.

Fire and Rescue Service

The application site is currently served by Miami-Dade County Fire Rescue Station No. 5 (Goulds), located at 13150 SW 238 Street. This station is equipped with an Engine and a Rescue, and is staffed with seven (7) 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 38 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

Policy WS-2A of the Water, Sewer and Solid Waste Element 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 3,000 gallons per minute (gpm) is required for business and industrial uses, and 750 gpm for single family and duplexes.

Application Impacts

The current CDMP land use designation of "Low-Medium Density Residential" of the application site will allow a potential development on the application site that is anticipated to generate approximately 70 annual alarms. The proposed CDMP land use designation of "Medium Density Residential" will allow a proposed potential development which would generate 136 annual alarms. The 136 annual alarms will result in a severe impact to existing fire rescue services. Presently, fire and rescue service in the vicinity of the application site is adequate. The anticipated number of annual alarms will be mitigated upon the construction of Station No. 70

(Coconut Palm) to be located in the vicinity of SW 114 Avenue and SW 248 Street. It is anticipated that Station No. 70 will be completed in 2015.

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.

Aviation

Miami-Dade County Aviation Department 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.

Roadways

This application requests 1) the re-designation on the CDMP Adopted 2015-2025 LUP map on "Parcel B" of the application site from "Low-Medium Density Residential (6 to 13 units per gross acre)" and "Business and Office" to "Medium Density Residential (13 to 25 units per gross acre)"; and 2) the release of an existing Declaration of Restrictions recorded in Official Records Book No. 22345, Pages 1710 through 1725, which limits development on the application site to mix use and no less than 50 residential units.

On July 10, 2013, the applicant proffered a Declaration of Restrictions (covenant) that restricts development on the application site to 272 residential units; private and public recreational uses and amenities; and open space. The covenant provides that, as part of any residential development on the subject property, the owner shall provide at least 0.80 acres of publicly-accessible open space in the form of up to two separate park areas. In addition, in order to improve public transportation in the area, the covenant provides that the owner shall work with Miami-Dade Transit Agency to accommodate future transit facilities on the subject property, or in streets adjacent to the subject property, including bus shelters, pull-out bays and other facilities.

The application site is located at the southwest corner of the intersection of SW 272 Street and SW 137 Avenue, in unincorporated Miami-Dade County. The application fronts SW 272 Avenue, a four-lane divided roadway, and SW 137 Avenue, a four-lane divided major north-south arterial. SW 272/SW 280 Streets provide connectivity to the east to US-1/South Dixie Highway, a major north-south six-lane arterial, which provides connectivity to other parts of the County. East-west arterials within the vicinity of the application site include: SW 248, SW 264, SW 268, SW 272, SW 280 and SW 288 Streets. North-south arterials and expressways include: US-1/South Dixie Highway, the Homestead Extension of the Florida Turnpike (HEFT), SW 157, SW 152, SW 147, SW 137, SW 127 and SW 112 Avenues.

The Miami-Dade County Department of Regulatory and Economic Resources (Department) performed a trip generation and short-term (Concurrency) traffic impact analysis to assess the impact that the proposed CDMP amendment application would have on the roadways adjacent to and surrounding the application site.

Traffic conditions are evaluated by the 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

Existing traffic conditions on major roadways adjacent to and in the vicinity of the application site, which are currently monitored by the County and the State, are acceptable. The “Existing Traffic Conditions Roadway Lanes and Peak Period LOS” table below shows the current operating conditions of the roadways currently monitored.

Existing Traffic Conditions
Roadway Lanes and Peak Period Level of Service

Roadway	Location/Link	Lanes	LOS Std.	LOS
SW 248 Street	SW 147 Ave. to US-1	2 UD	D	C (2011)
	US-1 to SW 112 Avenue	2 UD	D	D (2011)
SW 264 Street	SW 177 Ave. to SW 157 Ave.	2 UD	C	B (2011)
	SW 157 Ave. to US-1	2 UD	D	A (2011)
SW 268 Street	SW 137 Ave. to SW 112 Ave.	4 UD	D	A (2011)
	SW 137 Ave. to US-1	4 UD	D	B (2011)
SW 280 Street	US-1 to SW 142 Avenue	4 DV	D	D (2011)
SW 288 Street	SW 177 Ave. to US-1	2 UD	D	C (2011)
	US-1 to HEFT	4 DV	D	C (2011)
SW 157 Avenue	SW 216 St. to SW 264 Street	2 UD	C	C (2011)
	SW 264 St. to US-1	2 UD	D	B (2011)
SW 152 Avenue	SW 280 St. to the HEFT	2 UD	D	C (2011)
SW 147 Avenue	SW 216 St. to SW 232 Street	2 UD	C	C (2011)
	SW 232 St. to SW 264 Street	2 UD	C	B (2011)
SW 137 Avenue	US-1 to HEFT	2 UD	D	C (2011)
	HEFT to SW 288 Street	4 DV	D	B (2011)
SW 127 Avenue	SW 216 St. to SW 232 Street	2 UD	D	C (2011)
HEFT/SR 821	SW 216 Street to SW 137 Ave.	4 LA	D	B (2012)
	SW 137 Ave. to SW 288 Street	4 LA	D	B (2012)
	SW 288 Street to SW 312 Street	4 LA	D	B (2012)
	SW 312 Street to SW 320 Street	4 LA	D	B (2012)
SW 112 Avenue	US-1 to SW 248 Street	4 DV	E	C (2012)
	SW 248 St. to HEFT	4 DV	E	C (2012)
SW 117 Avenue	SW 200 St. to US-1	2 UD	D	D (2011)
US-1/South Dixie Highway	SW 112 Ave. to SW 304 Street	4 DV	E+20%	C (2012)
	SW 304 Street to SW 320 Street	4 DV	E+20%	C (2012)
	SW 320 Street to HEFT interchange	4 DV	E+20%	C (2012)

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

Notes: () identifies the year traffic count was taken or the LOS traffic analysis revised.
 DV= Divided Roadway; UD= Undivided Roadway; LA= Limited Access;
 LOS Std. = the adopted minimum acceptable peak period Level of Service standard for all State and County roadways.

Trip Generation

Two potential development scenarios were analyzed for traffic impacts under the requested CDMP land use of "Medium Density Residential," and the release of the existing Declaration of Restrictions and the proffered new Declaration of Restrictions. Scenario 1 assumes the application site developed with a maximum retail space of 107,331 sq. ft. of retail and service uses and 113 multifamily units. Scenario 2 assumes the application site developed in accordance with the proffered new Declaration of Restrictions, which limits the maximum potential development on the application site to 272 multifamily units. Under the current CDMP land use designation of "Low-Medium Density Residential" and the existing Declaration of Restrictions, the application site is assumed to be developed with 140,698 sq. ft. of retail and service uses and 50 multifamily units. The trip generation analysis indicates that if the application site were developed with 140,698 sq. ft. of retail space and 50 multifamily units, it would generate approximately 586 PM peak hour vehicles trips. Scenario 1, under the requested CDMP land use designation of "Medium Density Residential" the proposed CDMP land use change is estimated to generate approximately 530 PM peak hour vehicle trips, or 56 less PM peak hour vehicles trips than the potential development under the current CDMP land use designations of "Low-Medium Density Residential" and "Business and Office" and under the restrictions of the existing Declaration of Restrictions. Scenario 2 shows that if the application site were developed with 272 multifamily residential units, as limited by the new draft Declaration of Restrictions, it would generate approximately 167 PM peak hour vehicle trips, or 419 less PM peak hour vehicles trips than the potential development under the current CDMP land use designation. See "Estimated Peak Hour Trip Generation" table below.

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

Application Number	Current CDMP Designation and Assumed Uses/ Estimated No. Of Trips	Requested CDMP Designation and Assumed Uses/ Estimated No. Of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use Designation
7 Scenario 1	"Low-Medium Density Residential (6-13 DU/gross acre)" and "Business and Office" 140,698 sq. ft. retail And 50 MF units /	"Medium Density Residential (13-25 du/ac)" 113 MF units and 107,331 sq. ft. retail /	
	586	530	- 56
Scenario 2	"Low-Medium Density Residential (6-13 DU/gross acre)" and "Business and Office" 140,698 sq. ft. retail And 50 MF units /	"Medium Density Residential (13-25 du/ac)" 272 MF units /	
	586	167	- 419

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

Notes: Scenario 1 assumes the application site developed with maximum potential development (107, 331 sq. ft. or retail and service space and 113 multi-family units) allowed under the requested CDMP land use designation and release of existing declaration of restrictions.

Scenario 2 assumes the application site developed in accordance with the proffered new declaration of restrictions limiting maximum potential development to 272 multifamily units.

Traffic Concurrency Evaluation

An evaluation of peak-period traffic concurrency conditions as of July 2013, which considers reserved trips from approved development not yet constructed, programmed roadway capacity improvements listed in the first three years of the County's adopted 2014 Transportation Improvement Program (TIP), and the application's traffic impacts, does not project any roadways adjacent to or in the vicinity of the application site to operate in violation of their adopted level of service standards. All the roadways analyzed are projected to continue to operate at acceptable levels of service. 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 "Medium Density Residential (13-25 du/ac)" (113 MF units and 107,331 sq. ft. retail)												
9822	SW 137 Ave.	US-1 to HEFT	2 UD	D	940	606	C	55	C	124	785	D
2258	HEFT/SR 821	SW 137 Ave. to SW 216 St.	4 LA	D	6700	2302	B	208	B	186	2696	B
9824	SW 137 Ave.	SW 268 St. to SW 288 St.	4 DV	D	3460	1715	B	68	B	23	1806	B
2260	HEFT/SR 821	SW 312 St. to SW 137 Ave.	4 LA	D	6700	1799	B	0	B	88	1887	B
9922	SW 268 Street	SW 137 Ave. to SW 112 Ave.	4 DV	D	2270	767	A	14	A	20	801	A
9924	SW 268 Street	SW 137 Ave. to US-1	4 DV	D	3130	519	B	221	B	34	774	B
9926	SW 280 Street	SW 142 Ave. to US-1	4 DV	D	1060	513	D	3	D	55	571	D
Scenario 2: "Medium Density Residential (13-25 du/ac)" 272 multifamily units												
9822	SW 137 Ave.	US-1 to HEFT	2 UD	D	940	606	C	55	C	40	701	C
2258	HEFT/SR 821	SW 137 Ave. to SW 216 St.	4 LA	D	6700	2302	B	208	B	58	2568	B
9824	SW 137 Ave.	SW 268 St. to SW 288 St.	4 DV	D	3460	1715	B	68	B	7	1790	B
2260	HEFT/SR 821	SW 312 St. to SW 137 Ave.	4 LA	D	6700	1799	B	0	B	28	18275	B
9922	SW 268 Street	SW 137 Ave. to SW 112 Ave.	4 DV	D	2270	767	A	14	A	6	787	A
9924	SW 268 Street	SW 137 Ave. to US-1	4 DV	D	3130	519	B	221	B	11	751	B
9926	SW 280 Street	SW 142 Ave. to US-1	4 DV	D	1060	513	D	3	D	17	533	D

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

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

*County adopted roadway level of service standard applicable to the roadway segment: D (90% capacity); E (100% 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); E+50% (150% capacity) for roadways serviced with extraordinary mass transit inside the UIA. () Indicates the year traffic count was taken and/or Level of Service updated.

Scenario 1 assumes the application site developed with 113 multifamily residential housing units and 107,331 sq. ft. of retail uses.

Scenario 2 assumes the application site developed with in accordance with the applicant's proffered Declaration of Restrictions limiting development on the application site to 272 multifamily residential dwelling units.

Future Conditions

The 2035 Long Range Transportation Plan (LRTP) lists the following roadway capacity improvement projects for construction in the next 23 years (see “Planned Roadway Capacity Improvements” table below).

Planned Roadway Capacity Improvements
Fiscal Years 2013/2014 through 2034/2035

Roadway	From	To	Type of Improvement	Priority
HEFT	US-1	I-595	Toll system conversion to all electronic tolling	I
HEFT	SW 88 St.	SW 184 St.	Widen to 8-, 10-, 12-lanes plus auxiliary lanes	III
SW 177 Ave./Krome Ave.	SW 136 St.	SW 296 St.	Widen from 2 to 4 lanes	IV

Source: Miami-Dade 2035 Long Range Transportation Plan, 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.

Application Impact

The “Estimated Peak Hour Trip Generation” table above identifies the estimated number of PM peak hour vehicle trips to be generated by the potential development scenarios analyzed. Scenario 1 shows that if the application site were developed with 113 multifamily residential units and 107,331 sq. ft. of retail uses, it would generate approximately 56 less PM peak hour vehicles trips than the potential development that may occur under the current CDMP land use designations of “Low-Medium Density Residential” and “Business and Office” and the recorded declaration of restrictions. Scenario 2 also shows that if the application site were developed with the 272 multifamily residential units as proposed in the proffered new declaration of restriction, it will generate approximately 419 less PM peak hour vehicles trips than the potential development that may occur under the current CDMP land use designations and existing covenant. See “Estimated Peak Hour Trip Generation” table.

Applicant’s Transportation Analysis

The applicant submitted in support of the application the *137 Holdings – Traffic Engineering Analysis* report (July 15, 2013) prepared by Traffic Tech Engineering Inc. County staff reviewed the subject traffic report and provided comments to the transportation consultant. The applicant submitted a revised traffic analysis report on August 1, 2013. Staff from the Miami-Dade County Public Works and Waste Management Department (PWWM) and the Department of Regulatory and Economic Resources reviewed the revised report and had no further comments. County staff concurs with the conclusion of the report that the roadways adjacent to and in the vicinity of the application site have available capacity to handle the traffic impact from the proposed 272 multifamily units.

Transit

Existing Service

The application site and surrounding areas are currently served by Metrobus Routes 35 and 70. The service frequencies (headways) of these routes are shown in the “Metrobus Route Service Summary” table below.

Metrobus Route Service Summary

Route(s)	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (Midday)	Evenings (After 8 pm)	Overnight	Saturday	Sunday		
35	30	30	60	n/a	60	60	0.13	L
70	30	60	60	n/a	60	60	0.25	L

Source: 2013 Transit Development Plan, Miami-Dade Transit (June 2013 Line Up)

Notes: 'L' means Metrobus local route service

Future Conditions

The 2023 Recommended Service Plan within the 2013 Transit Development Plan identifies the following improvements to existing transit service within the next ten years:

Metrobus Recommended Service Improvements and Service Plan

Route	Improvement Description	Implementation Year
35	Improve peak headway from 30 to 20 minutes.	2014
70	Truncate route at Southland mall when Cutler Bay Circulator begins service.	2014

Source: 2013 Transit Development Plan, Miami-Dade Transit (June 2013 Line Up)

Major Transit Projects

There are no future major transit projects in the vicinity of this application site.

Application Impacts

An analysis was performed in Traffic Analysis Zone (TAZ) 1387 where the application site is located. The application's projected transit impact will be absorbed by the scheduled improvements to existing transit service 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-1F. To promote housing diversity and to avoid creation of monotonous developments, Miami-Dade County shall vigorously promote the inclusion of a variety of housing types in all residential communities through its area planning, zoning, subdivision, site planning and housing finance activities, among others. In particular, Miami-Dade County shall review its zoning and subdivision practices and regulations and shall amend them, as practical, to promote this policy.
- 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-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.

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APPENDICES

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APPENDIX A

Amendment Application

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**SMALL SCALE AMENDMENT REQUEST
TO THE
LAND USE ELEMENT/LAND USE PLAN MAP
MAY 2013-2014 AMENDMENT CYCLE
MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

2013 MAY 31 P 4: 43
PLANNING & ZONING
METROPOLITAN PLANNING SECT

1. APPLICANT

137 Holdings, LLC
2990 Ponce De Leon Blvd., Suite 500
Coral Gables, FL 33134

2. APPLICANT'S REPRESENTATIVES

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

By:  Date: May 30, 2013
Melissa Tapanes Llahues, Esq.

By:  Date: May 30, 2013
Graham Penn, Esq.

3. DESCRIPTION OF REQUESTED CHANGES

An amendment to the Comprehensive Development Master Plan Land Use Plan Map is requested.

A. A change to the Land Use Element, Land Use Plan Map (item A. 1 in the fee schedule) and the deletion of a Declaration of Restrictions proffered for the approval of a previous Land Use Map change (item A.4 in the fee scheduled) are requested.

B. Description of Application Area

The Application Area consists of approximately 4.53 gross acres (3.57 net) located in Section 34, Township 56, Range 39 (the "Property"). The Property is more accurately

described on the attached location map, sketch, and legal description. See attached Sketch of Application Area and Survey.

C. Acreage

Application Area: 4.53 gross acres (3.57 net acres).

Acreage owned by Applicant: 0 acres.

D. Requested Changes

- 1) It is requested that the Application Area be redesignated on the Land Use Plan Map from Low-Medium Density Residential / Business and Office to Medium Density Residential.
- 2) It is requested that the Declaration of Restrictions recorded at Official Record Book 22345, Pages 1710 through 1725 be released as to all of the property that it encumbers.
- 3) It is requested that this Application be processed as a small-scale amendment under the expedited procedures.

4. REASONS FOR AMENDMENTS

The Application Area. The Application Area is part of an approximate 15.16 gross acre (10.59 net acre) parcel located at the southwest corner of SW 137 Avenue and SW 272 Street (the "parent tract"). The parent tract is currently undeveloped. To the west and south of the parent tract is existing townhome style residential development. To the north of the parent tract across SW 272 Street is existing multi-family development. To the east of the parent tract is right of way for the Homestead Extension of Florida's Turnpike (the "HEFT") and additional undeveloped residential land.

The wider area surrounding the parent tract to the north and west includes land within the Naranja and Leisure City Community Urban Center Districts as well as the Mandarin Lakes Traditional Neighborhood District development. The parent tract is within the Naranja Lakes Community Redevelopment Area ("CRA"). The CRA was established in 1998, following the devastation of this portion of the County by Hurricane Andrew.

Prior Development Plan. In October 2003, the current owner of the parent tract filed an application to amend the Land Use Plan designation for a 9.99 acre portion of the land from Low-Medium Density Residential to Business and Office. After discussions with County staff, who expressed concern about the potential issues from a purely commercial development of the site, the owner agreed to a series of development limitations, which were incorporated into the Declaration of Restrictions recorded at Official Record Book 22345, Pages 1710 through 1725 (the "Existing Covenant"). Chief among the requirements of the Existing Covenant was the obligation of the owner to develop a portion of the parent tract with at least fifty (50) residential units and to attempt a development style consistent with the County's urban planning goals.

Following the approval of the 2003 CDMP amendment, the owner obtained a zoning approval consistent with the terms of the Existing Covenant. The owner thereafter spent most of the last decade attempting to develop and/or sell the parent tract as a mixed-use development without success. The location of the parent tract, far away from the area's commercial core along U.S. 1, was simply not amenable to the retail and service uses that had been contemplated.

Proposed Development. The applicant proposes to develop the parent tract with a well-designed multifamily development that is consistent with the current and likely future development pattern in this area of the County. The applicant believes that a residential development that incorporates the County's urban design principles will be consistent with the surrounding development. The higher density proposed for the development will help serve as a transition from the HEFT on the east to the lower scale townhouse and single story multifamily development that surround the parent tract on the north, south, and west. The applicant will be submitting a covenant requiring the proposed development to be designed in a manner consistent with the County's planning goals that will replace the Existing Covenant.

Consistency with CDMP Objectives and Policies. This application addresses several policies and objectives within the Land Use Element and Housing Element of the CDMP.

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 or 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 application will redevelop an unused property that is currently a detriment to the character of the neighborhood and will help create a connection among the Naranja and Leisure City Urban Centers, the Homestead Extension of Florida's Turnpike, and the established residential developments in the area.

Policy LU-1C – Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized area, 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 Application Area is in an area of the County long targeted for infill development, through the County's CRA program, as well as other planning exercises such as the County's Urban Center program. The site is immediately adjacent to the SW 137 Avenue, which has been suggested as an "activity corridor" and the location of expanded premium bus service.

Policy LU-1F – To promote housing diversity and to avoid creation of monotonous developments, Miami-Dade County shall vigorously promote the inclusion of a variety of housing types in all residential communities through its area planning, zoning, subdivision, site planning and housing finance activities, among others. In particular, Miami-Dade

County shall review its zoning and subdivision practices and regulations and shall amend them, as practical, to promote this policy.

The application will add to the variety of housing types in this community. The area surrounding the Application Area includes single-family homes and small older multi-family developments. The inclusion of higher density multifamily housing units in the area will promote Policy LU-1F by providing a variety of housing sizes and styles for residents of the neighborhood.

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 of Urban Form contained in this Element.

The Application Area is in the ideal location for residential infill development. The Application Area is in a portion of the County with adequate existing infrastructure, readily accessible services, and good accessibility to employment.

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 therefore shall be considered along with the Countywide supply when evaluating the adequacy of land supplies for regional commercial and industrial activities.

Land Supply. The Application Area is located in MSA 7.4 the eastern part of the South Miami-Dade planning analysis tier. Table 1.1-11 of the 2010 Evaluation and Appraisal Report (EAR) indicates that capacity of both single-family and multifamily housing will be depleted in the eastern portion of the Tier by 2022. The application proposes to increase the residential capacity in this portion of the County.

The approval of the application will result in a slight diminution of available commercial land. However, Table 1.1-12 of the 2010 EAR projects depletion of commercial land in MSA 7.4 at “2030+”. The approval of the application would therefore not result in a measurable diminution of available commercial land, while increasing much-needed residential capacity.

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;**
- 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.**

Compatibility. Compatibility issues will be primarily addressed during the site plan process for the development project. However, the well-designed multifamily residential community proposed for the Property is certainly compatible with surrounding uses. Also, the proximity to mass transit and major roadways will enhance the accessibility to the site.

Infrastructure. The Applicant believes that both water and sewer connections are available adjacent to the site. As to potable water and sewer capacity, the applicant believes that the County's treatment plants are currently operating within the LOS standards. Although the Applicant does not anticipate that the approval of this application will result in a deficiency in the LOS, the Applicant will work with DERM and/or WASD to address any potential concerns.

Schools. Pursuant to Table 2.10-1 of the 2010 EAR Report, the overall capacity of public schools at the end of 2009-2010 was 85% and has been steadily decreasing since 2003-2004. As such, there is not any anticipated school inventory issues for this area.

Historical and Environmental Resources. There are no historically or archeologically significant structures on the Property. Therefore, this application will have no impact on the County's historical or environmental resources.

5. ADDITIONAL MATERIAL SUBMITTED

- 1) Sketches and Legal Description of Application Area
- 2) Aerial Photograph
- 3) Section Map

The Applicant reserves the right to supplement the application with additional documentation within the time permitted by the Code of Miami-Dade County.

6. COMPLETE DISCLOSURE FORMS: See attached.

APPLICATION AREA

A PORTION OF THE N.E. 1/4 OF THE SE ¼ OF SECTION 34, TOWNSHIP 56 SOUTH, RANGE 39 EAST. LYING WEST OF THE WEST RIGHT OF WAY LINE OF S.W. 137TH AVENUE AND LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF S.W. 272ND STREET, AND LYING NORTHEASTERLY OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE HOMESTEAD AIR FORCE BASE RAILROAD RIGHT OF WAY" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44 AT PAGE 10 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SE ¼ OF SAID SECTION 34; THENCE S89°16'57"W ALONG THE NORTH LINE OF THE SE ¼ OF SAID SECTION 34 FOR 112.65 FEET THENCE S04°14'49"W ALONG THE WEST RIGHT OF WAY LINE OF S.W. 137TH AVENUE FOR 354.43 FEET THENCE S00°10'47"E ALONG THE WEST RIGHT OF WAY LINE OF S.W. 137TH AVENUE FOR 562.63 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID "HOMESTEAD AIR FORCE BASE RAILROAD RIGHT OF WAY" AND THE POINT OF BEGINNING THENCE N41°09'09"W ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID "HOMESTEAD AIR FORCE BASE RAILROAD RIGHT OF WAY" FOR 985.02' FEET TO A POINT; THENCE N.48°50'51"E. FOR A DISTANCE OF 171.09 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SW 272nd STREET; THENCE S89°16'57"W ALONG THE SOUTH RIGHT OF WAY LINE OF S.W. 272ND STREET; FOR 241.04 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH AND HAVING FOR ITS ELEMENTS A RADIUS OF 1090.92 FEET AND A CENTRAL ANGLE OF 05°48'20" THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTH RIGHT OF WAY LINE OF S.W. 272ND STREET FOR AN ARC DISTANCE OF 110.54 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE "HOMESTEAD AIR FORCE BASE RAILROAD RIGHT OF WAY"; THENCE S41°09'09"E ALONG SAID RIGHT OF WAY LINE OF THE "HOMESTEAD AIR FORCE BASE RAILROAD RIGHT OF WAY"; FOR 512.63 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE N.W. 1/4 OF THE N.E. 1/4 OF THE SE 1/4 OF SAID SECTION 34: THENCE S0°05'24"E, ALONG THE EAST LINE OF THE N.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 34 FOR 221.49 FEET TO THE S.W. CORNER OF THE WEST 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 34; THENCE N89°22'00"E ALONG THE SOUTH LINE OF THE W 1/2 OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 34 FOR 191.38 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID "HOMESTEAD AIRFORCE BASE RAILROAD RIGHT OF WAY" THENCE S41°09'09"E ALONG SAID "HOMESTEAD AIRFORCE BASE RAILROAD RIGHT OF WAY" FOR 519.85 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF S.W. 137TH AVENUE; THENCE

N00°10'47"W ALONG SAID RIGHT OF WAY LINE FOR 152.51 FEET TO THE
POINT OF BEGINNING. LYING AND BEING IN MIAMI-DADE COUNTY,
FLORIDA AND CONTAINING AN AREA OF 3.576 ACRES, MORE OR LESS.

SCALE: 1" = 60'



SCALE: NTS



Ed Pino
PROFESSIONAL ENGINEER
MECHANICAL ENGINEERING
STATE OF FLORIDA
LICENSE NO. 6771
DATE: May 29, 2013

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:

APPLICANT A: 137 Holdings, LLC

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>ACRES IN SIZE (net)</u>
A	137 Holdings, LLC	30-6934-000-0340	4.40 acres
A	137 Holdings, LLC	30-6934-000-0320	4.76 acres
A	137 Holdings, LLC	30-6934-000-0331	67,082 sq. feet

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>CONTRACTOR FOR PURCHASE</u>	<u>OTHER (Attach Explanation)</u>
A	X			

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

- 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.

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>

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 (5), 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: 137 Holdings, LLC

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
CGARCO, LLC 12448 SW 127 Avenue Miami, FL 33186	100%

See attached for further disclosure.

- c. If the applicant is a TRUSTEE, list the trustee's name, the name 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

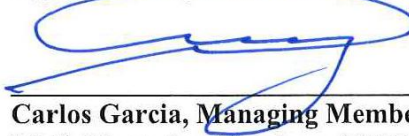
<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
---------------------------------------	-------------------------------

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 (5) trust (5) or other similar entities, further disclosure shall be required which discloses the identity of the

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

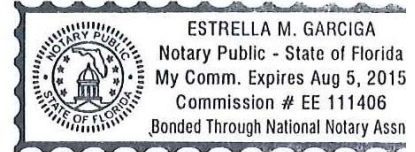
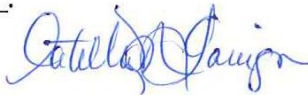
Applicant's Signatures and Printed Names



**Carlos Garcia, Managing Member of CGARCO,
LLC, Managing Member of 137 Holdings, LLC**

Sworn to and subscribed before me
this 20 day of September, 20 13.

Notary Public, State of Florida at Large (SEAL)
My Commission Expires: 08-05-15



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.

**LOCATION MAP FOR APPLICATION
TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER
PLAN**

APPLICANT/REPRESENTATIVE

137 HOLDINGS, LLC / BERCOW RADELL & FERNANDEZ PA

DESCRIPTION OF SUBJECT AREA

The Application Area consists of approximately 12 gross acres (10.597 net) located in Section 34, Township 56, Range 39. The site is located south of SW 272 Street and east of SW 137 Avenue. The applicant owns 10.597 acres of the Application Area, with the remainder being right of way.



Supplemental Disclosure of Interests

Interests in CGARCO, LLC.

<u>Name and Address</u>	<u>Percentage of Ownership</u>
Carlos M. Garcia 12448 SW 127 Avenue Miami, Florida 33186	100%

Interests in Abal Investments Corporation

<u>Name and Address</u>	<u>Percentage of Ownership</u>
Antonio Balestena 12515 N. Kendall Drive, Suite 328 Miami, Florida 33186	100%

Interests in Ferben Investments, Inc.

<u>Name and Address</u>	<u>Percentage of Ownership</u>
Jorge Fernandez 12515 N. Kendall Drive, Suite 328 Miami, Florida 33186	100%

Interests in Ven-America Traders, Inc.

<u>Name and Address</u>	<u>Percentage of Ownership</u>
Jorge Fernandez 12515 N. Kendall Drive, Suite 328 Miami, Florida 33186	33.33%
Luis A. Fernandez 12515 N. Kendall Drive, Suite 328 Miami, Florida 33186	33.33%
Jose Fernandez 12515 N. Kendall Drive, Suite 328 Miami, Florida 33186	33.33%

APPENDIX B

Miami-Dade County Public Schools Analysis

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Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Alberto M. Carvalho

July 30, 2013

Miami-Dade County School Board

2013 JUL 30 P 2:10
PLANNING & ZONING
METROPOLITAN PLANNING SECT
Perla Tabares Hantman, Chair
Dr. Martin Karp, Vice Chair
Dr. Dorothy Bendross-Mindingall
Susie V. Castillo
Carlos L. Curbelo
Dr. Lawrence S. Feldman
Dr. Wilbert "Tee" Holloway
Dr. Marta Pérez
Raquel A. Regalado

VIA ELECTRONIC MAIL

Ms. Melissa Tapanes Llahues, Esquire
Bercow, Radell & Fernandez
200 S. Biscayne Blvd., Suite 850,
Miami FL 33131

mtapanes@brzoninglaw.com

**RE: PUBLIC SCHOOL CONCURRENCY-PRELIMINARY REVIEW
CDMP MAY 2013 APP #7
LOCATED SOUTH OF SW 272 STREET AND SW 137 AVENUE
PH3013012500054 - FOLIO Nos.: 3069340000340, 3069340000320 and 3069340000331**

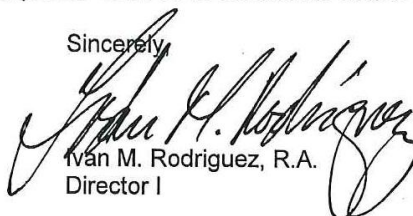
Dear Applicant:

The above-reference application was submitted by Miami-Dade County for a Preliminary Concurrency Analysis (Schools Planning Level Review). The review determined that this application is considered vested from the requirements of public school concurrency.

The referenced application was reviewed under the 2003 Interlocal Agreement for Public School Facility Planning and pursuant to the District's procedures; the applicant voluntarily proffered a Declaration of Restrictions (Covenant) to the School Board providing for a monetary donation over and above educational facilities impact fees in the amount of \$12,000. The Covenant was approved by the School Board at its meeting of February 16, 2005, and the prorated monetary donation would be due prior to final plat 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:ir
L-038

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

Facilities Planning, Design and Sustainability
Ana Rijo-Conde, AICP, Deputy Chief Facilities and Eco-Sustainability Officer
1450 N.E. 2nd Ave. • Suite 525 • Miami, FL 33132
305-995-7285 • 305-995-4760 (FAX) • arijo@dadeschools.net

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APPENDIX C

Applicant's Traffic Study Executive Summary

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July 15, 2013

CGARCO, LLC
c/o Ms. Melissa Tapanes Llahues, Esq.
Bercow Radell & Fernandez, PA
Zoning, Land Use and Environmental Law
200 South Biscayne Boulevard, Suite 850
Miami, Florida 33131

Re: **137 Holdings – Traffic Engineering Analysis**

Dear Melissa:

Per your request, Traf Tech Engineering, Inc. conducted a traffic impact analysis associated with a 12.0-acre parcel generally located on the west side of the Homestead Extension of Florida's Turnpike (HEFT) between SW 272nd Street and SW 288th Street in southwest Miami-Dade County, Florida.

The trip generation comparison analysis was performed using the trip generation equations/rates published in the Institute of Transportation Engineer's (ITE) *Trip Generation* manual (9th Edition). The trip generation comparison analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. The analysis was based on the following assumptions:

CURRENT CDMP¹ LAND USE DESIGNATION(S)

- Commercial Use (140,698 square feet)
- Multi-family (50 units)

PROPOSED CDMP LAND USE DESIGNATION(S)

- Commercial Use (107,331 square feet)
- Multi-family (113 units)

PROPOSED LAND USE

- Multi-family (272 units)

According to ITE's *Trip Generation* manual (9th Edition), the trip generation equations/rates used for the existing and proposed land uses are:

¹ The development program in the approved site plan during the zoning public hearing process.
8400 North University Drive, Suite 309, Tamarac, Florida 33321
Tel: (954) 582-0988 Fax: (954) 582-0989

APARTMENT (ITE Land Use 220)

Daily Trip Generation

$$T = 6.06 (X) + 123.56$$

Where T = number of daily trips

X = number of dwelling units

AM Peak Hour

$$T = 0.49 (X) + 3.73 \text{ (20\% inbound and 80\% outbound)}$$

Where T = number of AM peak hour trips

X = number of dwelling units

PM Peak Hour

$$T = 0.55 (X) + 17.65 \text{ (65\% inbound and 35\% outbound)}$$

Where T = number of PM peak hour trips

X = number of dwelling units

SHOPPING CENTER (ITE Land Use 820)

Daily Trip Generation

$$\ln(T) = 0.65 \ln(X) + 5.83$$

Where T = number of daily trips

X = 1,000 square feet of gross leasable area

AM Peak Hour

$$\ln(T) = 0.61 \ln(X) + 2.24 \text{ (61\% inbound and 39\% outbound)}$$

Where T = number of AM peak hour trips

X = 1,000 square feet of gross leasable area

PM Peak Hour

$$\ln(T) = 0.67 \ln(X) + 3.31 \text{ (49\% inbound and 51\% outbound)}$$

Where T = number of PM peak hour trips

X = 1,000 square feet of gross leasable area

Using the above-listed equations from the ITE document, a trip generation comparison analysis was undertaken for the following two scenarios:

1. Proposed development against current CDMP
2. Proposed development against proposed CDMP

The results of the two trip generation comparison analyses are documented in Tables 1 through 3 on the following page. As indicated in the tables, the proposed development is projected to generate approximately 4,123 less daily trips, approximately 13 less AM peak hour trips, and approximately 363 less trips during the typical afternoon peak period, when compared against the potential development under the current CDMP.

TABLE 1 Trip Generation Summary (Current CDMP - Current Potential Development) 137 Holdings, LLC								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Retail	140,698	8,479	192	119	73	753	362	392
MF Condo/Apts.	50	427	28	6	22	45	29	16
Subtotal		8,906	220	125	95	798	391	407
Internal (10%)		-891	-22	-12	-10	-80	-39	-41
Pass-by (Retail-25%)		-2120	-48	-30	-18	-188	-90	-98
External Trips		5,895	150	83	67	530	262	268

Source: ITE Trip Generation Manual (9th Edition)

TABLE 2 Trip Generation Summary (Proposed CDMP - Proposed Potential Development) 137 Holdings, LLC								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Retail	107,331	7,111	163	101	62	628	302	327
MF Condo/Apts.	113	808	59	12	47	80	52	28
Subtotal		7,919	222	113	109	708	354	355
Internal (10%)		-792	-22	-11	-11	-71	-35	-35
Pass-by (Retail-25%)		-1778	-41	-25	-15	-157	-75	-82
External Trips		5,349	159	77	83	480	244	238

Source: ITE Trip Generation Manual (9th Edition)

TABLE 3 Trip Generation Summary (Proposed Potential Development) 137 Holdings, LLC								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
MF Condo/Apts.	272	1,772	137	27	110	167	109	58
External Trips		1,772	137	27	110	167	109	58

Source: ITE Trip Generation Manual (9th Edition)

Difference in Trips (Proposed Development - Current CDMP)	-4,123	-13	-55	42	-363	-153	-210
---	--------	-----	-----	----	------	------	------

Difference in Trips (Proposed Development - Proposed CDMP)	-3,577	-22	-49	27	-313		
--	--------	-----	-----	----	------	--	--

Traf Tech
ENGINEERING, INC.

When compared against the potential development under the proposed CDM, the proposed development is projected to generate approximately 3,577 less daily trips, approximately 22 less AM peak hour trips, and approximately 313 less trips during the typical afternoon peak period. Additionally, a review of the traffic concurrency stations located within the following boundaries was undertaken:

- SW 216th Street on the north
- SW 312 Street on the south
- SW 107th Avenue and the east
- SW 167th Avenue on the west

The traffic concurrency evaluation was undertaken for the short term (2016) and long-term (2025) planning horizons. The PM peak hour trip generation documented in Table 3 for the proposed development was used. The trip distribution and traffic assignment for the PM peak trips documented in Table 3 were based on Miami-Dade County's Cardinal Distribution information for the study area. Table 4 summarizes the County's cardinal distribution data for Traffic Analysis Zone 1387, which is applicable to the project site from the latest SERPM data published by Miami-Dade County.

TABLE 4 Project Trip Distribution 137 Holdings, LLC – Miami Dade County		
Direction		% of Total Trips
North:	Northwest	11.93%
	Northeast	46.4%
South:	Southwest	5.57%
	Southeast	1.08%
East:	Northeast	5.34%
	Southeast	1.37%
West:	Northwest	6.00%
	Southwest	22.31%
Total		100.00%

Source: Miami-Dade County (2035 SERPM)

Using the trip distribution documented in Table 4, the following traffic assignment was assumed for the proposed 272 residential units:

- 15% to and from the north via Florida's Turnpike
- 12% to and from the north via SW 147th Avenue
- 8% to and from the south via Florida's Turnpike
- 6% to and from the south via SW 137th Avenue
- 35% to and from the northeast via US 1
- 16% to and from the southwest via US 1
- 2% to and from the east via SW 268th Street
- 6% to and from the west via SW 264th Street

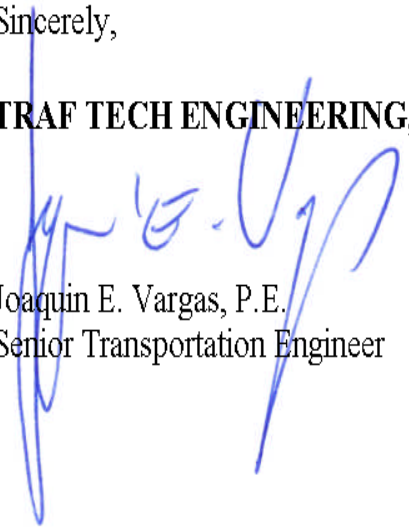
Tables 5 and 6 document the short-term and long-term concurrency analyses associated with the proposed 272 multifamily residential development. As indicated in Tables 5 and 6, ample roadway capacity is projected for the short-term (year 2016) and long-term (year 2025) planning horizons.

In summary, the proposed land-use associated with the 137 Holdings site is projected to generate less daily, less AM peak hour trips and less PM peak hour trips when compared against the potential development under the current and proposed CDMP. Moreover, ample roadway capacity is projected to be available within the study area in order to absorb the additional peak hour traffic impacts generated by the proposed land use.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.



Joaquin E. Vargas, P.E.
Senior Transportation Engineer

TABLE 5 Short-Term (Year 2016) Concurrency Analysis 137 Holdings, LLC										
Station No.	Location	Peak Hour Capacity	Existing Peak Hour Period	DO Trips	Growth (1)	Year 2016 Peak Hour Trips	Development Trips = 167		Total Peak Hour Trips	Reserve Trips
							%	Trips		
8	US 1 - S/O SW 232 St	4,296	2,203	210	1.0%	2,292	35%	58	2,560	1,736
50	SW 112 Ave - N/O HEFT	3,580	1,348	192	1.0%	1,403	5%	8	1,603	1,977
2264	HEFT - E/O SW 112 Ave	3,580	1,871	618	2.0%	2,025	10%	17	2,660	920
2258	HEFT - N/O SW 137 Ave	3,580	2,302	208	2.0%	2,492	15%	25	2,725	855
2260	HEFT - N/O SW 312 St	3,580	1,799	0	2.0%	1,947	8%	13	1,960	1,620
9946	SW 312 - E/O SW 167 Ave	3,270	2,807	0	1.0%	2,921	2%	3	2,924	346
9930	SW 288 St - W/O SW 147 Ave	3,270	1,306	8	1.0%	1,359	6%	10	1,377	1,893
9922	SW 268 St - W/O SW 127 Ave	2,270	767	14	1.0%	798	2%	3	815	1,455
9824	SW 137 Ave - N/O SW 288 St	3,460	1,715	68	1.0%	1,785	6%	10	1,863	1,597
9842	SW 147 Ave - S/O SW 232 St	1,040	515	2	2.5%	568	12%	20	590	450

SOURCE: Miami-Dade County and FDOT (July 2013)

(1) Based on FDOT Historical Traffic Volumes (Refer to Attachment A)

TABLE 6 Long-Term (Year 2025) Concurrency Analysis 137 Holdings, LLC										
Station No.	Location	Peak Hour Capacity	Existing Peak Hour Period	DO Trips	Growth (1)	Year 2025 Peak Hour Trips	Development Trips = 167		Total Peak Hour Trips	Reserve Trips
							%	Trips		
8	US 1 - S/O SW 232 St	4,296	2,203	210	1.0%	2,507	35%	58	2,775	1,521
50	SW 112 Ave - N/O HEFT	3,580	1,348	192	1.0%	1,534	5%	8	1,734	1,846
2264	HEFT - E/O SW 112 Ave	3,580	1,871	618	2.0%	2,420	10%	17	3,055	525
2258	HEFT - N/O SW 137 Ave	3,580	2,302	208	2.0%	2,978	15%	25	3,211	369
2260	HEFT - N/O SW 312 St	3,580	1,799	0	2.0%	2,327	8%	13	2,340	1,240
9946	SW 312 - E/O SW 167 Ave	3,270	2,807	0	1.0%	3,195	2%	3	3,198	72
9930	SW 288 St - W/O SW 147 Ave	3,270	1,306	8	1.0%	1,486	6%	10	1,504	1,766
9922	SW 268 St - W/O SW 127 Ave	2,270	767	14	1.0%	873	2%	3	890	1,380
9824	SW 137 Ave - N/O SW 288 St	3,460	1,715	68	1.0%	1,952	6%	10	2,030	1,430
9842	SW 147 Ave - S/O SW 232 St	1,040	515	2	2.5%	710	12%	20	732	308

SOURCE: Miami-Dade County and FDOT (July 2013)

(1) Based on FDOT Historical Traffic Volumes (Refer to Attachment A)

APPENDIX D

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. 7 of the May 2013 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 owner(s) 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 Public Works and Waste Management Department (PWWM) assesses solid waste disposal 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 PWWM issues a periodic assessment of the County's status in terms of 'concurrency'; that 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. As of FY 2012-13, the PWWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth in demand, inclusive of the application reviewed here, which is not anticipated to have a negative impact on disposal service.

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 and code enforcement.

Waste Disposal Capacity and Service (WCSA)

The cost of providing disposal capacity for WCSA customers, municipalities and private haulers is paid for by System users. For FY 2012-13, the PWWM charges a contract disposal rate of \$63.65 per ton to PWWM Collections and those private haulers and municipalities with long term disposal agreements. The short-term disposal rate is \$83.92 per ton for FY 2012-13.

These rates adjust annually with the Consumer Price Index, South Region. In addition, the PWWM 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, remediation and long-term care are funded by a portion of the Utility Service Fee charged to all customers of the County's Water and Sewer Department.

Water and Sewer

The Miami-Dade County Water and Sewer Department provides for the majority of water and sewer service throughout the county. The cost estimates provided herein are preliminary and final project costs will vary from these estimates. The final costs for the project 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 \$1.2948 per 1,000 gallons for water and \$1.4764 per 1,000 gallons for sewer.

The applicant requests that Parcel B (± 4.53 gross acres; ± 3.57 net acres) of the application site be redesignated on the CDMP Adopted 2015-2025 Land Use Plan (LUP) map from "Low-Medium Density Residential (6 to 13 dwelling units per gross acre)" and "Business and Office" to "Medium Density Residential (13 to 25 dwelling units per gross acre)" with Parcel A (± 7.47 gross acres; ± 7.13 net acres) to remain "Business and Office." On July 10, 2013, the applicant proffered a Declaration of Restrictions with a commitment to restrict residential development on the application site to 272 multi-family units. If the application site is developed with the 272 multi-family units, water connection charges/impact fees are estimated at \$56,712 and sewer connection charges/impact fees are estimated at \$228,480. Total annual operating and maintenance costs for providing water and sewer service to the application site is estimated at \$41,269.

Additionally, the estimated cost of installing the required 50 linear feet of 12-inch water main to connect to the County's regional water system is estimated at \$9,000. The estimated cost to install the required 93 linear feet of 8-inch sanitary gravity sewer main to connect to the regional sewer system is \$14,415. The total potential cost for connecting to the regional water and sewer system including engineering fees (10%) and contingency fees (15%) is estimated at \$29,620.

Flood Protection

The Regulatory and Economic Resources Department (Department) 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; 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, Department staff notes that new development, within the urbanized area of the County, is assessed a stormwater utility fee. This fee is 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 the Department that Ordinance No. 01-163 will not change, reverse, or affect these factual requirements.

Public Schools

Pursuant to Section 9.4, Exceptions and Vested Development, of the Interlocal Agreement (ILA) for Public School Facility Planning between Miami-Dade County and Miami-Dade County Public Schools, which states in part:

The following types of developments shall be considered vested from the requirements of public school concurrency:

- b. Developments that have executed and recorded covenants or have provided monetary mitigation payments, as of the effective date of this Agreement, under the School Board's current voluntary mitigation procedures.

The application site was the subject of a 2005 zoning approval (Resolution CZAB15-12-05) for a 50-unit residential development on the application site. At that time, the owner of the subject property proffered a Declaration of Restrictions approved by the Miami-Dade County School Board in May 2005 prior to the implementation of school concurrency in the ILA. The Declaration of Restrictions provides for a monetary donation over and above impact fees in the amount of \$12,000 payable to Miami-Dade County School Board prior to approval of the final plat of the subject property. However, the current CDMP amendment application with the proffered CDMP covenant proposes a maximum 272 residential unit development on the subject property. Miami-Dade County Public Schools has indicated that the impact fees due to Miami-Dade County Public Schools will be prorated in accordance with the provisions of the May 2005 Declaration of Restrictions to reflect the increase in the number of residential units from 50 to 272 (see Appendix B: Miami-Dade County Public Schools Analysis).

Fire Rescue

This information is pending.

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APPENDIX E

Proffered Declaration of Restrictions

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PLANNING & ZONING
METROPOLITAN PLANNING SECT

This instrument was prepared by:

Name: Graham Penn, Esq.

Address: Bercow Radell & Fernandez, P.A.
200 S. Biscayne Boulevard, Suite 850
Miami, FL 33131

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DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owner holds the fee simple title to an assemblage of land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," which is supported by the submitted attorney's opinion, and

WHEREAS, the Property is the Application Area of Comprehensive Development Master Plan ("CDMP") Amendment Application No. 7 of the May 2013 Amendment Cycle; and

WHEREAS, the Owner has sought to change the designation of a portion of the Application Area from "Low-Medium Density Residential" to "Medium-Density Residential."

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

Development Limits. The development of the Property shall be limited to 272 residential units, private and public recreational uses and amenities, and open space.

Publicly-Accessible Open Space. As part of any residential development plan for the Property, the Owner shall provide at least .80 acres of publicly accessible open space in the form of up to two separate park areas. These areas may be incorporated as part of the common open space of any proposed development. At least .50 acres of the publicly accessible open space shall be improved and opened to the public prior to the issuance of a Certificate of Occupancy for the first residential unit on the Property.

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Transit Improvements. In an effort to promote public transportation in the area, prior to the approval of a final plat for the Property, the Owner shall work with Miami-Dade Transit or its successor Department in good faith to accommodate future transit facilities within the Property or in streets adjacent to the Property, including bus shelters, pull-out bays, and other facilities. This paragraph shall not require any modifications to a recorded final plat for the Property.

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 Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

Modification, Amendment, Release. This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the then owner(s) of the fee simple title to all of the Property, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. Any such modification or release shall be subject to the provisions governing amendments to Comprehensive Plans, as set forth in Chapter 163, Part II, Florida Statutes or successor legislation that may, from time to time, govern amendments to Comprehensive Plans

(Space reserved for Clerk)

(hereinafter “Chapter 163”). Such modification or release shall also be subject to the provisions governing amendments to the CDMP as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulations governing modifications to the CDMP. In the event that the Property is incorporated within a new municipality that amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Miami-Dade County Code, then modifications or releases of this Declaration shall be subject to Chapter 163 and the provisions of such ordinances as may be adopted by such successor municipality for the adoption of amendments to its comprehensive plan; or, in the event that the successor municipality does not adopt such ordinances, subject to Chapter 163 and the provisions of the municipality’s ordinances that apply to the adoption of district boundary changes. Should this Declaration be so modified, amended, or released, the Director of the Department of Regulatory and Economic Resources or the executive officer of a successor department, or, in the absence of such Director or executive officer, by his or her assistant in charge of the office in his/her office, shall execute a written instrument effectuating and acknowledging such modification, amendment, or release.

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

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

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

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

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

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

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

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

APPENDIX F

Photos of Site and Surroundings

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Application Site



Residential Community Northeast of Application Site



Townhouse Community North of Application Site
Across SW 272 Street



Residential Community West of Application Site



Vacant Property East of Application Site
Across SW 137 Avenue

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