

<div><h1>Application No. 2</h1><div>Commission District 6Community Council 10</div></div>

APPLICATION SUMMARY

Applicant/Representative:	London West Holdings, LLC/Mario Garcia-Serra, Esq. & Lauren Kahn, Esq.
Location:	West side of SW 42 Avenue (Lejeune Road) between SW 9 Street and SW 16 Street
Total Acreage:	±4.56 Gross/Net Acres
Current Land Use Plan Map Designation:	“Low Density Residential” (2.5 to 6 dwelling units per acre)
Requested Land Use Plan Map Designation:	“Medium Density Residential (13 to 25 dwelling units per acre) with One Density Increase with Sound Urban Design (DI-1)” on ±4.1 acres; and “Business and Office” on ±0.46 acres
Amendment Type:	Small-Scale
Existing Zoning District/Site Condition:	BU-2, RU-3, RU-4 and RU-5/Retail, multi-family apartments, private school, duplexes, offices, and single-family homes

RECOMMENDATIONS

Staff:	ADOPT AS A SMALL-SCALE AMENDMENT (March 2017)
Westchester Community Council (12):	CONVERT TO A STANDARD AMENDMENT AND TRANSFER TO THE JANUARY 2017 CYCLE AS REQUESTED BY THE APPLICANT (March 9, 2017)
Planning Advisory Board (PAB) Acting as the Local Planning Agency:	CONVERT TO A STANDARD AMENDMENT AND TRANSFER TO THE JANUARY 2017 CYCLE AS REQUESTED BY THE APPLICANT (March 20, 2017)
Final Action of Board of County Commissioners:	TO BE DETERMINED (April 26, 2017)

Staff recommends to **ADOPT** the proposed small-scale amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2020 and 2030 Land Use Plan (LUP) map. The amendment application requests to redesignate the ± 4.56 -acre application site from “Low Density Residential” (2.5 to 6 dwelling units per acre) to “Medium Density Residential” (13 to 25 dwelling units per acre) with One Density Increase with Urban Design (DI-1; 25 to 60 dwelling units per acre) on ± 4.1 acres and “Business and Office” on the remaining ± 0.46 acres of the application site for the following reasons:

Principal Reasons for Recommendation:

1. The application proposes to change the land use designation of the application site to land use designations that are more in accord with the existing development and zoning of properties within the site. The application site comprises 20 parcels designated “Low Density Residential” (2.5 to 6 dwelling units per acre) on the CDMP Adopted 2020 and 2030 Land Use Plan map. Except for three single family and one duplex residences and a preschool, properties within the application site are developed with uses that are more intense uses than allowed under the site’s current “Low Density Residential” designation, but in accordance with their current zoning. The northern portion of the application site between SW 9 Street and SW 9 Terrace is zoned BU-2 and developed with retail uses and the application appropriately proposes “Business and Office” for this portion of the site. The remainder of the site between SW 9 Terrace and SW 16 Street is developed with a school, two office buildings, and 78 residential units including three single family residences, three duplexes, a triplex residential unit, three fourplexes, and three multifamily apartments (See “Zoning Map” on page 2-6 and “Existing Land Use” map on page 2-7). The application seeks to redesignate the portion of the site south of SW 9 Terrace to “Medium Density Residential” (13 to 25 dwelling units per acre) with One Density Increase with Urban Design (DI-1), which is generally reflective of the density of the existing residential development and zoning.

Furthermore, the CDMP Land Use Element provides that property with the DI-1 overlay designation may be developed at one density category higher than the underlying Land Use Plan map designation, at a density ranging from 25 to 60 dwelling units per acre. This density is attainable only when sound urban design principles are incorporated into the design of any proposed development on the subject property; otherwise, the maximum density of the underlying land use designation would apply. Therefore, if the application is approved, any proposed development within the application site must incorporate sound urban design principles ensuring a well-planned development that, among other things, demonstrates compatibility with the single family residential development adjacent to the west of the site to be authorized at any density exceeding 25 dwelling units per acre to a maximum 60 units per acre. The Applicant owns three (3) parcels within the application site and expressed the intent to develop these parcels with multifamily apartments in excess of 25 units per acre, as indicated in the application. The Applicant’s proposed development would be required to the sound urban design principles discussed above if the proposed development would exceed 25 units per acre.

2. The application proposes the intensification of residential development generally consistent with provisions of the CDMP. The CDMP Land Use Element Objective LU-1, Policy LU-1C and Policy LU-10A require the County to give priority to infill 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. The application site is currently developed with 78 residential units, 7,470 square feet of retail, 14,147 square feet of offices, and a preschool. Under the

requested designations, the application site could be developed with 246 residential units and 8,015 square feet of retail or 8,015 square feet of retail, 14,147 square feet of offices, a preschool and 209 residential units. As discussed in Principal Reason No. 3(ii) below, existing public facilities have adequate capacities to accommodate the impacts that would be generated by redevelopment on the application site, if the application is approved. Furthermore, and as discussed above, the DI-1 CDMP provisions require the incorporation of sound urban design principles into the design of any development which includes a demonstration of compatibility with adjacent uses.

3. 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 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:* Approval of the application could add additional residential capacity to the analysis area (Minor Statistical Area 5.3) where the application site is located but would not impact the supply of commercial land. The proposed CDMP amendment, if approved, would increase the residential land capacity by 24 units or a maximum of 168 units (approximately 6 months of supply) under the one density increase CDMP provision, which would not significantly alter the year of depletion for housing units in the Minor Statistical Area. An analysis of the residential capacity by type of dwelling units shows the depletion of single-family units occurring in 2019, and for multi-family beyond the year 2030. The supply of residential land for both single family and multi-family units is projected to be depleted by the year 2028 (see Supply and Demand Analysis section on page 2-12).

The requested “Business and Office” designation would simply reflect the current zoning and commercial uses on the portion of the application site and thereby would not impact the supply of commercial land.

- 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 services and facilities. The impacts that would be generated from the maximum potential development on the site, if the application is approved, would not cause a violation in the adopted level of service standards for public services and facilities.
- iii. *Compatibility:* The requested land use designations of “Medium Density Residential with One Density Increase (DI-1)” and “Business and Office” and the maximum redevelopment that could occur on the site, if the application is approved, would be generally compatible with the surrounding uses. The properties north of the site are designated “Business and Office” and developed with retail uses. The properties abutting to the west of the site are designated Low Density Residential and developed with single family residences, and a duplex

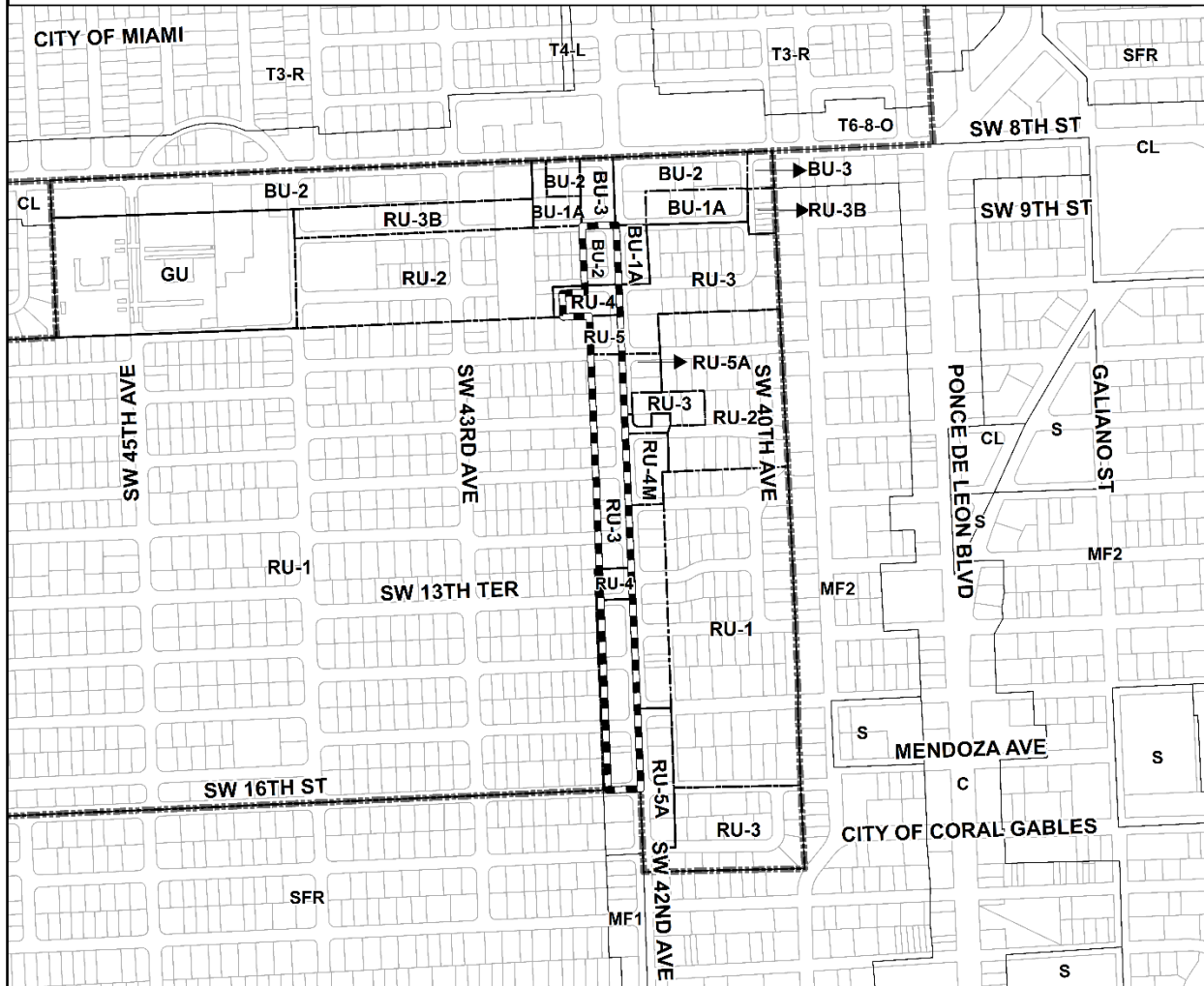
residential unit. The properties to the south across SW 16 Street are within the City of Coral Gables, are designated by the City as “Residential Multifamily Low Density (20 units per acre)” and “Single Family Low Density (6 units per acre)” and are developed with single family and multifamily residences. The properties east of the application site across Lejeune Road are designated “Low-Medium Density Residential (6 to 13 dwelling units per gross acre)” and developed with a mix of single and multifamily uses, a preschool (Golden Apple), offices, and retail uses.

- iv. *Environmental and Historic Resources:* The application, if approved, would not impact environmental or designated historic resources, but, could impact potential historic resources. A preliminary assessment of the application site conducted by the Department’s Office of Historic and Archaeological Resources identified several properties within the application site that are over 50 years old and appear to have retained their original architectural features and could qualify as contributing resources in a potential historic district. Therefore, it is recommended that the applicant retain the services of a cultural resource management consultant to conduct an assessment of the application area prior to any zoning or development approval for the affected properties and prior to any external alteration or demolition of the affected residential properties. (See “Environmental Conditions” section on page 2-14).
- v. *Transit Ridership and Pedestrianism:* The application, if approved, would result in a potential increase in residential densities that could support transit ridership and pedestrianism. Policy LU-8E(v) states that if the proposed land use is within 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, it would be a use that promotes transit ridership and pedestrianism. There are several bus stops adjacent to the application site along SW 42 Avenue/Lejeune Road. The application site is served by Metrobus Route 42 which provides local service at 30-minute headways during the AM/PM peak periods and off-peak (middays) on weekdays. The route also provides service at 60-minute headways during week-day evenings (after 8 pm) and on Sundays, and 40-minute headway service on Saturdays. (See Transit analysis on page 2-25.)

APPLICATION NO. 2 AERIAL PHOTO



APPLICATION 2 ZONING MAP



APPLICATION AREA



MUNICIPALITY

MIAMI-DADE ZONING DISTRICTS

- BU-1A BUSINESS DISTRICTS, LIMITED
- BU-2 BUSINESS DISTRICTS, SPECIAL
- BU-3 BUSINESS DISTRICTS, LIBERAL
- GU INTERIM DISTRICT
- RU-1 SINGLE-FAMILY RESIDENTIAL
- RU-2 TWO-FAMILY RESIDENTIAL DISTRICT
- RU-3 FOUR-UNIT APARTMENT DISTRICT
- RU-5A SEMI-PROFESSIONAL OFFICE

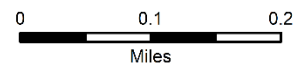
Source: Department of Regulatory and Economic Resources
January 2017

CITY OF CORAL GABLES ZONING DISTRICTS

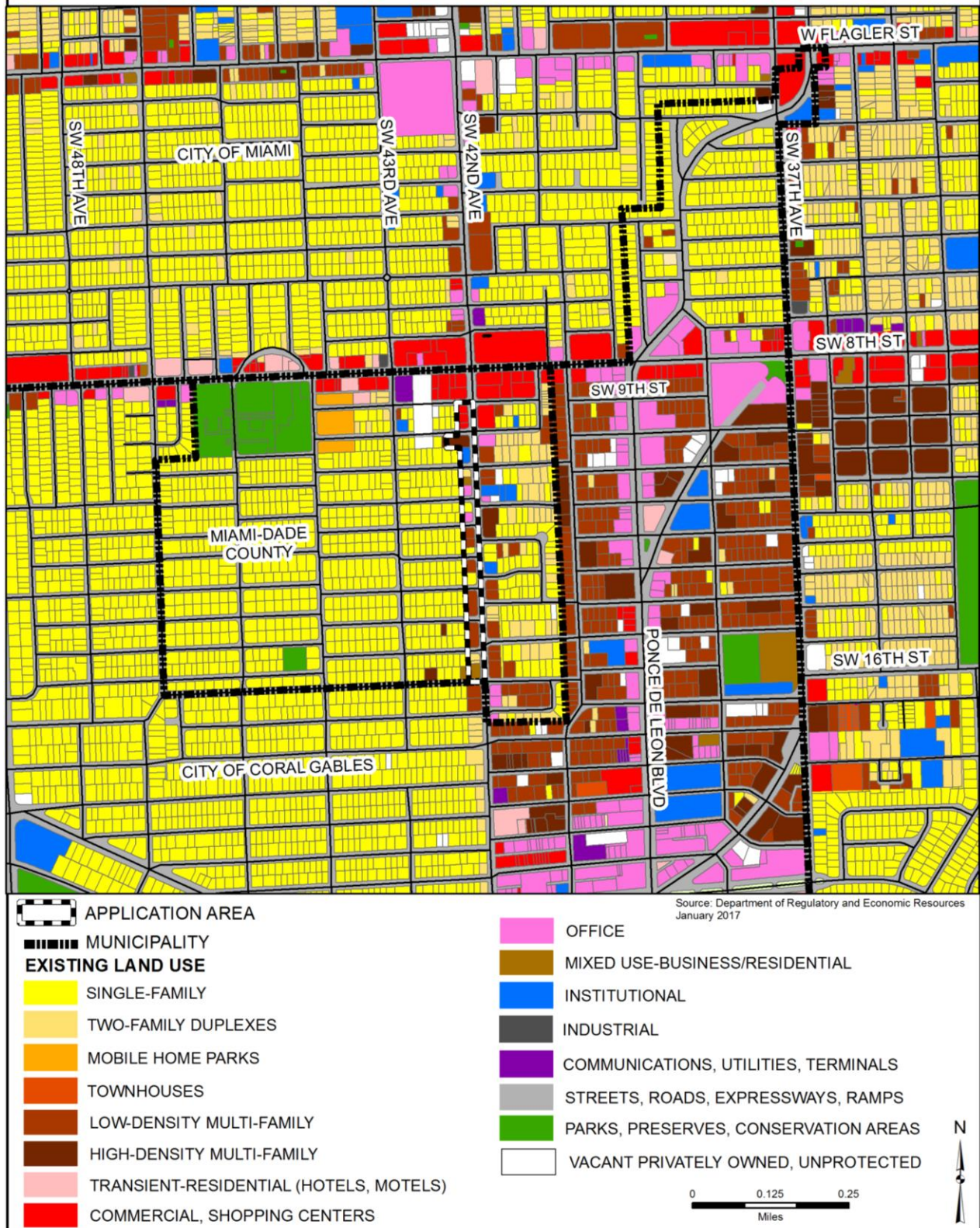
- C COMMERCIAL
- CL COMMERCIAL LIMITED
- MF1 MULTI-FAMILY 1 DUPLEX
- MF2 MULTI-FAMILY 2
- S SPECIAL USE
- SFR SINGLE-FAMILY RESIDENTIAL

CITY OF MIAMI ZONING DISTRICTS

- T3-R SUBURBAN
- T4-L GENERAL URBAN
- T6-8-0 URBAN CORE

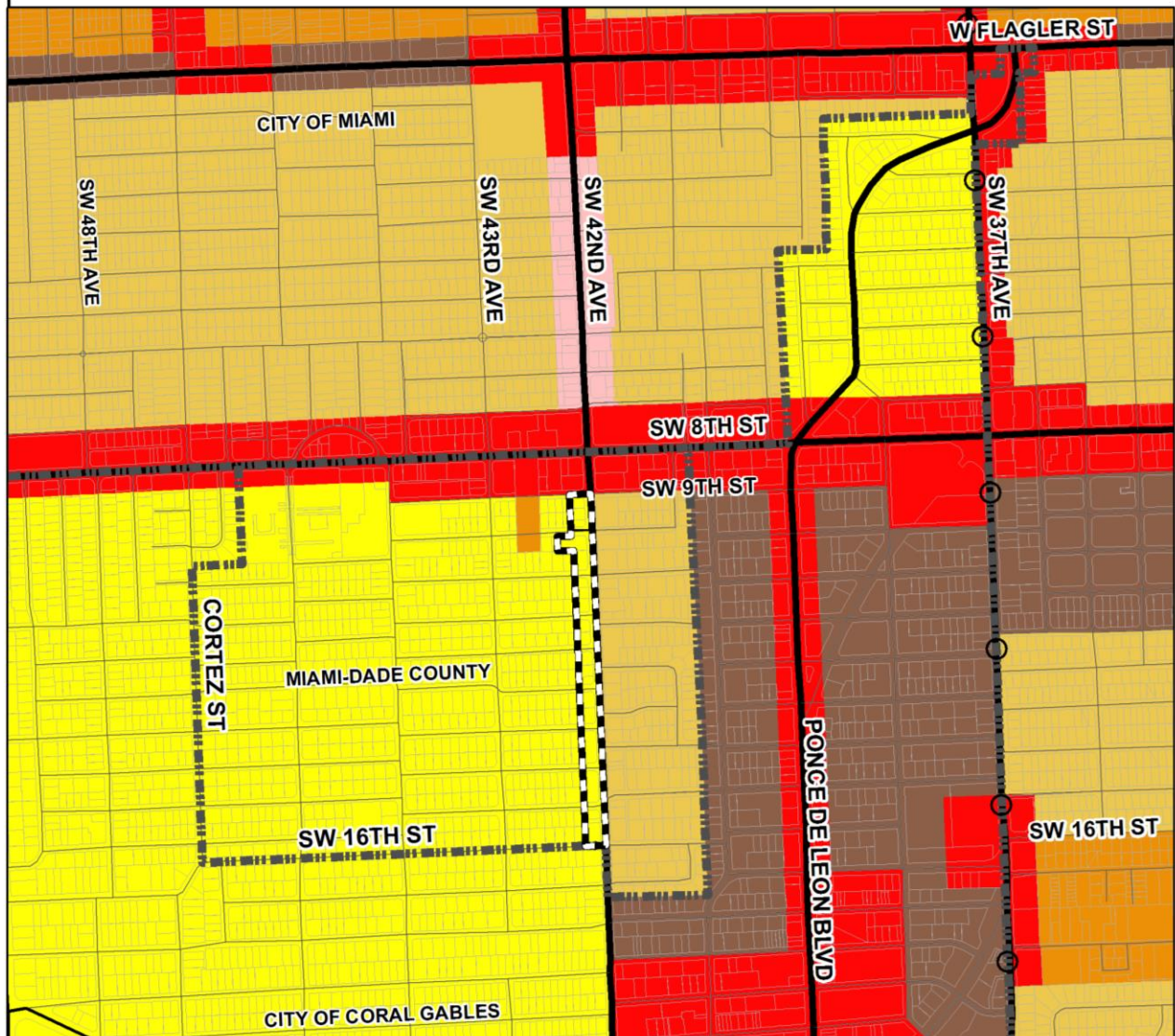


APPLICATION NO. 2 EXISTING LAND USE



APPLICATION NO. 2

CDMP LAND USE



APPLICATION AREA



MUNICIPALITY

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)



BUSINESS AND OFFICE



OFFICE/RESIDENTIAL



MAJOR ROADWAYS (3 OR MORE LANES)

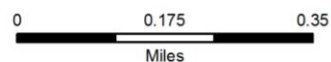


MINOR ROADWAYS (2 LANES)

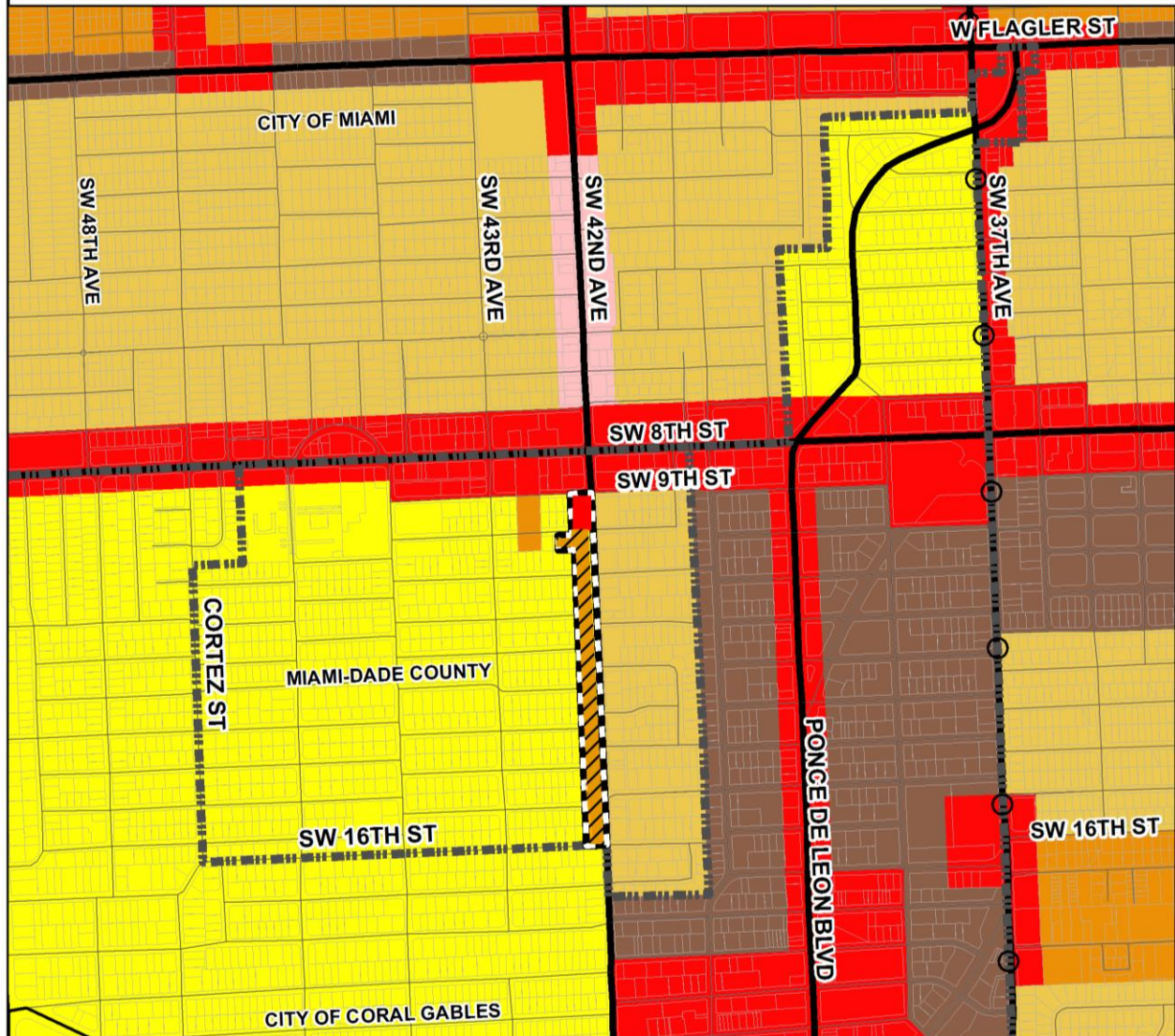


FUTURE RAPID TRANSIT

Source: Department of Regulatory and Economic Resources
January 2017



APPLICATION NO. 2 PROPOSED CDMP LAND USE



APPLICATION AREA

MUNICIPALITY

CDMP LAND USE

LOW DENSITY (2.5-6 DU/AC)

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

MEDIUM DENSITY (13-25 DU/AC)

MEDIUM DENSITY W/ ONE DENSITY INCREASE (25-60 DU/AC)

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

BUSINESS AND OFFICE

OFFICE/RESIDENTIAL

MAJOR ROADWAYS (3 OR MORE LANES)

MINOR ROADWAYS (2 LANES)

FUTURE RAPID TRANSIT

Source: Department of Regulatory and Economic Resources
January 2017

0 0.175 0.35
Miles



STAFF ANALYSIS

Application Site

Location

The ±4.56-acre application site comprises 20 parcels located along the west side of SW 42 Avenue (Lejeune Road) between SW 9 Street and SW 16 Street in unincorporated Miami-Dade County. The site is inside the Urban Infill Area where infill and redevelopment is prioritized and promoted by the County. The southern extent of the application site is adjacent to the municipal boundaries of the City of Coral Gables. North of the application site beyond SW 8 Street is the southern boundary of the City of Miami. (See map series on pages 2-5 through 2-9.)

Existing Land Use

The application site is developed with a mix of residential and non-residential uses. The northern portion of the application site between SW 9 Street and SW 9 Terrace is developed with an auto parts store and retail uses. The remainder of the site between SW 9 Terrace and SW 16 Street is developed with a preschool (Gables Montessori School), two office buildings and 78 residential units including three single family residences, three duplexes, a triplex, three fourplexes, and three multifamily apartments. (See “Existing Land Use” map on page 2-7.)

Land Use Plan Map Designation

The application site is currently designated “Low Density Residential” on the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map (see “CDMP Land Use” map on page 2-8). The “Low Density Residential” land use category allows for residential homes ranging from 2.5 to 6 dwelling units per gross acre, which would allow 27 residential units on the site, but as outlined above, the application site is currently developed with offices, retail, a school and 78 residential units as permitted under the existing zoning on the parcels within the application site. The CDMP Land Use Element deems lawfully existing uses and zoning consistent with the CDMP.

The application requests redesignation of the ±4.1-acre portion of the application site south of SW 9 Terrace on the LUP map from “Low Density Residential” to “Medium Density Residential (13 to 25 dwelling units per acre) with One Density Increase with Urban Design (DI-1)” overlay (see “Proposed CDMP Land Use” map on page 2-9). The “Medium Density Residential with (DI-1)” overlay designation would allow properties within the application site to be developed at a density ranging from 25 to 60 dwelling units per gross acre with the application of sound urban design principles as prescribed in the CDMP. With the application of sound urban design principles, the ±4.1-acre portion of the application site could be developed with between 102 and 246 multifamily residential units. If the development on the property does not incorporate sound urban design principles, then the property would be limited to the density of the underlying “Medium Density Residential” (±13 to 25 dwelling units per gross acre), which would allow a development of a maximum of 102 multifamily units.

The CDMP Land Use Element text “Density Increase with Urban Design” (CDMP page I-30) provides that property with the One Density Increase (DI-1) designation may be developed at one density category higher than the underlying land use designation only if the development on the designated property utilizes sound urban design principles. These principles are as adopted by County ordinance or incorporated in the Urban Design Manual endorsed by Resolution R-1360-98 as may be amended from time to time, or addresses the urban design concerns contained in another binding instrument approved by action of the Board of County Commissioners, such as a declaration of restrictions.

The application also requests a redesignation of the northern ±0.46-acre portion of the application site, north of SW 9 Terrace, on the LUP map from “Low Density Residential” to “Business and Office” land use category. The “Business and Office” 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 and cultural facilities, and residences. Residential uses, and mixing of residential use with commercial, light industrial, office and hotels are also permitted in “Business and Office” areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Under the requested “Business and Office” designation, the ±0.46-acre portion of the application site could be developed with a maximum of 5 residential units or 8,015 square feet of retail.

Zoning

The application site is currently zoned BU-2 (Special Business) from SW 9 Street to SW 9 Terrace, RU-4 (Apartments 50 unit per acre) on the 30-unit apartment on the south side of SW 9 Terrace, RU-5 (Semi-professional Offices and Apartments) on the abutting preschool property (Gables Montessori). The remainder of the parcels between SW 10 Street and SW 16 Street are zoned RU-3 (Four-unit apartment on 7,500 square foot lots), except for a single family residential parcel at the northwest corner of SW 13 Street and Lejeune Road that is zoned RU-4. (See “Zoning Map” on page 2-6.)

Zoning History

Miami-Dade County zoning districts and zoning code regulations were first created in 1938, and the County’s first zoning records indicate that the properties within the application area between SW 9 Street and SW 12 Street on both sides of SW 42 Avenue were zoned RU-2 (Two-family Residential on 7,500 square net lots). Similarly the properties from SW 12 Street and SW 16 Street on both sides of SW 42 Avenue were zoned RU-1 (Single-Family Residential, 7,500 net square feet). In November 1945 the Board of County Commissioners (Commission) rezoned the northern portion of the application site from RU-3B to BU-2A, then later zoned BU-3A through Commission Resolution 3991. In April of 1947, the subject properties cited above within the application area were all rezoned to RU-3 by the Commission through Resolution No. 2486. On June 27, 1950 the Board of County Commissioners adopted Resolution No. 3813 rezoning property within the application site from RU-3 to RU-4. Additionally, through Resolution No. 5060 the Commission adopted June 10, 1952 rezoned properties within the site to from RU-2 and RU-3 to RU-4.

Adjacent Land Use and Zoning

Existing Land Uses

The properties to the north of the application site across SW 9 Street, are developed commercial uses. The properties adjacent to the application site are currently developed with single-family residences and multifamily apartments within the Virginia Park, Lejeune Villas, Camner Gables 1st Addition, and Sunny Grove residential subdivisions. The properties south of the application site across SW 16 Street are developed with single family residences, duplexes and multifamily units within the City of Coral Gables. Properties to the east of the application site across SW 42 Avenue developed with a mix of single family residences, multifamily units, a preschool (Golden Apple) offices and retail uses.

Land Use Plan Map Designations

Properties directly north of the application site across SW 9 Street are designated “Business and Office”. Properties east of the site across SW 42 Avenue are designated Low-Medium Density Residential”. Properties west of the application site are designated “Low-Density” (2.5 to 6 dwelling units per gross acre) on the CDMP Adopted 2020 and 2030 LUP map. (See “CDMP Land Use” map on page 2-8). South of the application site across SW 16 Street, are properties in the City of Coral Gables designated by the City as “Residential Multifamily Low Density (20 units per acre)” and “Single Family Low Density (6 units per acre)”.

Zoning

The residential properties to the north across SW 16 Street are zoned BU-1A (Limited Business), BU-3 (Liberal Business) and BU-2. Properties to the east of the site across SW 42 Avenue are zoned BU-1A, RU-3, RU-4M (Modified Apartments House; 35.9 units per acre), RU-5A (Semi-professional offices on 10,000 square foot net lot), and RU-1 (Single family homes on 7,500 square foot lots. Properties to the west of the site are zoned RU-1 (Single Family Residential; 7,500 square foot lots) and RU-2 (Two family attached homes; 7,500 square foot lots). The properties to the south of the application site are in the City of Coral Gables and are zoned by the City as MF-2 (Multi-Family 2 District) and MF-1 (Multi-Family 1 Duplex). (See “Zoning Map” on page 2-6.)

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 CDMP amendment application, 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 the Analysis Area (Minor Statistical Area 5.3) in 2017 was estimated to have a capacity for about 2,980 dwelling units, with about 87 percent of these units intended as multi-family. The annual average residential demand in this Analysis Area is projected to increase from 235 units per year in the 2015-2020 period to 300 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 2019 and for multi-family beyond 2030 (See Table below). The supply of residential land for both single-family and multi-family units is projected to be depleted by 2028.

The table below addresses the residential land supply and demand in the Analysis Area without the effect of the projected CDMP amendment. Application 2 is a small-scale amendment requesting a land use designation change from “Low Density Residential” to “Medium Density Residential (13 to 25 units per acre) with One Density Increase with Urban Design (DI-1)” on ± 4.1 acres and “Business and Office” on ± 0.46 acres. The ± 4.1 acres could be redeveloped with a maximum 102 multifamily units without the application of sound urban design principles or with a maximum of 246 units if sound urban design principles are incorporated into the design of any such redevelopment on the site (see Land Use Plan Map Designation on page 2-10 herein). The application site is currently developed with 78 residential units, retail, offices, and a school. Therefore, approval of the application could increase the residential land capacity by 24 units or a maximum of 168 units under the one density increase CDMP provision. Under the DI-1 scenario the residential land supply could be increased by just over 6 months and would not significantly impact the projected depletion year.

Residential Land Supply/Demand Analysis
2015 to 2030: **Application 2 (MSA 5.3)**

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	175	2,605	2,980
DEMAND 2015-2020	158	77	235
CAPACITY IN 2020	0	2,374	2,275
DEMAND 2020-2025	175	85	260
CAPACITY IN 2025	0	1,949	975
DEMAND 2025-2030	202	98	300
CAPACITY IN 2030	0	1,459	0
DEPLETION YEAR	2019	2030+	2028

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.

Commercial Land

The Analysis Area for Application 2 (MSA 5.3) contained 575.60 acres of in-use commercial uses in 2017 and an additional 14.3 acres of vacant land zoned or designated for business uses. The annual average absorption rate for the 2017-2030 period is 1.15 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). The portion of the application site that would be redesignated to "Business and Office" is currently developed with retail uses and thereby, approval of the application would not have an impact on the supply of commercial land.

Projected Absorption of Land for Commercial Uses
Indicated Year of Depletion and Related Data
Application 3 Analysis Area

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 5.3	14.3	575.60	1.15	2030+	4.4	4.2

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

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	X
Stormwater Management Permit	Not required for development less than 2 Acres impervious
County Flood Criteria, National Geodetic Vertical Datum (NGVD)	7 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 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 Zone X in FEMA Flood Insurance Rate Maps (FIRM). Any new development planned for the future will have to comply with the requirements of Chapter 11C of the Code for flood protection.

The site shall be filled to a minimum elevation of 7 feet NGVD or County Flood Criteria.

For construction of habitable structures within the subject application, 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 7 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 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 the Code and all State and Federal Criteria.

Natural Resources

Specimen trees are protected by Section 24-49.2(II) of the Code and CON-8A of the CDMP. Application No. 2 site contains tree resources including specimen tree resources. Specimen tree resources located in parcel 1320 S Lejeune Drive (folio 30-4108-028-0630) require preservation due to an existing Specimen Tree Covenant recorded in Official Record Book 17324 Pages 3258-3265. Be advised that DERM will evaluate future development orders to assure proposed development is consistent with the aforementioned covenant.

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 and with the existing Specimen Tree Covenant recorded in Official Record Book 17324 Pages 3258-3265.

DERM advises the applicant that a condition regarding specimen trees must be proffered as part of the resolution authorizing this application. The approval of this land use application shall not be construed as an approval to remove specimen trees that exist on site, specimen trees protected by a Specimen Tree Covenant or tree permit due to a determination of unreasonable loss of usable space pursuant to Section 24-49.2(4)(II)(2)(b) of the Code.

In accordance with Section 24-49.9 of the Code and CON-8I of the CDMP, 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 subject property 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 MDWASD 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 for Proposed Development by Land Use Scenario” table below, the maximum water demand/sewer flow for residential and non-residential development (Scenario 1) is estimated at 14,213 gallons per day (gpd). The maximum water demand/sewer flow for residential and non-residential development (Scenario 1) or residential development (Scenario 2) under the Requested CDMP Land Use designations, are estimated at 35,029 gpd and 35,580 gpd respectively. Therefore, the application is expected to result in an increase of 21,367 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	Retail	7,470 sq. ft.	10gpd/100 sq.ft.	747 gpd
1	Townhouse	39 units	180gpd/unit	7,020 gpd
1	Multi-family	42 units	150gpd/unit	6,300 gpd
1	Office	2,925 sq. ft.	5 gpd/100 sq. ft.	146 gpd
SUBTOTAL				14,213 gpd
Requested CDMP Designation				
1	Multi-family	224 units	150gpd/unit	33,600 gpd
1	Retail	14,287 sq. ft.	10gpd/100 sq.ft.	1,429 gpd
SUBTOTAL				35,029 gpd
2	Multi-family	224 units	150gpd/unit	33,600 gpd
2	Townhouse	11 units	180gpd/unit	1,980 gpd
SUBTOTAL				35,580 gpd

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

Water Supply and Connectivity:

Application No. 2 is located within the MDWASD franchised service area. The source of potable water for this area is the Alexander Orr Water Treatment Plant, which is owned and operated by MDWASD. 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.

Properties within Application No. 2 area are currently connected to the public water system. Therefore connection of the proposed development to public water is required pursuant to Chapter 24 of the Code.

For Subarea A (Medium-Density Residential), there is an existing 8-inch and 12-inch water main along LeJeune Rd. to where the developer may connect to provide water service for the proposed development. Also, in accordance with WASD's Rules and Regulations, a minimum 8-inch water mains will be required in the various streets that intersect the project where there are existing 2-inch and 4-inch water mains (approximately 1,035 feet).

For Subarea B (Business and Office), in accordance with WASD's Rules and Regulations, a new 12-inch water main will be required along LeJeune Rd. and along SW 9th Terrace, in order to support the retail use (approximately 505 feet). 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 is a planned project in close proximity to this application site with a WASD Agreement No. 22880 for construction of 11 apartment units.

Sewer Treatment Plant Capacity

The County's adopted LOS standard for wastewater treatment and disposal requires that the regional wastewater treatment and disposal system, consisting of North, Central, and South 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:

Application No. 2 is located within the MDWASD franchised service area. There are no available sewer lines located within feasible distance for connection in the area, except for a gravity line running along SW 16th Street, which is owned and operated by the City of Coral Gables Water and Sewer Department. Potential availability for connection of new development is conditioned to MDWASD release of sewer service area and capacity in the system once final development orders are being evaluated.

Residential uses not located within feasible distance for connection to public sewer would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield, provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded and the property is connected to public water. In accordance with the Code, the minimum lot size for a

single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

Non-residential uses not located within feasible distance for connection to the public sewer system would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM would not object to the interim use of a septic tank and drainfield, provided that the following items are satisfied:

1. The proposed development shall not exceed the maximum sewage loading allowed by Section 24-43.1(4)(b) of the Code.
2. Pursuant to Section 24-43.1(4)(a) of the Code, the owner of the property shall submit to DERM a properly executed covenant running with the land in favor of Miami-Dade County which provides that the only liquid waste, less and except the exclusions contained therein, which shall be generated, disposed of, discharged or stored on the property shall be domestic sewage discharged into a septic tank. The covenant shall be submitted to and approved by DERM prior approval of development orders.

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 assesses 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 site is divided into Sub-Areas A and B. The application requests the redesignation of Sub-Area A from "Low Density Residential" to "Medium Density Residential with One Urban Design Increase" (MDR-DI-1). The MDR-DI-1 designation is anticipated to result in the development of multifamily establishments as defined in Chapter 15 of the County Code. The application also requests the redesignation Sub Area B from "Low Density Residential" to "Business and Office." Similarly, the proposed "Business and Office" designation may result in the development of either commercial or multi-family residential establishments as defined in Chapter 15. The DSWM does not actively compete for waste collection servicing commercial or 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 changes.

Parks

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

Level of Service Standard

CDMP Policy ROS-2A establishes the adopted minimum Level of Service (LOS) standard for the provision of recreation open space in the Miami-Dade County. This CDMP policy requires the County to provide a minimum of 2.75 acres of local recreation open space per 1,000 permanent residents in the unincorporated areas of the County and a County-provided, or an annexed or incorporated, local recreation open space of five acres or larger within a three-mile distance from residential development. The acreage/population measure of the LOS standard is calculated for each Park Benefit District. A Park Benefit District is considered below LOS standard if the projected deficiency of local recreation open space is greater than five acres. Currently, PBD-2 has a surplus capacity of 401.52 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; one park (A.D. Barnes) is larger than the required five-acre park.

County Local Parks Within a 3-Mile Radius of Application Site		
Park Name	Acreage	Classification
Coral Villas Park	0.36	Mini Park
Schenley Park	1.68	Neighborhood Park
San Jacinto Park	0.90	Mini Park
A.D. Barnes Park	60.93	Community 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 has a potential population of up to 165, resulting in an impact of 0.45 acres based 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 to generate up to 349 residents. The concurrency analysis for this scenario results in an impact of 0.96 acres based on the minimum Level of Service standard for the provision of local recreation open space and therefore meets concurrency.

Fire and Rescue Service

The application area is currently served by Miami-Dade Fire Rescue (MDFR) Station No. 40 (West Miami) located at 975 SW 62 Avenue. The station is equipped with a Rescue and Engine totaling seven (7) 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 6 minutes and 48 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. The required fire flow for the proposed Medium Density Residential designated area shall be 1,500 gallons per minute (GPM). Fire hydrants shall be spaced a minimum of 300' from each other and shall deliver not less than 500 GPM. The required fire flow for the proposed Business and Industrial designated areas shall be 3,000 gallons per minute (GPM). 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 "Low Density Residential" land use designation of the application site would allow a potential development that would generate twenty-six (26) annual alarms. The proposed "Medium Density Residential" designation for Subarea A and "Business and Office" designation for Subarea B would allow development anticipated to generate sixty-seven (67) annual alarms, and would have a moderate 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 the CDMP Policy EDU-C.

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 twenty-seven (27) students. This number includes a reduction of 24.18% for charter and magnet schools (schools of choice). Of the twenty-seven (27) students, twelve (12) are expected to attend elementary schools, seven (7) are expected to attend middle schools and eight (8) 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
Coral Gables Prep Academy (Elem Comp)	-58	12	0	No	Current CSA/ 5 Year Plan
Coral Gables Prep Academy (MiddleComp)	-35	7	0	No	Current CSA/ 5 Year Plan
Ponce De Leon Middle	0	7	0	No	Current CSA/ 5 Year Plan
Homestead Senior	-605	8	0	No	Current CSA/ 5 Year Plan
Adjacent Concurrency Service Area Schools					
Sylvania Heights Elementary	364	12	12	Yes	Adjacent CSA
West Miami Middle	410	7	7	Yes	Adjacent CSA
Booker T Washington Senior	319	8	8	Yes	Adjacent CSA
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.

The applicant proffered a Declaration of Restrictions that would prohibit residential development on the application site, should the application be approved with acceptance of the proffered Declaration of Restrictions. Therefore, Miami-Dade County Public Schools would not be impacted by the application as proposed (see Applicant’s Proffered Declaration of Restrictions on Appendix page 21).

Aviation

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

Roadways

The application site is ±4.56-acre linear properties located on the west side of NW 42 Avenue/Le Jeune Road between SW 9 Street and SW 16 Street in unincorporated Miami-Dade County. The subject 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).

Primary access to the properties within the application site is provided by SW 42 Avenue/Le Jeune Road, a four-lane divided roadway south of SW 8 Street and a six-lane roadway north of SW 8 Street. Secondary access is provided by the two-lane undivided east-west streets of SW 9 Street (terminating in a dead-end), SW 9 and 13 Terraces, and SW 10, 11, 12, 13, 14, 15, and 16 Streets. SW 42 Ave/Lejeune Road provides access to SW 8 Street to the north and SW 24 Street/Coral Way to the south, which both provide connectivity to SR 826/Palmetto Expressway. SW 42 Street/Le Jeune Road also provides connectivity in the north to SR 836/Dolphin Expressway. SRs 826 and 836 provide connectivity to other regions 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

One potential development scenario under the existing CDMP Land Use Plan designation and two potential development scenarios under the requested CDMP Land Use Plan designation were analyzed for traffic impacts. Under the current CDMP land use designation of “Low Density Residential (2.5 to 6 DUs/Acre)” the application site is assumed to be developed with 7,470 sq. ft. retail, 39 single-family attached residential dwelling units (townhouses), 42 multi-family residential dwelling units (apartments), and 2,925 sq. ft. office uses (Scenarios 1 and 2). Under the requested CDMP land use designation of “Business and Office,” and “Medium Density Residential (13-25 du/ac)” the application site is assumed to be developed with 224 multi-family residential housing units (Subarea A) and 14,287 sq. ft. retail uses (Subarea B) under Scenario 1; and 224 multi-family residential housing units (Subarea A) and 11 single-family attached residential housing units (townhouses, Subarea B) under Scenario 2. The potential development scenario under the current CDMP land use designations is expected to generate approximately 84 PM peak hour trips (Scenarios 1 and 2). Under the requested CDMP land use designation of “Business and Office,” the two development scenarios are expected to generate approximately 197 PM peak hour trips (Scenario 1), or approximately 113 more PM peak hour trips than Scenario 1 under the current CDMP designation; and approximately 145 PM peak hour trips (Scenario 2), or approximately 61 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. 2	Current CDMP Designation and Assumed Use ¹ 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	“Low Density Residential (2.5-6 du/ac)” 7,470 sq. ft. retail 39 SF attached 42 MF 2,925 sq. ft. office uses	“Medium Density Residential (13-25 du/ac)” and “Business and Office” 224 MF 14,287 sq. ft. retail ²	
	84	197	+ 113
Scenario 2	“Low Density Residential (2.5-6 du/ac)” 7,470 sq. ft. retail 39 SF attached 42 MF 2,925 sq. ft. office uses	“Medium Density Residential (13-25 du/ac)” and “Business and Office” 224 MF 11 SF attached ³	
	84	145	+ 61

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

Notes: ¹ Scenarios 1 and 2 under the current CDMP land use designation assumes the application site developed with the maximum potential of 7,470 sq. ft. retail, 39 single-family attached residential dwelling units (townhouses), 42 multi-family residential dwelling units (apartments), and 2,925 sq. ft. office uses.

² Scenario 1 under the requested CDMP land use designation assumes the application site developed with the maximum potential development of 224 multi-family residential housing units (Subarea A) and 14,287 sq. ft. retail uses (Subarea B).

³ Scenario 2 under the requested CDMP land use designation assumes the application site developed with the maximum potential development of 224 multi-family residential housing units (Subarea A) and 11 single-family attached residential housing units (townhouses, Subarea B).

Traffic Concurrency Evaluation (Concurrency)

An evaluation of peak-period traffic concurrency conditions was conducted 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 three development scenarios assumed to be developed under the requested CDMP LUP map designation. This evaluation determined that all roadways monitored for concurrency 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.	Amend-ment Peak Hour Trips	Total Trips With Amend.	Concurrency LOS with Amend.
Scenario 1: "Medium Density Residential (13-25 du/ac)" - 224 multi-family residential housing units (Subarea A); and "Business and Office" - 14,287 sq. ft. retail uses (Subarea B).													
25	SW 42 Ave./ Le Jeune Rd.	SW 8 St. to SW 22 St.	4 DV	E+20%	4,296	2,597	C	2	2,599	C	69	2,668	C
24	SW 42 Ave./ Le Jeune Rd.	SW 22 St. to SW 40 St.	4 DV	E+20%	4,296	2,425	C	0	2,425	C	37	2,462	C
9622	Ponce de Leon Blvd.	SW 8 St. to Alhambra Circle	4 DV	E+20%	2,544	1,118	C	0	1,118	C	11	1,129	C
118	SW 8 St.	SW 57 Ave. to SW 42 Ave.	4 DV	E+50%	4,560	2,842	D	1	2,843	D	43	2,886	D
9958	SW 8 St.	SW 42 Ave. to SW 37 Ave.	4 DV	E+50%	4,560	1,281	C	0	1,281	C	49	1,330	D
Scenario 2: "Medium Density Residential (13-25 du/ac)" - 224 multi-family residential housing units (Subarea A); and "Business and Office" - 11 single-family attached residential housing units (townhouses, Subarea B)													
25	SW 42 Ave./ Le Jeune Rd.	SW 8 St. to SW 22 St.	4 DV	E+20%	4,296	2,597	C	2	2,599	C	51	2,650	C
24	SW 42 Ave./ Le Jeune Rd.	SW 22 St. to SW 40 St.	4 DV	E+20%	4,296	2,425	C	0	2,425	C	27	2,452	C
9622	Ponce de Leon Blvd.	SW 8 St. to Alhambra Circle	4 DV	E+20%	2,544	1,118	C	0	1,118	C	8	1,126	C
118	SW 8 St.	SW 57 Ave. to SW 42 Ave.	4 DV	E+50%	4,560	2,842	D	1	2,843	D	32	2,875	D
9958	SW 8 St.	SW 42 Ave. to SW 37 Ave.	4 DV	E+50%	4,560	1,281	C	0	1,281	C	36	1,317	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).

Scenario 1 assumes the application site developed with 224 multi-family residential housing units (Subarea A) and 14,287 sq. ft. retail uses (Subarea B); and Scenario 2 assumes the application site developed with 224 multi-family residential housing units (Subarea A) and 11 single-family attached residential housing units (townhouses, Subarea B).

Application Impact

One potential development scenario under the existing CDMP Land Use Plan designation and two potential development scenarios under the requested CDMP Land Use Plan designation were analyzed for traffic impacts. Under the current CDMP land use designation of “Low Density Residential (2.5 to 6 du/ac)” the application site is assumed to be developed with 7,470 sq. ft. retail, 39 single-family attached residential dwelling units (townhouses), 42 multi-family residential dwelling units (apartments), and 2,925 sq. ft. office uses (Scenarios 1 and 2). Under the requested CDMP land use designation of “Business and Office,” and “Medium Density Residential (13-25 du/ac)” the application site is assumed to be developed with 224 multi-family residential housing units (Subarea A) and 14,287 sq. ft. retail uses (Subarea B) under Scenario 1; and 224 multi-family residential housing units (Subarea A) and 11 single-family attached residential housing units (townhouses, Subarea B) under Scenario 2. The potential development scenario under the current CDMP land use designations is expected to generate approximately 84 PM peak hour trips (Scenarios 1 and 2). Under the requested CDMP land use designation of “Business and Office,” the two development scenarios are expected to generate approximately 197 PM peak hour trips (Scenario 1), or approximately 113 more PM peak hour trips than Scenario 1 under the current CDMP designation; and approximately 145 PM peak hour trips (Scenario 2), or approximately 61 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 Route 42. Several Metrobus stops are located along the west side of Le June Road south of SW 8, SW 11, SW 13, and SW 15 Streets; and on the east side of Le June Road south of SW 9 Terrace, and SW 11 and SW 14 Streets. The service frequency of this route is shown in the “Metrobus Route Service Summary” table below.

Metrobus Route Service Summary							
Routes	Service Headway (in minutes)					Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8 pm)	Saturday	Sunday		
42	30	30	60	40	60	0.01	L/F

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

Notes: L means Metrobus Local route service; E means Express or Limited-Stop Metrobus service.

Recent Service Improvements

In 2016, the Miami Springs segment of Metrobus Route 42 was eliminated.

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 in the immediate vicinity of the application area.

Application Impacts

A preliminary analysis performed in the Traffic Analysis Zone (TAZ) 1047 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 would further the following goals, objectives, policies, concepts and guidelines of the CDMP:

- LU-1. The location and configuration of Miami-Dade County's urban growth through the year 2030 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.
- LU-1G. Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to relate to adjacent development, and large uses should be planned and designed to serve as an anchor for adjoining smaller businesses or the adjacent business district. Granting of commercial or other non-residential zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.
- LU-2A. All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE).
- LU-4A. When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.
- LU-7. Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that promotes the use of rapid transit services.
- 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-10A. Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, moderate to high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation. To facilitate and promote such development Miami-Dade County shall orient its public facilities and infrastructure planning efforts to minimize and reduce deficiencies and establish the service capacities needed to support such development.

CIE-3. CDMP land use decisions will be made in the context of available fiscal resources such that scheduling and providing capital facilities for new development will not degrade adopted service levels.

THIS PAGE INTENTIONALLY LEFT BLANK

APPENDICES

	Appendices Page
Appendix A: Amendment Application.....	3
Appendix B: Miami-Dade County Public Schools Analysis	45
Appendix C: Applicant's Traffic Impact Report (Not required)	49
Appendix D: Proffered Declaration of Restrictions.....	51
Appendix E: Fiscal Impact Analysis	53
Appendix F: Photos of Site and Surroundings	59

THIS PAGE INTENTIONALLY LEFT BLANK

APPENDIX A

Amendment Application

THIS PAGE INTENTIONALLY LEFT BLANK

**APPLICATION TO AMEND THE LAND USE MAP OF THE COMPREHENSIVE
DEVELOPMENT MASTER PLAN FROM LOW DENSITY RESIDENTIAL TO
MEDIUM DENSITY RESIDENTIAL WITH ONE DENSITY INCREASE (MDR DI-1)
AND TO BUSINESS AND OFFICE**

1. APPLICANTS

London West Holdings LLC
201 Alhambra Circle, Suite 601
Coral Gables, Florida 33134
Email: jbaloyra@baloyralaw.com
Phone: (305) 442-4142
Fax: (305) 442-4377

COPY
RECEIVED
PLANNING DIVISION
NOV -7 P 3:41

2. APPLICANTS' REPRESENTATIVE

Mario Garcia-Serra, Esq.
Gunster, Yoakley, & Stewart, P.A.
600 Brickell Avenue, Suite 3500
Miami, Florida 33131
Email: MGarcia-Serra@gunster.com
Phone: (305) 376-6061
Fax: (786) 425-4104

Lauren Kahn, Esq.
Gunster, Yoakley, & Stewart, P.A.
600 Brickell Avenue, Suite 3500
Miami, Florida 33131
Email: L.Kahn@gunster.com
Phone: (305) 376-6027
Fax: (786) 425-4104

By:

Mario Garcia-Serra
Mario Garcia-Serra, Esq.

10/31/2016
Date

By:

Lauren L. Kahn
Lauren Kahn, Esq.

10/31/2016
Date

3. DESCRIPTION OF REQUESTED CHANGE

- A. Amendment of the Adopted 2020 and 2030 Land Use Plan map so that Application Sub-Area A (defined below) is designated Medium Density Residential with One Density Increase (MDR DI-1).

Amendment of the Adopted 2020 and 2030 Land Use Plan map so that Application Sub-Area B (defined below) is designated Business and Office.

- B. Application Area

The property abutting the west side of LeJeune Road, south of SW 9th Street and north of SW 16th Street (the "Application Area"), which is composed of Application Sub-Area A and Application Sub-Area B, as defined below.

The property abutting the west side of LeJeune Road, south of SW 9th Terrace and north of SW 16th Street ("Application Sub-Area A").

The property abutting the west side of LeJeune Road, south of SW 9th Street and north of SW 9th Terrace (“Application Sub-Area B”).

- C. Total Gross Acres in Application Area: 4.56 gross acres (4.56 net acres)
Total Gross Acres owned by Applicant: 0.50 gross acres (0.50 net acres)
- D. It is requested that Application Sub-Area A be re-designated on the Land Use Map from Low Density Residential to Medium Density Residential with One Density Increase (MDR DI-1).

It is requested that Application Sub-Area B be re-designated on the Land Use Map from Low Density Residential to Business and Office.

- E. It is requested that this application be processed as a small-scale amendment under the expedited procedure.

4. REASONS FOR AMENDMENT

The Application Area contains several properties whose existing uses and/or zoning are not currently consistent with the existing Land Use Plan map designation of Low Density Residential. The Application Area lies along a major thoroughfare, LeJeune Road. Properties adjacent to the north of the Application Area are designated Business and Office, while those adjacent to the east of the Application Area are designated Medium Density Residential. There are both commercial and multifamily land use and zoning designations to the south along LeJeune Road within the City of Coral Gables.

The proposed amended category for Application Sub-Area A, Medium Density Residential with One Density Increase (MDR DI-1), authorizes apartment buildings ranging from 13 to 25 dwelling units per gross acre, and provides that properties that utilize “sound urban design” are eligible for approval of one density category higher, which would allow 25 to 60 dwelling units per gross acre. This level of density would be appropriate for Application Sub-Area A given its location along a major thoroughfare. The proposed amendment for Application Sub-Area A is compatible with and would complement the surrounding properties and their uses. Specifically, the proposed amendment would make Application Sub-Area A compatible with the properties to the east which are also along LeJeune Road, while providing the properties within Application Sub-Area A an opportunity to increase density when employing “sound urban design.” This opportunity will incentivize quality design within the Application Area and will, just as importantly, provide for a more efficient utilization of this area which fronts a major roadway and corridor. Additionally, the proposed amendment to Application Sub-Area A’s Land Use Category is appropriate, because along the western edge of most of Application Sub-Area A are private and public alleys, as depicted in attached Exhibit D, which provide additional buffer between Application Sub-Area A and the single family residences to the west. Similarly, the limited depth and area of Sub-

Area A will limit the potential height and scale of any new development to approximately four to five stories which is an appropriate scale for the area in question.

Takewise, the proposed amendment of Application Sub-Area B from Low Density Residential to Business and Office would complement the surrounding properties and their uses, particularly since the properties to the north of Application Sub-Area B are already designated Business and Office. Further, the existing uses on the properties within Application Sub-Area B are consistent with Business and Office Uses and not with its existing Low Density Residential designation, nor is there any likelihood of these properties being converted to a single family residential use due to their location and existing uses.

This application is consistent with several of the CDMP Land Use Element Objectives and Policies as follows:

Objective LU-1

The location and configuration of Miami-Dade County's urban growth through the year 2030 shall emphasize concentration and intensification of development around centers of activity, development of well-designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.

LU-1A. High intensity, well-designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multimodal accessibility.

The proposed amendments would provide for higher intensity in the Application Area, which is in close proximity to the urban center of downtown Coral Gables, and which has high multi-modal accessibility. Specifically, a bus route which connects to the MetroRail runs along LeJeune Road and the Coral Gables municipal trolley route is within walking distance.

LU-1C. Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

The Application Area is underdeveloped and contiguous to existing urban development where capacity exists to accommodate additional demand.

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

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

To the west of the Application Area, single family homes are prominent. Application Sub-Area A provides an opportunity to develop higher density apartments along a major roadway and transit corridor, avoiding the creation of monotonous developments and providing for a variety in housing type and urban infill, without disrupting the single family residences to the west since development will be limited in scale and properly buffered.

LU-1G. Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to relate to adjacent development, and large uses should be planned and designed to serve as an anchor for adjoining smaller businesses or the adjacent business district. Granting of commercial or other non-residential zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.

The property to the north of Application Sub-Area B is already designated Business and Office. Application Sub-Area B is also located in very close proximity to the major roadway intersection of LeJeune Road and SW 8th Street which is a significant business node.

Objective LU-4

Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.

LU-4A. When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

Because the proximate uses—Business and Office to the north and Residential to the east and west—are compatible in noise, lighting, access, and traffic, and scale, the uses of the Application Area as proposed to be amended are consistent with this policy.

Objective LU-7

Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a safe, pedestrian and

bicycle friendly environment that promotes mobility for people of all ages and abilities through the use of rapid transit services.

The Application Area runs along an "Activity Corridor" per Transportation Element TE-5. The Amendments requested for both Application Sub-Area A and Application Area B, provide uses as prescribed by LU-7, while respecting the character of the neighboring communities and providing for the needs of the neighboring communities. The two proposed amendments will result in a mix of uses along the Activity Corridor.

Objective LU-8

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

LU-8A. Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; a variety of affordable housing options; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.

The proposed amendment to the Application Area is consistent in recent trends in location and design of residential units. It will provide affordable housing options in an area that is seeing demand due to its proximity to mass transit and business centers. The Application Area is located close or is accessible via mass transit to major employment areas, as well as commercial and cultural centers including Coral Gables and Brickell/Downtown Miami. This increase in density is reflective of the Guidelines for Urban Form as it encourages a variety of residential types and densities within a section, placing the higher density residential uses near the activity nodes and major roadways. The Application Area will serve as a transition area suitable for higher residential densities.

5. LOCATION MAP

See attached **Exhibit A**

6. ADDITIONAL MATERIALS SUBMITTED

Proposed conceptual development plans for property owned by Applicant: **Exhibit B**
Study of existing height and density on east and west side of LeJeune Road: **Exhibit C**
Diagram of Abutting Alleys: **Exhibit D**
Proposed and Existing Land Use Map: **Exhibit E**

7. LEGAL DESCRIPTION

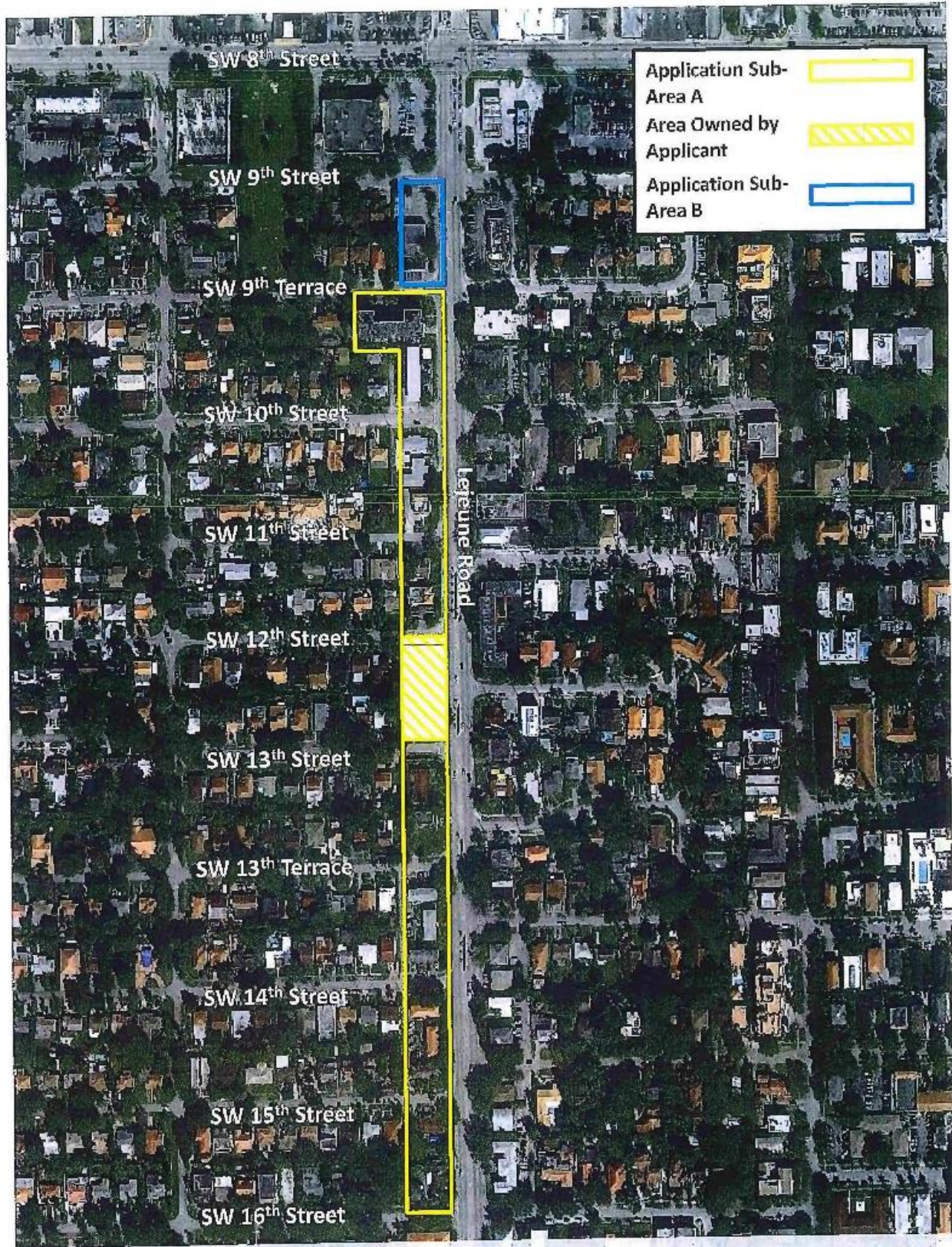
See attached **Exhibit E**

8. DISCLOSURE OF INTEREST

See attached **Exhibit F**

Exhibit A









MULTIMODAL MAP - TRANSIT ROUTES

ROUTE STOP	ROUTE NAME	ROUTE COLOR
	CORAL GABLES TROLLEY ROUTE	YELLOW

LEGEND	
	APPLICANT AREA
	AREA OWNED BY APPLICANT

ROUTE STOP	ROUTE NAME	ROUTE COLOR
	ROUTE 6	BLUE
	ROUTE 24	GREEN
	ROUTE 48	RED

A-002
 DATE: 10/10/16
 DESIGNED: J. LEE
 CHECKED: J. LEE
 APPROVED: J. LEE
 SCALE: 1"=100'

LONDON WEST HOLDING, LLC
 10000 SW 15th St, Suite 100
 Coral Gables, FL 33134
 (305) 441-1111
 www.londonwestholding.com

CALIL
 10000 SW 15th St, Suite 100
 Coral Gables, FL 33134
 (305) 441-1111
 www.calil.com

10000 SW 15th St, Suite 100
 Coral Gables, FL 33134
 (305) 441-1111
 www.londonwestholding.com

10000 SW 15th St, Suite 100
 Coral Gables, FL 33134
 (305) 441-1111
 www.londonwestholding.com

10000 SW 15th St, Suite 100
 Coral Gables, FL 33134
 (305) 441-1111
 www.londonwestholding.com

10000 SW 15th St, Suite 100
 Coral Gables, FL 33134
 (305) 441-1111
 www.londonwestholding.com

10000 SW 15th St, Suite 100
 Coral Gables, FL 33134
 (305) 441-1111
 www.londonwestholding.com

10000 SW 15th St, Suite 100
 Coral Gables, FL 33134
 (305) 441-1111
 www.londonwestholding.com

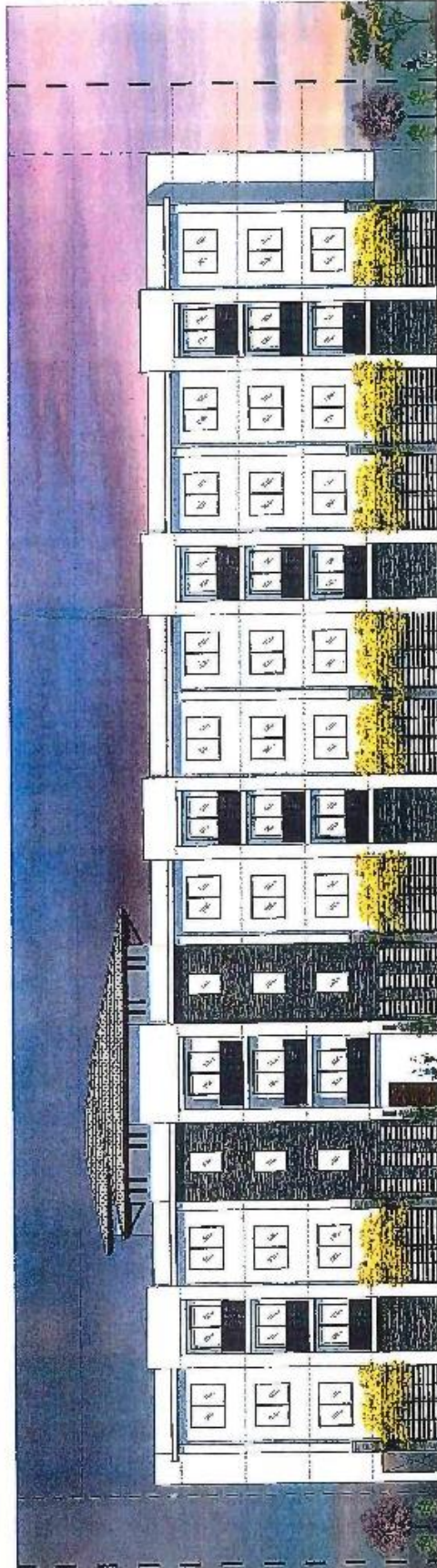
10000 SW 15th St, Suite 100
 Coral Gables, FL 33134
 (305) 441-1111
 www.londonwestholding.com

10000 SW 15th St, Suite 100
 Coral Gables, FL 33134
 (305) 441-1111
 www.londonwestholding.com

10000 SW 15th St, Suite 100
 Coral Gables, FL 33134
 (305) 441-1111
 www.londonwestholding.com

10000 SW 15th St, Suite 100
 Coral Gables, FL 33134
 (305) 441-1111
 www.londonwestholding.com

Exhibit B



EAST (FRONT SIDE) ELEVATION
SCALE 1" = 1'-0"

PROPOSED ZONING INFORMATION FOR
LONDON WEST HOLDING, LLC
ADDRESS: 800 E. JAMES RD MIAMI, FL 33134

RL-4 - HIGH DENSITY APARTMENT HOUSE DISTRICT

ALLOWABLE USES IN A RL-4 DISTRICT

SE-23-2068 - USES PERMITTED

NO LAND, BODY, OR STRUCTURE SHALL BE USED OR PERMITTED TO BE USED AS AN APARTMENT HOUSE UNLESS THE STRUCTURE SHALL BE USED AS AN APARTMENT HOUSE, OR BE IMMEDIATELY CREATED, CONSTRUCTED, REPAIRED OR RECONSTRUCTED, SUBSTANTIALLY ALTERED OR MAINTAINED FOR ANY PURPOSE IN ANY PLANNED DENSITY DISTRICT WHICH IS DESIGNATED, APPROVED OR INTENDED TO BE USED OR OCCUPIED PERMANENTLY EXCEPT FOR ONE (1) OF THE FOLLOWING USES:

- (1) THOSE USES PERMITTED IN THE RL-1, RL-1A, RL-1B, RL-2, RL-3, RL-4 AND RL-5 DISTRICTS EXCEPT ONLY TO THE REQUIREMENTS, LIMITATIONS, AND RESTRICTIONS APPLICABLE TO THESE IN LAND DISTRICTS INCLUDING, BUT NOT LIMITED TO, LOT WIDTH, AREA SETBACKS, YARD AREAS, HEIGHT, AND COVERAGE.
- (2) MULTIFAMILY HOUSING UNITS IN COMPLIANCE WITH THE PROVISIONS OF ARTICLE XIVA OF THIS CODE.
- (3) MULTIPLE FAMILY APARTMENT HOUSES CONTAINING FEWER THAN ELEVEN UNITS IN A SINGLE BUILDING.
- (4) MULTIPLE FAMILY APARTMENT HOUSES CONTAINING ELEVEN (10 OR MORE) UNITS, SUBJECT TO SITE PLAN REVIEW, HEREINAFTER PROVIDED, WHEREIN THE APPLICANT FAILS TO SECURE THE APPROVAL OF THE DEPARTMENT OF PLANNING AND ZONING. THE SITE PLAN REVIEWER SHALL BE DEEMED DENIED, WHERE THE SITE PLAN HAS BEEN DENIED THE APPLICANT MAY REQUEST THE SAME TO SECURE THE APPROVAL OF BOTH DEPARTMENTS OR APPEAL THE SAME TO BE REVIEWED BY THE COMMUNITY ZONING APPEALS BOARD.
- (5) MULTIFAMILY HOUSING DEVELOPMENTS PROVIDED THAT THEY ARE PROVIDED UNDER THE PROVISIONS OF SITE PLAN REVIEW, HEREINAFTER PROVIDED, AND ONLY ON AN APPEAL, OR AFTER STATE REVIEW OF THE SITE PLANS TO ENSURE COMPLIANCE WITH ALL DISTRICT REQUIREMENTS AND SITE PLAN REVIEW OR OTHER CASES THAT SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS HEREINAFTER PROVIDED.
- (6) HOUSING PROVIDED WHEREIN A SINGLE OR MULTIPLE BUILDING, AND A6 DENIED IN CHAPTER 481 OF THE FLORIDA STATUTES, BUT FOR OR BY THE HAVFLD-DCO COUNTY DEPARTMENT OF HOUSING AND REHABILITATION.
- (7) A COMMUNITY RESIDENTIAL FACILITY AS DEFINED IN SECTION 33-35(9)(I) SHALL BE PERMITTED IN A CHILLING UNIT UPON ESTABLISHING THE FOLLOWING:
 - (A) THAT THE TOTAL NUMBER OF RESIDENT STUDENTS ON THE PREMISES NOT EXCEED FORTY-THREE (43) IN NUMBER FACILITIES FOR MORE THAN FORTY-THREE (43) RESIDENT STUDENTS MUST BE APPROVED THROUGH PUBLIC HEARING PURSUANT TO SECTION 33-34.
 - (B) THE OPERATION OF THE COMMUNITY RESIDENTIAL HOME BE LICENSED BY THE STATE OF FLORIDA DEPARTMENT OF HEALTH AND REHABILITATION SERVICES.

[illegible]

ALLOWABLE USES IN A R-1-4 DISTRICT (CONT.)

(B) THAT THE OPERATION OF THE COMMUNITY RESIDENTIAL HOME BE LICENSED BY THE STATE OF FLORIDA, DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES;

(C) THAT THE COMMUNITY RESIDENTIAL HOME NOT BE LOCATED WITHIN A RADIIUS OF ONE THOUSAND TWO HUNDRED (1200) FEET OF ANOTHER EXISTING, UNLICENSED LEGALLY ESTABLISHED COMMUNITY RESIDENTIAL HOME IN A MULTIFAMILY ZONE; THE ONE LOCATING TWO HUNDRED (200) FEET DISTANCE REQUIREMENT SHALL BE RELAXED BY INCLUDING A STEEPWALK LINE FROM THE NEAREST PORTION OF THE STRUCTURE OF THE PROPOSED ONE TO THE NEAREST PORTION OF THE STRUCTURE OF THE EXISTING ONE;

(D) THAT TWO COMMUNITY RESIDENTIAL HOME CONVEY TO EXISTING ZONING REGULATIONS APPLICABLE TO OTHER MULTIPLE FAMILY USES PERMITTED BY THE ZONATION;

(E) THAT THE AGENCIES AGENCY OF THE COMMUNITY RESIDENTIAL HOME ACTIVITY THE CRESTER OR MANAGERS OF THE INSTITUTION TO ESTABLISH SAID FACILITY, SUCH NOTICE SHALL CONTAIN THE ADDRESS AND LEGAL DESCRIPTION OF THE SITE, THE NUMBER OF RESIDENT CLIENTS, AS WELL AS A STATEMENT FROM THE STATE OF FLORIDA DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES INDICATING THE NEED FOR AND LICHENS STATUS OF THE PROPOSED FACILITY, AGENCIES OF THE NOTIFICATION AND STATEMENT SHALL PROHIBIT THE USE AND OCCUPANCY OF ANY STRUCTURE FOR USE AS A COMMUNITY RESIDENTIAL HOME; AND

(F) NOTRE IN THIS SECTION SHALL PERMIT PERSONS TO OCCUPY A COMMUNITY RESIDENTIAL HOME INVOLVED CONSTITUTE A DIRECT THREAT TO THE HEALTH AND SAFETY OF OTHER PERSONS OR IN ANY MANNER NOT WOULD RESULT IN SUBSTANTIAL PHYSICAL DAMAGE TO THE PROPERTY OF OTHERS.

PROPOSED BY ORD. NO. 22-5 SHALL NOT APPLY TO THESE BUILDINGS FOR WHICH A BUILDING PERMIT HAS BEEN ISSUED AND IN EITHER CASE OR IN ANY "LITTLE-SCALE" HOLDING DEVELOPMENT OR PROJECT THE PLAN HAS BEEN APPROVED PRIOR TO FEBRUARY 2, 1962, BY RESOLUTION OF THE BOARD OF APPEALS BOARDED OR BOARDS OF COUNTY COMMISSIONERS, OR PRIOR TO FEBRUARY 2, 1962, AN AGREEMENT, LETTER OF INTENT, OR PERFORMANCE STANDARDS INCORPORATING ALL OF THE BASIC ITEMS CONSTITUTING A SITE PLAN HAS BEEN RECORDED OR ADOPTED BY RESOLUTION OF THE BOARD OF APPEALS BOARDED OR THE BOARD OF COUNTY COMMISSIONERS.

10-2-62 ORD. NO. 11-8, 11-8-62 ORD. NO. 15-36, 11-10-62 ORD. NO. 11, 2-2-62 ORD. NO. 11-8, 1-1-64 ORD. NO. 25-155, 3/15, 1-15-69, ORD. NO. 95-415, 11-3-64 ORD. NO. 95-105, 12/1, 9-3-68, ORD. NO. 89-28, 11-8-20-68, 95-415, 11-3-64 ORD. NO. 95-105, 12/1, 9-3-68, ORD. NO. 89-28, 11-8-20-68, ORD. NO. 10-105, 1-1-35-69, ORD. NO. 90-28, 11-8-69.

DEVELOPMENT DENSITY

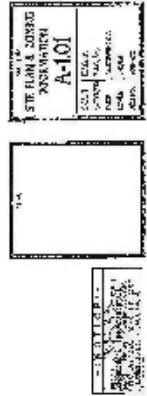
625-35-25 - MAXIMUM NUMBER OF UNITS SHALL NOT EXCEED A DENSITY OF FIFTY (50) DWELLING UNITS PER NET ACRES OR SEVEN HUNDRED SEVENTY-ONE (771) DWELLING UNITS PER NET ACRES OF LOT AREA FOR DWELLING UNIT AND TWO THIRDS (2/3) SQUARE FEET OF LOT AREA FOR DWELLING UNIT.

POWERED BY ZIMMERMAN | 100% VEGAN AND ALLERGEN FREE

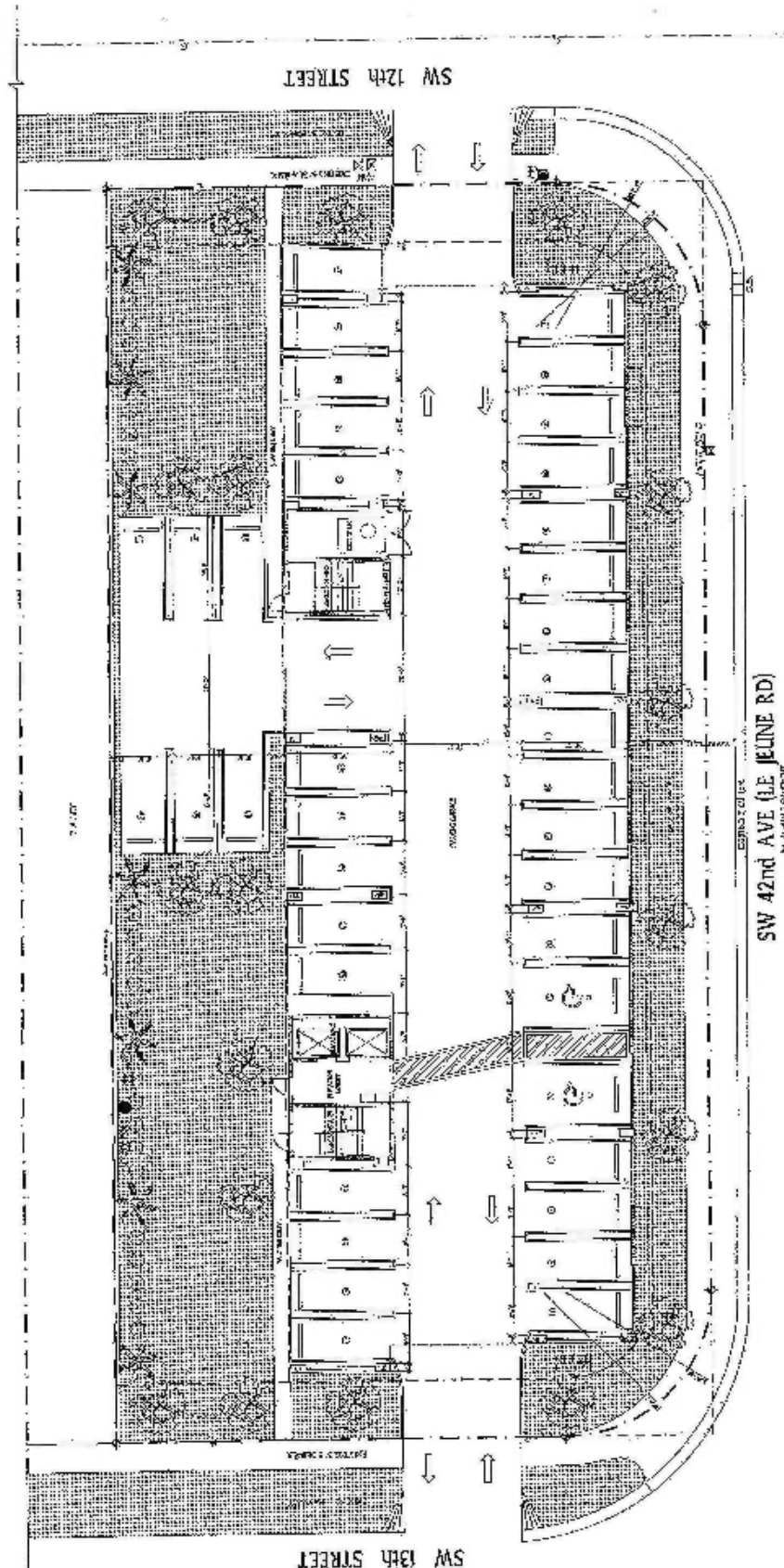
LONDON WEST HOLDING, LLC

© 2019 ZIMMERMAN HOLDINGS, INC. | WWW.ZIMMERMANHOLDINGS.COM

[illegible][illegible]

[illegible]

CALIL
ARCHITECTS



BUILDING FLOOR PLAN	
DATE	10/1/16
PROJECT	SW 42nd Ave (Le Jeune Rd)
SCALE	1/8" = 1'-0"
BY	ARCHITECTS



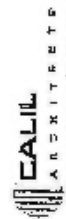
DATE	10/1/16
PROJECT	SW 42nd Ave (Le Jeune Rd)
SCALE	1/8" = 1'-0"
BY	ARCHITECTS

SW 42nd AVE (LE JEUNE RD)

FIRST FLOOR PLAN



LONDON WEST HOLDING, LLC

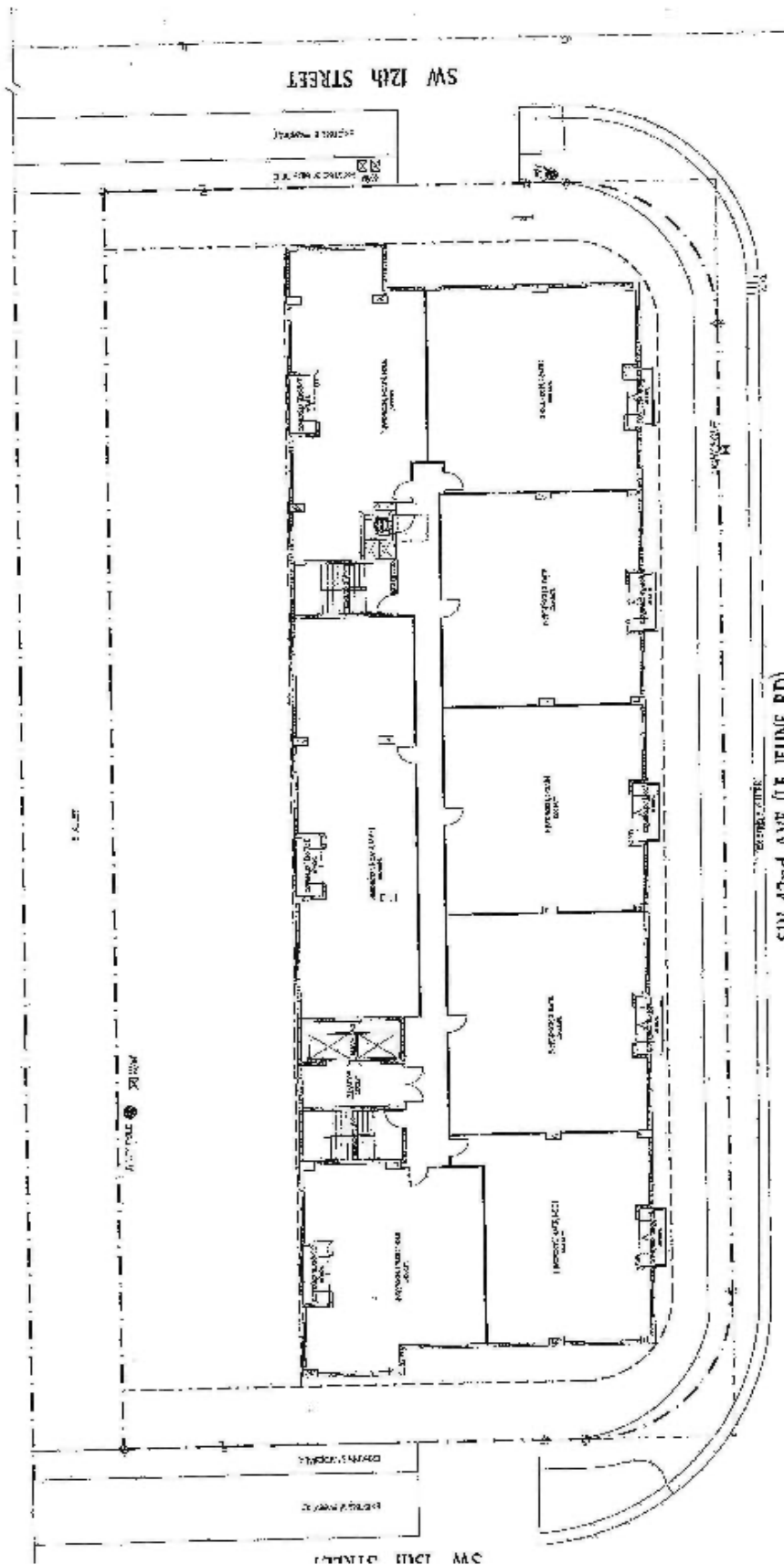


PROJECT: SW 42nd Ave (Le Jeune Rd)

DATE: 10/1/16

DATE	10/1/16
PROJECT	SW 42nd Ave (Le Jeune Rd)
SCALE	1/8" = 1'-0"
BY	ARCHITECTS

DATE	10/1/16
PROJECT	SW 42nd Ave (Le Jeune Rd)
SCALE	1/8" = 1'-0"
BY	ARCHITECTS



SW 42nd AVE (LE JEUNE RD)
 SECOND FLOOR PLAN

NO.	DATE	REVISION
1	10/1/16	ISSUED FOR PERMIT
2	10/1/16	ISSUED FOR PERMIT
3	10/1/16	ISSUED FOR PERMIT
4	10/1/16	ISSUED FOR PERMIT
5	10/1/16	ISSUED FOR PERMIT
6	10/1/16	ISSUED FOR PERMIT
7	10/1/16	ISSUED FOR PERMIT
8	10/1/16	ISSUED FOR PERMIT
9	10/1/16	ISSUED FOR PERMIT
10	10/1/16	ISSUED FOR PERMIT



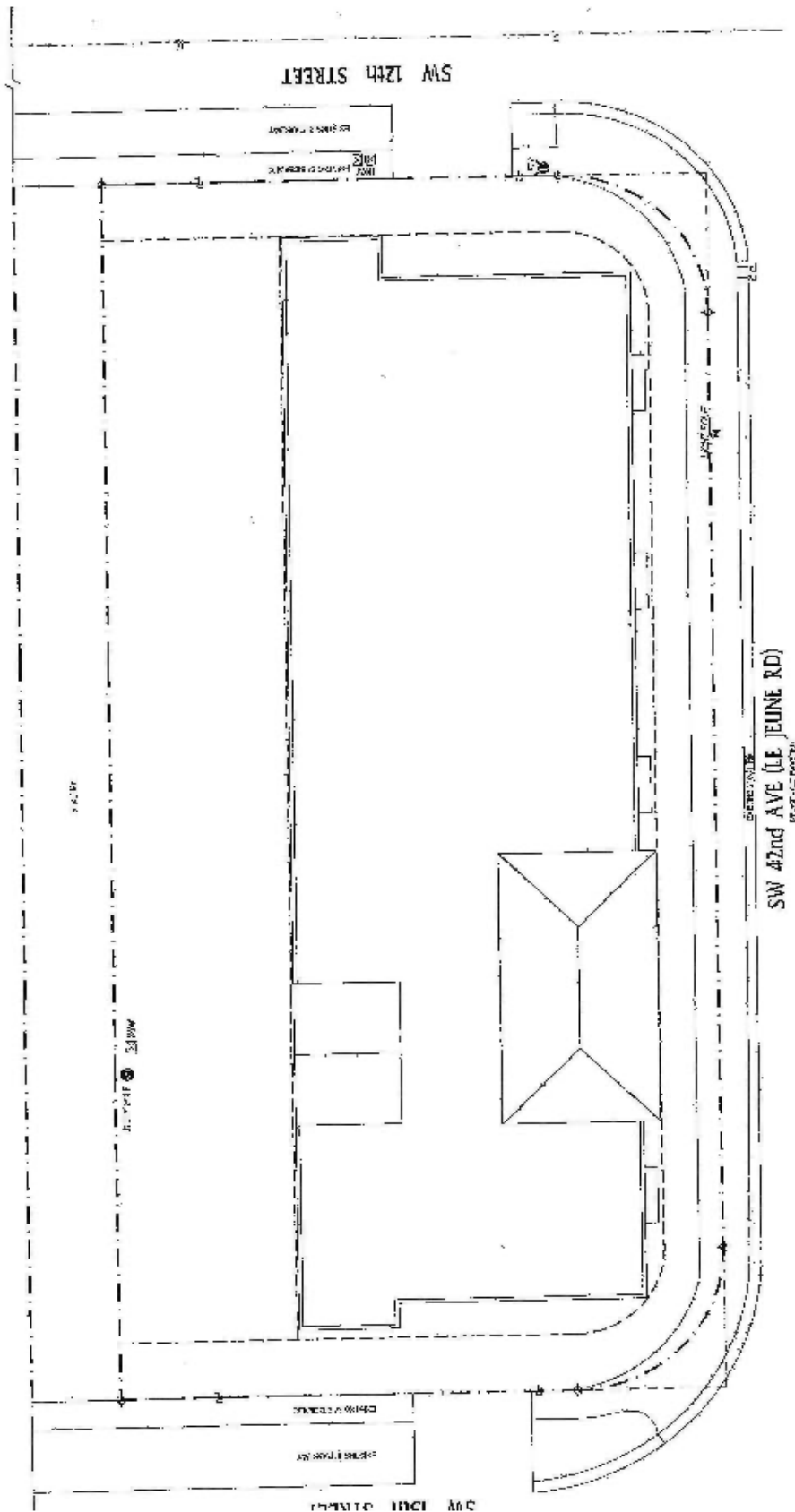
NO.	DATE	REVISION
1	10/1/16	ISSUED FOR PERMIT
2	10/1/16	ISSUED FOR PERMIT
3	10/1/16	ISSUED FOR PERMIT
4	10/1/16	ISSUED FOR PERMIT
5	10/1/16	ISSUED FOR PERMIT
6	10/1/16	ISSUED FOR PERMIT
7	10/1/16	ISSUED FOR PERMIT
8	10/1/16	ISSUED FOR PERMIT
9	10/1/16	ISSUED FOR PERMIT
10	10/1/16	ISSUED FOR PERMIT

LONDON WEST HOLDING, LLC



ARCHITECTS
 1000 SW 12th Street, Suite 100
 Miami, FL 33136
 Phone: (305) 555-1234
 Fax: (305) 555-1235
 Email: info@calil.com

NO.	DATE	REVISION
1	10/1/16	ISSUED FOR PERMIT
2	10/1/16	ISSUED FOR PERMIT
3	10/1/16	ISSUED FOR PERMIT
4	10/1/16	ISSUED FOR PERMIT
5	10/1/16	ISSUED FOR PERMIT
6	10/1/16	ISSUED FOR PERMIT
7	10/1/16	ISSUED FOR PERMIT
8	10/1/16	ISSUED FOR PERMIT
9	10/1/16	ISSUED FOR PERMIT
10	10/1/16	ISSUED FOR PERMIT



MECHANICAL ROOM - EGRESS	
STAIRS - EGRESS	
A-2.04	
DATE	10/10/16
BY	10/10/16
REVISION	10/10/16

MECHANICAL ROOM - EGRESS	
STAIRS - EGRESS	
A-2.04	
DATE	10/10/16
BY	10/10/16
REVISION	10/10/16

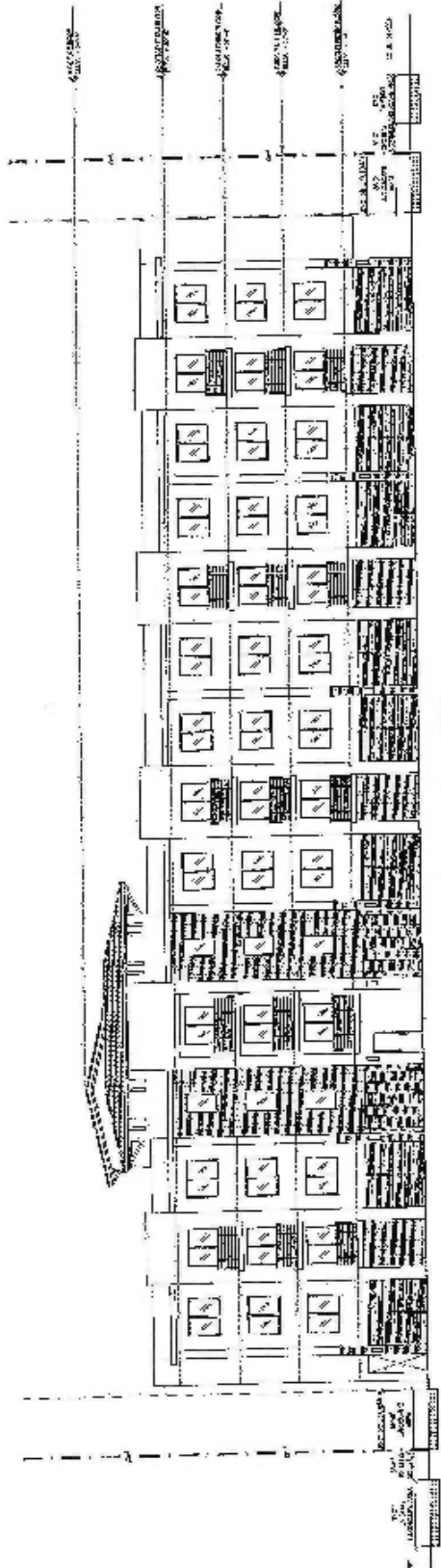
MECHANICAL ROOM - EGRESS	
STAIRS - EGRESS	
A-2.04	
DATE	10/10/16
BY	10/10/16
REVISION	10/10/16

MECHANICAL ROOM - EGRESS
STAIRS - EGRESS

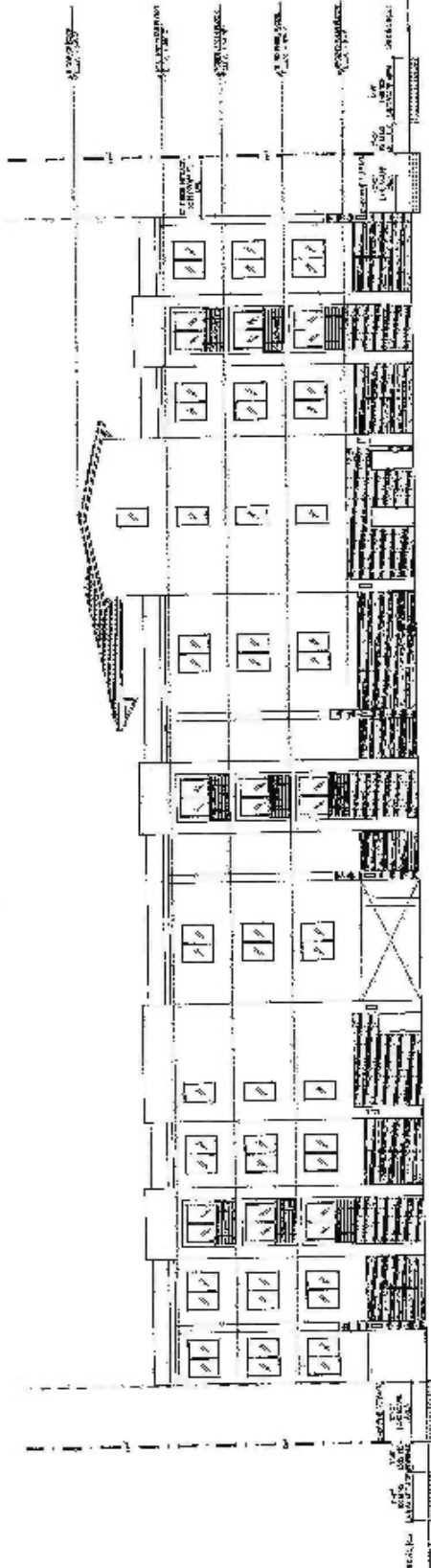
LONDON WEST HOLDING, LLC

CALIL
ARCHITECTS

DATE	10/10/16
BY	10/10/16
REVISION	10/10/16



EAST (FRONT SIDE) ELEVATION



WEST (REAR SIDE) ELEVATION

DATE	BY	CHKD	APP'D
10/10/16	A-3.01		

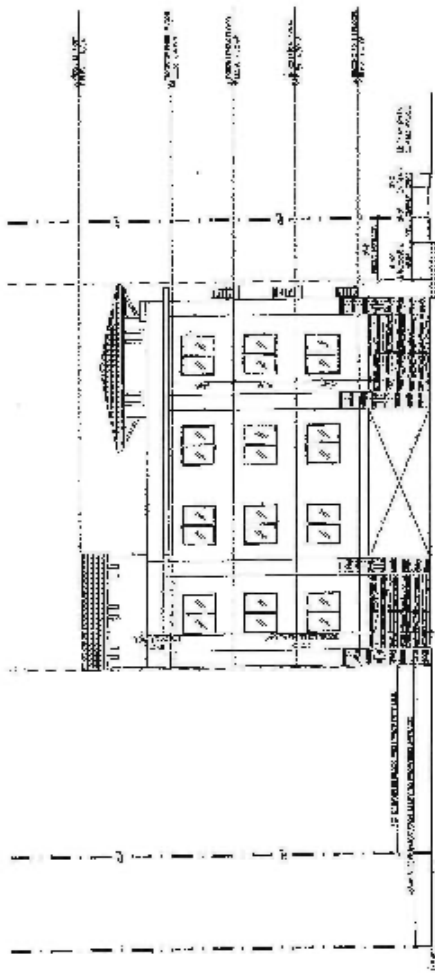


NOTICE
THIS DOCUMENT IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

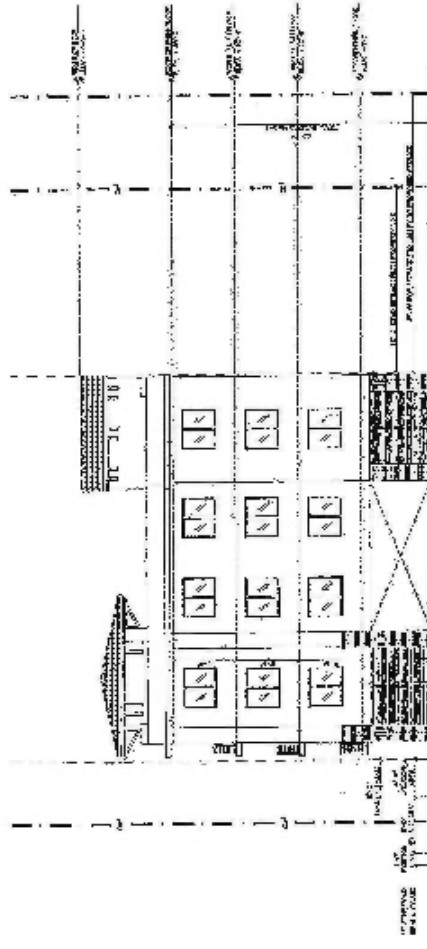
ARCHITECT
LONDON WEST HOLDING, LLC

ARCHITECT
LONDON WEST HOLDING, LLC

DATE	BY	CHKD	APP'D
10/10/16	A-3.01		



SOUTH (STREET SIDE) ELEVATION
SCALE: 1/8" = 1'-0"



NORTH (STREET SIDE) ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT	DATE
DESCRIPTION	BY
REVISIONS	CHECKED
A-302	

DATE	BY
DESCRIPTION	CHECKED

DATE	BY
DESCRIPTION	CHECKED

LONDON WEST HOLDING, LLC

CALL
ARCHITECTS
1000 15th Street, Suite 1000
San Francisco, CA 94103
Tel: 415.774.2000
Fax: 415.774.2001
www.callarchitects.com

DATE	BY
DESCRIPTION	CHECKED

DATE	BY
DESCRIPTION	CHECKED

Exhibit C



EXISTING ZONING MAP



CITY OF CLEVELAND, OHIO, POLICE DISTRICT 15				
TYPE	NUMBER	PREVIOUS NAME	PREVIOUS NAME	NEW COLOR
RECEIVED	944	CLERK'S OFFICE - INLET	<input type="checkbox"/>	<input type="checkbox"/>
	72	CLERK'S OFFICE - 1	<input type="checkbox"/>	<input type="checkbox"/>
	72	CLERK'S OFFICE - 2	<input type="checkbox"/>	<input type="checkbox"/>
CERTIFIED	0	CERTIFIED	<input type="checkbox"/>	<input type="checkbox"/>
	1	CERTIFIED	<input type="checkbox"/>	<input type="checkbox"/>

NAME	PRANAV K S	DOB	12/01/2000	AGE	20
REGISTRATION NO.	23	DATE OF REGISTRATION	08/07/2020	STATUS	<input type="checkbox"/> <input checked="" type="checkbox"/>
CLASS	7	MARKS	74	GRADE	B
					<input type="checkbox"/>

[illegible]

DATE: 10/10/03	
TIME: 10:00 AM	
A-0.03	
NAME: [illegible]	DATE: [illegible]
TIME: [illegible]	DATE: [illegible]
NAME: [illegible]	DATE: [illegible]
TIME: [illegible]	DATE: [illegible]
NAME: [illegible]	DATE: [illegible]
TIME: [illegible]	DATE: [illegible]

SECRET

LLC

TEST HOLDING

LONDON

1990
1991
1992
1993
1994
1995
1996
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
2027
2028
2029
2030
2031
2032
2033
2034
2035
2036
2037
2038
2039
2040
2041
2042
2043
2044
2045
2046
2047
2048
2049
2050
2051
2052
2053
2054
2055
2056
2057
2058
2059
2060
2061
2062
2063
2064
2065
2066
2067
2068
2069
2070
2071
2072
2073
2074
2075
2076
2077
2078
2079
2080
2081
2082
2083
2084
2085
2086
2087
2088
2089
2090
2091
2092
2093
2094
2095
2096
2097
2098
2099
2100
2101
2102
2103
2104
2105
2106
2107
2108
2109
2110
2111
2112
2113
2114
2115
2116
2117
2118
2119
2120
2121
2122
2123
2124
2125
2126
2127
2128
2129
2130
2131
2132
2133
2134
2135
2136
2137
2138
2139
2140
2141
2142
2143
2144
2145
2146
2147
2148
2149
2150
2151
2152
2153
2154
2155
2156
2157
2158
2159
2160
2161
2162
2163
2164
2165
2166
2167
2168
2169
2170
2171
2172
2173
2174
2175
2176
2177
2178
2179
2180
2181
2182
2183
2184
2185
2186
2187
2188
2189
2190
2191
2192
2193
2194
2195
2196
2197
2198
2199
2200
2201
2202
2203
2204
2205
2206
2207
2208
2209
2210
2211
2212
2213
2214
2215
2216
2217
2218
2219
2220
2221
2222
2223
2224
2225
2226
2227
2228
2229
2230
2231
2232
2233
2234
2235
2236
2237
2238
2239
2240
2241
2242
2243
2244
2245
2246
2247
2248
2249
2250
2251
2252
2253
2254
2255
2256
2257
2258
2259
2260
2261
2262
2263
2264
2265
2266
2267
2268
2269
2270
2271
2272
2273
2274
2275
2276
2277
2278
2279
2280
2281
2282
2283
2284
2285
2286
2287
2288
2289
2290
2291
2292
2293
2294
2295
2296
2297
2298
2299
2300
2301
2302
2303
2304
2305
2306
2307
2308
2309
2310
2311
2312
2313
2314
2315
2316
2317
2318
2319
2320
2321
2322
2323
2324
2325
2326
2327
2328
2329
2330
2331
2332
2333
2334
2335
2336
2337
2338
2339
2340
2341
2342
2343
2344
2345
2346
2347
2348
2349
2350
2351
2352
2353
2354
2355
2356
2357
2358
2359
2360
2361
2362
2363
2364
2365
2366
2367
2368
2369
2370
2371
2372
2373
2374
2375
2376
2377
2378
2379
2380
2381
2382
2383
2384
2385
2386
2387
2388
2389
2390
2391
2392
2393
2394
2395
2396
2397
2398
2399
2400
2401
2402
2403
2404
2405
2406
2407
2408
2409
2410
2411
2412
2413
2414
2415
2416
2417
2418
2419
2420
2421
2422
2423
2424
2425
2426
2427
2428
2429
2430
2431
2432
2433
2434
2435
2436
2437
2438
2439
2440
2441
2442
2443
2444
2445
2446
2447
2448
2449
2450
2451
2452
2453
2454
2455
2456
2457
2458
2459
2460
2461
2462
2463
2464
2465
2466
2467
2468
2469
2470
2471
2472
2473
2474
2475
2476
2477
2478
2479
2480
2481
2482
2483
2484
2485
2486
2487
2488
2489
2490
2491
2492
2493
2494
2495
2496
2497
2498
2499
2500
2501
2502
2503
2504
2505
2506
2507
2508
2509
2510
2511
2512
2513
2514
2515
2516
2517
2518
2519
2520
2521
2522
2523
2524
2525
2526
2527
2528
2529
2530
2531
2532
2533
2534
2535
2536
2537
2538
2539
2540
2541
2542
2543
2544
2545
2546
2547
2548
2549
2550
2551
2552
2553
2554
2555
2556
2557
2558
2559
2560
2561
2562
2563
2564
2565
2566
2567
2568
2569
2570
2571
2572
2573
2574
2575
2576
2577
2578
2579
2580
2581
2582
2583
2584
2585
2586
2587
2588
2589
2590
2591
2592
2593
2594
2595
2596
2597
2598
2599
2600
2601
2602
2603
2604
2605
2606
2607
2608
2609
2610
2611
2612
2613
2614
2615
2616
2617
2618
2619
2620
2621
2622
2623
2624
2625
2626
2627
2628
2629
2630
2631
2632
2633
2634
2635
2636
2637
2638
2639
2640
2641
2642
2643
2644
2645
2646
2647
2648
2649
2650
2651
2652
2653
2654
2655
2656
2657
2658
2659
2660
2661
2662
2663
2664
2665
2666
2667
2668
2669
2670
2671
26

CALIL
A H U R T

R.			
----	--	--	--

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

h No. 2



PROPOSED ZONING MAP
FOR RU-4 LEJEUNE



0.00 0.05 0.10 0.15 0.20 0.25 0.30 0.35 0.40 0.45 0.50 0.55 0.60 0.65 0.70 0.75 0.80 0.85 0.90 0.95 1.00

CITY OF CORAL GABLES ZONING DISTRICT LEGEND				
TYPE	OFFICIAL NAME	PAINT COLOR	PAINT CODE	PAINT SAMPLE
RESIDENTIAL	RM	White	PAINT-001	
	RM	White	PAINT-002	
	RM	White	PAINT-003	
	RM	White	PAINT-004	
	RM	White	PAINT-005	
	RM	White	PAINT-006	
	RM	White	PAINT-007	
	RM	White	PAINT-008	
	RM	White	PAINT-009	
	RM	White	PAINT-010	
	RM	White	PAINT-011	
	RM	White	PAINT-012	
	RM	White	PAINT-013	
	RM	White	PAINT-014	
	RM	White	PAINT-015	
	RM	White	PAINT-016	
	RM	White	PAINT-017	
	RM	White	PAINT-018	
	RM	White	PAINT-019	
	RM	White	PAINT-020	
	RM	White	PAINT-021	
	RM	White	PAINT-022	
	RM	White	PAINT-023	
	RM	White	PAINT-024	
	RM	White	PAINT-025	
	RM	White	PAINT-026	
	RM	White	PAINT-027	
	RM	White	PAINT-028	
	RM	White	PAINT-029	
	RM	White	PAINT-030	
	RM	White	PAINT-031	
	RM	White	PAINT-032	
	RM	White	PAINT-033	
	RM	White	PAINT-034	
	RM	White	PAINT-035	
	RM	White	PAINT-036	
	RM	White	PAINT-037	
	RM	White	PAINT-038	
	RM	White	PAINT-039	
	RM	White	PAINT-040	
	RM	White	PAINT-041	
	RM	White	PAINT-042	
	RM	White	PAINT-043	
	RM	White	PAINT-044	
	RM	White	PAINT-045	
	RM	White	PAINT-046	
	RM	White	PAINT-047	
	RM	White	PAINT-048	
	RM	White	PAINT-049	
	RM	White	PAINT-050	
	RM	White	PAINT-051	
	RM	White	PAINT-052	
	RM	White	PAINT-053	
	RM	White	PAINT-054	
	RM	White	PAINT-055	
	RM	White	PAINT-056	
	RM	White	PAINT-057	
	RM	White	PAINT-058	
	RM	White	PAINT-059	
	RM	White	PAINT-060	
	RM	White	PAINT-061	
	RM	White	PAINT-062	
	RM	White	PAINT-063	
	RM	White	PAINT-064	
	RM	White	PAINT-065	
	RM	White	PAINT-066	
	RM	White	PAINT-067	
	RM	White	PAINT-068	
	RM	White	PAINT-069	
	RM	White	PAINT-070	
	RM	White	PAINT-071	
	RM	White	PAINT-072	
	RM	White	PAINT-073	
	RM	White	PAINT-074	
	RM	White	PAINT-075	
	RM	White	PAINT-076	
	RM	White	PAINT-077	
	RM	White	PAINT-078	
	RM	White	PAINT-079	
	RM	White	PAINT-080	

CITY OF MIAMI, ELECTIONS DISTRICT LIBRARY			
TYPE	PROPERTY ADDRESS	PROPERTY LAND USE	USE CATEGORY
RESIDENTIAL	732	RESIDENTIAL SINGLE-FAMILY	RES
COMMERCIAL	111	COMMERCIAL RETAIL	COM
INDUSTRIAL	144-40	INDUSTRIAL - BULK STORAGE	IND

[illegible]

REG-11
LONDON WEST HOLDING, LLC

CALL
AMERICAN JEWELRY
1000 17th St., N.W., Washington, D.C. 20036
202/638-1100

[illegible]

23	8	7	1	0	6	5
24	0	0	0	0	0	0
25	0	0	0	0	0	0
26	0	0	0	0	0	0
27	0	0	0	0	0	0
28	0	0	0	0	0	0
29	0	0	0	0	0	0
30	0	0	0	0	0	0
31	0	0	0	0	0	0
32	0	0	0	0	0	0
33	0	0	0	0	0	0
34	0	0	0	0	0	0
35	0	0	0	0	0	0
36	0	0	0	0	0	0
37	0	0	0	0	0	0
38	0	0	0	0	0	0
39	0	0	0	0	0	0
40	0	0	0	0	0	0
41	0	0	0	0	0	0
42	0	0	0	0	0	0
43	0	0	0	0	0	0
44	0	0	0	0	0	0
45	0	0	0	0	0	0
46	0	0	0	0	0	0
47	0	0	0	0	0	0
48	0	0	0	0	0	0
49	0	0	0	0	0	0
50	0	0	0	0	0	0
51	0	0	0	0	0	0
52	0	0	0	0	0	0
53	0	0	0	0	0	0
54	0	0	0	0	0	0
55	0	0	0	0	0	0
56	0	0	0	0	0	0
57	0	0	0	0	0	0
58	0	0	0	0	0	0
59	0	0	0	0	0	0
60	0	0	0	0	0	0
61	0	0	0	0	0	0
62	0	0	0	0	0	0
63	0	0	0	0	0	0
64	0	0	0	0	0	0
65	0	0	0	0	0	0
66	0	0	0	0	0	0
67	0	0	0	0	0	0
68	0	0	0	0	0	0
69	0	0	0	0	0	0
70	0	0	0	0	0	0
71	0	0	0	0	0	0
72	0	0	0	0	0	0
73	0	0	0	0	0	0
74	0	0	0	0	0	0
75	0	0	0	0	0	0
76	0	0	0	0	0	0
77	0	0	0	0	0	0
78	0	0	0	0	0	0
79	0	0	0	0	0	0
80	0	0	0	0	0	0
81	0	0	0	0	0	0
82	0	0	0	0	0	0
83	0	0	0	0	0	0
84	0	0	0	0	0	0
85	0	0	0	0	0	0
86	0	0	0	0	0	0
87	0	0	0	0	0	0
88	0	0	0	0	0	0
89	0	0	0	0	0	0
90	0	0	0	0	0	0
91	0	0	0	0	0	0
92	0	0	0	0	0	0
93	0	0	0	0	0	0
94	0	0	0	0	0</	

2000 1 24 1 A
 0 0000 0 0000 0 0000
 DATE 01/24/01
 0000 0000 0000 0000
 0000 0000 0000 0000

THIS PAGE INTENTIONALLY LEFT BLANK

Exhibit D

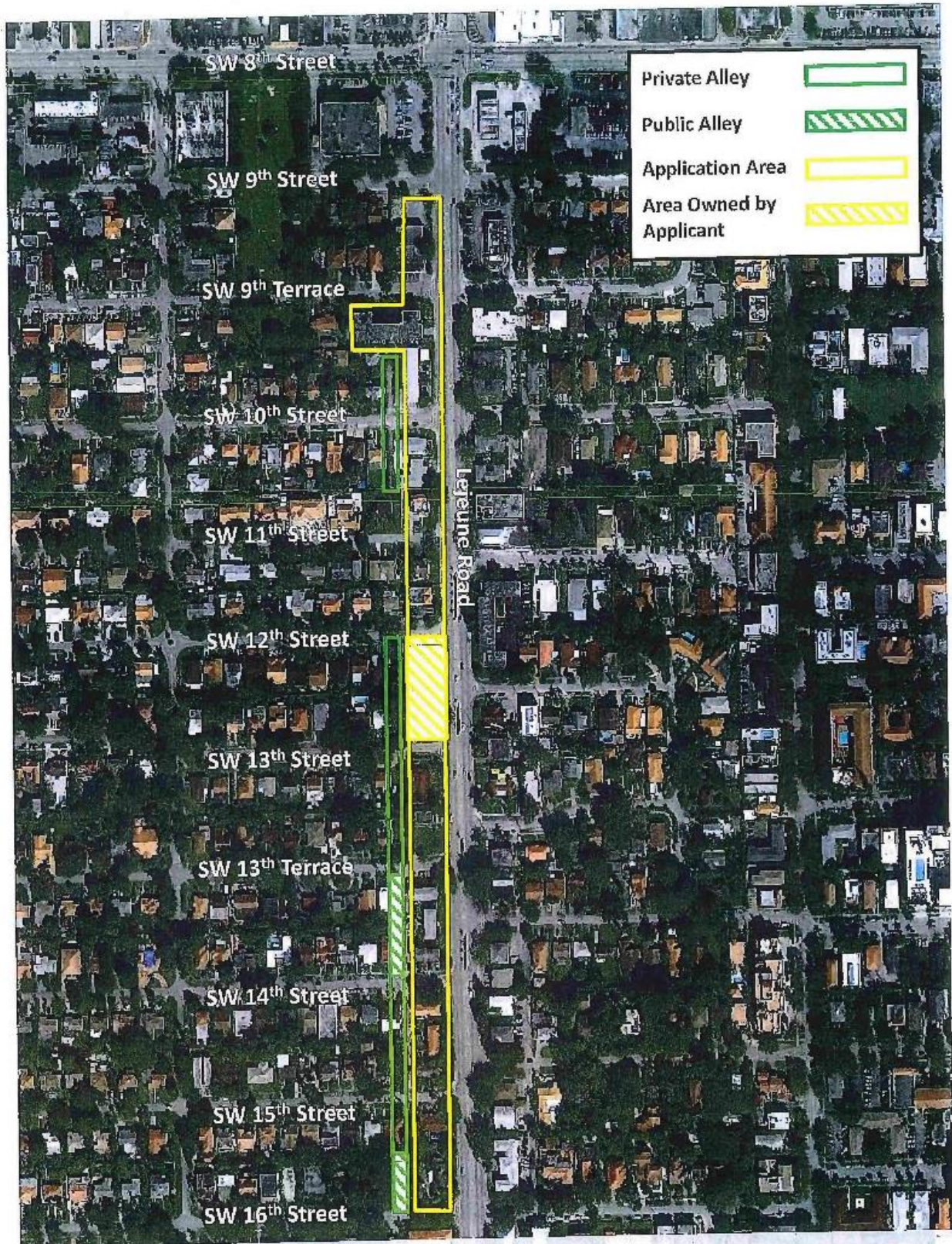


Exhibit E

LEGAL DESCRIPTION

PARCEL 1:
LOTS 5, 6, AND 7, BLOCK 2 OF VIRGINIA PARK AS RECORDED IN PLAT BOOK 15,
PAGE 28 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:
LOTS 8, 9, AND 10, BLOCK 2 OF VIRGINIA PARK AS RECORDED IN PLAT BOOK 15,
PAGE 28 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:
LOTS 11 AND 12, BLOCK 2 OF VIRGINIA PARK AS RECORDED IN PLAT BOOK 15,
PAGE 28 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 4:
THE EAST 235' OF THE SOUTH 130' OF TRACT II, LESS THE NORTH 25' AND THE
EAST 35 THEREOF OF THE DE GARMO ROBERTS TRACT AS RECORDED IN PLAT
BOOK B PAGE 159.

PARCEL 5:
LOTS 1 THROUGH 5, LESS THE WEST 10 FEET OF BLOCK 1 OF LE JEUNE VILLAS AS
RECORDED IN PLAT BOOK 15, PAGE 49 OF THE PUBLIC RECORDS OF MIAMI-DADE
COUNTY, FLORIDA.

PARCEL 6:
LOTS 4 AND 5, BLOCK 3 OF LE JEUNE VILLAS AS RECORDED IN PLAT BOOK 15,
PAGE 49 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 7:
LOTS 1, 2, AND 3, BLOCK 3 OF LE JEUNE VILLAS AS RECORDED IN PLAT BOOK 15,
PAGE 49 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 8:
LOT 1, BLOCK 5 OF CAMNER GABLES 1ST ADDITION AS RECORDED IN PLAT BOOK
42, PAGE 82 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 9:
LOT 1, BLOCK 6 OF CAMNER GABLES 1ST ADDITION AS RECORDED IN PLAT BOOK
42, PAGE 82 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 10:
THE EAST 78.30 FEET OF TRACT 6 OF REVISED PLAT OF CAMNER GABLES FIRST
ADDITION AS RECORDED IN PLAT BOOK 43, PAGE 27 OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA.

PARCEL 11:

NOTE: APPROVED 4536319.T

LOTS 16, 17, AND 18 OF BLOCK 5 OF SUNNY GROVE AS RECORDED IN PLAT BOOK 16, PAGE 48 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 12:

LOTS 13, 14, AND 15 OF BLOCK 5 OF SUNNY GROVE AS RECORDED IN PLAT BOOK 16, PAGE 48 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 13:

LOTS 11 AND 12 OF BLOCK 5 OF SUNNY GROVE AS RECORDED IN PLAT BOOK 16, PAGE 48 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 14:

LOTS 15 THROUGH 18 OF BLOCK 4 OF SUNNY GROVE AS RECORDED IN PLAT BOOK 16, PAGE 48 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 15:

LOTS 11 THROUGH 14 OF BLOCK 4 OF SUNNY GROVE AS RECORDED IN PLAT BOOK 16, PAGE 48 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 16:

LOTS 11 THROUGH 18 OF BLOCK 3 OF SUNNY GROVE AS RECORDED IN PLAT BOOK 16, PAGE 48 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 17:

LOTS 11 THROUGH 18, AND A 15' ALLEY LYING WEST AND ADJ. THERETO OF BLOCK 2 OF SUNNY GROVE AS RECORDED IN PLAT BOOK 16, PAGE 48 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 18:

LOTS 17 AND 18, OF BLOCK 1 OF SUNNY GROVE AS RECORDED IN PLAT BOOK 16, PAGE 48 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 19:

LOT 16 OF BLOCK 1 OF SUNNY GROVE AS RECORDED IN PLAT BOOK 16, PAGE 48 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 20:

LOTS 11 THROUGH 15 OF BLOCK 1 OF SUNNY GROVE AS RECORDED IN PLAT BOOK 16, PAGE 48 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NET ACREAGE: 4.56

GROSS ACREAGE: 4.56



Exhibit F

3

DISCLOSURE OF INTEREST

1. APPLICANT(S) NAME AND ADDRESS:

London West Holdings LLC, 201 Alhambra Circle, Suite 601, Coral Gables, FL 33134

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 in Acres
London West Holdings, LLC	London West Holdings, LLC	30-4108-028-0880	0.20
London West Holdings, LLC	London West Holdings, LLC	30-4108-028-0850	0.18
London West Holdings, LLC	London West Holdings, LLC	30-4108-028-0840	0.13
	HAROLD NOORDHOEK TRS, HAROLD NOORDHOEK REVOCABLE TRUST	30-4108-016-0180	0.18
	HAROLD NOORDHOEK TRS, HAROLD NOORDHOEK REVOCABLE TRUST	30-4108-016-0190	0.18
	PEDRO J & SILVIA A AGUDELO	30-4108-016-0210	0.12
	VEGAS APY CORP	30-4108-013-0020	0.48
	GABLES DEVELOPMENT CORP	30-4108-020-0010	0.29
	A F ALENTADO & ASSOCIATES CO	30-4108-020-0250	0.15
	A F ALENTADO & ASSOCIATES CO	30-4108-020-0280	0.17
	GAZA INVESTMENTS INC	30-4108-023-0010	0.17
	KERUBIM CO	30-4108-023-0080	0.17
	NELSON A RODRIGUEZ VARELA P A	30-4108-024-0010	0.15
	LEIFUNE 1300 LLC	30-4108-028-0640	0.25
	NELSON RASSE & NORMA RASSE	30-4108-028-0630	0.25
	RAIRO CORPORATION	30-4108-028-0470	0.51
	AP REALTY LLC	30-4108-028-0280	0.58
	ZULLY ZALDIVAR	30-4108-028-0110	0.14
	ZULLY ZALDIVAR	30-4108-028-0100	0.06
	DEAN S & SUSAN H CAMPBELL	30-4108-028-0080	0.31

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

Applicant	Owner	Lessee	Contract Purchaser	Other
London West Holdings, LLC	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.

Individual's Name and Address	Percentage of Interest
N/A	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.

Corporation Name: N/A

Name, Address and Office	Percentage of Stock
N/A	N/A

- c. If the applicant is a trustee, list the trustee's name, the name and address of the beneficiaries of the trust, and the percentage of interest held by each.

Trustee's Name: N/A

Beneficiary's Name and Address	Percentage of Interest
N/A	N/A

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

Partnership Name: London West Holdings LLC

Name and Address of Partners (Members)	Percentage of Interest
Mohammed Fikri, c/o Baloyra Law, 201 Alhambra Circle, Suite 601, Coral Gables, Florida 33134	100%

- c. If the applicant is a party to a contract for purchase, whether contingent on this application or not, and whether a corporation, trustee, or partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners.

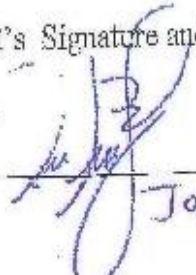
Name and Address	Percentage of Interest
N/A	N/A

Date of Contract: N/A

[Signature Page follows]

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

Applicant's Signature and Printed Name:



Jose Baloya is attorney in fact for Mohammed Fikree

Sworn to and subscribed before me

this ¹² day of ^{Oct.} 20 ¹⁶



Notary Public, State of Florida

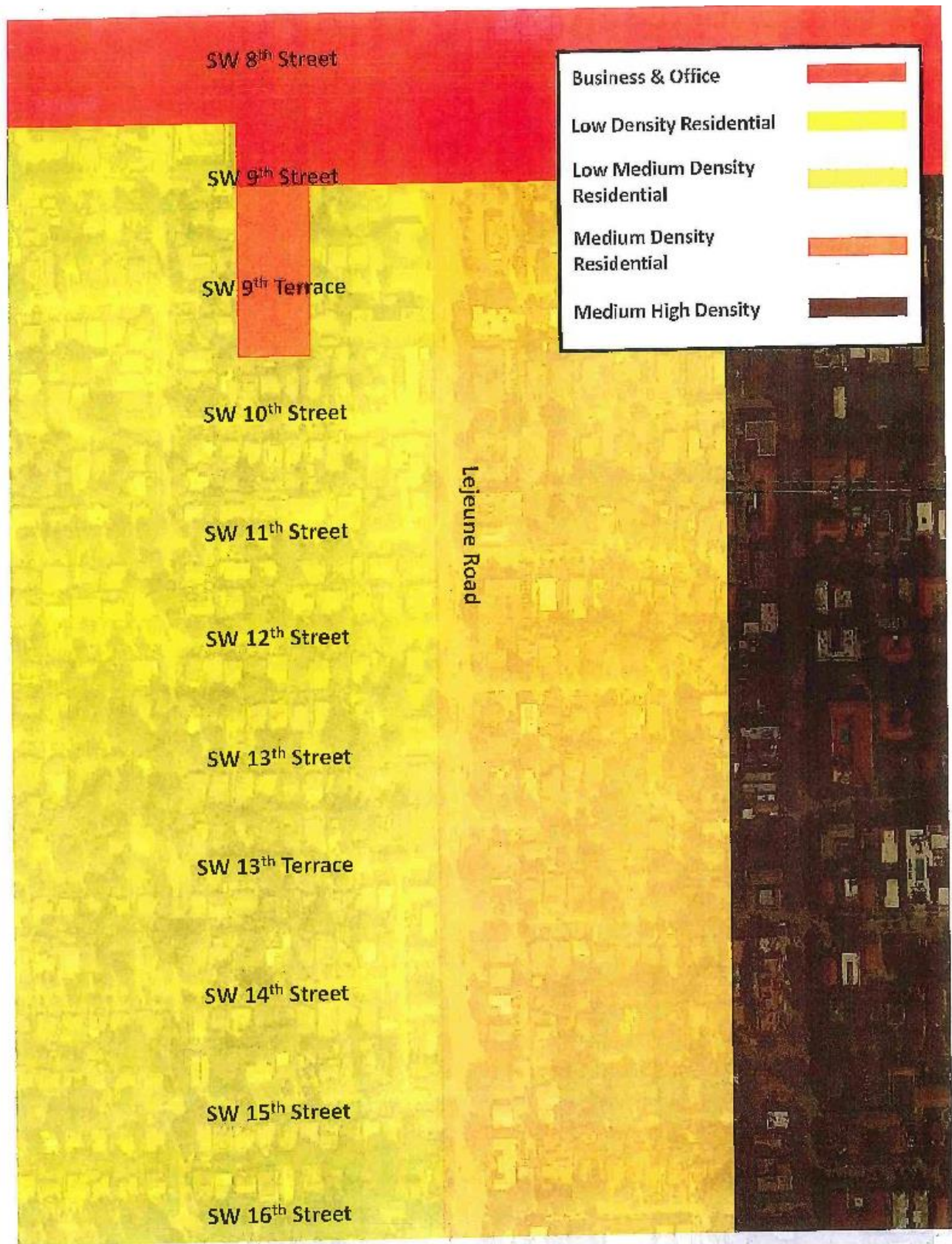


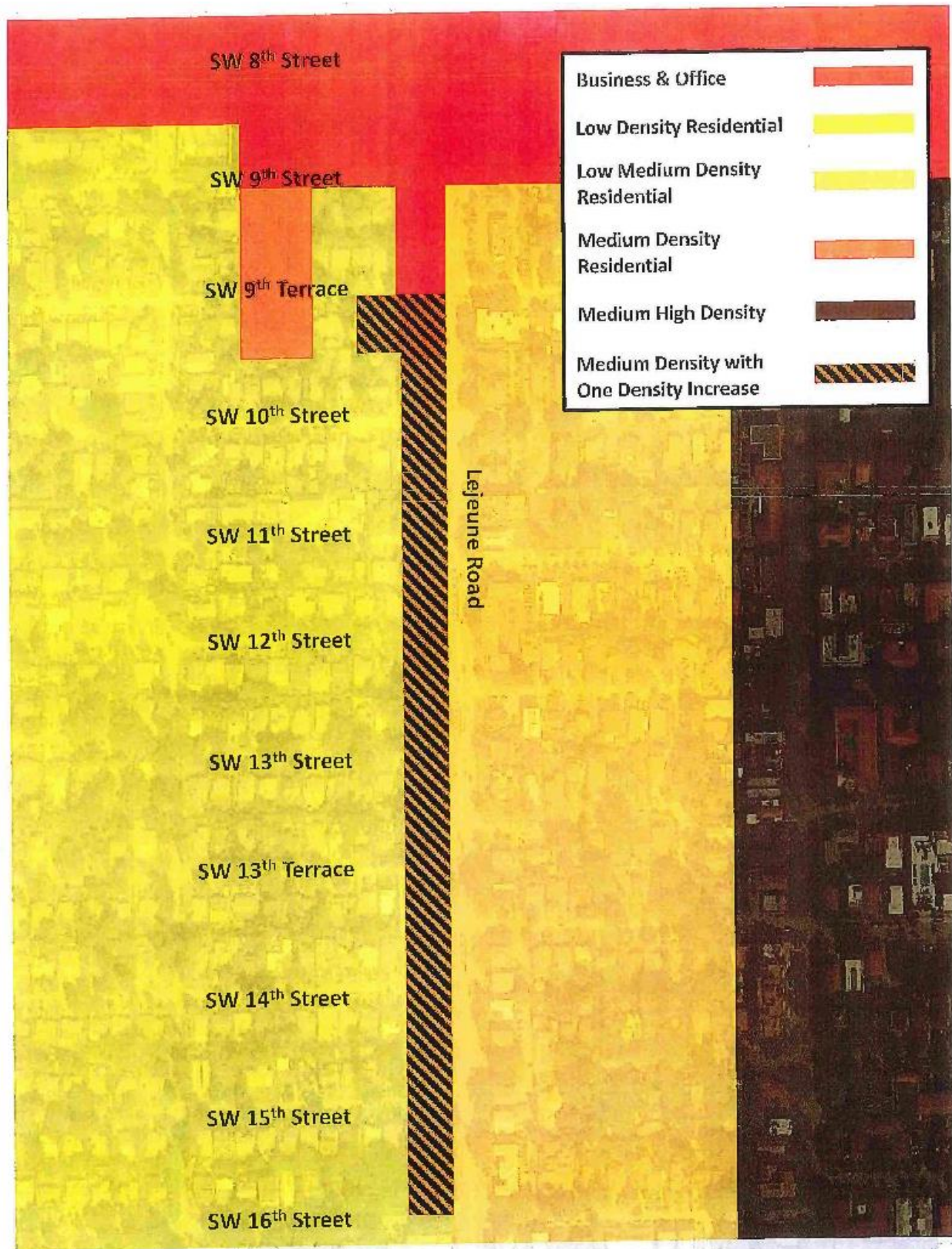
My Commission Expires:

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

THIS PAGE INTENTIONALLY LEFT BLANK

Exhibit G





THIS PAGE INTENTIONALLY LEFT BLANK

APPENDIX B

Miami-Dade County Public Schools Analysis

THIS PAGE INTENTIONALLY LEFT BLANK



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, Chairman

Dr. Marta Pérez, Vice Chairman

Dr. Dorothy Bendross-Minding

Susie V. Castil

Dr. Steve Gallon

Perla Tabares Hantme

Dr. Martin K.

Lubby Navar

Mari Tere Roja

February 2, 2017

VIA ELECTRONIC MAIL

Mr. Mario Garcia-Serra
Gunster
600 Brickell Avenue, Suite 3500
Miami, Florida 33131
MGarcia-Serra@gunster.com

RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS
LONDON WEST HOLDINGS LLC
LOCATED AT 1200 SW 42 AVENUE
PH3017011200028 – FOLIO Nos.: 3041080280880, 3041080280850, 3041030280840, 3041080160180,
3041080160190, 3041080160210, 3041080130020, 3041080230010,
3041080240010, 3041080280640

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 235 units, 11 single-family attached units and 224 multifamily units, which generate 27 students: 12 elementary, 7 middle and 8 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-208

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: PH3017011200028 Local Government (LG): Miami-Dade
 Date Application Received: 1/12/2017 11:29:06 AM LG Application Number: CDMP Application 2 Oct 2016 Cycle
 Type of Application: Public Hearing Sub Type: Land Use
 Applicant's Name: London West Holdings LLC, Mario Garcia-Serra, Guns
 Address/Location: 600 Brickell Avenue, Suite 3500, Miami, FL 33131
 Master Folio Number: 3041080280880
 Additional Folio Number (s): 3041080280850, 3041030280840, 3041080160180, 3041080160190, 3041080160210, 3041080130020, 3041080230010, 30410802400103041080280640,
 PROPOSED # OF UNITS 235
 SINGLE-FAMILY DETACHED UNITS: 0
 SINGLE-FAMILY ATTACHED UNITS: 11
 MULTIFAMILY UNITS: 224

CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
961	CORAL GABLES PREPARATORY ACADEMY (ELEM COMP)	-58	12	0	NO	Current CSA
961	CORAL GABLES PREPARATORY ACADEMY (ELEM COMP)	0	12	0	NO	Current CSA Five Year Plan
962	CORAL GABLES PREPARATORY ACADEMY (MID COMP)	-35	7	0	NO	Current CSA
962	CORAL GABLES PREPARATORY ACADEMY (MID COMP)	0	7	0	NO	Current CSA Five Year Plan
6741	PONCE DE LEON MIDDLE	-77	7	0	NO	Current CSA
6741	PONCE DE LEON MIDDLE	0	7	0	NO	Current CSA Five Year Plan
7071	CORAL GABLES SENIOR	-605	8	0	NO	Current CSA
7071	CORAL GABLES SENIOR	0	8	0	NO	Current CSA Five Year Plan

ADJACENT SERVICE AREA SCHOOLS

5441	SYLVANIA HEIGHTS ELEMENTARY	364	12	12	YES	Adjacent CSA
6961	WEST MIAMI MIDDLE	410	7	7	YES	Adjacent CSA
7791	BOOKER T WASHINGTON SENIOR	319	8	8	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

THIS PAGE INTENTIONALLY LEFT BLANK

APPENDIX D

Proffered Declaration of Restrictions

No Declaration of Restrictions has been proffered.

THIS PAGE INTENTIONALLY LEFT BLANK

APPENDIX E

Fiscal Impact Analysis

THIS PAGE INTENTIONALLY LEFT BLANK

Fiscal Impacts On Infrastructure and Services

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 the October 2016 Cycle Application No. 2 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 2015-16, 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.

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.

“Medium Density Residential with One density Increase (DI-1; 25 to 60 dwelling units per gross acre)” on Subarea A portion; and “Business and Office” on Subarea B portion of the application site.

The applicant requests to redesignate Subarea A portion of a ±4.56 gross acre application site parcel from "Low Density Residential (2.5 to 6 dwelling units per gross acre)" to "Medium Density Residential with One density Increase (DI-1; 25 to 60 dwelling units per gross acre)" and Subarea B portion of the application site to “Business and Office” that would allow the application site to be developed at a maximum of 224 multi-family units (Subarea A) and 14,287 square feet of retail, or a maximum of 224 multi-family units (Subarea A) and 11 single family attached homes. If the site is developed at maximum development under the first scenario, the water connection charge is estimated at \$48,690; the water service line and meter connection fees would cost \$1,300; the sewer connection charges are estimated at \$198,161; and the annual operating and maintenance costs would total \$43,178. If the site is developed at maximum development under the second scenario, the water connection charge is estimated at \$49,456; the water service line and meter connection fees would also cost \$1,300; the sewer connection charges are estimated at \$199,248; and the annual operating and maintenance costs would total \$43,857. In addition, the estimated cost of installing the required 1,035 linear feet of 8-inch water main to connect the proposed development to the County’s regional water system is estimated at \$335,992. Furthermore, the estimated cost of installing the required 505 linear feet of 12-inch water main is estimated at \$183,734. The estimated cost of installing the required sanitary gravity sewer main to connect to the County’s regional sewer system is not available. 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 \$519,726 (without the sewer line estimated cost).

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 developed with residences, could result in 27 additional students. The average cost for K-12 grade students amounts to \$9,337 per student. Of the 27 students, 12 will attend elementary schools, 7 will attend middle schools students and 8 will attend senior high schools. The total annual operating cost for additional students residing in this development, if approved, would total \$252,099. 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 Miami-Dade County Fire and Rescue (MDFR) indicates that fire and rescue services in the vicinity of the application site is adequate. The current CDMP designation of "Low Density Residential" will allow a potential development which would generate 26 annual alarms. The proposed COMP designation of "Business and Office" on Subarea B and "Medium Density Residential with one density increase (DI-1)" on Subarea A of the application site would allow a proposed potential development that is anticipated to altogether generate 67 annual alarms. The 67 annual alarms will result in a moderate impact to existing fire rescue service. Presently, fire and rescue service in the vicinity of the application site is adequate.

THIS PAGE INTENTIONALLY LEFT BLANK

APPENDIX F

Photos of Site and Surroundings

THIS PAGE INTENTIONALLY LEFT BLANK



A segment of the Application site



Residential area located east of the application site
across SW 42 Avenue (Lejeune Road)



CVS Pharmacy store at the southwest corner of SW 8 Street and SW 42 Avenue north of the application site



Residential apartments south of the application site in the City of Coral Gables at the southwest corner of the intersection of SW 16 Street and SW 42 Avenue