

Application No. 1

Commission District 2

Community Council 8

APPLICATION SUMMARY

Applicant/Representative:	Sweet River Harbor, LLC / Felix M. Lasarte, Esq., The Lasarte Law Firm
Location:	West side of NW 36 Avenue and ±100 feet north of NW 36 Street
Total Acreage:	±1.8 Gross/Net Acres
Current Land Use Plan Map Designation:	"Industrial and Office"
Requested Land Use Plan Map Designation:	"Business and Office"
Amendment Type:	Small-Scale
Existing Zoning District/Site Condition:	IU-1 / Developed with a mobile home park

RECOMMENDATIONS

Staff:	ADOPT WITH CHANGE AS A SMALL-SCALE AMENDMENT [change is to expand the application site to include ±2.9 acres abutting to the west of the site] (March 2017)
North Central Community Council (8):	ADOPT WITH CHANGE AS RECOMMENDED BY STAFF (March 8, 2017)
Planning Advisory Board (PAB) Acting as the Local Planning Agency:	ADOPT WITH CHANGE AS RECOMMENDED BY STAFF (March 20, 2017)
Final Action of Board of County Commissioners:	TO BE DETERMINED (April 26, 2017)

Staff recommends to **Adopt with Change** the proposed small-scale amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2020 and 2030 Land Use Plan (LUP) map to redesignate the ±1.8 gross-acre application site from “Industrial and Office” to the “Business and Office” land use category for the following reasons:

Principal Reasons for Recommendation:

1. The application seeks to change the “Industrial and Office” land use designation of the ±1.797-acre application site to “Business and Office” to facilitate the site’s redevelopment from its existing 40-unit mobile home use (Fronton Trailer Park) to multifamily apartments, as stated in the application. Objective LU-1, Policy LU-1C and Policy LU-10A of the CDMP Land Use Element require the County to give priority to infill development and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where urban services and facilities have the capacities to accommodate additional demand. Under the current “Industrial and Office” designation, the site may be redeveloped with 39,138 square feet of warehouses or industrial uses. Under the requested “Business and Office” designation, if the application were approved, the site could be developed with 31,310 square feet of retail or with up to 156 multifamily units (see “Land Use Plan Map Designation” section on page 1-11). Staff’s recommended change is to expand the application site to include ±2.9 vacant acres abutting to the west of the application site. As discussed in Principal Reason No. 4(ii), approval of the application would not cause a violation of the adopted level of service standards for public services and facilities.

Furthermore, Policy ICE-1F of the CDMP Intergovernmental Coordination Element requires the County to consider compatibility with adopted land use plans of adjacent municipalities as a factor in reviewing proposed changes to the Land Use Plan map. The application site abuts lands within the City of Miami along NW 36 Street that are designated and zoned for a range of uses including, among others, commercial uses and multifamily development—which may be permitted without a public hearing. In fact, the recent trend of development within the City adjacent to the application site is for multifamily residential development—the 10-story 132-unit Pinnacle Plaza rental apartments built at the southeast corner of NW 36 Street and NW 38 Avenue, and a multifamily residential building under construction at the southeast corner of NW 36 Street and NW 36 Avenue.

2. The proposed redevelopment of the application site, the existing Fronton Trailer Park mobile home site, would be generally in accordance with the requirements of CDMP Housing Element Policy HO-7E, which requires demonstration that redevelopment of the application mobile home site would not displace mobile home owners or that suitable affordable housing is available for affected mobile home owners. The policy also requires a description of actions being taken to assist mobile home owners with relocation. Additionally, Section 723.83, Florida Statutes (F.S.), prohibits local governments from approving applications for rezoning or taking any other official action that results in the removal or relocation of homeowners from a mobile home park, unless it is first determined that adequate mobile home parks or other suitable facilities exist to accommodate the displaced homeowners (see “Background” section on page 1-11 herein). Miami Economic Associates, Inc., submitted on behalf of the Applicant an Analysis dated February 27, 2017, finding that adequate affordable dwelling units exists within a 10-mile radius of the Application site that can accommodate the mobile home owners and other residents of the Fronton Trailer Park (see Appendix F: Affordable Housing Report). The report satisfies the requirements of the CDMP Policy HO-7E.

3. The application seeks to change the “Industrial and Office” Land Use Plan map designation on the ±1.8-acre application site to facilitate the redevelopment of the site, with multi-family housing as stated in the application, generally consistent with the trend of development in the area and in accordance with the CDMP provisions for the “Industrial and Office” category. The CDMP Land Use Element text on page I-39 provides that when “Industrial and Office” designated land in a Minor Statistical Area with less than a 15-year supply of industrial land is subject to an application, in order to receive approval of a non-industrial use it must be demonstrated that such use will not adversely impact future industrial development. The application proposes development on the subject property within Minor Statistical Area (MSA) 4.6, which has approximately an 8-year supply of industrial land.

In a letter dated November 22, 2016, submitted by Miami Economic Associates, Inc., on behalf of the Applicant acknowledged the limited supply of industrial land in MSA 4.6 and indicated that the approval of the application would have a negligible impact on industrial land supply countywide (see Appendix E: Economic Impact Analysis, on appendices page 27 herein). The letter also highlights the location of the application site in relation to the Miami Intermodal Center and the current trend of development promoted by the City of Miami on adjacent lands, among others, as reasons to support approval of the application. Staff agrees that the location of the application site abutting lands within the City of Miami that currently may be developed with multifamily housing and within the general environs of the Miami Intermodal Center supports the change to the requested “Business and Office” designation on the application site and the staff’s recommended addition.

4. Approval of the application would be generally consistent with the criteria for evaluating Land Use Plan map amendment applications pursuant to Policy LU-8E of the CDMP Land Use Element. Policy LU-8E requires Land Use Plan (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. Each factor is discussed below.
 - i. *Need to Accommodate Economic or Population Growth:* The requested redesignation to “Business and Office” would facilitate redevelopment of the application site for commercial uses or multifamily residential, as indicted by the Applicant, would not satisfy a deficiency in the Land Use Plan map for projected economic or population growth but could support such economic or population growth and be of benefit to the area. The analysis area for the application, Minor Statistical Area 4.6 (MSA 4.6) contained 23.3 acres of vacant commercially designated or zoned land in 2017. At the current absorption rate of 1.3 acres of commercial land per year, commercial land within the MSA would be depleted beyond the year 2030. Approval of the application as requested would add approximately 1½ years of supply to the commercial land in the area, and if approved as recommended by staff, approximately 3½ years of supply would be added to the commercial land supply. (See “Supply and Demand Analysis” section on page 1-12.) Residential land within MSA 4.6 is projected to be depleted beyond the year 2030 and if the application were approved and developed with multifamily units would could increase the residential land capacity by 116 units.

MSA 4.6 contained 24.10 acres of vacant land zoned for industrial uses in 2017 and 311.10 acres of in-use industrial land. At the average annual rate absorption of 2.84 acres per

year, industrial land in the MSA will be depleted in 2025. Approval of the application would reduce the industrial land supply by 1.8 acres or approximately 8 months of supply, or by 4.7 acres, approximately 1½ years of supply, if approved with change as recommended by staff.

- ii. *Public Facilities and Services:* Approval of the application would be consistent with the CDMP Capital Improvements Element Objective CIE-3 that requires CDMP land use decisions not cause a violation in adopted level of standards for public facilities and services. The impacts that would be generated from maximum potential development on the site (31,310 square feet of retail or potential 156 multi-family residential units) if the application is approved as requested, or if approved with change as recommended by staff, would not cause a violation in the level of service standards for public services and facilities.
- iii. *Compatibility:* The requested “Business and Office” land use designation and the maximum commercial or residential development that could be developed on the site, if the application were approved, would be generally compatible with the existing land uses and in the area. The adjacent lands to the east and west of the application site and to the north beyond the Metrorail guideway are vacant and designated “Industrial and Office.” South of the application site are properties within a linear extension of the City of Miami boundaries extending from NW 27 Avenue westward along both sides NW 36 Street to NW 38 Avenue designated by the City as ‘General Commercial’ that allows multi-family residential, commercial uses, warehouses, and light manufacturing, among other uses. Abutting to the south of the application site, within the City, is a parcel developed as the southern portion of the Fronton Trailer Park with mobile homes and a restaurant and the adjacent properties on the north side of NW 36 Street are vacant. Further south along the south side of NW 36 Street, also within the City, are auto sales businesses, the 10-story 132-unit Pinnacle Plaza rental apartments with ground floor retail at the southeast corner of NW 36 Street and NW 38 Avenue, and a multifamily residential building under construction generally at the southeast corner of NW 36 Street and NW 36 Avenue.

Furthermore, staff’s recommended change to include within the application the lands to the west between the site and NW 37 Avenue would also be generally compatible with the existing and planned uses within the area.

To ensure compatibility with the operations of the Miami International Airport, the Miami-Dade County Aviation Department (MDAD) requires its review and approval of any structure on the application site reaching or exceeding 35 feet Above Mean Sea Level. Furthermore, in accordance with the Code of Federal Regulations (CFR) Title 14 Part 77, any proposed structure on the application site reaching or exceeding 53 feet Above Ground Level must be filed with the Federal Aviation Administration (FAA).

- iv. *Environmental and Historic Resources:* The subject application, if approved, would not impact historic or archaeological resources, but could impact environmental resources. The application site contains specimen-sized trees (trunk diameter 18 inches or greater) that are to be preserved pursuant to Section 24-49.2(II) of the Code of Miami-Dade County.
- v. *Transit Ridership and Pedestrianism:* The application if approved, and the site developed with retail or residential uses, could support transit ridership and pedestrianism. Policy LU-8E(v) states that if the proposed land use is located in a planned Urban Center, or within ¼ mile of an existing or planned transit station, exclusive busway stop, transit center, or

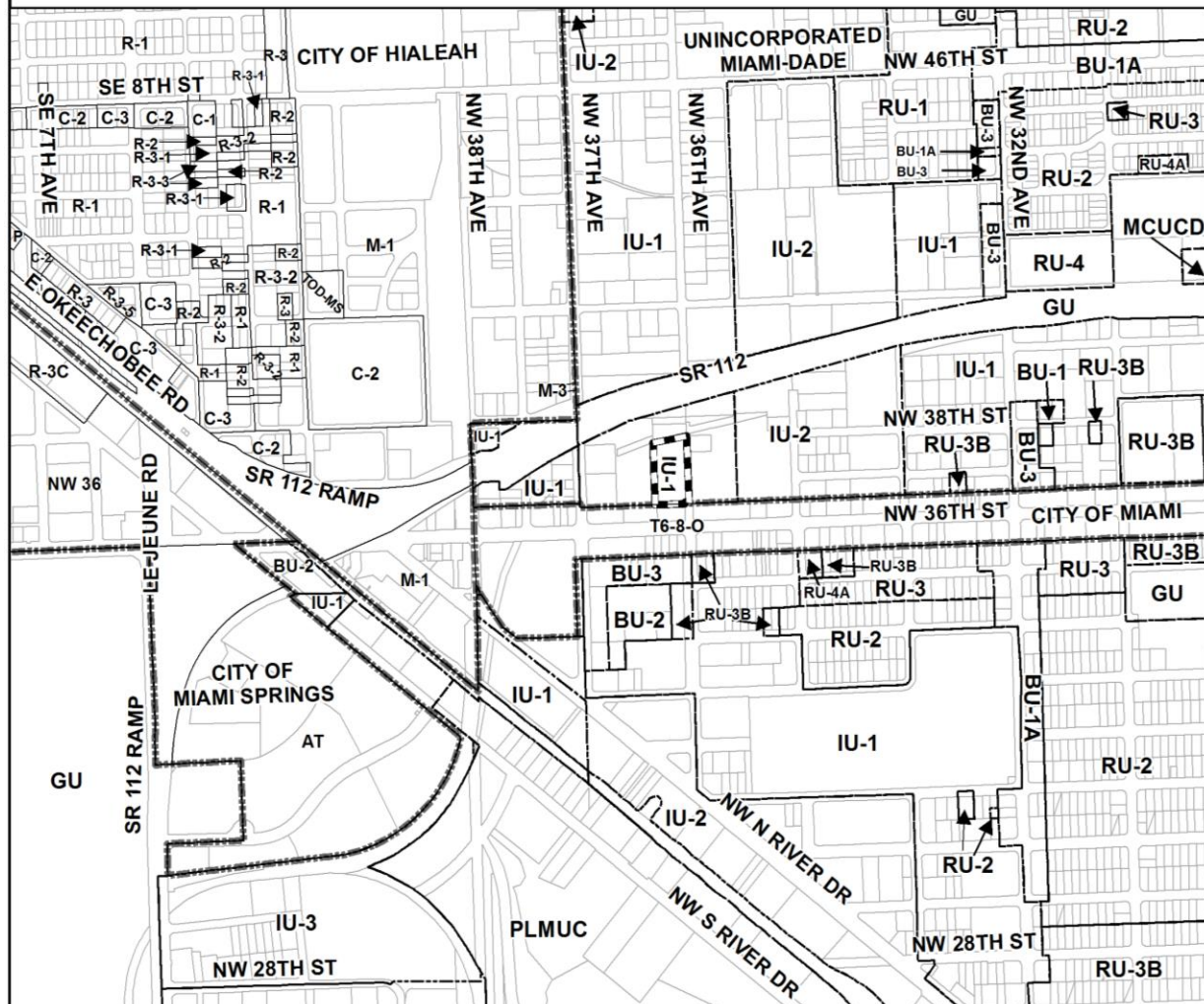
standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism.

The application site is within 200 feet of the nearest bus stop located at the intersection of NW 36 Street and NW 36 Avenue and is served by Metrobus Routes 36 and 110. These routes provides local service to the area with connection (feeder service) to the Allapattah Metrorail Station, and Metrobus Route 110 also provides connection/feeder service to the Miami Intermodal Center (MIC) located approximately 1.5 miles to the south of the application site, adjacent to the east of the Miami International Airport. Metrobus Routes 36 and 110 provide 20-minute AM/PM peak period headways service, 30-minutes headway service during off-peak mid-days. Bus Route 36 provides 15-munites headway service during evenings (after 8 pm) while Route 110 provides 30-munites headway service after 8 pm (see Transit section on page 1-20). Additionally, the application site is approximately ¼ mile to the southeast of the Tri-Rail's Hialeah Market Station. Therefore, the application if approved could support transit ridership and pedestrianism.

APPLICATION NO. 1 AERIAL PHOTO



APPLICATION 1 ZONING MAP



APPLICATION AREA



MUNICIPALITY

MIAMI-DADE ZONING DISTRICTS

- BU-1 BUSINESS DISTRICTS, NEIGHBORHOOD
- BU-1A BUSINESS DISTRICTS, LIMITED
- BU-2 BUSINESS DISTRICTS, SPECIAL
- BU-3 BUSINESS DISTRICTS, LIBERAL
- BU-3B BUSINESS DISTRICTSXXXXXXX
- GU INTERIM DISTRICT
- IU-1 INDUSTRIAL DISTRICTS, LIGHT MANUFACTURING
- IU-2 INDUSTRIAL DISTRICTS, HEAVY MANUFACTURING
- MCUCD MODEL CITY
- RU-1 SINGLE-FAMILY RESIDENTIAL
- RU-2 TWO-FAMILY RESIDENTIAL DISTRICT, 7,500 FT2 NET
- RU-3 FOUR-UNIT APARTMENT DISTRICT
- RU-3B BUNGALOW COURT DISTRICT
- RU-4 HIGH DENSITY APARTMENT HOUSE DISTRICT
- RU-4A HOTEL/MOTEL DISTRICT

Source: Department of Regulatory and Economic Resources
January 2017

CITY OF MIAMI ZONING DISTRICTS

- T6-8-0 URBAN CORE ZONE

CITY OF MIAMI SPRINGS ZONING DISTRICTS

- AT ABRAHAM TRACT DISTRICT
- R-3C MULTIPLE FAMILY MEDIUM DENSITY

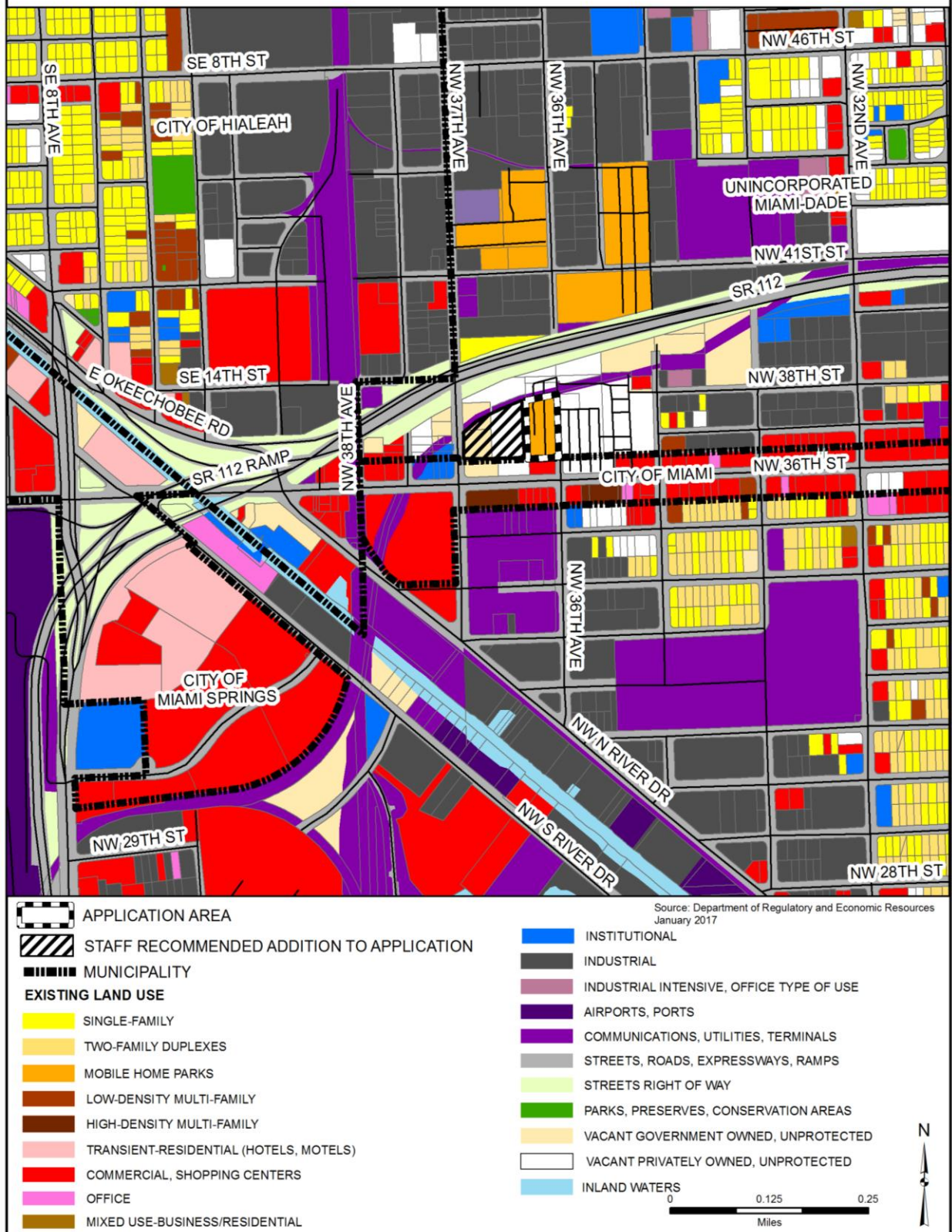
CITY OF HIALEAH ZONING DISTRICTS

- C-1 RESTRICTED RETAIL, COMMERCIAL
- C-2 LIBERAL RETAIL, COMMERCIAL
- C-3 EXTENDED LIBERAL COMMERCIAL
- M-1 INDUSTRIAL
- M-3 INDUSTRIALPLANNED DEVELOPMENT
- R-1 SINGLE FAMILY RESIDENTIAL
- R-2 ONE AND TWO FAMILY RESIDENTIAL
- R-3 MULTIPLE FAMILY RESIDENTIAL
- R-3-1 MULTIPLE FAMILY, NO MORE THAN ONE STORY
- R-3-2 MULTIPLE FAMILY, NO MORE THAN TWO STORIES
- R-3-5 MULTIPLE FAMILY, UNLIMITED HEIGHT

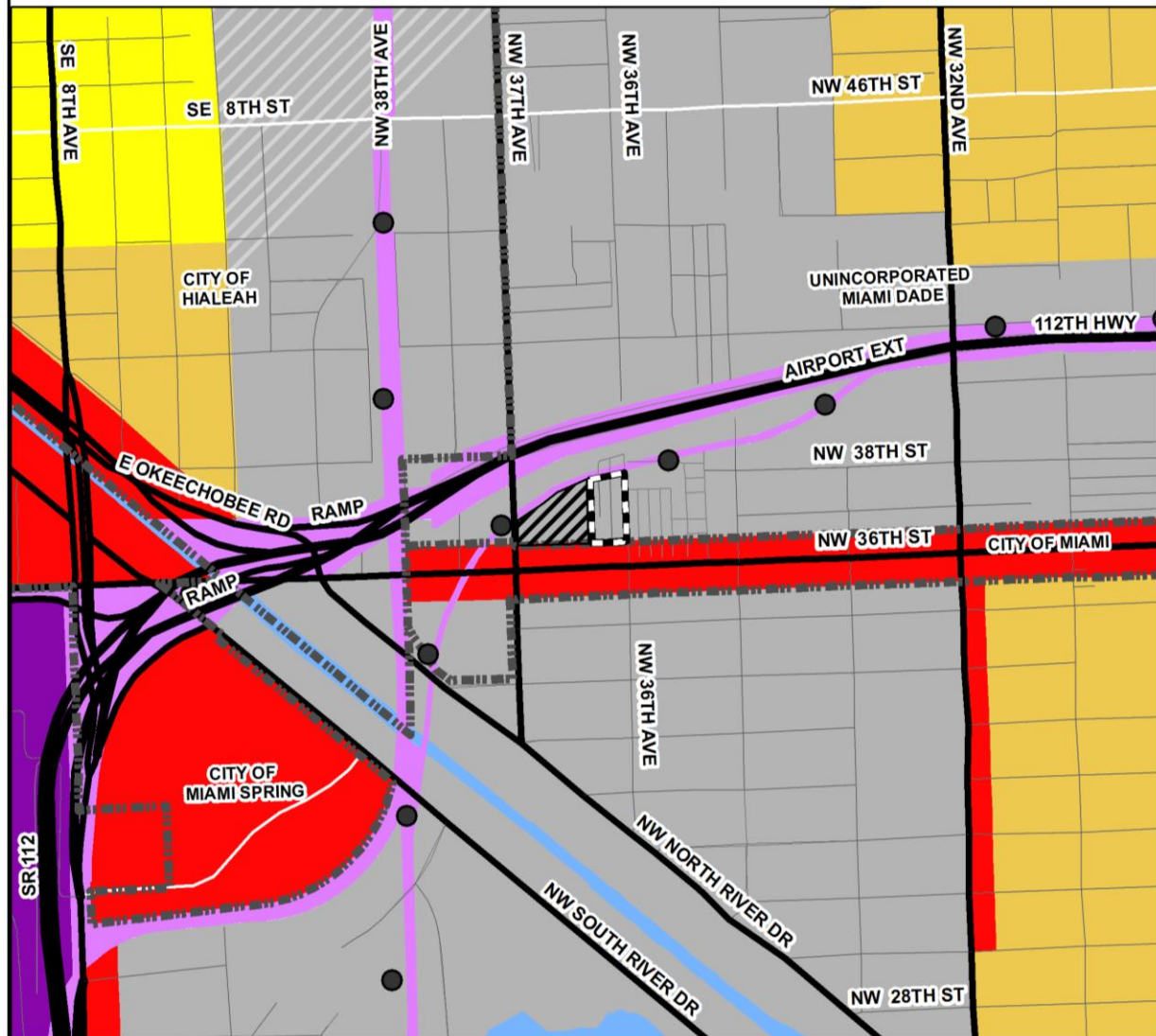
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APPLICATION NO. 1 EXISTING LAND USE



APPLICATION NO. 1 CDMP LAND USE



APPLICATION AREA

STAFF RECOMMENDED ADDITION TO APPLICATION

MUNICIPAL BOUNDARY

CDMP LAND USE

LOW DENSITY (2.5-6 DU/AC)

LOW-MEDIUM DENSITY (6-13 DU/AC)

MEDIUM DENSITY (13-25 DU/AC)

MEDIUM-HIGH DENSITY (25-60 DU/AC)

INDUSTRIAL AND OFFICE

BUSINESS AND OFFICE

OFFICE/RESIDENTIAL

PARKS AND RECREATION

WATER

TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)

EXPRESSWAYS

MAJOR ROADWAYS (3 OR MORE LANES)

MINOR ROADWAYS (2 LANES)

EXISTING RAPID TRANSIT

COMMUNITY URBAN CENTER

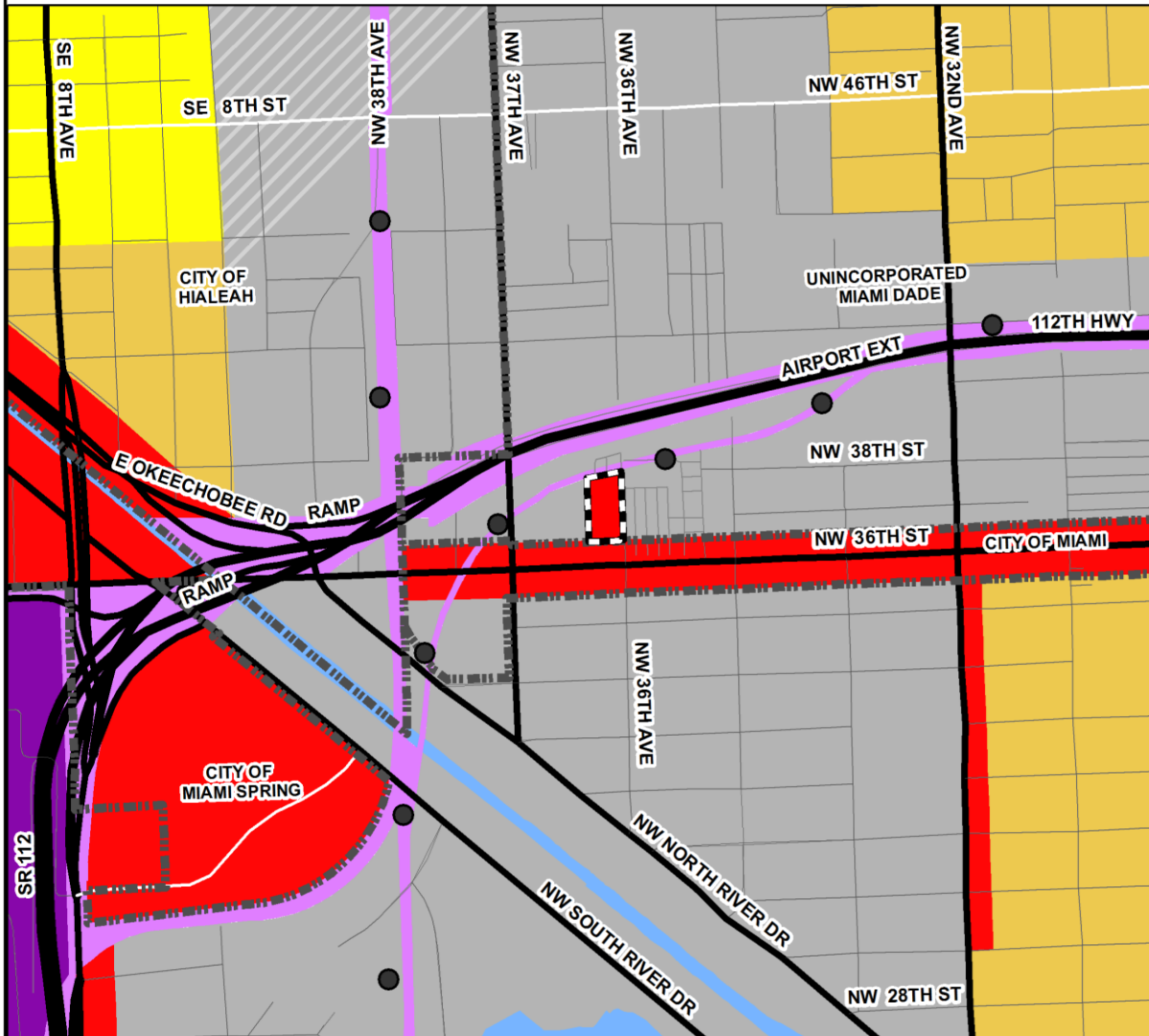
Source: Department of Regulatory and Economic Development
January 2017

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APPLICATION NO. 1

PROPOSED CDMP LAND USE



APPLICATION AREA



MUNICIPAL BOUNDARY

CDMP LAND USE

- LOW DENSITY (2.5-6 DU/AC)
- LOW-MEDIUM DENSITY (6-13 DU/AC)
- MEDIUM DENSITY (13-25 DU/AC)
- MEDIUM-HIGH DENSITY (25-60 DU/AC)
- INDUSTRIAL AND OFFICE
- BUSINESS AND OFFICE
- OFFICE/RESIDENTIAL



PARKS AND RECREATION



WATER



TRANSPORTATION (ROW, RAIL, METRO RAIL, ETC.)



EXPRESSWAYS



MAJOR ROADWAYS (3 OR MORE LANES)



MINOR ROADWAYS (2 LANES)



EXISTING RAPID TRANSIT



COMMUNITY URBAN CENTER

Source: Department of Regulatory and Economic Resources
January 2017



STAFF ANALYSIS

Application Site

Background

On May 5, 2010, the Miami-Dade Board of County Commissioners (Board) adopted Ordinance No. 10-31, approving an application to amend the CDMP Housing Element that included Objective HO-7 and related policies that require the enhancement and preservation of mobile home communities as affordable housing options. Policy HO-7E requires, in the event a mobile home park is being considered for redevelopment, it be demonstrated that redevelopment of the application mobile home site would not displace mobile home owners or that suitable affordable housing is available for affected mobile home owners, and that actions will be taken to minimize the hardship of relocation. The Objective and Policy are generally in accordance with Section 723.83, Florida Statute (F.S.), which prohibits local governments and state agencies from approving an application for rezoning or taking any other official action that results in the removal or relocation of homeowners from a mobile home park, unless it is first determined if adequate mobile home parks or other suitable facilities exists to accommodate displaced homeowners, among other things.

Miami Economic Associates, Inc., on behalf of the Applicant submitted an Analysis dated February 27, 2017, to determine whether affordable dwelling units exists, for potentially displaced residents of the Fronton Mobile Home Park, within a 10-mile radius of the Application site (see Appendix F: Affordable Housing Report on Appendices Page 35 herein). The report responds to the requirements of HO-7E.

Location

The application site is a ±1.797-acre parcel located on the west side of NW 36 Avenue and ±100 feet north of NW 36 Street, in unincorporated Miami-Dade County (see “Aerial Photo” on page 1-5). The application site is within the County’s Urban Infill Area (UIA), where infill and redevelopment is prioritized. In addition, the southern border of the application site abuts the property within the limits of the City of Miami.

Existing Land Use

The application site is developed mobile homes and forms the northern ±1.8 acres of the ±2.25-acre 40-unit Fronton Trailer Park. The remaining ±0.45-acre portion of the trailer park is on an abutting parcel to the south that is within the City of Miami. The Trailer park use was established in 1951 and the mobile home units within trailer park are generally in poor condition (see Appendix I: Photos of Site and Surroundings).

Land Use Plan Map Designation

The application site is currently designated “Industrial and Office” on the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map (see “CDMP Land Use” map on page 4-7). Uses allowed in areas designated “Industrial and Office” on the LUP map include manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses. Also included are construction and utility-equipment, maintenance yards, utility plants, public facilities, hospitals and medical buildings.

Additionally, the “Industrial and Office” land use category text on CDMP Land Use Element page 1-39 provides that, “[i]f the land is the subject of an application for rezoning, zoning approval or a plan amendment and is located in an [Minor Statistical Area] with less than a 15-year supply of industrial land, in order to receive approval for a non-industrial use, the applicant must

demonstrate that such use will not have a significant adverse impact on future industrial development". The relevant Minor Statistical Area has an 8-year supply of industrial land.

The Applicant requests to redesignate the application site on the LUP map to "Business and Office" (see "Proposed CDMP Land Use" map on page 1-9). The "Business and Office" CDMP land use category 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, cultural facilities and residential development.

Under the current CDMP land use designation, the site could be developed with a maximum of 39,138 square feet of industrial uses. Under the applicant's requested "Business and Office" CDMP land use designation, the application site could be developed with a maximum of 31,310 square feet of retail or 156 multi-family residential units. It must be noted that for purposes of evaluating this application, residential development was calculated using the maximum allowed Floor Area Ratio (FAR) of 2.0 in a hypothetical scenario where residential dwelling units were assumed to be 1,000 square feet. This scenario is generally consistent with the applicable provisions of the "Business and Office" land use category text that states "...Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively commercial use of the site..."

However, it must be noted that the actual densities or intensities of development approvable on a given site may be significantly lower than the maximum where necessary to conform with an overriding Plan policy, or to ensure compatibility of the development with its surroundings. Total permissible development may be significantly less than the maximum allowed under the CDMP due to land use compatibility and other site-related considerations. Therefore, the above stated 156 units may not be attainable on the application site based on the requirements of the applicable land development regulations and compatibility standards.

Zoning

The application site is currently zoned IU-1 (Light Industrial). The IU-1 Zoning District permits non-intensive manufacturing and industrial uses such as adult entertainment, adult day care center, aircraft hangars and repair shops, aircraft assembling and manufacturing, animal hospitals within soundproof, air-conditioned buildings, armories, arsenals, auditoriums, auto painting, top and body work (see "Zoning" map on page 1-6).

Zoning History

Miami-Dade County zoning districts and zoning code regulations were first created in 1938. On February 5, 1952, Miami-Dade Board of County Commissioners approved Resolution No. 4264 approving a zoning district boundary change to IU-1 (Light Industry) on an area between NW 36 NW 54 Streets and between NW 36 and NW 37 Avenues that included the application site.

Adjacent Land Use and Zoning

Existing Land Uses

Properties adjacent to the east and west of the application site are vacant. Abutting to the north of the site is the Metrorail Extension to the Miami Intermodal Center (MIC); further north are vacant lots, the Dolphin Expressway (SR 836) and warehouses/industrial uses and mobile homes beyond SR 836. Adjacent to the south of the application site, at the northwest corner of NW 36 Street and NW 36 Avenue, within the City of Miami, is the *Pop's Pizza Steak Pasta and Subs* restaurant and more mobile homes.

Land Use Plan Map Designations

The area adjacent to the east and west of the application site is designated “Industrial and Office” on the LUP map. The Metrorail and SR-836 Right-of-Way adjacent to the north are designated “Transportation (ROW, Rail, Metrorail, etc.)”; properties north of the site are designated “Industrial and Office.” The area adjacent to the south of the site, within the City of Miami, is depicted as “Business and Office” on the LUP map (see “CDMP Land Use” map on page 1-8).

Zoning

Properties adjacent to the north, east and west of the application site are zoned IU-1 (Light Industrial). Properties adjacent to the south of the application site are within the City of Miami and are zoned T6-8-O, which permits a variety of mixed land uses including residential, lodging, office, commercial and civic (see “Zoning” map on page 1-6).

Supply and Demand Analysis

The capacity of the LUP map to accommodate population or economic growth is generally expressed in acres of vacant land zoned or designated for residential and non-residential development. In the context of this small-scale Application No. 1, land capacity is analyzed at the localized or Minor Statistical Area (MSA) level.

Residential

The combined vacant land for single-family and multi-family residential development in Minor Statistical Area 4.6 (Analysis Area) in 2017 was estimated to have a capacity for about 3,887 dwelling units, with about 93 percent of these units intended as multi-family. The annual average residential demand in the Analysis Area is projected to increase from 195 units per year in the 2015-2020 period to 247 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 beyond 2030. If the proposed amendment is approved, it will have the potential impact of adding an additional 8 months to the supply of residential units.

Residential Land Supply/Demand Analysis
2015 to 2030: (MSA 4.6)

ANALYSIS DONE SEPARATELY FOR EACH TYPE, I.E. NO SHIFTING OF DEMAND BETWEEN SINGLE & MULTI-FAMILY TYPE	STRUCTURE TYPE		
	SINGLE-FAMILY	MULTIFAMILY	BOTH TYPES
CAPACITY IN 2017	266	3,621	3,887
DEMAND 2015-2020	83	112	195
CAPACITY IN 2020	17	3,285	3,302
DEMAND 2020-2025	90	122	212
CAPACITY IN 2025	0	2,675	2,242
DEMAND 2025-2030	105	142	247
CAPACITY IN 2030	0	1,965	1,007
DEPLETION YEAR	2020	2030+	2030+

Residential capacity is expressed in terms of housing units.

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

Source: Miami-Dade Department of Regulatory and Economic Resources, Planning Division, Planning Research Section, February 2017.

Industrial

The Analysis Area contained 24.10 acres of vacant land zoned for industrial uses in 2017. In addition, there were 311.10 acres of in-use industrial land. The average annual absorption rate projected for the 2017-2030 period is 2.84 acres per year. At the projected rate of absorption, the Analysis Area will deplete its supply of industrially zoned and designated land in year 2025 (see "Projected Absorption of Land for Industrial Uses" table below). If the proposed application is approved, the projected depletion year will be reduced by less than a year.

Projected Absorption of Land for Industrial Uses Indicated Year of Depletion and Related Data				
MSA	Vacant Industrial Land 2017 (Acres)	Industrial Acres in Use 2017	Annual Absorption Rate 2017-2030 (Acres)	Projected Year of Depletion
4.6	24.10	311.10	2.84	2025

Source: Miami-Dade County, Regulatory and Economic Resources Department, Planning Division, Research Section, February 2017

Commercial

The Analysis Area contained 274.60 acres of in-use commercial uses in 2017 and an additional 23.3 acres of vacant land zoned or designated for business uses. The annual average absorption rate for the 2017-2030 period is 1.13 acres per year. At the projected rate of absorption, the study area will deplete its supply of commercially zoned land beyond the year 2030 (see "Projected Absorption of Land for Commercial Uses" table below). If the proposed change is approved, at the current absorption rate, it would extend the expected depletion year by less than two years.

Projected Absorption of Land for Commercial Uses Indicated Year of Depletion and Related Data						
Analysis Area	Vacant Commercial Land 2017 (Acres)	Commercial Acres in Use 2017	Annual Absorption Rate 2017-2030 (Acres)	Projected Year of Depletion	Total Commercial Acres per Thousand Persons	
					2020	2030
MSA 4.6	23.3	274.60	1.13	2030+	5.5	5.0

Source: Miami-Dade County, Regulatory and Economic Resources Department, Planning Division, Research Section, February 2017.

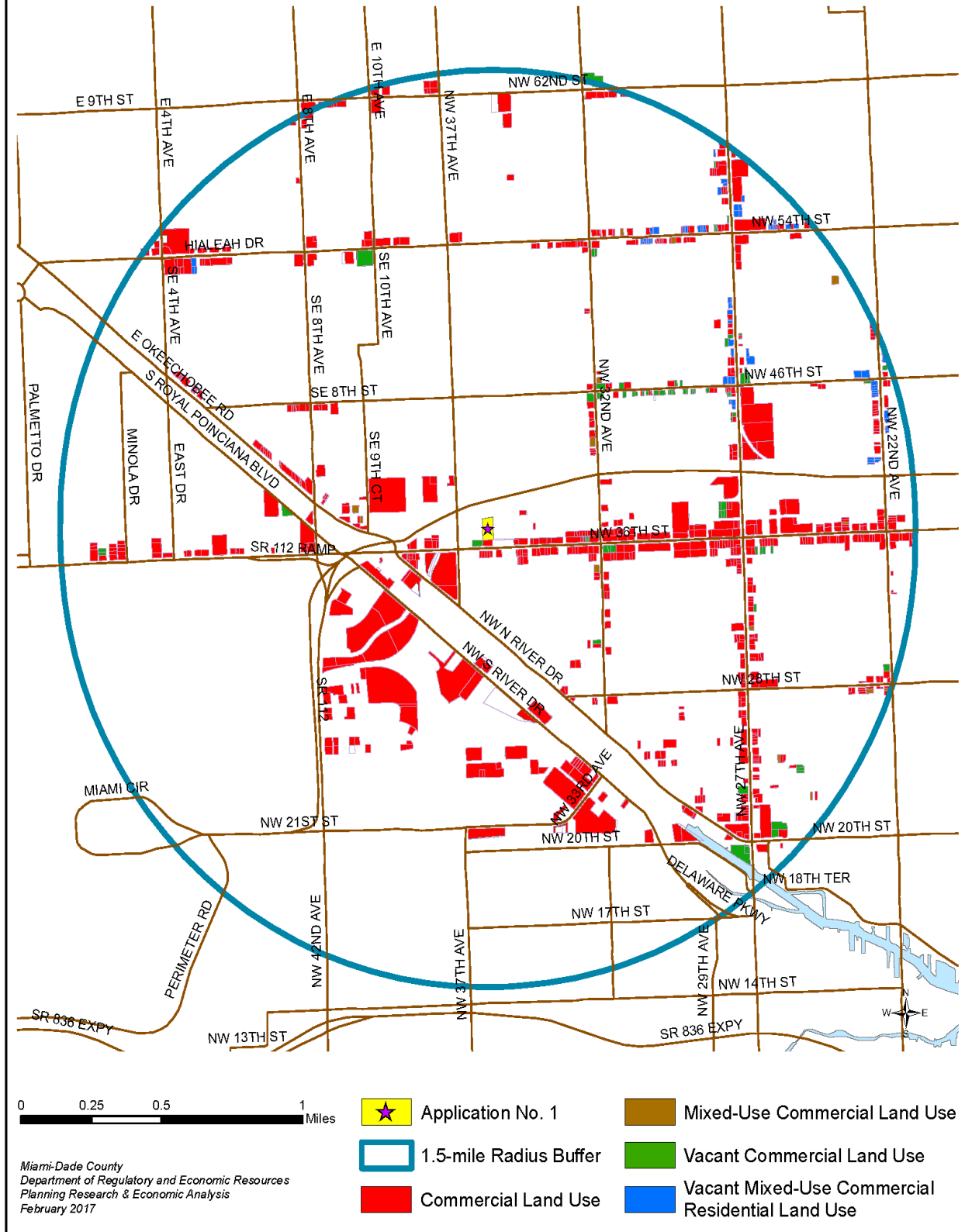
Trade Area Analysis

An analysis of the trade area, 1.5 miles around the proposed project, shows that there are 335.95 acres in existing commercial uses and 29.55 acres of vacant commercially zoned or designated land (see "Trade Area Analysis" table below and the Trade Area Map below).

Trade Area Analysis			
Application	Trade Area Radius	Vacant Commercial Land (Acres)	Commercial Acres in Use 2017
1	1.5	29.55	335.95

Source: Miami-Dade Department of Regulatory and Economic Resources, Planning Division, Research Section, February 2017.

TRADE AREA MAP: APPLICATION NO. 1



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	AE
Stormwater Management Permit	DERM 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	Yes
Endangered Species Habitat	No DERM records
Natural Forest Community	No

Other Considerations

Within Wellfield Protection Area	No
Contaminated Site	No DERM records

Pollution Remediation

There are no DERM records of current or historical contamination issues on the property or on sites directly abutting the property.

Drainage and Flood Protection

Any proposed development with more than 2.0 acres of impervious area within the property (including adjacent properties owned by the same applicant) will require a DERM Surface Water Management Standard Permit for the construction and operation of the required surface water management system. The permit must be obtained prior to development of the site, final plat, and/or prior to obtaining approval of paving and drainage plans.

The subject property is located within a Special Flood Hazard Area identified as Zone AE in the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM). Any new development planned for the future will have to comply with the requirements of Chapter 11C of Miami-Dade County Code for flood protection.

The site shall be filled to a minimum elevation of 5 feet, NGVD or County Flood Criteria. For construction of habitable structures within the application site, the Lowest Floor Elevation requirement shall be the highest elevation in NGVD of the following references:

- Average crown of road fronting the property, plus 8 inches for residential, or plus 4 inches for commercial.
- County Flood Criteria 5 feet NGVD, plus 8 inches for residential, or plus 4 inches for commercial.
- Elevation of the back of the sidewalk (if any) fronting the property, plus 8 inches for residential, or plus 4 inches for commercial.
- The Base Flood Elevation for this area is found to be 8.0 feet N.G.V.D. (taken from the Flood Insurance Rate Maps (FIRM) for Miami Dade County).
- The stage generated by retention on-site of the 100-year rainfall event according to stage-storage calculations must be equal or less than the Base Flood Elevation.

For compliance with stormwater quality requirements, all stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage must be provided for the 5-year/1-day storm event.

For compliance with stormwater quantity requirements designed to prevent flooding of adjacent properties, the site grading and development shall provide for the full on-site retention of the 25-year/3-day storm event, and shall also comply with the requirements of Chapter 11C of Miami-Dade County Code and all State and Federal Criteria.

Natural Resources

The application site contains tree resources including specimen tree resources (trees with a trunk diameter at breast height of 18 inches or greater). Specimen trees are protected by Section 24-49.2(II) of the Code and Con-8A of the CDMP. DERM approval of future site plans must be consistent with the requirements to preserve specimen trees except in cases where DERM has determined that a specimen tree cannot be preserved pursuant to Section 24-49.2(4)(II)(2) of the Code. The approval of this land use application shall not be construed as an approval to remove specimen trees due to a determination of unreasonable loss of usable space pursuant to Section 24-49.2(4)(II)(2)(b) of Miami-Dade County Code.

In accordance with Section 24-49.9 of Miami-Dade County Code and CDMP Policy CON-8I, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

Endangered Species

The application site and adjacent properties are not located within a federally designated critical habitat area. DERM is not aware of any documented threatened and endangered species on this or adjacent properties.

Water and Sewer

Water Treatment Plant Capacity

The County's adopted LOS standard for potable water treatment facilities requires that the regional water treatment system, consisting of Miami-Dade County Water and Sewer Department (WASD) Hialeah Reverse Osmosis, Hialeah, Preston, and Alexander Orr District Treatment Plants, shall operate with a rated maximum daily capacity no less than two percent above the maximum daily flow for the preceding year and an average two percent above the average daily flow for the preceding five years. The water must also meet all applicable federal, state, and county primary drinking water standards.

The rated treatment capacity of the Miami-Dade Water and Sewer Department regional water treatment system is 449.74 million gallons per day (MGD). To maintain sufficient capacity in accordance with the level of service standard outlined in CDMP Policy WS-2A, the regional system shall operate with a rated maximum daily capacity no less than two percent above the maximum daily flow for the preceding year and an average two percent above the average daily flow for the preceding five years. Therefore, the total available water treatment plant capacity based on CDMP Policy WS-2A is 76.4 MGD. This is calculated using the available plant capacity (449.74 MGD), subtracting 102% of the maximum day flow (343 MGD) and subtracting the water that is reserved through development orders (30.35 MGD).

As noted in the “Estimated Water Demand/Sewer Flow” table below, the maximum water demand for Industrial development (Scenario 1) under the current CDMP Land Use designation is estimated at 979 gallons per day (gpd). The maximum water demand for retail development (Scenario 1) or residential development (Scenario 2) development under the Requested CDMP Land Use designations, are estimated at 3,131 gpd and 23,400 gpd respectively. This represents an increase of up to 22,421 gpd over the 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	Industrial	39,138 sq. ft.	2.5 gpd/100 sq. ft.	979 gpd
Requested CDMP Designation				
1	Retail	31,310 sq. ft.	10 gpd/100 sq. ft.	3,131 gpd
2	Multi-family	156 units	150 gpd/unit	23,400 gpd

Source: Miami-Dade Water and Sewer Department; Department of Regulatory and Economic Resources, Planning Division; January 2017

Water Supply and Connectivity:

The application site is located within the WASD’s water service area. The source for this water supply is the Hialeah Preston Water Treatment Plant, which is owned and operated by WASD. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the County’s CDMP. The plant is presently producing water that meets Federal, State, and County drinking water standards.

The proposed land use would be required to connect to the public water system pursuant to Chapter 24 of the Code. There is an existing 12-inch water main along NW 36 Street to which the developer may connect and extend a new 12-inch water main along NW 36 Avenue to the north east corner of the property. Any public water main extension within the property shall be twelve (12)-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) points of connection.

At this time, there are two projects in close proximity to the application site. Abutting the southern boundary of the site, there is a WASD Agreement No. 23080 for new construction of two buildings totaling 4,672 sq. ft. of retail use and abutting the eastern boundary of the project site there is a WASD Agreement No. 22865 for new construction of a warehouse totaling 88,822 sq. ft.

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 District 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 Miami-Dade County Water and Sewer Department regional wastewater treatment system capacity is the sum of the daily treatment capacity of the three wastewater treatment plants. The regional wastewater treatment system can treat up to 375.5 MGD. The Sanitary Sewer Level of Service (LOS) standard presented in the CDMP requires the regional system to have sufficient capacity to treat 102% of the average daily sewage demand of the preceding 5 years. The available capacity is calculated by subtracting 102% of the annual average flow (310.45 MGD) for the preceding 5 years and the capacity reserved for development orders (37.51 MGD) from the system capacity (375.5 MGD). Therefore, the available wastewater treatment plant capacity is 27.54 MGD.

Sewer System Connectivity:

The application site is located within the WASD franchised sewer service area. The wastewater flows for this application will be transmitted to the Central District Wastewater Treatment Plant (CDWWTP) for treatment and disposal. Currently, there is average wastewater treatment capacity for this application consistent with Policy WS-2A(2) of the CDMP.

The proposed land use would be required to connect to the public sewer system pursuant to Chapter 24 of the Code. The property is located within feasible distance for connection as per Section 24-5 of the Code. The nearest point of connection is a 10-inch gravity sewer in NW 36 Street at NW 36 Avenue from which the developer may connect and extend a new 8-inch gravity sewer northerly along NW 36 Avenue, as required to provide sewer service to the developer's property.

The sanitary sewer gravity main directs the sewage flow to sanitary sewer pump stations 30-0086, 30-0001 and then to the MDWASD Central District Wastewater Treatment Plant. These pump stations and the Central District Wastewater Treatment Plant are owned and operated by MDWASD and are currently working within the mandated criteria set forth in the Consent Decree Case: N0. 1:12-cv-24400-FAM, effective Dec 6, 2013.

Solid Waste

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

Level of Service Standard

CDMP Policy SW-2A establishes the adopted Level of Service (LOS) standard for the County's Solid Waste Management System. This CDMP policy requires the County to maintain sufficient waste disposal capacity to accommodate waste flows committed to the System through long-term contracts or interlocal agreements with municipalities and private waste haulers, and anticipated uncommitted waste flows, for a period of five years. The DSWM assess the solid waste capacity on a system-wide basis since it is not practical or necessary to make a determination concerning the adequacy of solid waste disposal capacity relative to individual applications. As of FY 2016-2017, the DSWM is in compliance with the Countywide Waste Management System's adopted LOS standard.

Application Impacts

The application requests redesignation of the site from “Industrial and Office” to “Business and Office.” The “Business and Office” designation may result in the development of either commercial or multi-family residential establishments, as defined in Chapter 15 of the County Code. The DSWM does not actively compete for non-residential waste collection servicing commercial and multi-family residential establishments at this time. Waste collection services will, therefore, most likely be provided by a private waste hauler. The requested amendment will have no fiscal impact or any associated costs; therefore, DSWM has no objection to the proposed change.

Parks

The Miami-Dade County Parks, Recreation and Open Space Department has three Park Benefit Districts (PBDs). The subject application site is located inside Park Benefit District 1 (PBD-1), which generally encompasses the area of the County north of SW 8 Street.

Level of Service Standard

CDMP Policy ROS-2A establishes the adopted minimum Level of Service (LOS) standard for the provision of recreation open space in the Miami-Dade County. This CDMP policy requires the County to provide a minimum of 2.75 acres of local recreation open space per 1,000 permanent residents in the unincorporated areas of the County and a County-provided, or an annexed or incorporated, local recreation open space of five acres or larger within a three-mile distance from residential development. The acreage/population measure of the LOS standard is calculated for each Park Benefit District. A Park Benefit District is considered below LOS standard if the projected deficiency of local recreation open space is greater than five acres. Currently, PBD-1 has a surplus capacity of 128.25 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 the parks within a 3-mile radius of the application site; four parks (Partners, Martin Luther King, Gwenn Cherry and Olinda) are larger than the required five-acre park.

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

Park Name	Acreage	Classification
Drew Park	4.90	Neighborhood Park
Partners Park	5.00	Neighborhood Park
Martin Luther King Memorial Park	9.73	Community Park
Area 225	0.38	Mini Park
Gladeview Park	0.91	Mini Park
Glenwood Park	0.57	Mini Park
Broadway Park	0.50	Mini Park
Gwen Cherry Park	38.55	Community Park
Alonzo Kelly Park	0.29	Mini Park
Area 227	0.11	Mini Park
Claire Rosichan Park	0.40	Mini Park
Northwest Highlands Park	0.73	Mini Park

Park Name	Acreage	Classification
27 th Avenue Teen Center (Boxing)	1.39	Single Purpose Park
Jefferson Reeves, Sr. Park	1.71	Community Park
Rocky Creek Park	0.26	Mini Park
Olinda Park	6.14	Community Park
Melrose Park	3.39	Neighborhood Park
Marva Y. Bannerman Park & Pool	4.00	Community Park
West Little River Park	4.46	Neighborhood Park

Source: Miami-Dade County Parks, Recreation and Open Space Department, January 2017.

Application Impacts

The potential development of the site under the existing CDMP land use designation does not generate any impact on the minimum Level of Service standard for the provision of local recreation open space.

The potential for residential development under the proposed land use designation is estimated at 156 multi-family dwelling units with an estimated population of 333. The concurrency analysis for this scenario results in an impact of 0.19 acres based on the minimum Level of Service standard for the provision of local recreation open space and therefore meets concurrency. If developed as a non-residential use, then there would be no increase in population and therefore no additional impact to the local recreation open space.

Fire and Rescue Service

The application area is currently served by Miami-Dade Fire Rescue (MDFR) Station No. 2 (Model Cities) located at 6460 NW 27 Avenue. The station is equipped with two (2) Rescue units, an Aerial, and Battalion Chief totaling eleven (11) firefighter/paramedics, 24 hours a day, seven days a week. The average travel time to incidents in the vicinity of the application site is estimated at approximately 7 minutes and 02 seconds. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8 minutes at 90% of all incidents. Presently, travel time to incidents in the vicinity of the application site complies with the performance objective of national industry standards.

Level of Service Standard for Fire Flow and Application Impacts

CDMP Policy WS-2A establishes the County's minimum Level of Service standard for potable water. This CDMP policy requires the County to deliver water at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi, unless otherwise approved by the Miami-Dade Fire Rescue Department. A minimum fire flow of 3,000 gallons per minute (gpm) is required for the Business and Industrial land uses. Fire hydrants shall be spaced a minimum of 300' from each other and shall deliver not less than 1,000 GPM. Presently, there are no fire flow deficiencies in the vicinity of the application.

The MDFR Department has determined that the current "Industrial and Office" CDMP land use designation of the application site would allow a potential development that would generate two (2) annual alarms. The proposed "Business and Office" CDMP land use designation would allow a proposed potential development anticipated to generate forty-four (44) annual alarms, and would have a minimal impact to existing fire-rescue services.

Public Schools

Level of Service Standard

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

A planning level review, which is considered a preliminary school concurrency analysis, was conducted on this application based on the adopted LOS standard for public schools, the Interlocal Agreement (ILA) for Public Facility Planning between Miami-Dade County and Miami-Dade County Public Schools, and current available capacity and school attendance boundaries. If capacity is not available at the school of impact, the development's impact can be shifted to one or more contiguous CSA that have available capacity, located either in whole or in part within the same Geographic Area, as defined in CDMP Policy EDU-2C.

Section 7.5 of the ILA provides for "Public Schools Planning Level Review" (Schools Planning Level Review), of CDMP amendments containing residential units. This type of review does not constitute a public school concurrency review and, therefore, no concurrency reservation is required. Section 7.5 further states that "...this section shall not be construed to obligate the County to deny or approve (or to preclude the County from approving or denying) an application."

Application Impact

This application, if approved, may increase the student population of the schools serving the application site by an additional thirty-one (31) students. This number includes a reduction 24.18% to account for charter and magnet schools (schools of choice). Of the thirty-one (31) students, sixteen (16) are expected to attend elementary schools, eight (8) are expected to attend middle schools and seven (7) are expected to attend senior high schools. The students will be assigned to those schools identified in the "Concurrency Service Area (CSA) Schools" table below. At this time, the schools have sufficient capacity available to serve the application.

Concurrency Service Area (CSA) Schools

Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
Melrose Elementary	-13	16	0	No	Current CSA/5 Year Plan
Brownsville Middle	678	8	8	Yes	Current CSA/
Miami Northwestern Senior	757	7	7	Yes	Current CSA

Adjacent Concurrency Service Area Schools

Earlington Heights Elementary	144	16	16	Yes	Adjacent CSA
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Source: Miami-Dade County Public Schools, February 2017

Miami-Dade County Department of Regulatory and Economic Resources, February 2017

Note: CSA means Concurrency Service Area

Section 9 of the ILA discusses implementation of school concurrency, indicating the test for school concurrency is at the time of a final subdivision, site plan or functional equivalent, not at the time of CDMP amendment application for land use. Miami-Dade County Public Schools is required to maintain the adopted LOS standard throughout the five-year planning period. In the event that

there is not sufficient capacity at the time of final subdivision, site plan or functional equivalent, the ILA and the Educational Element of the CDMP describe a proportionate share mitigation process.

Aviation

Miami-Dade County Aviation Department (MDAD) points out that in accordance with the Code of Federal Regulations (CFR) Title 14 Part 77, any proposed structure at this location reaching or exceeding 53' Above Ground Level (AGL) must be filed with the Federal Aviation Administration (FAA) using FAA form 7460-1. The form is available through the FAA website: <https://oeaaa.faa.gov> where the proponent may "e-file" the information. In addition, MDAD emphasizes that the applicant is required to coordinate with MDAD for the review and approval of the proposed land use and for all structure(s) reaching or exceeding 35' Above Mean Sea Level.

MDAD does not object to the proposed CDMP amendment provided that all uses comply with federal, state and local aviation regulations, including Chapter 33 of the Code of Miami-Dade County as it pertains to airport zoning.

Roadways

The application site is a ±1.80-acre property located on the west side of NW 36 Avenue and ±100 feet north of NW 36 Street in unincorporated Miami-Dade County. The application site is inside the County's Urban Infill Area (UIA); the County's designated Transportation Concurrency Exception Area (TCEA). The Concurrency Management Program in the Capital Improvement Element (CIE) of the CDMP states that "A proposed development located within the Urban Infill Area will not be denied a concurrency approval for transportation facilities provided that the development is otherwise consistent with the adopted Comprehensive Development Master Plan..." (CIE page IX-17).

Directly to the south of the application site are mobile homes that front NW 36 Street and are located within the City of Miami city limit.

The site is accessible by a private driveway on NW 36 Street, and is also accessible by NW 36 Avenue, a two-lane undivided and unimproved roadway. NW 36 Street is a four-lane divided roadway which provides access in the west to US 27/Okeechobee Road, SR 826/Palmetto Expressway, NW 42 Avenue/Le Jeune Road & SR 112/Airport Expressway and in the east it provides access to the major north-south arterial NW 27 Avenue, which connects to SR 836/Dolphin Expressway. SRs 826 and 836 provide connectivity to other areas in the County.

Traffic conditions are evaluated by the level of service (LOS), which is represented by one of the letters "A" through "F", with A generally representing the most favorable driving conditions and F representing the least favorable.

Existing Conditions

Existing traffic conditions on major roadways adjacent to and in the vicinity of the application site, which are currently monitored by the State (Year 2015) and the County (Year 2015), are operating at acceptable levels of service. See "Traffic Impact Analysis on Roadways Serving the Amendment Site" Table below.

Trip Generation

Two potential development scenarios under each the existing and requested CDMP Land Use Plan designations were analyzed for traffic impacts. Under the current CDMP land use designation of “Industrial and Office” the application site is assumed to be developed with 40 mobile home units (Scenario 1), or with 39,138 sq. ft. of industrial uses (Scenario 2). Under the requested CDMP land use designation of “Business and Office,” the application site is assumed to be developed with 31,310 sq. ft. of retail uses (Scenario 1), or with 156 multi-family (apartments) dwelling units (Scenario 2). The potential development scenarios under the current CDMP land use designation are expected to generate approximately 25 PM peak hour trips (Scenario 1) or approximately 38 PM peak hour trips (Scenario 2). Under the requested CDMP land use designation of “Business and Office,” the two development scenarios are expected to generate approximately 181 PM peak hour trips (Scenario 1), or approximately 156 more PM peak hour trips than Scenario 1 under the current CDMP designation; and approximately 97 PM peak hour trips (Scenario 2), or approximately 59 more PM peak hour trips than the Scenario 2 under the current CDMP designation. See “Estimated PM Peak Hour Trip Generation” Table below.

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

Application No. 1	Current CDMP Designation and Assumed Use/ Estimated No. Of Trips	Requested CDMP Designation and Assumed Use/ Estimated No. Of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use Designation
Scenario 1	“Industrial and Office” ¹ 40-unit MH park / 25	“Business and Office” ³ 31,310 sq. ft. retail / 181	+ 156
Scenario 2	“Industrial and Office” ² 39,138 sq. ft. industrial use / 38	“Business and Office” ⁴ 156 MF / 97	+ 59

Source: Institute of Transportation Engineers, Trip Generation, 9th Edition, 2012; Miami-Dade County Department of Regulatory and Economic Resources, February 2017.

Traffic Concurrency Evaluation (Concurrency)

An evaluation of peak-period traffic concurrency conditions as of February 2017, 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 2017 *Transportation Improvement Program (TIP)*, and the PM peak hour trips estimated to be generated by the two development scenarios assumed to be developed under the requested CDMP LUP map designation, determined that all roadways—adjacent to and in the vicinity of the application site—that were analyzed have available capacity to handle the additional traffic impacts that would be generated by the application. The “Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation” Table below shows that all roadways analyzed are projected to operate at acceptable levels of service.

Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation
Roadway Lanes, Existing and Concurrency PM 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	Total Trips With D.O's Trips	Conc. LOS w/o Amend.	Amendment Peak Hour Trips	Total Trips With Amend.	Concurrency LOS with Amend.
Scenario 1: "Business and Office" -31,310 sq. ft. retail uses													
9422	NW 32 Ave.	NW 36 St. to NW 62 St.	4 DV	E+50%	3,315	1,308	C	677	1,985	D	21	2,006	D
541	NW 54 St.	NW 42 Ave. to NW 27 Ave.	4 DV	E+20%	4,296	1,928	C	96	2,024	C	21	2,045	C
9418	NW 28 St.	NW 27 Ave. to NW N. River Dr.	2 DV	E	1,500	542	A	18	560	A	16	576	B
107	NW 36 St.	NW 42 Ave. to NW 27 Ave.	4 DV	E+50%	4,560	1,085	C	81	1,166	C	83	1,249	C
5080	NW 36 St.	NW 27 Ave. to NW 17 Ave.	4 DV	E+50%	4,560	1,871	D	261	2,132	D	40	2,172	D
Scenario 2: "Business and Office" - 156 multi-family residential dwelling units													
9422	NW 32 Ave.	NW 36 St. to NW 62 St.	4 DV	E+50%	3,315	1,308	C	677	1,985	D	12	1,997	D
541	NW 54 St.	NW 42 Ave. to NW 27 Ave.	4 DV	E+20%	4,296	1,928	C	96	2,024	C	11	2,035	C
9418	NW 28 St.	NW 27 Ave. to NW N. River Dr.	2 DV	E	1,500	542	A	18	560	A	8	568	B
107	NW 36 St.	NW 42 Ave. to NW 27 Ave.	4 DV	E+50%	4,560	1,085	C	81	1,166	C	45	1,211	C
5080	NW 36 St.	NW 27 Ave. to NW 17 Ave.	4 DV	E+50%	4,560	1,871	D	261	2,132	D	21	2,153	D

Source: Compiled by the Miami-Dade County Department of Regulatory and Economic Resources and Florida Department of Transportation, February 2017.

Notes: DV= Divided Roadway; UD=Undivided Roadway.

* County adopted roadway level of service standard applicable to the roadway segment: D (90% capacity); E (100% capacity); E+20% (120% capacity); E+50% (150% capacity) for roadways serviced with mass transit having 20 minutes or less headways in the Urban Infill Area (UIA).

Application Impact

Two potential development scenarios under each the existing and requested CDMP Land Use Plan designations were analyzed for traffic impacts. Under the current CDMP land use designation of “Industrial and Office” the application site is assumed to be developed with 40 mobile home units (Scenario 1), or with 39,138 sq. ft. of industrial uses (Scenario 2). Under the requested CDMP land use designation of “Business and Office,” the application site is assumed to be developed with 31,310 sq. ft. of retail uses (Scenario 1), or with 156 multi-family (apartments) dwelling units (Scenario 2). The potential development scenarios under the current CDMP land use designation are expected to generate approximately 25 PM peak hour trips (Scenario 1) or approximately 38 PM peak hour trips (Scenario 2). Under the requested CDMP land use designation of “Business and Office,” the two development scenarios are expected to generate approximately 181 PM peak hour trips (Scenario 1), or approximately 156 more PM peak hour trips than Scenario 1 under the current CDMP designation; and approximately 97 PM peak hour trips (Scenario 2), or approximately 59 more PM peak hour trips than the Scenario 2 under the current CDMP designation. See “Estimated PM Peak Hour Trip Generation” Table above.

The traffic concurrency evaluation determined that all roadways adjacent to and in the vicinity of the application site analyzed have available capacity to handle the additional traffic impacts that would be generated by the application and are projected to operate at acceptable levels of service. See “Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation” Table above.

Transit

Existing Service

The application site is currently served by Metrobus Routes 36 and 110 (Route J). The service frequencies of these routes are shown in the “Metrobus Route Service Summary” table below. There is a Metrobus stop adjacent to the application site on the east side of NW 36 Avenue, and across and on the south side of NW 36 Street.

Metrobus Route Service Summary							
Routes	Service Headways (in minutes)					Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8 pm)	Saturday	Sunday		
36	20	30	15	30	30	0.1	L/F
110 (Route J)	20	30	30	30	30	0.1	L/F

Source: 2016 *Transit Development Plan*, Miami-Dade Transit (December 2015 Line Up), February 2017.

Notes: L means Metrobus Local route service; F means Metrobus feeder service to Metrorail.

Recent Service Improvements

There were no recent service improvements for either of these routes.

Future Service Improvements

Year 2017 service adjustments and improvements are currently under development.

Long-Term Vision: Major Transit Projects

There are no major future transit projects planned for the future that would be accessible from the application site.

Application Impacts

A preliminary analysis performed in the Traffic Analysis Zone (TAZ) 463 where the subject application is located, indicates that if the application is approved, the expected incremental transit impacts generated by the requested land use amendment are minimal and can be handled by the 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-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; 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-8B. Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.
- LU-8E. Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated for consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:
 - i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;
 - ii) Enhance or impede provision of services at or above adopted LOS Standards;
 - iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and
 - iv) Enhance or degrade environmental or historical resources, features or systems of County significance; and
 - v) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.
- LU-9D. Miami-Dade shall continue to investigate, maintain and enhance methods, standards and regulatory approaches which facilitate sound, compatible mixing of uses in projects and communities.
- LU-1M. In formulating or amending development regulations, Miami-Dade County shall avoid creating disincentives to redevelopment of blighted areas. Where redevelopment occurs within the urban area, requirements for contributions toward provision of public

facilities may be moderated where underutilized facilities or surplus capacities exist, and credit toward required infrastructure contributions may be given for the increment of development replaced by redevelopment.

- LU-4C. Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.
- LU-4D. Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the compatible and complementary elements and buffer any potentially incompatible elements.
- LU-7A. Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and nonresidential land uses and activities in nodes around rapid transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit sites and their vicinity shall be developed as “urban centers” as provided in this plan element under the heading Urban Centers.
- LU-7D. Redevelopment of property within one-half mile of existing or planned mass transit stations and bus routes shall not cause an increase in walking distances from nearby areas to the transit services and shall, wherever practical, be done in a manner that reduces walking distances and is comfortable and attractive to pedestrians.
- LU-7E. Land uses that are not conducive to public transit ridership such as car dealerships, car oriented food franchises, and uses that require transporting large objects should not be permitted to locate or expand within 1/4 mile of rail rapid transit stations.
- HO-7E. Any official action that requires a public hearing to develop or redevelop mobile home park sites to residential or non-residential uses shall, at a minimum, require the following:
 - a) Demonstration that the proposed development action would not cause the displacement of mobile home owners or that there is suitable affordable housing available for all affected mobile home owners. Housing affordability shall be determined using the definition of affordability and income limit categories described in the Housing Element of the CDMP and updated annually by HUD.
 - b) Description of actions that will be taken to assist mobile home owners in finding suitable housing for relocation, including referrals to public and private affordable housing resources.

- c) Actions that will be taken to minimize the hardship related to relocation.
- ICE-1F. Miami-Dade County shall consider compatibility with adopted land use plans of adjacent municipalities as a factor in reviewing proposed changes to the Land Use Plan map or to a municipal plan.

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APPENDICES

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APPENDIX A

Amendment Application

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

1. APPLICANTS

Sweet River Harbor, LLC
5760 SW 8th Street, #500
Miami, FL 33144

2. APPLICANT'S REPRESENTATIVE

Felix M. Lasarte, Esq.
The Lasarte Law Firm
3250 NE 1st Avenue, #334
Miami, FL 33137
(305) 594-2877

By: 
Felix M. Lasarte, Esq.

Date 10/27/16

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PLANNING DIVISION

3. DESCRIPTION OF REQUESTED CHANGE

A. Change the Land Use Plan Map.

A change to the Land Use Element, Land Use Plan map is requested. The Applicant is requesting a change in the property's designation from "Industrial and Office" to "Business and Office".

B. Description of Subject Area.

The property subject to this application request consists of approximately 1.797 net acres of land located in Section 21, Township 53, Range 41, in unincorporated Miami-Dade County, Florida. This subject area is situated north of NW 36th Street and east of NW 37th and is currently a trailer park south of the 112 Expressway.

C. Acreage.

Subject application area: 1.797 acres (net)
Acreage owned by applicants: 1.797 acres (net)

D. Requested Changes.

1. It is requested that the Property be redesignated on the Land Use Plan map from "Industrial and Office" to "Business and Office."
2. It is requested that this Application be processed as a Small-Scale Amendment under the expedited procedures.

4. REASONS FOR AMENDMENT

The Applicant requests the re-designation from "Industrial and Office" to "Business and Office" of the Property subject to this application. The applicant intends to develop a multi-family apartment building. The Property is currently zoned Industrial and Office and is being used as a trailer park.

a.) Change of Land Use Map & Description of Subject Area

The applicant requests the re-designation from "Industrial and Office" to "Business and Office" of the subject property. The subject property (the "Property") consists of 1.797 acres and is currently a trailer park and it is north of NW 36th Street, east of NW 37th Avenue, and south of the 112 Expressway and Metrorail extension to the Miami Intermodal Center ("MIC"). The Property is in close proximity to the largest employment center, Miami International Airport ("MIA") and within a ½ mile of two separate tri-rail stations and the MIC. The area has old industrial uses but is being redeveloped with more housing and mixed use developments. The abutting parcel, south of the Property (folio 01-3121-039-0010 "South Parcel"), is owned by the applicant and is located within the City of Miami and is designated to permit mixed use developments.

b.) New Proposed Development and Compatibility with Surrounding Land Uses

The applicant intends to develop a residential/multifamily project on this Property and the adjacent South Property will consist of retail uses permitted in the City of Miami Land Use Plan. Both properties will have similar architecture and will appear to be developed as one project.

The proposed residential building will not be the first to be developed in the area. There are at least three (3) residential mixed use developments either being developed or developed across the street. Residential uses are permitted in the Business and Office land use center provided that the scale and intensity is not out of character with that of adjacent or adjoining development zoning. The land use and zoning on the South Property is similar to business and office and would therefore, be appropriate for the Property. This is an area that is close to mass transit and employment centers, the County can't afford denying residential development.

The following Land Use policies are supportive of this re-designation:

LAND USE POLICY 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.

LAND USE POLICY 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; 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.

LAND USE POLICY 9D: Miami-Dade County shall continue to investigate, maintain and enhance methods, standards and regulatory approaches which facilitate sound, compatible mixing of uses in projects and communities.

LAND USE POLICY 1M: In formulating or amending development regulations, Miami-Dade County shall avoid creating disincentives to redevelopment of blighted areas. Where redevelopment occurs within the urban area, requirements for contributions toward provision of public facilities may be moderated where underutilized facilities or surplus capacities exist, and credit toward required infrastructure contributions may be given for the increment of development replaced by redevelopment.

LAND USE POLICY 4C: Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.

LAND USE POLICY 4D: Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the compatible and complementary elements and buffer any potentially incompatible elements.

LAND USE POLICY 7A: Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and nonresidential land uses and activities in nodes around rapid transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their

vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers.

LAND USE POLICY 7D: Redevelopment of property within one-half mile of existing or planned mass transit stations and bus routes shall not cause an increase in walking distances from nearby areas to the transit services and shall, wherever practical, be done in a manner that reduces walking distances and is comfortable and attractive to pedestrians.

LAND USE POLICY 7E: Land uses that are not conducive to public transit ridership such as car dealerships, car oriented food franchises, and uses that require transporting large objects should not be permitted to locate or expand within 1/4 mile of rail rapid transit stations.

LAND USE POLICY 7F: Residential development around rail rapid transit stations should have a density of at least 15 dwelling units per acre (15 du/ac) within 1/4 mile walking distance from the stations and 20 du/ac or higher within 700 feet of the station, and at least 10 du/ac between 1/4 and 1/2 mile walking distance from the station. Business and office development intensities around rail stations should produce at least 75 employees per acre within 1/4 mile walking distance from the station, 100 employees per acre within 700 feet, and at least 50 employees per acre between 1/4 and 1/2 mile walking distance from the station. Where existing and planned urban services and facilities are adequate to accommodate this development as indicated by the minimum level-of-service standards and other policies adopted in this Plan, and where permitted by applicable federal and State laws and regulations, these densities and intensities shall be required in all subsequent development approvals. Where services and facilities are currently or projected to be inadequate, or where required by Policy 7A, development may be approved at lower density or intensity provided that the development plan, including any parcel plan, can accommodate, and will not impede, future densification and intensification that will conform with this policy. All County, municipal and other service providers should revise their plans and capital programs at the next opportunity, as necessary, to accommodate these densities and intensities by the year 2005 around existing rail transit stations; by 2010 around planned East-West line stations between the Palmetto Expressway and downtown Miami; and in all other planned rapid transit corridors by 2015.

LAND USE POLICY 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; 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.

LAND USE POLICY 8B: Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the

spatial distribution of the residential population, among other salient social, economic and physical considerations.

5. LOCATION MAP FOR APPLICATION

See Attachments referenced below.

6. COMPLETED DISCLOSURE FORMS

See Attachments referenced below.

7. ATTACHMENTS

Legal Description - Exhibit "A"
Disclosure of Interest Form - Exhibit "B"
Location Map for Application - Exhibit "C"
Aerial Photograph – Exhibit "D"
Certified Survey – Exhibit "E"

EXHIBIT "A"

ADDRESS: 3623 NW 36 STREET, MIAMI, FLORIDA 33142

LEGAL DESCRIPTION:

THE EAST 198 FEET OF THE S $\frac{1}{2}$ OF THE W $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ EXCEPT FOR THE SOUTH 149 FEET THEREOF OF SECTION 21, TOWNSHIP 53 SOUTH, RANGE 41 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPTING THE FOLLOWING DESCRIBED REAL PROPERTY:

PARCEL 132

THAT PORTION OF THE EAST 198 FEET OF THE SOUTH $\frac{1}{2}$ OF THE WEST $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ LESS THE SOUTH 149 FEET THEREOF, IN SECTION 21, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SAID SECTION 21; THENCE RUN S 2°10'27" E, ALONG THE EAST LINE OF SAID SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ FOR A DISTANCE OF 39.18 FEET, TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S 2°10'27" E, ALONG THE SAID EAST LINE, FOR A DISTANCE OF 71.76 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE METRORAIL; THENCE RUN S 77°59'50" W, ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 50.39 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, THENCE CONTINUE ALONG SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 3198.83 FEET THROUGH A CENTRAL ANGLE OF 1°58'46" FOR AN ARC DISTANCE OF 110.51 FEET TO A POINT OF COMPOUND CURVATURE FROM WHERE THE RADIUS POINT BEARS S 13°58'56" E; THENCE CONTINUE SOUTHWESTERLY ALONG THE SAID CIRCULAR CURVE CONCAVE TO THE SOUTHEAST BEING ALSO THE SOUTHERLY RIGHT OF WAY LINE OF THE METRORAIL, HAVING A RADIUS OF 1497.11 FEET THROUGH A CENTRAL ANGLE OF 1°33'40" FOR AN ARC DISTANCE 40.80 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST 198 FEET OF THE SOUTH $\frac{1}{2}$ OF THE WEST $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SAID SECTION 21; THENCE RUN N 2°10'27" W, ALONG THE WEST LINE OF SAID EAST 198 FEET OF THE SOUTH $\frac{1}{2}$ OF THE WEST $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ FOR A DISTANCE OF 109.76 FEET TO A POINT; THENCE RUN N 87°45'34" E FOR A DISTANCE OF 198.00 FEET, TO THE POINT OF BEGINNING AND LESS AND EXCEPTING THERE FROM THE FOLLOWING:

PARCEL 132A

THAT PORTION OF THE EAST 198 FEET OF THE SOUTH $\frac{1}{2}$ OF THE WEST $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ LESS THE SOUTH 149 FEET THEREOF, IN SECTION 21, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SAID SECTION 21; THENCE RUN S 2°10'27" E, ALONG THE EAST LINE OF SAID SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ FOR A DISTANCE OF 39.18 FEET TO A POINT; THENCE RUN S 87°45'34" W FOR A DISTANCE OF 198.00 FEET TO A POINT; THENCE RUN N 2°10'27" W, ALONG THE WEST LINE OF SAID EAST 198 FEET OF THE SOUTH $\frac{1}{2}$ OF THE WEST $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ FOR A DISTANCE OF 39.18 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$; THENCE RUN N 87°45'34" E, ALONG THE SAID NORTH LINE, FOR DISTANCE OF 198.00 FEET TO THE POINT OF BEGINNING.

CONTAINING:

FOLIO 30-3121-000-1200 MIAMI-DADE COUNTY; 78,281 SQUARE FEET (1.797 ACRES)

EXHIBIT "B"

DISCLOSURE OF INTEREST

This form or 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: Sweet River Harbor, LLC.

APPLICANT B:

APPLICANT C:

APPLICANT D:

APPLICANT E:

APPLICANT F:

APPLICANT G:

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.

APPLICANT OWNER OF RECORD FOLIO NUMBER SIZE

Sweet River Harbor, LLC	Same	30-3121-000-1200	1.797 acres
-------------------------	------	------------------	-------------

Exhibit "B"

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

APPLICANT	OWNER	LESSEE	CONTRACT FOR PURCHASE	OTHER
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 principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Sweet River Harbor, LLC.

<u>NAME AND ADDRESS FOR OFFICERS/DIRECTORS</u>	<u>Percentage of Stock</u>
<u>ANA AND NICOLAS FERNANDEZ, as tenants</u> <u>by the entirety</u>	<u>100%</u>

c. If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME:

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>

Exhibit "B"

N/A	

d. If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership
N/A	

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

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF
INTEREST

Date of Contract: _____

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

N/A

5. **DISCLOSURE OF OWNER'S INTEREST:** Complete only if an entity other than the applicant is the owner of record as shown on 2.a., above.

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

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF
INTEREST

Exhibit "B"

N/A

b. If the owner 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 principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME: N/A

NAME AND ADDRESS	Percentage of Stock

CORPORATION NAME: N/A

NAME AND ADDRESS	Percentage of Stock

c. If the owner is a **TRUSTEE**, and list the trustee's name, the name and address of the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(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.]

TRUST/ESTATE NAME:

BENEFICIARY'S NAME AND ADDRESS	Percentage of Interest
N/A	

d. If the owner 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. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(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.]

PARTNERSHIP NAME:

Exhibit "B"

NAME AND ADDRESS OF PARTNERS	PERCENTAGE OF OWNERSHIP
N/A	

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

<u>INDIVIDUAL'S NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF INTEREST</u>
N/A	

Date of Contract: _____

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

N/A

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Name of Applicant: Sweet River Harbor, LLC

Signature: _____

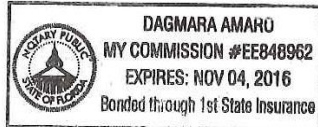
Mr. Nicolas Fernandez, President

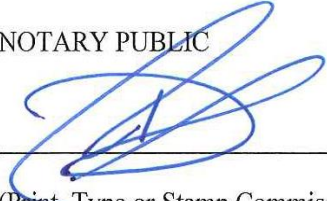
MANAGER

Exhibit "B"

The foregoing instrument was acknowledged before me this 27 day of October, 2016, by Nicolas Fernandez as President, on behalf of Sweet River Harbor, LLC. They are personally known to me or produced _____ (type of identification) as identification.

NOTARY PUBLIC





(Print, Type or Stamp Commissioned Name of Notary Public)

My Commission Expires: 11/04/2016

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) 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 every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a 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.

EXHIBIT "C"

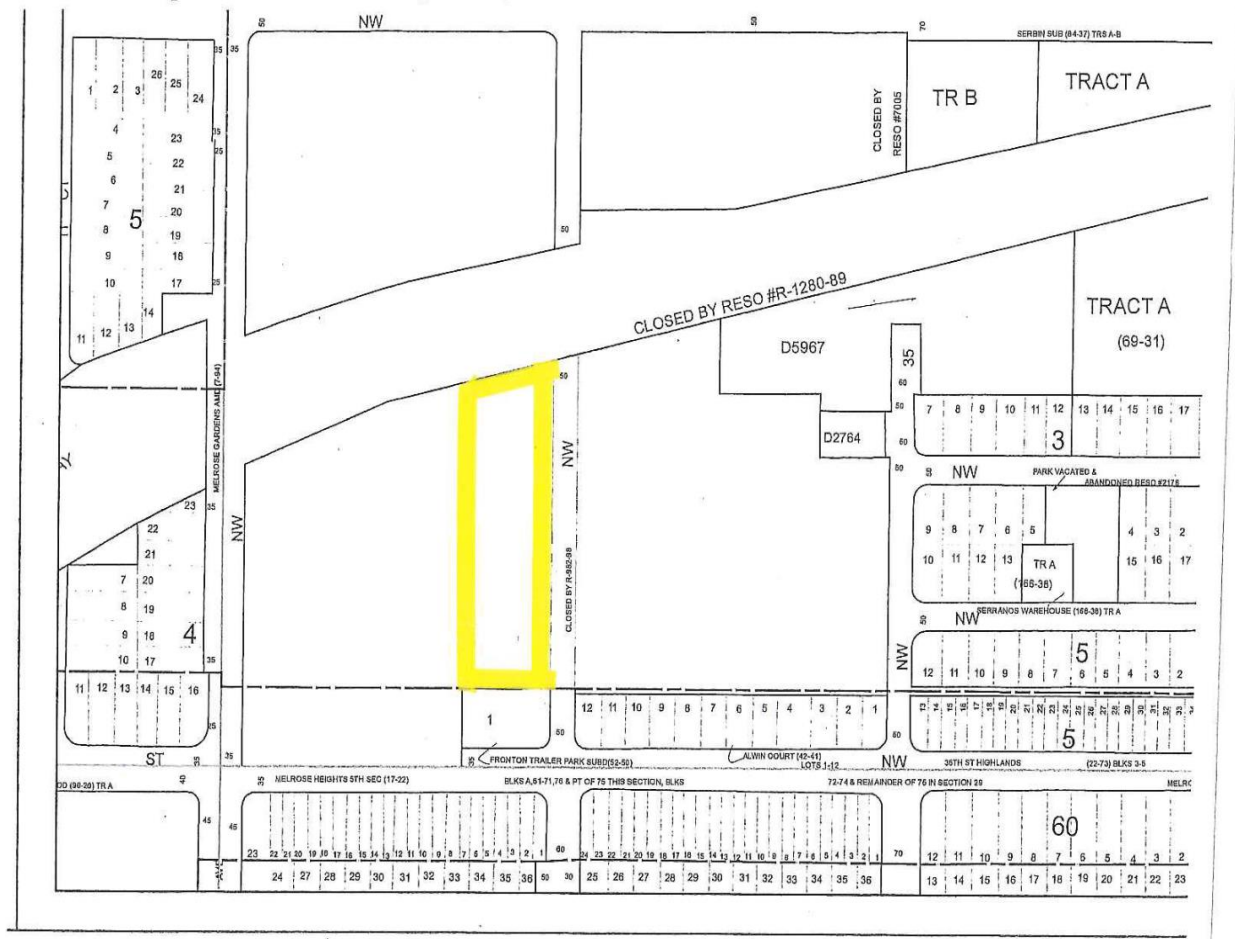
LOCATION MAP FOR APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

APPLICANT/REPRESENTATIVE

SWEET RIVER HARBOR, LLC / FELIX M. LASARTE

DESCRIPTION OF SUBJECT AREA:

The property subject to this application request consists of approximately 1.797 net acres of land located in Section 21, Township 53, Range 41, in unincorporated Miami-Dade County, Florida. This subject area is situated north of NW 36th Street and east of NW 37th and is currently a trailer park south of the 112 Expressway.



LEGEND



Application Area

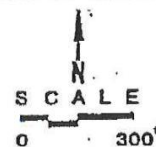
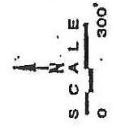
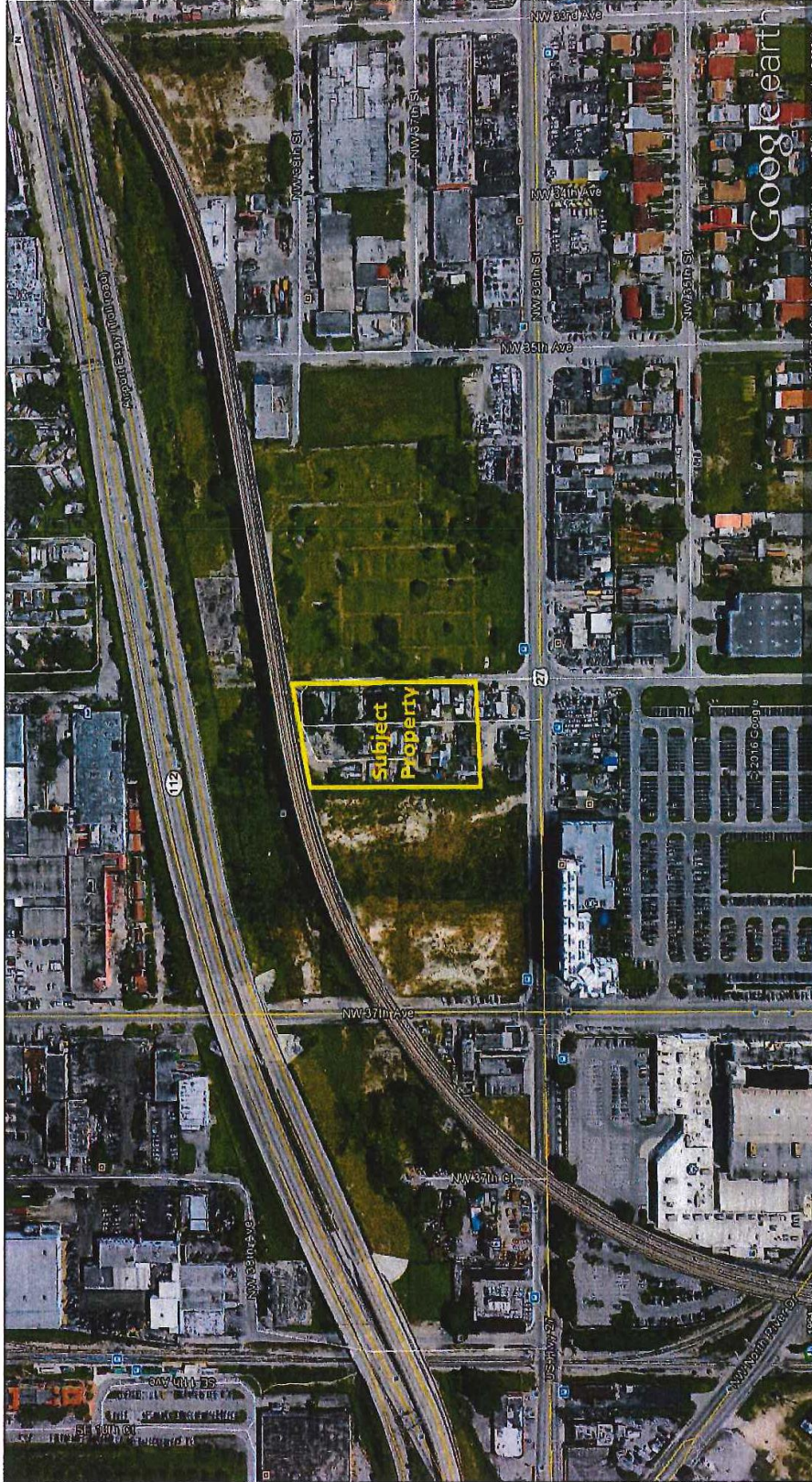


EXHIBIT "D"



Subject Property / Application Area / Owned by Applicant

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

Miami-Dade County School Board

Dr. Lawrence S. Feldman, Chair

Dr. Marta Pérez, Vice Chair

Dr. Dorothy Bendross-Mindingall

Susie V. Castillo

Dr. Steve Gallon III

Perla Tabares Hantman

Dr. Martin Karp

Lubby Navarro

Mari Tere Rojas

February 2, 2017

VIA ELECTRONIC MAIL

Mr. Felix M. Lasarte
The Lasarte Law Firm
3250 NE 1 Avenue, #334
Miami, Florida 33137

felix@lasartelaw.com

**RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS
FELIX M. LASARTE
LOCATED AT 3623 NW 36 STREET
PH3017011200027 – FOLIO No.: 3031210001200**

Dear Applicant:

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

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed development would yield a maximum residential density of 156 multifamily units, which generate 31 students: 16 elementary, 8 middle and 7 senior high students. At this time, all school levels have sufficient capacity available to serve the application. However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent. As such, this analysis does not constitute a Public School Concurrency approval.

Should you have any questions, please feel free to contact me at 305-995-7287.

Best regards,

Nathaly Simon
Supervisor

NS:ns

L-207

Enclosure

cc: Ms. Ana Rijo-Conde, AICP
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Miami-Dade County
School Concurrency Master File

Planning, Design & Sustainability

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



Concurrency Management System (CMS)

Miami Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System Preliminary Concurrency Analysis

MDCPS Application Number: PH3017011200027 Local Government (LG): Miami-Dade
Date Application Received: 1/12/2017 11:06:29 AM LG Application Number: CDMP Application 1 Oct 2016 Cycle
Type of Application: Public Hearing Sub Type: Land Use

Applicant's Name: Felix M. Lasarte
Address/Location: 3259 NE 1 Avenue, #334, Miami, FL 33137
Master Folio Number: 3031210001200
Additional Folio Number(s):

PROPOSED # OF UNITS 156
SINGLE-FAMILY DETACHED UNITS: 0
SINGLE-FAMILY ATTACHED UNITS: 0
MULTIFAMILY UNITS: 156

CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
3181	MELROSE EL	-13	16	0	NO	Current CSA
3181	MELROSE EL	0	16	0	NO	Current CSA Five Year Plan
6031	BROWNSVILLE MIDDLE	678	8	8	YES	Current CSA
7411	MIAMI NORTHWESTERN SENIOR	757	7	7	YES	Current CSA

ADJACENT SERVICE AREA SCHOOLS

1561	EARLINGTON HEIGHTS ELEMENTARY	144	16	16	YES	Adjacent CSA
------	-------------------------------	-----	----	----	-----	--------------

*An Impact reduction of 24.18% included for charter and magnet schools (Schools of Choice).

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

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

APPENDIX C

Applicant's Traffic Impact Report

Not Required for Small-Scale Amendments

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APPENDIX D

Proffered Declaration of Restrictions

The Applicant has not proffered a Declaration of Restrictions

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APPENDIX E

Economic Impact Analysis

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NICOLAS FERNANDEZ, P.A.

ATTORNEYS AT LAW
5760 SOUTHWEST 8TH STREET
SUITE 500

MIAMI, FLORIDA 33144
www.nferpa.com

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PLANNING DIVISION

TELEPHONE (305) 461-0404
TELECOPIER (305) 461-0410

Writer's Email: brenda@nferpa.com

November 28, 2016

Via federal express

Mr. Felix Lasarte, Esq
The Lasarte Law Firm
3250 NE 1 Avenue, Suite 334
Miami, Florida 33137

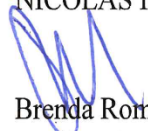
***Re: Sweet River Harbor, LLC Project; Application No. 1 to Amend the Miami-Dade
County CDMR; Our Matter: 1615.00***

Dear Mr. Lasarte:

In connection with the above-referenced matter, enclosed herewith please find original correspondence from Miami Economic Associates, Inc., addressed to Mr. Jack Osterholt, Director of the Department of Regulatory and Economic Resources. Thank you.

Very truly yours,

NICOLAS FERNANDEZ, P.A.


Brenda Roman, Legal Assistant
For the Firm

/br
Enclosure

Miami Economic Associates, Inc.

November 22, 2016

Mr. Jack Osterholt
Director
Department of Regulatory and Economic Resources
Miami-Dade County
Miami, Florida

**Re: Application No. 1 to Amend the Miami-Dade County CDMP
Filed by Sweet River Harbor, LLC
October 2016 Cycle**

Dear Mr. Osterholt:

Miami Economic Associates, Inc. (MEAI) has analyzed the referenced application to amend the Miami-Dade County Comprehensive Development Master Plan (CDMP) in order to evaluate whether its request to re-designate approximately 1.797 gross acres of land in the central portion of Miami-Dade County from Industrial and Office to Business and Office merits approval. The property that is the subject of the referenced application (the "Subject Property") has historically been the site of a trailer park and is located north of NW 36th Street, south of SR 112 and east of NW 37th Avenue in an unincorporated portion of the County. However, it does not enjoy direct access to any of the enumerated roadways.

The purpose of the referenced application is to allow the Subject Property and the property located immediately to its south (the "South Property") to effectively be developed as a mixed-use project with multi-family residential units on the Subject Property and a mixture retail space and multifamily residential units on the South property. The South Property is located in the City of Miami as opposed to Unincorporated Miami-Dade County, has common ownership with the Subject Property and has direct frontage on NW 36th Street. Residential use is permitted on land in Unincorporated Miami-Dade County that is designated Business and Office provided that the scale and intensity is not out of character with that of the adjacent or adjoining development zoning. In this regard, it is noted that the land use and zoning applied by the City of Miami to the South Property is similar to Business and Office.

The purpose of this letter is apprise of the findings of our analysis.

6861 S.W. 89th Terrace Miami, Florida 33156
Tel: (305) 669-0229 Fax: (866) 496-6107 Email: meaink@bellsouth.net

Mr. Jack Osterholt, Director
Department of Regulatory and Economic Resources
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November 22, 2016
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Summary of Findings

MEAI believes that the referenced application to amend the CDMP should be approved based on the following findings of our analysis:

- The Subject Property as well as others in the immediate vicinity including the one directly across NW 36th Avenue from it have historically been occupied by residential uses in the form of trailer parks notwithstanding their Industrial and Office designation on the County's land use map.
- Several properties in the general area of the Subject Property have been or are in the process of being developed with multi-family residential units, in some case in the context of mixed-use projects. Included among the multi-family projects that have already been developed is Pinnacle Plaza, which is located on the south side of NW 36th Street between NW 36th and NW 37th Avenue, which places it almost directly across the street from the South Property.
- Re-designation of the Subject Property with a land use category that permits multi-family residential development to occur would augment the County's residential capacity in the context of in-fill development. It would also enable residential development to occur in close proximity to one of Miami-Dade County's largest employment centers, Miami International Airport. Further, it would allow such development to occur on a site that is well-served by metrobus routes including ones on NW 37th Avenue that connect less than a mile away to metrorail at the multimodal transportation center that is located east of Miami International Airport. As such, re-designation of the Subject Property would be consistent with a number of land use policies set forth in the CDMP including, most notably, the following:
 - Land Use Policy 1C which states that Miami-Dade County shall give priority to in-fill development on vacant sites in currently urbanized area, and re-development of sub-standard sites or underdeveloped environmentally suitable urban areas where all necessary services urban services and facilities are projected to have capacity to accommodate additional demand.
 - Land Use Policy 8A which states that Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors (among others) as projected availability of service and infrastructure capacity and proximity and accessibility to employment.
 - Land Use Policy 9D which states that Miami-Dade County shall continue to investigate, maintain and enhance methods, standards and regulatory approaches which facilitate sound, compatible mixing of uses in projects and communities.

It is also noted that re-designation of the Subject Property from Industrial and Office to a land use category that would permit multi-family residential development would be

Miami Economic Associates, Inc. 6861 S.W. 89th Terrace Miami, Florida 33156
Tel: (305) 669-0229 Fax: (305) 669-8534 Email: meaink@bellsouth.net

similar in concept, albeit not in scale, to the recommendation in the Palmer Lake Charette Area Study that residential land uses be allowed in that former industrial area because of its proximity to the Airport employment center and the multimodal transportation center. The Palmer Lake Charette Area is located less than one-half mile south of the Subject Property between it and the multimodal transportation center.

- MEAI recognizes that re-designation of the Subject Property in the manner requested in the referenced application will reduce the supply of industrially-designated land in MSA 4.6 as well as the County as a whole. MSA 4.6 has only 15 acres of vacant industrially-designated acreage, the depletion of which is projected to occur in 2022 based on the current rate of absorption within the area of 2.85 acres per year. Re-designation of 1.797 acres would reduce the depletion period by less than a year. Depletion of the countywide supply of vacant land designated for industrial use is not expected to occur until after 2030 and removal of 1.1797 acres from that supply will have negligible impact on overall capacity countywide.
- Development of multi-family residential units on the Subject Property will be economically and fiscally beneficial to Miami-Dade County. The primary economic benefit will be the employment that the project will generate on a non-recurring basis during the period in which the proposed units are being constructed. Development of the project will provide both non-recurring and annually recurring fiscal benefits in the form of tax and fees collected by Miami-Dade County, the Miami-Dade County Public School District and the Children's Trust of Miami-Dade County.

For the purpose of estimating the economic and fiscal benefits that multi-family residential development on the Subject Property would generate, it was assumed that 207 units would be constructed on it, with a mixture of studio, one-bedroom and two-bedroom rental apartments being provided. It was further assumed, based on comparables, that the land once re-designated would have an assessed and taxable value of \$3.2 million and the proposed units would cost approximately \$26.6 million to build in terms of hard cost. It was, therefore, assumed that the completed units would be placed on the tax rolls for an assessed and taxable value of \$29.8 million.

- Based on the estimate of hard construction costs stated above, MEAI estimates, with the assistance of the Minnesota IMPLAN Input-Output Model, that construction of the proposed 207 multi-family units will support a total of 491 jobs. This figure includes 284 direct construction jobs on-site, 104 jobs in businesses related to the construction sector (indirect jobs) and 103 jobs in businesses across the economy in which the direct and indirect workers spend their earnings (induced jobs). The earnings of the direct, indirect and induced workers throughout the construction period will approximate \$23.7 million.
- Prior the period in which the proposed multi-family units are being constructed, general building building permit fees will, according to Miami-Dade County's building permit fees schedule, need to be paid in the amount \$27,414. Additional building permit fees will also need to be paid by the plumbing,

Miami Economic Associates, Inc. 6861 S.W. 89th Terrace Miami, Florida 33156
Tel: (305) 669-0229 Fax: (305) 669-8534 Email: meaink@bellsouth.net

electrical, structural, mechanical, roofing, swimming pool and fire safety system contractors. However, insufficient information is currently available to estimate the amount of these trade-related building permit fees. There is also insufficient information available to estimate the water and sewer connection fees that will need to be paid. Finally, impact fees for roads, police, fire and parks will need to be paid to Miami-Dade County in the total amount of \$1,840,694 while school impact fees will need to be paid to the Miami-Dade Public School District in the amount of \$266,881.

- Once construction of the proposed multi-family units is completed, ad valorem taxes will need to be paid on an annual recurring basis to the various funds of Miami-Dade County and the Miami-Dade County Public School District as well as to the Children's Trust in the amounts shown in the table below. The taxes estimated assume a taxable value of \$29.8 million.

Jurisdiction	Rate/\$1000 Taxable Value	Taxes
Miami-Dade County		
General Fund	4.6669	\$ 139,074
Debt Service Fund	0.4000	\$ 11,920
Fire Fund	2.4207	\$ 72,136
Fire Debt Service Fund	0.0075	\$ 223
Library Fund	0.2840	\$ 8,463
UMSA Fund	1.9283	\$ 57,463
Total		\$ 289,279
Miami-Dade County Public Schools		
Operating	7.1380	\$ 212,712
Debt Service	0.1840	\$ 5,483
Total		\$ 218,195
Children's Trust	0.5000	\$ 14,900
Source: Sweet RiverHarbo, LLC; Miami-Dade County Property Appraiser; Miami Economic Associates, Inc.		

With respect to the table above, the following points are noted:

- The amount of ad valorem taxes that each jurisdiction/fund will receive on an annual recurring basis will be more than 33 times greater than the amount it will receive in the current fiscal year from the Subject Property.
- The ad valorem tax amounts that the proposed multi-family units will generate are likely to be greater than the amount that would be generated even if an industrial or office user could be attracted to the Subject Property because the amount of development will significantly more intense. Further given the history of the property, the odds of attracting an industrial or office user are considered slim.

Miami Economic Associates, Inc. 6861 S.W. 89th Terrace Miami, Florida 33156
Tel: (305) 669-0229 Fax: (305) 669-8534 Email: meaink@bellsouth.net

Mr. Jack Osterholt, Director
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- Development of the proposed multi-family units will also generate non-ad valorem revenues for the County on an annual recurring basis, most notably in the form of utility taxes and franchise fees and water and sewer service fees. Residential use generally generates greater revenues of these types than industrial or office uses.

Closing

MEAI firmly believes that adoption of the referenced amendment to the CDMP is in the best interest of Miami-Dade County, hence merited.

Sincerely,
Miami Economic Associates, inc.



Andrew Dolkart
President

Miami Economic Associates, Inc. 6861 S.W. 89th Terrace Miami, Florida 33156
Tel: (305) 669-0229 Fax: (305) 669-8534 Email: meaink@bellsouth.net

APPENDIX F

Affordable Housing Report

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P. 305.594.2877
F. 305.594.2878

The Lasarte Law Firm
3250 N.E. First Avenue
Suite 334
Miami, FL 33137
www.lasartelaw.com

Felix Lasarte, Esq.
felix@lasartelaw.com

February 27, 2017

VIA HAND DELIVERY

Mr. Mark Woerner
Miami-Dade County Planning
Department of Regulatory and Economic Resources
111 NW 1st Street, 11th Floor
Miami, FL 33128
mwoerner@miamidade.gov

RECEIVED
2017 MAR -1 A 11:38
RER-PLANNING DIVISION

**Re: Comprehensive Development Master Plan Amendment / Supplemental
Letter of Information / Property Located at 3623 NW 36th Street, Miami, FL
(the "Property") / Plan Number CDMP1020160001**

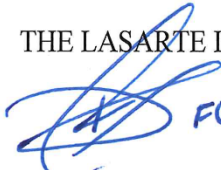
Dear Mr. Woerner,

Enclosed please find one (1) fully executed Affordable Housing Analysis, performed by Miami Economic Associates, Inc., in connection the above referenced application.

As always, should you have any questions or concerns regarding this matter, please do not hesitate to contact me.

Sincerely,

THE LASARTE LAW

 FOR:
Felix M. Lasarte

Miami Economic Associates, Inc.

February 27, 2017

Mr. Jack Osterholt
Director
Department of Regulatory and Economic Resources
Miami-Dade County
Miami, Florida

**Re: Application to Amend the Miami-Dade County CDMP
Filed by Sweet River Harbor, LLC
October 2016 Cycle**

Dear Mr. Osterholt:

Miami Economic Associates, Inc. (MEAI) has performed an analysis to evaluate whether redevelopment of the Fronton Trailer Park property that is the subject of the above-captioned application to amend to the Miami-Dade County Comprehensive Development Plan (CDMP) can be undertaken without leaving the Park's current residents without affordably-priced housing in which to relocate. The application, which relates to approximately 1.8 acres of land located at 3623 NW 36th Street in Unincorporated Miami-Dade County, seeks to have the property re-designated on the County's Land Use Plan map from Industrial and Office to Business and Office. The proposed re-designation will allow for the development of a mixed-use project comprised of rental apartments and retail space on the trailer park property together with an adjacent parcel that is located in the City of Miami.

Fronton Trailer Park is a blighted facility that was originally configured to accommodate 67 trailers. However, over time the number of spaces was reduced to 40. Currently 33 space, including the one that serves as the office and residence of the park manager, have full-time occupants. Approximately 60 percent of those occupants are 55 years of age or older. The monthly rental rate paid on 27 of the 33 occupied spaces is in the range \$560 to \$590. Monthly rental rates in the \$450 to \$490 range are paid on five of the remaining 6 occupied sites. The park manager pays no rent.

As shown on the rent roll provided in Appendix 1, 19 of the 33 occupied trailers are owned by the above-referenced Applicant and are leased on a month to month basis. The occupant of one of these trailers is in the process of being evicted for failure to pay her rent. The other 14 trailers are owned by

6861 S.W. 89th Terrace Miami, Florida 33156
Tel: (305) 669-0229 Fax: (866) 496-6107 Email: meaink@bellsouth.net

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parties other than the Applicant including 9 that are occupied by their owner and 5 that are occupied by lessees. With respect to the 9 which are owner-occupied, 4 are scheduled to be relocated by the end of February, 2017. Three of the four relocations are as a result of the efforts of the Applicant and 1 is in accordance with a court order. After these relocations and the eviction are completed, Fronton Trailer Park will have 28 remaining occupants.

Redevelopment of Fronton Trailer Park with the mixed-use project described above will, of course, result in the displacement of the 28 remaining occupants. In accordance with provisions of Chapter 723 of the Florida Statutes, it is incumbent of the Applicant to provide all occupants of the Fronton Trailer Park with at least six months' notice of his intention to change the use of the property. Notice to vacate by August 1, 2017, was, in fact, given on January 17, 2017. The Chapter also requires that the Applicant relocate the residents in owner-occupied trailers. After the relocations scheduled to occur by the end of February have been completed, five owner-occupants will still need to be relocated. Finally, the Chapter requires that a governmental jurisdiction considering a proposed change of use for an existing trailer or mobile home park --- in this instance, Miami-Dade County --- determine that adequate mobile home parks or other facilities exist for the relocation of mobile home owners.

Based on discussions with the Applicant, MEAI understands that efforts are already underway to effectuate the statutorily-required relocation of the occupants of the five remaining owner-occupied trailers. We further understand that efforts, which are not statutorily-required, are also being made to assist the 23 other remaining residents of the Fronton Trailer Park with their relocation.

The materials that follow discuss the mobile home park home sites and rental apartment units potentially available to those needing to relocate.

Mobile Home Parks

Appendix 2 contains material excerpted from a survey of manufactured or mobile home communities in Miami-Dade County conducted by JLT & Associates in May 2016. The survey compiled data on 17 communities including 2 that limit their resident households to those comprised of people 55 years of age or older. Fronton Trailer Park was not one of the communities surveyed.

Key findings from the survey are as follows:

- The 17 communities surveyed contained a total of 6,396 home sites or pads, 6,110 or 96 percent of which are occupied. With respect to the 286 vacant home sites, 197 are in the 2 age-restricted communities. The remaining 89 vacant home sites are in communities unrestricted in terms of age.
- Ten of the 17 communities are located within ten miles of the Fronton Trailer Park including 1 age-restricted community. These 10 communities contain a total of 2,692 home-sites, 22 of which are vacant. The preponderance of the vacant home sites are located in the southern portion of Miami-Dade County near Homestead including 197 which are located at Pine Island Mobile Home Park, an age-restricted community.
- The average rent being paid in the 17 surveyed communities is \$566, a figure similar to that being paid by most of the residents at the Fronton Trailer Park. However, the average rent at the 2 age-restricted communities is considerably lower, \$325 per month.

Miami Economic Associates, Inc. 6861 S.W. 89th Terrace Miami, Florida 33156
Tel: (305) 669-0229 Fax: (866) 496-6107 Email: meaink@bellsouth.net

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Department of Regulatory and Economic Resources
Miami-Dade County
February 27, 2017
Page 3

- All but 17 of the vacant home sites are located in communities in which the average rent paid is below that being charged at the Fronton Trailer Park.

Rental Apartments

For the purpose of this analysis, MEAI has assumed that all of the households currently residing in the Fronton Trailer Park are categorized as Very Low Income households; i.e. their annual incomes are below 50 percent of the Area Median Income (AMI) for Miami-Dade County which, according to the U.S. Department of Housing and Urban Development, was \$48,100 when last reported in March 2016. Assuming that these households pay no more than 30 percent of their income for their housing and taking into consideration that these households will need to pay utility charges as well as rent, MEAI estimates that they will need to pay \$500 or less per month in rent.

Appendix 3 contains data excerpted from the U.S. Census' American Community Survey for the five-year period 2011 to 2015 for Miami-Dade County, the most current data available. The Appendix also contains the same data for 29 zip code areas that comprise a study area located between Biscayne Bay and the Palmetto Expressway on the east and west respectively and between the Palmetto Expressway and N. Kendall Drive on the north and south respectively.

The Appendix shows that during the period covered there were 32,247 rental units occupied within Miami-Dade County that rented for monthly amounts of \$500 or less. It further shows that 18,722 of these units were in the study area defined in the preceding paragraph.

The defined study area contained a total of 198,105 total rental units. Of this total number, 12,820 or 6.47 percent were vacant. The American Community Survey data does not provide a distribution of the vacant units by rental rate range. However, MEAI believes that it is reasonable to assume that at least 5 of the vacant units, or 0.00039 percent of the total vacant units, were offered at monthly rents of \$500 or less. Further, we believe that its highly likely that as many as 28 of them, or 0.002 percent, were offered in the rental rate range indicated.

Closing

In summary, Chapter 723 of the Florida Statutes requires that the Applicant relocate 5 of 28 occupants that will remain at the Fronton Trailer Park after the 4 relocations scheduled to occur in by the end of February, 2017 are completed as well as the 1 eviction currently in process. Review of survey data on vacancies in 17 mobile home parks in Miami-Dade County as well as U.S Census data regarding rental apartments indicates that a sufficient supply affordably-priced housing exists to accommodate the five occupants of the Fronton Trailer Park that the Applicant is required to relocate. In fact, the data indicates that the supply is adequate to accommodate the other 23 occupants as well.

Sincerely,
Miami Economic Associates, Inc.



Andrew Dolkart
President

Miami Economic Associates, Inc. 6861 S.W. 89th Terrace Miami, Florida 33156
Tel: (305) 669-0229 Fax: (866) 496-6107 Email: meaink@bellsouth.net

Appendix 1

Relocation Rent Roll				
Lot Number	Resident	Monthly Rent	Ownership Status	Action Taken and Date of Action
T-1	Vacant	\$0.00	Applicant Owned	None
T-05	Jose Lopez	\$560.00	Title in the name of Patricia Aurora Izaguirre not Jose Perez; Title No. 1725540	Notice of Change of Use advising to vacate by August 1 st , 2017 given January 17, 2017.
T-06	Jorge Perez	\$560.00	Mobile Home Owner Title No. 4629934	Notice of Change of Use advising to vacate by August 1 st , 2017 given January 17, 2017.
T-07	Gerardo Trejos	\$560.00	Mobile Home Owner Title No. 61390123	Vacating per court order 2/28/2017
T-08	Zemilia Prudo	Eviction Process	Applicant Owned	Notice of Change of Use advising to vacate by August 1 st , 2017 given January 17, 2017. Under eviction action for failing to pay rent.
T-09	Gloria Martinez	\$490.00	Mobile Home Owner Title No. 5631450	Notice of Change of Use advising to vacate by August 1 st , 2017 given January 17, 2017.
T-11	Victor Melgar	\$490.00	Applicant Owned	Notice of Change of Use advising to vacate by August 1 st , 2017 given January 17, 2017.
T-13	Ramon Rivas	\$560.00	Applicant Owned	Notice of Change of Use advising to vacate by August 1 st , 2017 given January 17, 2017.
T-14	Yamilka Perez	\$560.00	Applicant Owned	Notice of Change of Use advising to vacate by August 1 st , 2017 given January 17, 2017. Chapter does not apply.
T-15	Oscar Argueta	\$560.00	Title in the name of Francisco J. Rico not resident; Title No. 4156720	Notice of Change of Use advising to vacate by August 1 st , 2017 given January 17, 2017.
T-16	Juan Montenegro	\$560.00	Applicant Owned	Notice of Change of Use advising to vacate by August 1 st , 2017 given January 17, 2017.
T-17	Ricardo Escalante	\$560.00	Mobile Home Owner Title No. 4995511	Notice of Change of Use advising to vacate by August 1 st , 2017 given January 17, 2017. Owner is not a resident, rents unit.

T-18	Rosa Gutierrez	\$590.00	Mobile Home Owner Title No. 22372215	Notice of Change of Use advising to vacate by August 1 st , 2017 given January 17, 2017.
T-19	Reina Arevalo	\$560.00	Title in the name of Luis E. Ayala Title No. 0689640628	Notice of Change of Use advising to vacate by August 1 st , 2017 given January 17, 2017.
T-20	Luis Ballesteros	\$560.00	Applicant Owned	Notice of Change of Use advising to vacate by August 1 st , 2017 given January 17, 2017.
T-37	Mayra Tercero	\$560.00	Applicant Owned	Notice of Change of Use advising to vacate by August 1 st , 2017 given January 17, 2017.
T-38	Debbra Dinnoo	\$560.00	Title in Deceased Husband Delphi Dinnoo; Title No. 3993225	Applicant is relocating Mrs. Dinnoo and son to nearby trailer park - Vacating by 2/28/2017
T-40	Lazaro Maseda	\$560.00	Applicant Owned	Notice of Change of Use advising to vacate by August 1 st , 2017 given January 17, 2017.
T-43	Vacant		Applicant Owned	None
T-45	Vacant		Applicant Owned	None
T-46	Vacant		Applicant Owned	None
T-47	Alberto Molinet	\$560.00	Mobile Home Owner Title No.	Applicant relocating Mr. Molinet to nearby trailer park - Vacating by 2/28/2017
T-48	Vacant		Applicant Owned	
T-49	Vacant		Applicant Owned	
T-52	Orlando Urbina	\$560.00	Applicant Owned	Notice of Change of Use advising to vacate by August 1 st , 2017 given January 17, 2017.
T-53	Felipa Aguilar	\$560.00	No Title - Title in the name of Maria M. Duarte Title No. 246871	Notice of Change of Use advising to vacate by August 1 st , 2017 given January 17, 2017.
T-54	Park Manager/Office		Applicant Owned	Notice of Change of Use advising to vacate by August 1 st , 2017 given January 17, 2017.
T-55	Vacant		Applicant Owned	
T-56	Hairo Sequeira	\$560.00	Applicant Owned	Notice of Change of Use advising to vacate by August 1 st , 2017 given January 17, 2017.

T-57	Magdiel Gil	\$560.00	Applicant Owned	Notice of Change of Use advising to vacate by August 1 st , 2017 given January 17, 2017.
T-58	Victor Rico	\$560.00	Title in the name of Martha Lucrecia Rico	Notice of Change of Use advising to vacate by August 1 st , 2017 given January 17, 2017.
T-59	Rigoberto Mercado	\$560.00	Applicant Owned	Notice of Change of Use advising to vacate by August 1 st , 2017 given January 17, 2017.
T-85	Carlos Mendez	\$560.00	Applicant Owned	Notice of Change of Use advising to vacate by August 1 st , 2017 given January 17, 2017.
T-86	Vacant		Applicant Owned	
T-88	Cecilia Barahona	\$560.00	Mobile Home Owner; Title No. 2073457	Notice of Change of Use advising to vacate by August 1 st , 2017 given January 17, 2017.
T-89	James Lewis	\$490.00	Mobile Home Owner; Title No. 61955137	Applicant relocating Mr. Lewis to nearby trailer park - Vacating by 2/28/2017
T-93	Ruth Guevara	\$560.00	Applicant Owned	Notice of Change of Use advising to vacate by August 1 st , 2017 given January 17, 2017.
T-94	Maribel Vallejos	\$560.00	Applicant Owned	Notice of Change of Use advising to vacate by August 1 st , 2017 given January 17, 2017.
T-97 A	Martin Demera	\$560.00	Applicant Owned	Notice of Change of Use advising to vacate by August 1 st , 2017 given January 17, 2017.
T-97 Main	Alvaro Burgos	\$560.00	Applicant Owned	Notice of Change of Use advising to vacate by August 1 st , 2017 given January 17, 2017.
T-97 B	Vacant		Applicant Owned	
T-97 C	Ramon Diaz	\$450.00	Applicant Owned	Notice of Change of Use advising to vacate by August 1 st , 2017 given January 17, 2017.
Number of Residents:			32	
Vacating by 2-28-17:			4	
Remaining Residents after 2-28-17:			28	

Appendix 2

DATACOMP®

JLT Market Report

*Miami Dade, Florida
May 2016*

Miami Dade, Florida JLT Market Report - May 2016

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Miami Dade, Florida JLT Market Report - May 2016

Findings and Observations

- The survey includes 17 land lease communities. 15 are classified as "All Ages" and 2 are classified as "55+". There are 6,034 "All Ages" homesites and 362 "55+" homesites.
- 14 communities implemented or announced rent increases during the last twelve months. The rent increases ranged from \$10 to \$35. A majority of the increases ranged from \$16 to \$20. The average increase was \$19.
- In the **Miami Dade, Florida** area, the average adjusted monthly homesite rent in the "All Ages" communities is \$581, an increase of \$15 (2.7%) from the previous published report. The average adjusted monthly homesite rent in the "55+" communities is \$325, an increase of \$12 (3.8%) from the previous published report.
- In the **Miami Dade, Florida** area, the occupancy rate in the "All Ages" communities is 99%, an increase of 1.0% (+56 homesites) from the previous published report. The occupancy rate in the "55+" communities is 46%, no change from the previous published report.
- 14 of 17 (82%) communities reported occupancy rates of 95% or higher.
- **Pine Isle Mobile Home Park** can build an additional 28 homesites.
- **Aquarius MHP** was dropped from the report in 2016.
- **Holiday Acres MHP** was added to the report in 2016.
- **J Bar J Trailer Ranch** was added to the report in 2016.
- **Medley Lakeside Retirement Park** was added to the report in 2016.
- **Miami Heights MHP** was added to the report in 2016.

Miami Dade, Florida

JLT Market Report - May 2016

Utilities

In communities where water and sewer services are included in the monthly rent, the following assumptions were used to account for the value of those services: In "All Ages" communities, 5,500 gallons of water per month. In "55+" communities, 3,000 gallons of water per month.

Utility Name	Water	Trash	Sewer	Lawn
Homestead, FL All Ages Communities	\$13	\$37	\$33	\$18
Miami, FL All Ages Communities	\$13	\$32	\$24	\$18
Homestead, FL 55+ Communities	\$10	\$37	\$25	\$18

The following services are included by some communities

Utilities Included	# of Communities
Lawn	2
Trash	6
Trash, Lawn	5
Water, Sewer	1

Miami Dade, Florida
JLT Market Report - May 2016

Glossary

OCC

Rent Paying Resident Occupied Homesites

Services In Rent

Price of total included utilities and services. Key below.

W = Water

S = Sewer

T = Trash

C = Cable

L = Lawn

G = Natural Gas

P = Pest Control

O = Other

None: No Utilities or Services

WNR

Would Not Reveal

TBD

To Be Determined

Miami Dade, Florida JLT Market Report - May 2016

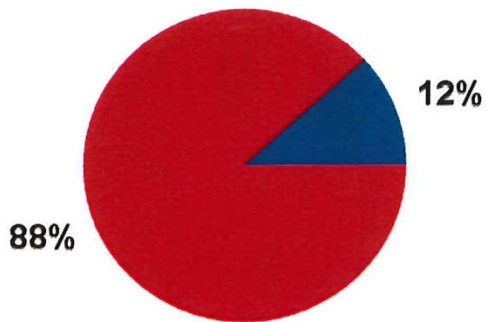
Summary

Type	# of Communities	# of Homesites	Occ*	% Occ	Average # of Homesites	Average Market Rent**
All Communities						
55+	2	362	165	46%	181	\$325
All Ages	15	6,034	5,945	99%	402	\$581
Total	<u><u>17</u></u>	<u><u>6,396</u></u>	<u><u>6,110</u></u>	<u><u>96%</u></u>	<u><u>376</u></u>	<u><u>\$566</u></u>

**Miami Dade, Florida
JLT Market Report - May 2016**

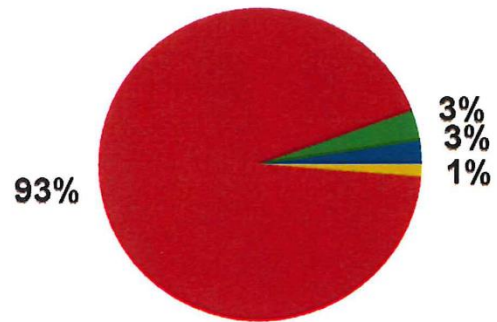
Graphs

Communities by Type



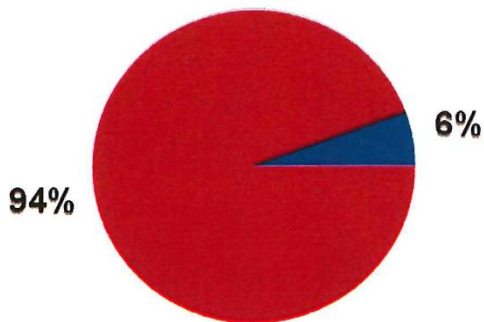
■ 55+ ■ All Ages

Occupancy by Type



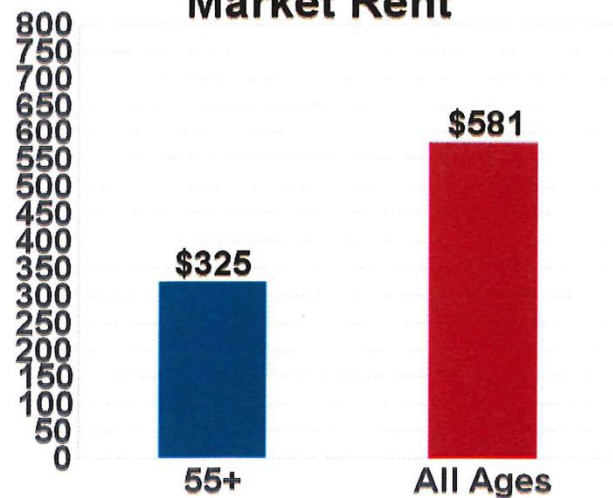
■ 55+ Occupied ■ 55+ Vacant
■ All Ages Occupied ■ All Ages Vacant

Homesites by Type



■ 55+ ■ All Ages

**Average Adjusted
Market Rent**



Miami Dade, Florida JLT Market Report

Historical Recap of Rents and Occupancy Market Rent

Year	Month	55+			All Ages		
		Market Rent*	Increase %	Occupancy	Market Rent*	Increase %	Occupancy
2016 (1)	May	\$325	3.83%	46%	\$581	2.65%	99%
2015	May	\$313	-7.40%	46%	\$566	5.40%	98%
2014	May	\$338	0.00%	25%	\$537	3.27%	97%
2013 (2)	May	\$338	13.42%	25%	\$520	4.21%	96%
2012	May	\$298	3.11%	49%	\$499	2.04%	96%
2011	May	\$289	1.05%	49%	\$489	-0.81%	96%
2010	May	\$286	4.38%	51%	\$493	2.49%	96%
2009	May	\$274	7.03%	53%	\$481	2.34%	95%
2008	May	\$256	7.56%	57%	\$470	3.98%	95%
2007	May	\$238	15.53%	61%	\$452	14.72%	95%
2006	May	\$206	1.48%	59%	\$394	7.95%	95%
2005	May	\$203	2.01%	58%	\$365	7.67%	95%
2004	May	\$199	3.65%	57%	\$339	2.42%	90%
2003 (3)	May	\$192	-7.25%	55%	\$331	0.91%	90%
2002	May	\$207	1.47%	51%	\$328	2.82%	87%
2001	May	\$204	0.00%	52%	\$319	3.24%	87%
2000	May	\$204	0.00%	50%	\$309	4.75%	86%
1999	May	\$204	0.00%	50%	\$295	4.24%	83%
1998	May	\$204	0.00%	55%	\$283	3.28%	84%
1997	May	\$204	0.00%	61%	\$274	2.62%	82%
1996	May	\$204	0.00%	70%	\$267	0.00%	79%

Average

2.24%

3.77%

Compounded Increase

(1) In the 2015 report the "55+" average market rent was \$338. This amount decreased \$25 in the 2016 report due to the addition of one community which had much lower than average market rent. In the 2015 report the "All Ages" average market rent was \$554. This amount increased \$12 in the 2016 report due to the addition of one community which had a higher than average market rent.

(2) Riviera Park dropped from the survey in 2013.

(3) Water, sewer, and trash costs included in rents adjusted to market rates effective May 2003.

Miami Dade, Florida JLT Market Report - May 2016

Ranked By Community Name

COMMUNITY	# OF HOME SITES	HOME SITES OCC*	% OCC	MONTHLY MARKET RENT			SERVICES* IN RENT	ADJUSTED MARKET RENT			MONTHLY PASS THRU	AVG ADJUSTED MARKET RENT + PASS THRU
				LOW	HIGH	AVG**		LOW	HIGH	AVG**		
All Ages Communities												
Colonial Acres	296	280	95%	\$640	\$645	\$640	T - \$32	\$608	\$613	\$608	-	\$608
Courtly Manor	525	525	100%	\$709	\$750	\$709	T/L - \$50	\$659	\$700	\$659	-	\$659
Goldcoaster	545	506	93%	\$498	\$508	\$498	T - \$37	\$461	\$471	\$461	-	\$461
Holiday Acres	84	83	99%	\$595	\$595	\$595	L - \$18	\$577	\$577	\$577	-	\$577
Honey Hill	438	438	100%	\$445	\$465	\$445	T/L - \$50	\$395	\$415	\$395	-	\$395
J Bar J Trailer Ranch	98	98	100%	\$600	\$600	\$600	None	\$600	\$600	\$600	-	\$600
Lil Abner Mobile Home Park	908	903	99%	\$580	\$590	\$580	T - \$32	\$548	\$558	\$548	-	\$548
Medley Mobile Home Park	202	202	100%	\$595	\$595	\$595	T/L - \$50	\$545	\$545	\$545	-	\$545
Miami Heights	140	140	100%	\$535	\$535	\$535	W/S - \$37	\$498	\$498	\$498	-	\$498
Palm Garden	275	273	99%	\$489	\$519	\$489	None	\$489	\$519	\$489	\$4	\$493
Princetonian	190	167	88%	\$510	\$510	\$510	T - \$37	\$473	\$473	\$473	-	\$473
Royal Country	864	864	100%	\$610	\$642	\$610	T/L - \$50	\$560	\$592	\$560	-	\$560
The Boardwalk	166	166	100%	\$513	\$513	\$513	L - \$18	\$495	\$495	\$495	-	\$495
University Lakes	1,153	1,151	100%	\$804	\$829	\$804	T - \$32	\$772	\$797	\$772	-	\$772
Wynken, Blynken & Nod	150	149	99%	\$634	\$634	\$634	T/L - \$50	\$584	\$584	\$584	-	\$584
Total for All Ages	6,034	5,945	99%			\$617				\$581		\$581

*See Glossary for Definitions

***Annual Pass Thru divided by 12

**The Average Rent is normally rent for a Standard Homesite

Miami Dade, Florida JLT Market Report - May 2016
Ranked By Community Name

COMMUNITY	# OF HOME SITES	HOME SITES OCC*	% OCC	MONTHLY MARKET RENT			SERVICES*	ADJUSTED MARKET RENT			MONTHLY PASS THRU	AVG ADJUSTED MARKET RENT + PASS THRU
				LOW	HIGH	AVG**	IN RENT	LOW	HIGH	AVG**		
55+ Communities												
Medley Lakeside Retirement	80	80	100%	\$225	\$225	\$225	None	\$225	\$225	\$225	-	\$225
Pine Isle Mobile Home Park	282	85	30%	\$390	\$405	\$390	T - \$37	\$353	\$368	\$353	-	\$353
Total for 55+	<u>362</u>	<u>165</u>	<u>46%</u>			<u>\$354</u>				<u>\$325</u>		<u>\$325</u>
Grand Total	<u>6,396</u>	<u>6,110</u>	<u>96%</u>			<u>\$602</u>				<u>\$566</u>		<u>\$566</u>

*See Glossary for Definitions
 ***Annual Pass Thru divided by 12

**The Average Rent is normally rent for a Standard Homesite

Appendix 3

DP04: SELECTED HOUSING

Subject	Miami-Dade County		ZCTA5 33010		ZCTA5 33012		ZCTA5 33013	
	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
HOUSING OCCUPANCY								
Total housing units	998,833	998.833	15,395	15.395	24,203	24.203	9,858	9.858
Occupied housing units	842,153	84.3%	14,792	96.1%	22,854	94.4%	9,484	96.2%
Vacant housing units	156,680	15.7%	603	3.9%	1,349	5.6%	374	3.8%
Homeowner vacancy rate	2.4	(X)	1.1	(X)	1.3	(X)	0.5	(X)
Rental vacancy rate	7.0	(X)	3.6	(X)	3.0	(X)	2.8	(X)
GROSS RENT								
Occupied units paying rent	375,359	375.359	10,151	10.151	11,028	11.028	3,691	3.691
Less than \$500	32,247	8.6%	1,496	14.7%	1,614	14.6%	348	9.4%
\$500 to \$999	118,453	31.6%	5,242	51.6%	3,456	31.3%	1,450	39.3%
\$1,000 to \$1,499	138,105	36.8%	2,967	29.2%	4,795	43.5%	1,399	37.9%
\$1,500 to \$1,999	57,888	15.4%	361	3.6%	1,042	9.4%	410	11.1%
\$2,000 to \$2,499	17,762	4.7%	64	0.6%	121	1.1%	69	1.9%
\$2,500 to \$2,999	5,571	1.5%	21	0.2%	0	0.0%	15	0.4%
\$3,000 or more	5,333	1.4%	0	0.0%	0	0.0%	0	0.0%
Median (dollars)	1,112	(X)	897	(X)	1,031	(X)	1,012	(X)
No rent paid	13,968	(X)	108	(X)	594	(X)	194	(X)

ZCTA5 33014			ZCTA5 33054			ZCTA5 33125			ZCTA5 33126			ZCTA5 33127			ZCTA5 33130		
Estimate	Percent		Estimate	Percent		Estimate	Percent		Estimate	Percent		Estimate	Percent		Estimate	Percent	
14,543	14.543		10,451	10.451		21,198	21.198		19,175	19.175		10,628	10.628		14,024		
13,538	93.1%		8,862	84.8%		19,190	90.5%		17,319	90.3%		9,112	85.7%		10,661		
1,005	6.9%		1,589	15.2%		2,008	9.5%		1,856	9.7%		1,516	14.3%		3,363		
4.6	(X)		4.9	(X)		2.8	(X)		2.6	(X)		4.5	(X)		7.6		
2.2	(X)		20.4	(X)		7.1	(X)		4.5	(X)		6.8	(X)		10.8		
7,129	7.129		4,014	4.014		13,738	13.738		10,873	10.873		6,076	6.076		8,937		
711	10.0%		1,220	30.4%		2,943	21.4%		781	7.2%		586	9.6%		1,330		
1,971	27.6%		1,608	40.1%		5,303	38.6%		4,010	36.9%		3,396	55.9%		4,062		
3,502	49.1%		981	24.4%		4,282	31.2%		4,842	44.5%		1,677	27.6%		1,618		
820	11.5%		193	4.8%		1,125	8.2%		1,154	10.6%		346	5.7%		1,216		
108	1.5%		0	0.0%		47	0.3%		86	0.8%		37	0.6%		552		
17	0.2%		5	0.1%		38	0.3%		0	0.0%		34	0.6%		124		
0	0.0%		7	0.2%		0	0.0%		0	0.0%		0	0.0%		35		
1,098	(X)		823	(X)		896	(X)		1,064	(X)		869	(X)		901		
191	(X)		317	(X)		345	(X)		222	(X)		219	(X)		164		

ZCTA5 33131			ZCTA5 33132			ZCTA5 33133			ZCTA5 33134			ZCTA5 33135		
Percent	Estimate	Percent	Estimate	Percent	Estimate	Estimate	Percent	Estimate	Estimate	Percent	Estimate	Estimate	Percent	Estimate
14.024	14,057	14.057	8,947	8.947	16,656	16,656	16.656	18,458	18,458	18.458	15,083	15,083	15.083	
76.0%	8,338	59.3%	5,235	58.5%	13,504	13,504	81.1%	16,493	16,493	89.4%	13,819	13,819	91.6%	
24.0%	5,719	40.7%	3,712	41.5%	3,152	3,152	18.9%	1,965	1,965	10.6%	1,264	1,264	8.4%	
(X)	4.3	(X)	7.0	(X)	4.6	4.6	(X)	2.3	2.3	(X)	3.6	3.6	(X)	
(X)	6.5	(X)	10.0	(X)	5.2	5.2	(X)	7.2	7.2	(X)	4.3	4.3	(X)	
8.937	5,599	5.599	4,064	4.064	6,671	6,671	6.671	7,266	7,266	7.266	10,884	10,884	10.884	
14.9%	93	1.7%	185	4.6%	525	525	7.9%	268	268	3.7%	1,234	1,234	11.3%	
45.5%	306	5.5%	452	11.1%	1,593	1,593	23.9%	2,285	2,285	31.4%	6,218	6,218	57.1%	
18.1%	522	9.3%	661	16.3%	2,554	2,554	38.3%	2,690	2,690	37.0%	2,802	2,802	25.7%	
13.6%	1,929	34.5%	1,348	33.2%	1,020	1,020	15.3%	794	794	10.9%	590	590	5.4%	
6.2%	1,624	29.0%	668	16.4%	395	395	5.9%	668	668	9.2%	30	30	0.3%	
1.4%	645	11.5%	469	11.5%	228	228	3.4%	294	294	4.0%	10	10	0.1%	
0.4%	480	8.6%	281	6.9%	356	356	5.3%	267	267	3.7%	0	0	0.0%	
(X)	1,987	(X)	1,772	(X)	1,227	1,227	(X)	1,149	1,149	(X)	881	881	(X)	
(X)	130	(X)	43	(X)	191	191	(X)	342	342	(X)	149	149	(X)	

ZCTA5 33136		ZCTA5 33137		ZCTA5 33138		ZCTA5 33142		ZCTA5 33143		ZCTA5 33144	
Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
6,314	6.314	11,402	11.402	13,913	13.913	20,422	20.422	14,149	14.149	8,832	
4,972	78.7%	9,137	80.1%	11,768	84.6%	17,626	86.3%	12,122	85.7%	8,519	
1,342	21.3%	2,265	19.9%	2,145	15.4%	2,796	13.7%	2,027	14.3%	313	
0.0	(X)	5.9	(X)	5.5	(X)	2.7	(X)	2.3	(X)	0.0	
13.9	(X)	8.0	(X)	5.6	(X)	7.2	(X)	17.5	(X)	5.7	
4,063	4.063	6,377	6.377	6,548	6.548	12,286	12.286	4,785	4.785	3,507	
935	23.0%	181	2.8%	516	7.9%	2,030	16.5%	155	3.2%	120	
2,217	54.6%	1,887	29.6%	3,650	55.7%	6,785	55.2%	1,212	25.3%	1,272	
793	19.5%	1,886	29.6%	1,593	24.3%	3,028	24.6%	2,301	48.1%	1,175	
118	2.9%	1,451	22.8%	423	6.5%	398	3.2%	620	13.0%	832	
0	0.0%	646	10.1%	227	3.5%	45	0.4%	230	4.8%	97	
0	0.0%	214	3.4%	121	1.8%	0	0.0%	178	3.7%	11	
0	0.0%	112	1.8%	18	0.3%	0	0.0%	89	1.9%	0	
696	(X)	1,228	(X)	892	(X)	807	(X)	1,167	(X)	1,125	
41	(X)	87	(X)	159	(X)	419	(X)	117	(X)	147	

	ZCTA5 33145			ZCTA5 33146			ZCTA5 33155			ZCTA5 33161			ZCTA5 33162		
Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate
8.832	12,926	12.926	4,779	4.779	15,237	15.237	18,081	18.081	15,187	15.187	15,187	15.187	15,187	15.187	15,187
96.5%	11,296	87.4%	3,756	78.6%	14,240	93.5%	15,840	87.6%	13,249	87.2%	13,249	87.2%	13,249	87.2%	13,249
3.5%	1,630	12.6%	1,023	21.4%	997	6.5%	2,241	12.4%	1,938	12.8%	1,938	12.8%	1,938	12.8%	1,938
(X)	3.2	(X)	2.6	(X)	1.5	(X)	2.9	(X)	2.3	(X)	2.3	(X)	2.3	(X)	2.3
(X)	3.4	(X)	22.3	(X)	4.0	(X)	7.9	(X)	7.0	(X)	7.0	(X)	7.0	(X)	7.0
3.507	5,887	5.887	718	7.18	3,933	3.933	9,183	9.183	5,673	5.673	5,673	5.673	5,673	5.673	5,673
3.4%	172	2.9%	0	0.0%	55	1.4%	299	3.3%	158	2.8%	158	2.8%	158	2.8%	158
36.3%	1,466	24.9%	39	5.4%	832	21.2%	4,858	52.9%	2,759	48.6%	2,759	48.6%	2,759	48.6%	2,759
33.5%	2,417	41.1%	199	27.7%	1,632	41.5%	3,258	35.5%	1,806	31.8%	1,806	31.8%	1,806	31.8%	1,806
23.7%	1,469	25.0%	80	11.1%	1,038	26.4%	578	6.3%	850	15.0%	850	15.0%	850	15.0%	850
2.8%	279	4.7%	181	25.2%	310	7.9%	190	2.1%	100	1.8%	100	1.8%	100	1.8%	100
0.3%	84	1.4%	59	8.2%	17	0.4%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
0.0%	0	0.0%	160	22.3%	49	1.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
(X)	1,255	(X)	2,113	(X)	1,333	(X)	961	(X)	988	(X)	988	(X)	988	(X)	988
(X)	194	(X)	47	(X)	196	(X)	130	(X)	173	(X)	173	(X)	173	(X)	173

ZCTA5 33165		ZCTA5 33166		ZCTA5 33167		ZCTA5 33168	
Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
17,442	17.442	8,369	8.369	5,849	5.849	7,125	7.125
16,574	95.0%	7,595	90.8%	5,497	94.0%	6,564	92.1%
868	5.0%	774	9.2%	352	6.0%	561	7.9%
2.1	(X)	2.2	(X)	0.6	(X)	1.5	(X)
4.3	(X)	4.8	(X)	6.7	(X)	4.9	(X)
4,885	4.885	3,708	3.708	2,330	2.330	1,281	1.281
179	3.7%	40	1.1%	483	20.7%	65	5.1%
1,266	25.9%	1,491	40.2%	717	30.8%	433	33.8%
2,153	44.1%	1,618	43.6%	944	40.5%	399	31.1%
1,109	22.7%	428	11.5%	137	5.9%	358	27.9%
170	3.5%	116	3.1%	49	2.1%	19	1.5%
8	0.2%	0	0.0%	0	0.0%	7	0.5%
0	0.0%	15	0.4%	0	0.0%	0	0.0%
1,214	(X)	1,086	(X)	978	(X)	1,181	(X)
306	(X)	104	(X)	112	(X)	205	(X)

APPENDIX G

Supplemental Letter of Information

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P. 305.594.2877
F. 305.594.2878

The Lasarte Law Firm
3250 N.E. First Avenue
Suite 334
Miami, FL 33137
www.lasartelaw.com

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RER-PLANNING DIVISION

Felix M. Lasarte, Esq.
felix@lasartelaw.com

January 19, 2017

VIA HAND DELIVERY

Mr. Mark Woerner
Miami-Dade County Planning
Department of Regulatory and Economic Resources
111 NW 1st Street, 11th Floor
Miami, FL 33128
mwoerner@miamidade.gov

Re: Comprehensive Development Master Plan Amendment / Supplemental Letter of Information / Property Located at 3623 NW 36th Street, Miami, FL (the "Property") / Plan Number CDMP1020160001

Dear Mr. Kogon:

Please accept this letter on behalf of Sweet River Harbor, LLC., (the "Applicant") to address some unofficial comments that we have received from the Planning Department regarding the above referenced application (the "Application"). The Applicant is requesting the re-designation from "Industrial and Office" to Business and Office" of the Property in order to develop a multi-family apartment building (the "Project").

We believe that this Project should be allowed and the re-designation should be granted for the following reasons:

- (1) Mass Transit Proximity – Attached as Exhibit "A" is an aerial which depicts a Tri-Rail station less than a ¼ mile from the Property and the Miami Intermodal Center (the "MIC") less than a mile from the Property. The MIC, includes an additional Tri-Rail station, a bus terminal and a Metrorail stop.
- (2) Expressways Proximity – Attached as Exhibit "B" is an aerial which illustrates the Airport Expressway (the "SR112 Expressway") less than ¼ mile from the Property. Additionally, the Property sits in close proximity to the Dolphin Expressway (the "SR 836 Highway").
- (3) Miami International Airport Proximity – Attached as Exhibit "C" is an aerial which shows that the Property is located less than a mile from Miami International Airport (MIA). MIA is America's second-busiest airport for international passengers, boast a lineup of over 100 air carriers and is the top

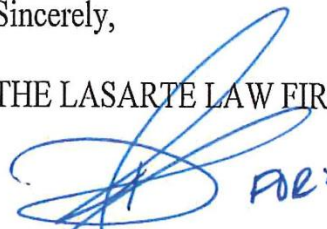
U.S. airport for international freight. MIA and related aviation industries contribute over 200,000 permanent jobs to the local economy.

- (4) Compatible with Surrounding Land Uses – The proposed Project is consistent with the existing residential development across the street and with the commercial zoning designation found along NW 36th Street. We believe that the proposed request is compatible with the surrounding neighborhood and is in line with the development trend in the area. Attached as Exhibit “D” is an image of the residential development across the street called Pinnacle Plaza.

We look forward to your favorable consideration of our Application. Thank you in advance for your considerate attention to this matter. As always, should you have any questions regarding this request, please contact our office.

Sincerely,

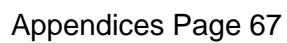
THE LASARTE LAW FIRM



for:

Felix M. Lasarte

October 2016 Cycle



Application No. 1

Distance From Subject Property to MIC .87Miles

Exhibit "C"



Subject Property

Miami International Airport

Distance From Subject Property to MIA .71Miles

Exhibit “D”



APPENDIX H

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. 1 of the October 2016 Cycle 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

The adopted level of service standard (LOS) for the County Public Works and Waste Management System is as follows: to maintain sufficient waste disposal capacity to accommodate waste flows committed to the System through long term contracts or interlocal agreements with municipalities and private waste haulers, and anticipated uncommitted waste flows, for a period of five (5) years. As of FY 2016-17, the Department of Solid Waste Management (DSWM) 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, home chemical collection centers, and code enforcement.

Fiscal Impact – Waste Disposal Capacity and Service

The cost of providing disposal capacity for WCSA customers, municipalities and private haulers is paid for by System users. In FY 2015-16, the DSWM charges a contract disposal rate of \$66.27 per ton to DSWM Collections and those private haulers and municipalities with long-term disposal agreements. The short-term disposal rate is \$87.38 per ton in FY 2016-17.

These rates adjust annually with the Consumer Price Index, South Region. In addition, the DSWM charges a Disposal Facility Fee to private haulers equal to 15 percent of their annual gross receipts, which is used to ensure availability of disposal capacity in the System. Landfill closure, 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 (WASD) provides for the majority of water and sewer service needs throughout the county. The cost estimates provided herein are preliminary and final project costs will vary from these estimates. The final costs for the project and resulting feasibility will depend on the actual labor and materials costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. The water impact fee was calculated at a rate of \$1.39 per gallon per day (gpd), and the sewer impact fee was calculated at a rate of \$5.60 per gpd. The annual operations and maintenance cost was based on \$1.3982 per 1,000 gallons for water and \$1.9789 per 1,000 gallons for sewer.

The applicant requests to redesignate a ±1.797 gross acre parcel from "Industrial and Office" to "Business and Office" that would allow the application site to be developed at a maximum of 156 multi-family dwelling units. If the site is developed at maximum development, the water connection charge is estimated at \$32,526; the water service line and meter connection fees would cost \$1,300; the sewer connection charges are estimated at \$33,264; and the annual operating and maintenance costs would total \$131,040. In addition, the estimated cost of installing the required 530 linear feet of 12-inch water main to connect the proposed development to the County's regional water system is estimated at \$35,758. Furthermore, the estimated cost of installing the required 575 linear feet of 8-inch gravity sewer main is estimated at \$170,649. The total potential cost for connecting the proposed development to the regional water and sewer system including an engineering fee of 13% is estimated at \$206,407.

Drainage and Flood Protection

The Miami-Dade County Division of Environmental and Resources Management (DERM) is responsible for the enforcement of current stormwater management and disposal regulations. These regulations require that all new development provide full on-site retention of the stormwater runoff generated by the development. The drainage systems serving new developments are not allowed to impact existing or proposed public stormwater disposal systems, or to impact adjacent properties. The County is not responsible for providing flood protection to private properties, although it is the County's responsibility to ensure and verify that said protection has been incorporated in the plans for each proposed development. The above noted determinations are predicated upon the provisions of Chapter 46, Section 4611.1 of the South Florida Building Code; Section 24-58.3(G) of the Code of Miami-Dade County, Florida; Chapter 40E-40 Florida Administrative Code, Basis of Review South Florida Water Management District (SFWMD); and Section D4 Part 2 of the Public Works Manual of Miami-Dade County. All these legal provisions emphasize the requirement for full on-site retention of stormwater as a post development condition for all proposed commercial, industrial, and residential subdivisions.

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

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

Public Schools

The proposed amendment, if approved and the site developed with residences, could result in 31 additional students. The average cost for K-12 grade students amounts to \$9,337 per student. Of the 31 students, 16 will attend elementary schools, 8 will attend middle schools students and 7 will attend senior high schools. The total annual operating cost for additional students residing in this development, if approved, would total \$289,447. In the event that there is not sufficient capacity at the time of final subdivision, site plan or functional equivalent, the ILA and the Educational Element of the CDMP describe a proportionate share mitigation process.

Fire Rescue

The current COMP designation of "Industrial and Office" will allow a potential development which would generate two (2) annual alarms. The proposed COMP designation of "Business and Office" would allow a proposed potential development that is anticipated to generate forty-four (44) annual alarms. The 44 annual alarms will result in a minimal impact to existing fire rescue service. Presently, Miami-Dade County Fire and Rescue (MDFR) indicates that fire and rescue service in the vicinity of the application site is adequate.

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APPENDIX I

Photos of Site and Surroundings

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Northern view of application site from NW 36 Street entrance



Small business operation in the vicinity of the application site



Apartment building under construction at the
Southeast corner of NW 36 Street and NW 36 Avenue



Pinnacle Plaza Rental Community
Located at 3650 NW 36 Street

