

<div><h1>Application No. 4</h1><div>Commission District 7 Community Council 12</div></div>

APPLICATION SUMMARY

Applicant/Representative:	Galloway Road Partners, LLC/Jorge L. Navarro, Esq.
Location:	Southwest corner of the intersection of SW 87 Avenue and SW 94 Street
Total Acreage:	±4.41 Net Acres
Current Land Use Plan Map Designation:	"Estate Density Residential (1 to 2.5 dwelling units per gross acre)"
Requested Land Use Plan Map Designation and other changes:	<ol style="list-style-type: none">1. Redesignate the application site on the Land Use Plan map: From: "Estate Density Residential" To: "Office/Residential"2. Add the Proffered Declaration of Restrictions to the Restriction Table in Appendix A of the Land Use Element, if accepted by the Board of County Commissioners
Amendment Type:	Small-Scale
Existing Zoning District/Site Condition:	EU-1 (1 estate home on 1-acre parcel)/Religious facility (Jewish Temple) and a private school

RECOMMENDATIONS

Staff:	ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS (February 2017)
Kendall Community Council (12):	ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS (March 2, 2017)
Planning Advisory Board (PAB) Acting as the Local Planning Agency:	ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS (March 20, 2017)
Final Action of Board of County Commissioners:	TO BE DETERMINED (April 26, 2017)

Staff recommends to **ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS** the proposed small-scale amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2020-2030 Land Use Plan (LUP) map to redesignate the ±4.41-acre application site from “Estate Density Residential” to “Office/Residential” land use category for the following reasons:

Principal Reasons for Recommendation:

1. The application seeks to change the land use designation for the application site to facilitate the redevelopment of the site with offices, generally consistent with provisions of the CDMP. Objective LU-1, Policy LU-1C and Policy LU-10A of the CDMP Land Use Element require the County to give priority to 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 developed with a synagogue, 294-student Pre-K to 6th grade private school and a duplex residence utilized as part of the synagogue and school operations (total ±41,999.52 square feet of development). Under the requested “Office/Residential” designation the site could be developed with approximately 96,049 square feet of office uses or a maximum of 26 residential units. As discussed in Principal Reason No. 2.ii. below, the projected impacts that would be generated by the maximum allowable development on the application site, if the requested “Office/Residential” designation is approved, would not cause a violation in the adopted level of service standards for public services and facilities.

The Applicant has proffered Declaration of Restrictions (covenant) that limits building height to three stories along SW 87 Avenue and two stories on the remainder of the property, requires a minimum 50-foot building setback from the west and south property lines, and provides for landscaping along the west and south to address compatible with the abutting single family residences.

2. 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:* The application, if approved, would not significantly impact the supply of residential land in Minor Statistical Area 5.5 (MSA 5.5) where the application site is located, but could support the growth/operations of the adjacent Baptist Hospital through redevelopment of the application site with offices and thereby could generate additional employment in the area.

The application site is developed with a synagogue and private school with associated uses, as discussed in Principal Reason No. 1 above and could be redeveloped under the “Estate Density Residential” designation with a maximum

of 11 single family homes. Under the requested "Office/Residential" designation the site could be developed with a maximum 26 residential units or over 1.5 months of residential land supply (see "Supply and Demand Analysis" on page 4-12). However, as stated in the application, the applicant intends to develop the site with medical offices and other uses complementary to the Baptist Hospital.

- ii. *Public Facilities and Services:* The impacts that would be generated from the maximum allowable development on the application (96,049 square feet of office uses or 26 single family detached units), if the application were approved, would not cause a violation in the adopted level of service standards for public services and facilities in the vicinity of the application site.
- iii. *Compatibility:* The requested "Office/Residential" land use designation and the maximum office or residential development that could occur on the site, if the application is approved with acceptance of the proffered Covenant (96,049 square feet of office or 26 single family detached units), would be generally compatible with the adjacent development. To the east beyond SW 87 Avenue are single family cluster homes, at the northeast corner SW 87 Avenue and SW 94 Street are residential condominiums and to the north beyond SW 94 Street are residential condominiums offices and the Baptist Hospital. Abutting the application site to the west and south are single family residences. The Applicant's proffered covenant, discussed in Principal Reason No. 1 above, proposes to restrict building heights on the property, provides minimum setback requirements from the west and south property lines and provides landscaping requirements that address compatibility with the abutting residences. Furthermore, as discussed in Principal Reason No. 2(iv) below, development on the application site would be limited to such uses that would not handle, generate, store or dispose of hazardous waste pursuant to Section 24-43 of the Miami-Dade County Code.
- iv. *Environmental and Historic Resources:* The subject application, if approved, would not impact historic resources but could impact environmental resources. The Site contains tree resources including specimen trees that are to be preserved pursuant to Section 24-49.2 of the Miami-Dade County Code. (See "Environmental Conditions" section on page 4-15.)

Additionally, the application site is within the Alexander Orr Wellfield protection area, specifically within the 'average travel time' contour of the wellfield protection area. New uses and facilities that use, handle, generate, transport or dispose of hazardous wastes are prohibited in the wellfield protection area pursuant to the CDMP Conservation, Aquifer and Drainage Element Objective CON-3 and Policy CON-3A and pursuant to Section 24-43 of the Miami-Dade County Code. Furthermore, the application site is encumbered by a covenant running with the land in favor of Miami-Dade County (recorded in Official Records under Clerk File Number 88R351204) that restricts hazardous materials and hazardous wastes on the subject property (see Appendix E: Covenant in Favor of Miami-Dade County). As stated in the application, the Applicant intends to develop the property with medical offices and other uses complementary to the adjacent Baptist Hospital. In accordance with the referenced CDMP objective and policy and pursuant to Section 24-43 of the Code, development on the property would be limited to such uses that would not handle, generate, transport or dispose of hazardous wastes.

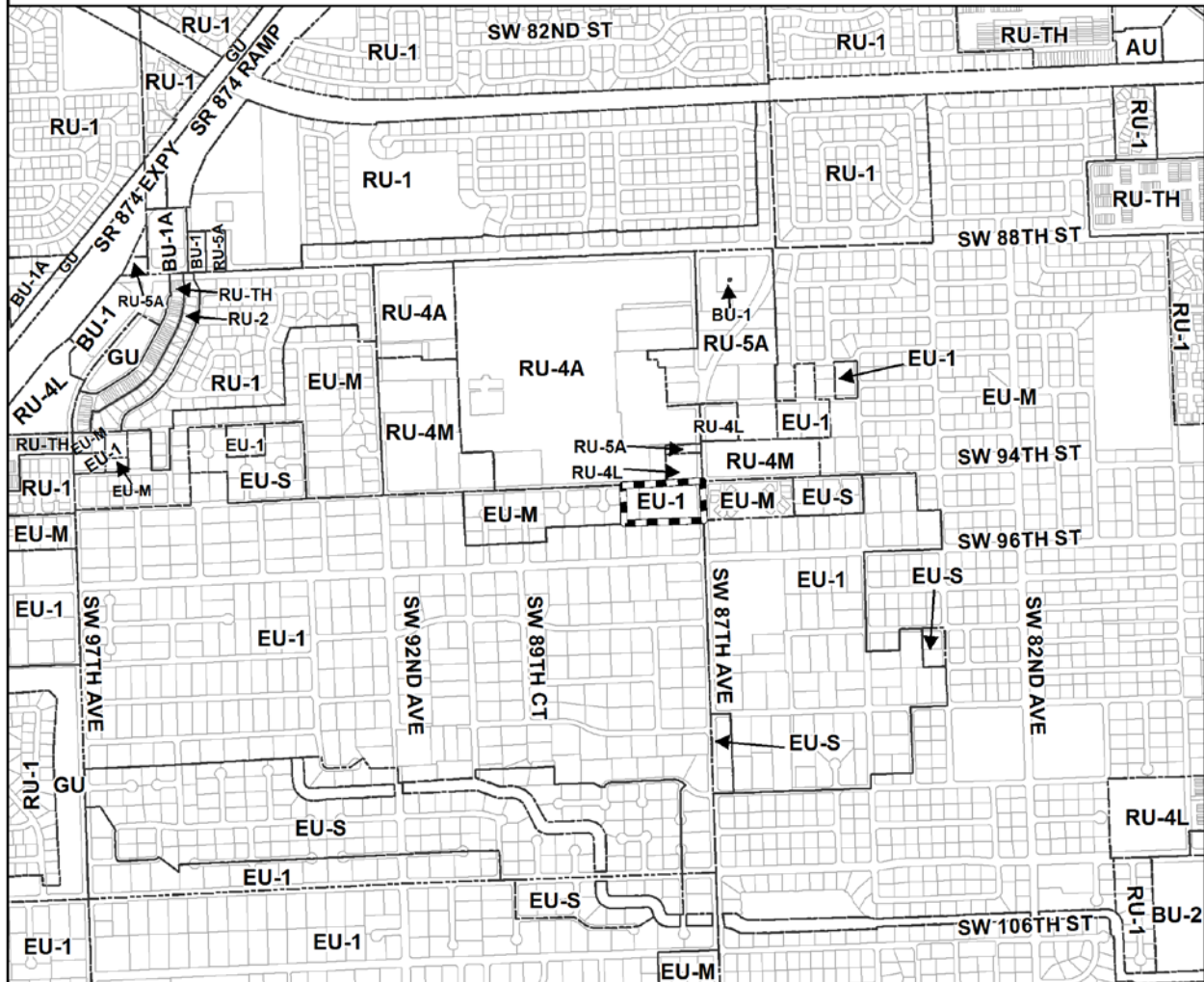
- v. *Transit Ridership and Pedestrianism:* The application if approved, and the site developed with offices, could support transit ridership and pedestrianism. Notwithstanding that the site is located more than a ¼ mile (0.4 miles) from the nearest transit stop—as outlined in LU-8E(v) to be considered transit supportive, the site is accessible to transit service and thereby could support transit ridership and pedestrianism. Metrobus Routes 88 and 104 provide local route service, along Kendall Drive/SW 88 Street in the general vicinity of the site, and Metrobus feeder service to Metrorail stations. Metrobus Route 88 provides service at 20-minute headways during the AM/PM peak periods on weekdays and 30-minute headways in the evenings (after 8pm) and on weekends (Saturday and Sunday). Similarly, Metrobus Route 104 provides service at 24-minute headways during the AM/PM peak periods on weekdays and 60-minute headways in the evenings (after 8pm) and on weekends. The closest bus stop is located along Kendall Drive approximately 0.4 miles from the application site.

Furthermore, Kendall Drive is one of six (6) major Rapid Transit Corridors listed within the SMART Plan adopted by the Miami-Dade Metropolitan Planning Organization (MPO Resolution No. 06-16) for improved transit service. In accordance with the SMART Plan, premium transit service such as Bus Rapid Transit, Light Rail or Heavy-rail facilities and services will be implemented within the Kendall Drive corridor (see Transit analysis on page 4-26). The intensification of development that would be allowed on the application site, if the application were approved, could generate additional transit ridership and support existing and future transit service in the area.

APPLICATION NO. 4 AERIAL PHOTO



APPLICATION 4 ZONING MAP

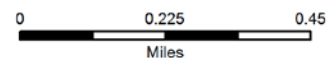


APPLICATION AREA

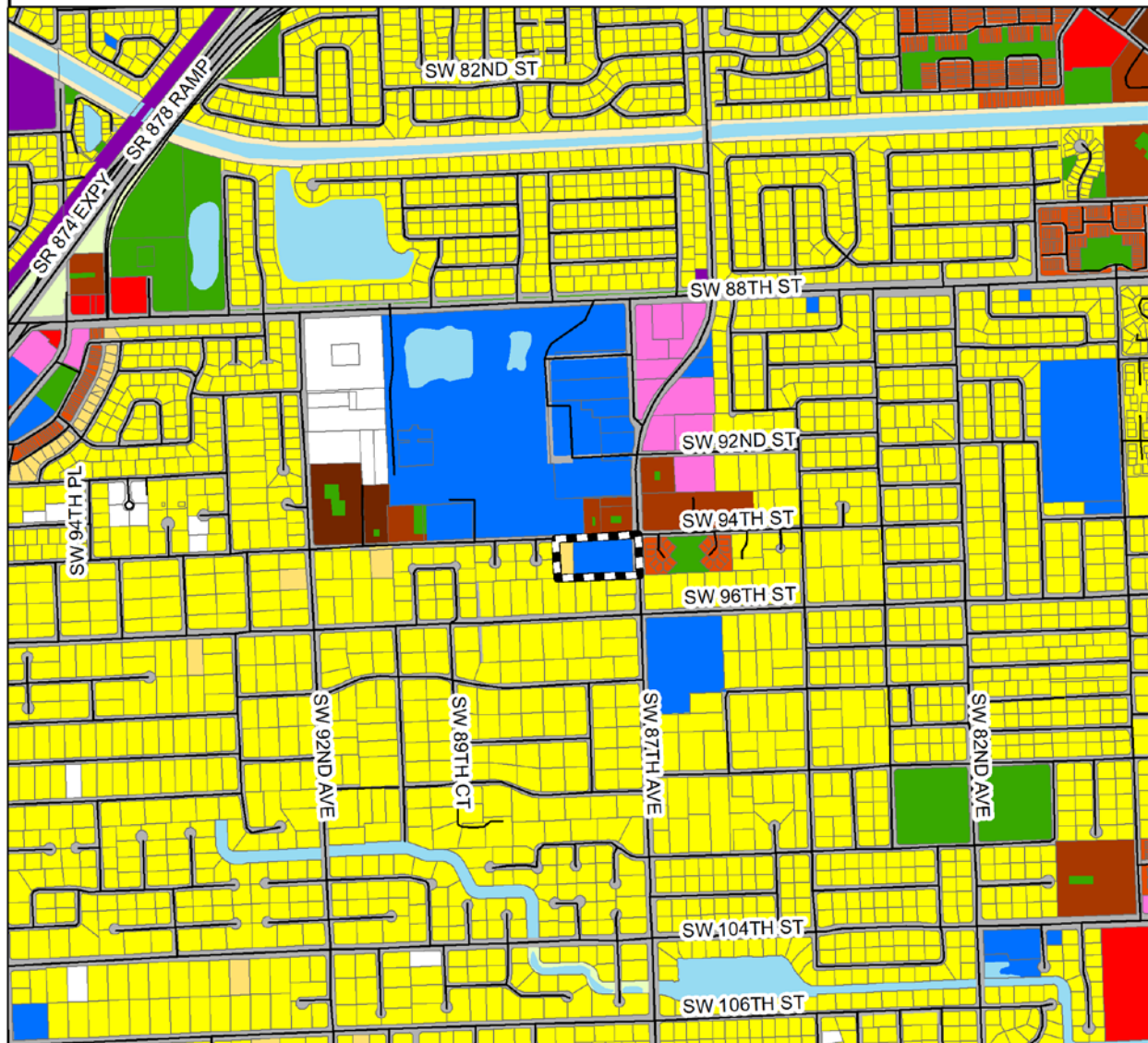
Source: Department of Regulatory and Economic Resources
January 2017

ZONING DISTRICTS

AU	AGRICULTURAL / RESIDENTIAL 5 ACRES GROSS	RU-4A	HOTEL/MOTEL DISTRICT
BU-1	BUSINESS DISTRICTS, NEIGHBORHOOD	RU-4L	LIMITED APARTMENT HOUSE DISTRICT
BU-1A	BUSINESS DISTRICTS, LIMITED	RU-4M	MODIFIED APARTMENT HOUSE
BU-2	BUSINESS DISTRICTS, SPECIAL	RU-5A	SEMI-PROFESSIONAL OFFICE
EU-1	ESTATES, SINGLE-FAMILY	RU-TH	TOWNHOUSE
EU-M	ESTATES MODIFIED, SINGLE-FAMILY		
EU-S	ESTATE USE, SUBURBAN SINGLE-FAMILY		
GU	INTERIM DISTRICT		
RU-1	SINGLE-FAMILY RESIDENTIAL		
RU-2	TWO-FAMILY RESIDENTIAL DISTRICT		



APPLICATION NO. 4 EXISTING LAND USE



APPLICATION AREA

Source: Department of Regulatory and Economic Resources
January 2017

EXISTING LAND USE

SINGLE-FAMILY

TWO-FAMILY DUPLEXES

TOWNHOUSES

LOW-DENSITY MULTI-FAMILY

HIGH-DENSITY MULTI-FAMILY

COMMERCIAL, SHOPPING CENTERS

OFFICE

INSTITUTIONAL

COMMUNICATIONS, UTILITIES, TERMINALS

STREETS, ROADS, EXPRESSWAYS, RAMPS

STREETS RIGHT OF WAY

PARKS, PRESERVES, CONSERVATION AREAS

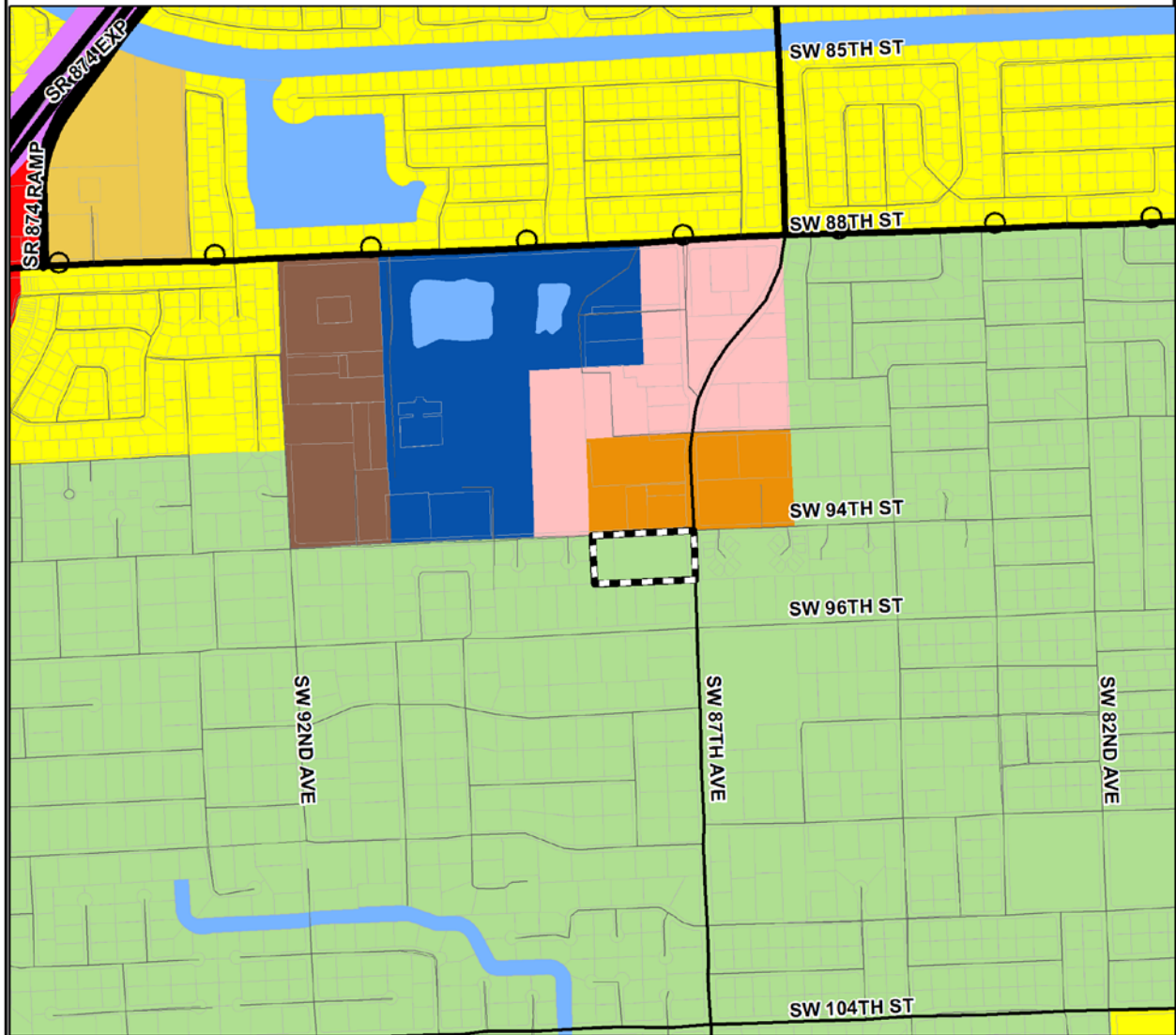
VACANT PRIVATELY OWNED, UNPROTECTED

INLAND WATERS

0 0.225 0.45
Miles



APPLICATION NO. 4 CDMP LAND USE



APPLICATION AREA

Source: Department of Regulatory and Economic Resources
January 2017

CDMP LAND USE

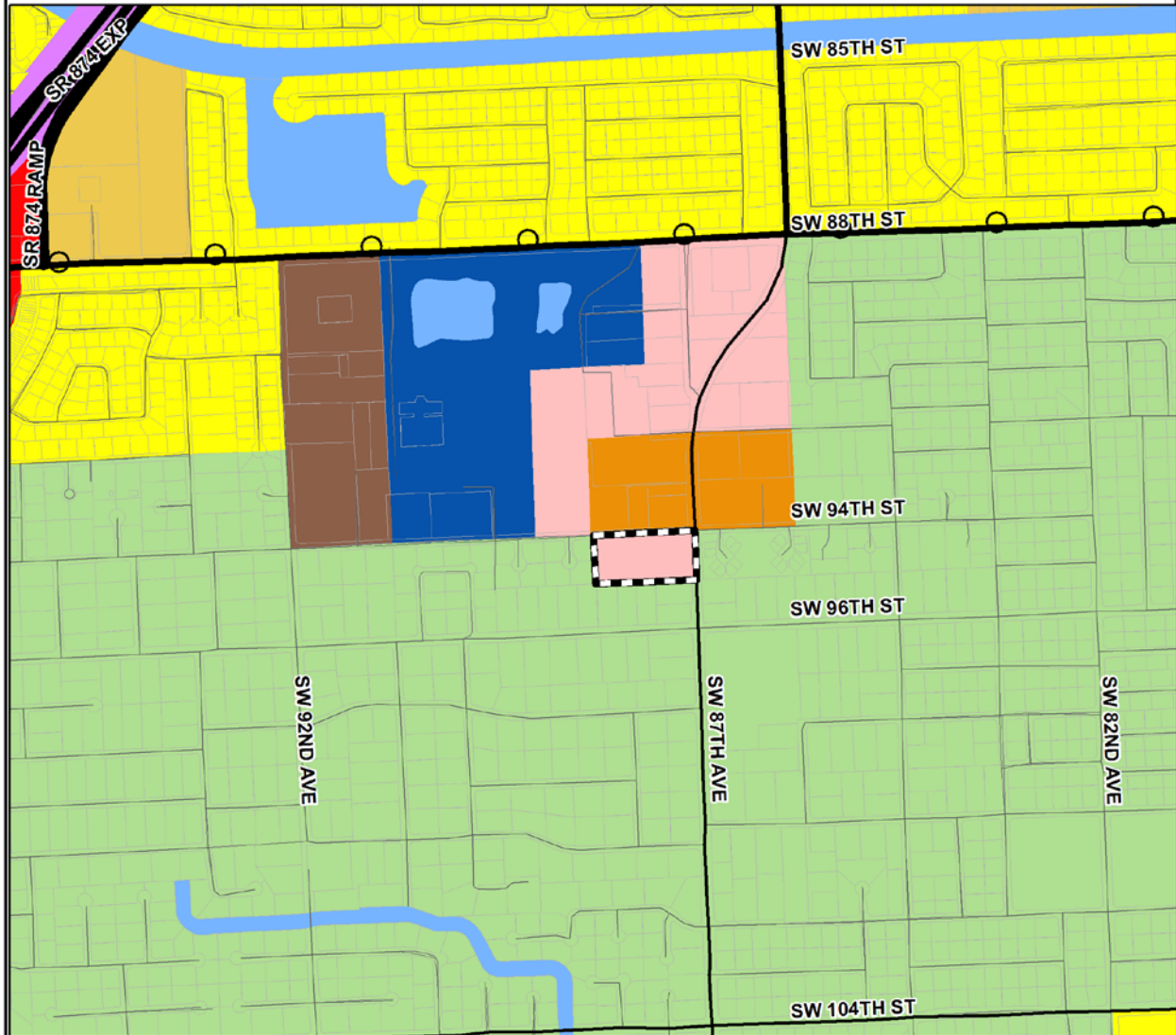
- ESTATE DENSITY (1-2.5 DU/AC)
- LOW DENSITY (2.5-6 DU/AC)
- LOW-MEDIUM DENSITY (6-13 DU/AC)
- MEDIUM DENSITY (13-25 DU/AC)
- MEDIUM-HIGH DENSITY (25-60 DU/AC)
- BUSINESS AND OFFICE
- OFFICE/RESIDENTIAL
- INSTITUTIONS, UTILITIES AND COMMUNICATION

- WATER
- TRANSPORTATION
(ROW, RAIL, METRORAIL, ETC.)
- EXPRESSWAYS
- MAJOR ROADWAYS (3 OR MORE LANES)
- MINOR ROADWAYS (2 LANES)
- FUTURE RAPID TRANSIT

0 0.175 0.35
Miles



APPLICATION NO. 4 PROPOSED CDMP LAND USE



APPLICATION AREA

Source: Department of Regulatory and Economic Resources
January 2017

CDMP LAND USE

- ESTATE DENSITY (1-2.5 DU/AC)
- 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
- INSTITUTIONS, UTILITIES AND COMMUNICATION

- WATER
- TRANSPORTATION
(ROW, RAIL, METRORAIL, ETC.)
- EXPRESSWAYS
- MAJOR ROADWAYS (3 OR MORE LANES)
- MINOR ROADWAYS (2 LANES)
- FUTURE RAPID TRANSIT

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STAFF ANALYSIS

Application Site

Location

The ±4.41-acre application site is located at the southwest corner of the intersection of SW 87 Avenue and SW 94 Street, inside the Urban Development Boundary (UDB) of unincorporated Miami-Dade County. (See map series on pages 4-5 through 4-9.)

Existing Land Use

The application site comprises two parcels, one developed with a duplex residential unit that is currently utilized as a Carrie Brazier Center for Autism facility, and the second parcel developed with a ±38,684.52 square foot building utilized as a religious facility (synagogue) and a 294-student private school (Pre-K to 6th grade) with day care and afterschool care services. (See “Existing Land Use” map on page 4-7.)

Land Use Plan Map Designation/Request

The application site is currently designated “Estate Density Residential” on the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map, (see “CDMP Land Use” map on page 4-8). The “Estate Density Residential” land use category allows 1 to 2.5 dwelling units per gross acre. Under the current CDMP land use designation, the site could be redeveloped with a maximum of 11 single family homes. The existing school and religious facilities on the property are allowed uses under the property’s “Estate Density Residential” designation.

The application requests a redesignation of the application site on the LUP map from “Estate Density Residential” to “Office/Residential” and states the Applicant’s intent to develop the site with medical offices (see Appendices Page 6). The “Office/Residential” category allows both professional and clerical offices, hotels, motels, and residences. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent residential uses. Office developments may range from small-scale professional office to large scale office parks. Satellite telecommunication facilities that are ancillary to the businesses in an office development are also allowed. (See Proposed Land Use Map on page 4-9).

Residential development within the “Office/Residential” areas may be approved up to one density category higher than the density allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. Under the applicant’s requested “Office/Residential” designation, the application site could be developed with a maximum of 26 single-family detached residential units or 96,049 square feet of office uses.

Zoning

The application site is currently zoned EU-1 (Estate Residential), which allows 1 single family estate home on 1 gross-acre lot. (See “Zoning Map” on page 4-6.)

Zoning History

Miami-Dade County zoning districts and zoning code regulations were first created in 1938 and based on Miami-Dade County zoning records the application site was originally zoned EU-1, which remains the site’s current zoning. Notwithstanding, on October 12, 1978, the County’s Zoning Appeals Board adopted Resolution 4-ZAB-380-78 that approved a Special Exception to

permit a religious facility (a synagogue) and a private school (200 students) and approved an Unusual Use for a day care nursery, among others, on the eastern parcel of the application site. The approval was appealed to the Board of County Commissioners (BCC) which adopted Resolution Z-266-78 affirming the approval subject to conditions. Subsequently, the Zoning Appeals Board adopted resolution 4-ZAB-452-88 approved the expansion of the synagogue and school onto abutting parcels to the west (western parcel of the application site) and the south, and increased the number of students from 200 to 300, among others. The approval was appealed to the BCC which adopted Resolution Z-310-88 that affirmed the approval subject to conditions. On November 30, 1994, the Zoning Appeals Board adopted Resolution 5-ZAB-467-94 that approved the expansion of the synagogue and school within the application site, among others. Subsequently, on March 4, 2002, the Community Zoning Appeals Board 12 adopted Resolution CZAB12-2-02 that, among others, reduced the school capacity to a maximum 294 students and removed a residential parcel, south of the application site, from the previously approved development.

Adjacent Land Use and Zoning

Existing Land Uses

The property to the north of the application site across SW 94 Street and fronting SW 87 Avenue, is developed with the 2-story Brittany House residential condominiums and an office complex and the Baptist Hospital. At the northeast corner of the intersection of SW 87 Avenue and SW 94 Street (northeast of the application site) is the 2-story residential Gallowood Condominiums. The properties to the west of the application site are currently developed with single-family homes including homes in the Galloway Acre subdivision. The properties to the south abutting the application site are developed with single family homes each on one-acre lots. Properties to the east of the application site across SW 87 Avenue are developed with single-family cluster homes within the Cherry Grove Club Estates (see Appendix G: Photos of Site and Surroundings).

Land Use Plan Map Designations

The Brittany residential condominiums and office complex to the north of the application site are designated "Medium Density Residential" (13 to 25 dwelling units per gross acre) on the CDMP Adopted 2020 and 2030 Land Use Plan map. The Baptist Hospital properties are designated "Medium Density Residential", "Institutions Utilities and Communications", and "Office/Residential". The Galloway Condominiums property to the northeast of the site, at the northeast corner of SW 87 Avenue and SW 94 Street, is designated "Medium Density Residential" and "Estate Density Residential". The properties within the Cherry Grove Club Estates subdivision to the east of the application site beyond SW 87 Avenue are designated "Estate Density Residential" (1 to 2.5 dwelling units per gross acre). The single family residential properties abutting and adjacent to the south and west of the site are designated "Estate Density Residential". (See "CDMP Land Use" map on page 4-8.)

Zoning

The Baptist Hospital properties north of the application site, beyond SW 94 Street, are zoned RU-4A (Apartments; 50 units per acre) and the Brittany Condominium property and office complex abutting the hospital to the east are zoned RU-4L (Limited Apartment House; 23 units per acre) and RU-5A (Semi-Professional Offices; 10,000 square foot lots) respectively. The Galloway Condominiums property to the northeast, at the northeast corner of SW 87 Avenue and SW 94 Street, is zoned RU-4M (Modified Apartment House; 35.9 units per acre). The Cherry Grove Estates east of the application site beyond SW 87 Avenue are zoned EU-M (Estates Modified). The single family residences to the south of the site are zoned EU-1 and to the west are zoned EU-M. (See "Zoning Map" on page 4-6.)

Supply and Demand Analysis

The capacity of the LUP map to accommodate population or economic growth is generally expressed in acres of vacant land zoned or designated for residential and non-residential development. In the context of this small-scale Application No. 4 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 5.5) in 2017 was estimated to have a capacity for about 1,565 dwelling units, with about 92 percent of these units intended as multi-family. The annual average residential demand in this Analysis Area is projected to increase from 138 units per year in the 2015-2020 period to 177 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 2018 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 2027. The application site is currently developed with a synagogue and private school and associated uses and approval of the proposed amendment would have a negligible impact on the supply of residential land.

Residential Land Supply/Demand Analysis
2015 to 2030: **Application 4 (MSA 5.5)**

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	121	1,444	1,565
DEMAND 2015-2020	76	62	138
CAPACITY IN 2020	0	1,258	1,151
DEMAND 2020-2025	84	69	153
CAPACITY IN 2025	0	913	386
DEMAND 2025-2030	97	80	177
CAPACITY IN 2030	0	513	0
DEPLETION YEAR	2018	2030+	2027

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

The Analysis Area for Application 4 (MSA 5.5) contained 560.10 acres of in-use commercial uses in 2017 and an additional 2.5 acres of vacant land zoned or designated for business uses. The annual average absorption rate for the 2017-2030 period is 0.67 acres per year. At the projected rate of absorption, the study area will deplete its supply of commercially zoned land by the year 2021 (See Table 4A). If the proposed change is approved, at the current absorption rate, the supply of commercial land will be depleted by 2027.

Table 4A
Projected Absorption of Land for Commercial Uses
Indicated Year of Depletion and Related Data
Application 4 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 5.5	2.50	567.70	0.67	2021	6.8	6.5

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

Trade Area Analysis

Application 4 is a small scale application. Consequently an analysis of the trade area, 1.5 miles around the proposed project, for Application 4 was conducted. The result of the analysis shows that there are 322.78 acres in existing commercial uses, 8.95 acres in mixed commercial, and 2.50 acres of vacant commercially zoned or designated land (See Table below). Most of the vacant parcels are located to the east of the application along U.S. 1 (See Trade Area Map below).

Table 4.1A
Trade Area Analysis

Application	Trade Area Radius	Vacant Commercial Land (Acres)	Commercial Acres in Use 2016
2	1.5	2.50	331.73

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

TRADE AREA MAP: APPLICATION NO. 4



0 0.25 0.5 1 Miles

Miami-Dade County
Department of Regulatory and Economic Resources
Planning Research & Economic Analysis
February 2017

- ★ Application No. 4
- 1.5-mile Radius Buffer
- Commercial Land Use
- Mixed-Use Commercial Land Use
- Vacant Commercial Land Use
- Vacant Mixed-Use Commercial Residential Land Use

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	DERM Surface Water Management Standard Permit
County Flood Criteria, National Geodetic Vertical Datum (NGVD)	6 feet

Biological Conditions

Wetlands Permit Required	No
Native Wetland Communities	No
Specimen Trees	Yes
Endangered Species Habitat	No DERM records
Natural Forest Community	No

Other Considerations

Within Wellfield Protection Area	Yes – Alexander Orr/Average travel time
Contaminated Site	No DERM records

Wellfield Protection

Application No. 4 is located within the average travel time contour of the Alexander Orr Wellfield protection area. CDMP Policy CON-3A provides that no new facilities that use, handle, generate, transport or dispose of hazardous wastes shall be permitted within wellfield protection areas. Further, development of the subject property shall be in accordance with the wellfield protection regulations established in Section 24-43 of the Code.

Pursuant to Section 24-43(5) of the Code, hazardous materials and hazardous wastes are prohibited within this wellfield protection area. The property has a covenant running with the land in favor of Miami-Dade County recorded in Official Records under Clerk File Number 88R351204, which restricts hazardous materials and hazardous wastes on the subject property. According to the application, the applicant intends to develop the property with medical offices or other uses that would be complementary to Baptist Hospital. Pursuant to Section 24-43(5) of the Code, DERM would not be authorized to approve medical uses or similar uses that utilize hazardous materials or generate hazardous waste.

Pollution Remediation

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

Drainage and Flood Protection

Any proposed development with more than 2.0 acres of impervious area within the subject 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 applicant is advised to contact the DERM Water Control Section for further information regarding permitting.

The subject property is not located within a Special Flood Hazard Area in FEMA Flood Insurance Rate Maps (FIRM). Any development 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 8 feet, NGVD (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 8 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

Application No. 4 site contains tree resources including specimen tree resources. Specimen trees are protected by Section 24-49.2(II) of the Code and CON-8A of the CDMP. DERM approval of future site plans must be consistent with the requirements to preserve specimen trees except in cases where DERM has determined that a specimen tree cannot be preserved pursuant to Section 24-49.2(4)(II)(2) of the Code. The approval of this land use designation application shall not be construed as an approval to remove specimen trees due to a determination of unreasonable loss of usable space pursuant to Section 24-49.2(4)(II)(2)(b) of 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 for residential development (Scenario 1) under the current CDMP Land Use designations, is estimated at 1,980 gallons per day (gpd). The maximum water demand for medical office development (Scenario 1) or residential development (Scenario 2) under the Requested CDMP Land Use designations, is estimated at 19,210 gpd and 5,720 gpd, respectively. This represents an increase of up to 17,230 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	Townhouse	11 units	180gpd/unit	1,980 gpd
Requested CDMP Designation				
1	Medical Office	96,049 sq. ft.	20 gpd/100 sq. ft.	19,210 gpd
2	Single Family Res	26 units	220gpd/unit	5,720 gpd

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

Water Supply and Connectivity:

Application No. 4 is located within the MDWASD franchised water 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

The proposed land use would be required to connect to the public water system pursuant to Chapter 24 of the Code. There is an existing 16-inch water main along SW 87th Avenue and a 12-inch water main along SW 94th Street from which the developer may connect to provide service to the developer’s property. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) points of

connection. At this time, there are no planned projects within close proximity to this application site.

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

The proposed land use would be required to connect to the public sanitary sewer system pursuant to Chapter 24 of the Code. The County owns and operates an 8-inch gravity sewer main located along SW 94th Street, to which the developer may connect to provide sewer service for the proposed development. This gravity main discharges the sewage flow to pump stations 30-0820, 30-0536 or 30-0559, 30-TANDEM and then to the South District Wastewater Treatment Plant. The aforementioned sanitary sewer pump station as well as the South District Wastewater Treatment Plant are owned and operated by Miami Dade Water and Sewer Department; in addition, they are currently working within the mandated criteria set forth in the Consent Decree Case: NO. 1:12-cv-24400-FAM, effective Dec 6, 2013.

Solid Waste

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

Level of Service Standard

CDMP Policy SW-2A establishes the adopted Level of Service (LOS) standard for the County's Solid Waste Management System. This CDMP policy requires the County to maintain sufficient waste disposal capacity to accommodate waste flows committed to the System through long-term contracts or interlocal agreements with municipalities and private waste haulers, and anticipated

uncommitted waste flows, for a period of five years. The DSWM 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 requests redesignation of the site from "Estate Density Residential" to "Office/Residential." The "Office/Residential" designation would allow the applicant to develop a proposed medical office on the property, which is defined as a commercial establishment pursuant to Chapter 15 of the County Code. The DSWM does not actively compete for waste collection servicing of commercial establishments at this time. Thus, waste collection services will most likely be provided by a private waste hauler. However, the "Office/Residential" designation does allow for the development of 26 single family homes on the property. The current waste collection fee would cover all associated costs for the residential development scenario, as this site is within the Department's waste collection service area. The requested amendment will have no fiscal impact or any associated costs; therefore, DSWM has no objection to the proposed change.

Parks

The Miami-Dade County Parks, Recreation and Open Space Department has three Park Benefit Districts (PBDs). The subject application site is located inside Park Benefit District 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; four parks (Boys and Girls Club of Miami, Continental, Ron Ehmman and Snapper Creek) are larger than the required five acre park.

Application Impacts

The potential development of the site under the existing CDMP land use designation has a potential population of up to 30 residents, resulting in an impact of 0.08 acres of parkland 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 at 26 single-family detached dwelling units with an estimated population of 72 residents, resulting in an impact of 0.19 acres of parkland based on the minimum Level of Service standard for the provision of local recreation open space. This would lower the surplus capacity of parkland 401.52 acres to 401.33. If developed as a non-residential use, there would be no increase in population and there would be no additional impact to the local recreation space.

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

Park Name	Acreage	Classification
Boys and Girls Club of Miami – Kendall Unit	22.87	Community Park
Briar Bay Park	4.75	Neighborhood Park
Cherry Grove Park	1.43	Neighborhood Park
Continental Park	17.20	Community Park
Kendale Park	3.86	Neighborhood Park
Kendalwood Park	2.71	Neighborhood Park
Killian Library Park	3.44	Mini Park
Miller Drive Park	3.93	Community Park
Modera Colonnade Park	0.89	Neighborhood Park
Ron Ehmann Park	13.61	Community Park
Sabal Chase Park	4.43	Neighborhood Park
Snapper Creek Park	5.62	Neighborhood Park
South Dade Trail Mini Park	1.10	Mini Park
Sudlow Park	0.94	Mini Park
Sunkist Park	0.57	Neighborhood Park
Sunset Park	3.81	Neighborhood Park

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

Fire and Rescue Service

The application area is currently served by Miami-Dade Fire Rescue (MDFR) Station No. 23 (Suniland) located at 7825 SW 104 Street. The station is equipped with a Rescue and Ladder 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 49 seconds. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8 minutes at 90% of all incidents. Presently, travel time to incidents in the vicinity of the application site complies with the performance objective of national industry standards.

Level of Service Standard for Fire Flow and Application Impacts

CDMP Policy WS-2A establishes the County's minimum Level of Service standard for potable water. This CDMP policy requires the County to deliver water at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi, unless otherwise approved by the Miami-Dade Fire Rescue Department. A minimum fire flow of 1,500 gallons per minute (GPM) is required for Office/Residential land uses. Fire hydrants shall be spaced a minimum of 300' from each other and shall deliver not less than 750 GPM. Presently, there are no fire flow deficiencies in the vicinity of the application.

The MDFR Department has determined that the current "Estate Density Residential" land use designation of the application site would allow a potential development that would generate three (3) annual alarms. The proposed "Office/Residential" designation would allow for development

anticipated to generate twenty-one (21) annual alarms, and would have a minimal impact to existing fire-rescue services.

Public Schools

Level of Service Standard

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

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

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

Application Impact

This application, if approved, may increase the student population of the schools serving the application site by an additional nine (9) students. This number includes a reduction of 24.18% to account for charter and magnet schools (schools of choice). Of the nine (9) students, four (4) are expected to attend elementary schools, two (2) are expected to attend middle schools and three (3) 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
Kenwood K-8 Academy (Elem Comp)	65	4	4	Yes	Current CSA/
Kenwood K-8 Academy (Middle Comp)	-21	2	0	No	Current CSA/ 5 Year Plan
Glades Middle	19	2	2	Yes	Current CSA
Miami Killian Senior	1110	3	3	Yes	Current 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.

Roadways

The application site is a ±4.41-acre property located on the southwest corner of the intersection of SW 94 Street and SW 87 Avenue in unincorporated Miami-Dade County. There are two vehicular accesses to the site, one driveway connection is on SW 87 Avenue, a two-lane divided roadway south of SW 88 Street and four-lane divided roadway north of SW 88 Street; and the second driveway connection is on SW 94 Street, a two-lane undivided roadway. SW 94 Street connects to SW 97 Avenue to the west, which provides connectivity to SW 88 Street/Kendall Drive. SW 87 Avenue connects to SR 878/Snapper Creek Expressway to the north and US-1/Dixie Highway to the south. SR 878 and US-1 are major arterial roadways that 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

Two potential development scenarios under the existing CDMP Land Use Plan designation and three potential development scenarios under the requested CDMP Land Use Plan designation were analyzed for traffic impacts. Under the current CDMP land use designation of “Estate Density Residential (1-2.5 du/ac)” the application site is assumed to be developed with 39,000 sq. ft. religious facility, 2,750 sq. ft. duplex, and 300 student private school (Scenarios 1 and 3), or with 11 single-family detached residential dwelling units (Scenario 2). Under the requested CDMP land use designation of “Office/Residential,” the application site is assumed to be developed with 96,049 sq. ft. of office uses (Scenario 1); with 26 single-family detached residential dwelling units (Scenario 2); or with 96,049 sq. ft. medical uses (Scenario 3). The potential development scenarios under the current CDMP land use designation are expected to generate approximately 179 PM peak hour trips (Scenarios 1 and 3) or approximately 13 PM peak hour trips (Scenario 2). Under the requested CDMP land use designation of “Office/Residential,” Scenario 1 is expected to generate approximately 165 PM peak hour trips, or approximately 14 less PM peak hour trips than under the current CDMP designation. Scenario 2 is expected to generate approximately 29 PM peak hour trips, or approximately 16 more PM peak hour trips than under the current CDMP designation. And Scenario 3 is expected to generate approximately 312 PM peak hour trips, or approximately 133 more PM peak hour trips than 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. 4	Current CDMP Designation and Assumed Use/ Estimated No. Of Trips	Requested CDMP Designation and Assumed Use/ Estimated No. Of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use Designation
Scenario 1	“Estate Density Residential (1-2.5 du/ac) ¹ 39,000 sq. ft. religious facility, 2,750 sq. ft. duplex and 300- student private school / 179	“Office/Residential” ³ 96,049 sq. ft. office / 165	- 14
Scenario 2	“Estate Density Residential (1-2.5 du/ac) ² 11 SF detached / 13	“Office/Residential” ⁴ 26 SF detached / 29	+ 16
Scenario 3	“Estate Density Residential (1-2.5 du/ac) ¹ 39,000 sq. ft. religious facility, 2,750 sq. ft. duplex and 300- student private school / 179	“Office/Residential” ⁵ 96,049 sq. ft. medical offices / 312	+ 133

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

Notes: ¹ Scenario 1 under the current CDMP land use designation assumes the application site developed with its existing use of 39,000 sq. ft. religious facility, 2,750 sq. ft. duplex and 300-student private school.

² Scenario 2 under the current CDMP land use designation assumes the application site developed with the maximum potential of 11 single-family detached residential housing units.

³ Scenario 1 under the requested CDMP land use designation assumes the application site developed with the maximum potential development of 96,049 sq. ft. office uses.

⁴ Scenario 2 under the requested CDMP land use designation assumes the application site developed with the maximum potential development of 26 single-family detached residential housing units.

⁵ Scenario 3 under the requested CDMP land use designation assumes the application site developed with the maximum potential development of 96,049 sq. ft. medical office uses.

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. See “Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation” Table below.

Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMF 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: "Business and Office" - 96,049 sq. ft. office uses													
9172	SW 87 Ave.	SW 88 St. to SW 92 St.	2 DV	E	1,600	1,412	C	69	1,481	E	58	1,539	E
8542	SW 94 St.	SW 87 Ave. to SW 92 Ave.	2 UD	E	1,410	521	C	-	-	C	33	554	C
9704**	SW 97 Ave.	SW 88 St. to SW 112 St.	2 DV	D	1,330	963	D	174	1,137	D	33	1,170	D
66	SW 88 St.	SW 97 Ave. to SW 87 Ave.	6 DV	E+20%	6,468	3,335	C	286	3,621	C	11	3,632	C
684	SW 88 St.	SW 87 Ave. to SW 79 Ave.	6 DV	E+20%	6,468	5,085	D	-	-	D	48	5,133	D
1089	Killian Drive	SW 107 Ave. to SW 95 Ave.	4 DV	D	3,580	2,667	C	102	2,769	C	8	2,777	C
9714	SW 104 St.	US-1 to SW 87 Ave.	2 DV	D	1,330	1,056	D	251	1,307	D	9	1,316	D
Scenario 2: "Business and Office" – 26 SF detached residential units													
9172	SW 87 Ave.	SW 88 St. to SW 92 St.	2 DV	E	1,600	1,412	C	69	1,481	E	10	1,491	E
8542	SW 94 St.	SW 87 Ave. to SW 92 Ave.	2 UD	E	1,410	521	C	-	-	C	6	527	C
9704**	SW 97 Ave.	SW 88 St. to SW 112 St.	2 DV	D	1,330	963	D	174	1,137	D	6	1,143	D
66	SW 88 St.	SW 97 Ave. to SW 87 Ave.	6 DV	E+20%	6,468	3,335	C	286	3,621	C	2	3,623	C
684	SW 88 St.	SW 87 Ave. to SW 79 Ave.	6 DV	E+20%	6,468	5,085	D	-	-	D	8	5,093	D
1089	Killian Drive	SW 107 Ave. to SW 95 Ave.	4 DV	D	3,580	2,667	C	102	2,769	C	1	2,770	C
9714	SW 104 St.	US-1 to SW 87 Ave.	2 DV	D	1,330	1,056	D	251	1,307	D	2	1,309	D
Scenario 3: "Business and Office" - 96,049 sq. ft. medical office uses													
9172	SW 87 Ave.	SW 88 St. to SW 92 St.	2 DV	E	1,600	1,412	C	69	1,481	E	110	1,591	E
8542	SW 94 St.	SW 87 Ave. to SW 92 Ave.	2 UD	E	1,410	521	C	-	-	C	62	583	C
9704**	SW 97 Ave.	SW 88 St. to SW 112 St.	2 DV	D	1,330	963	D	174	1,137	D	62	1,199	D
66	SW 88 St.	SW 97 Ave. to SW 87 Ave.	6 DV	E+20%	6,468	3,335	C	286	3,621	C	20	3,641	C
684	SW 88 St.	SW 87 Ave. to SW 79 Ave.	6 DV	E+20%	6,468	5,085	D	-	-	D	90	5,175	D
1089	Killian Drive	SW 107 Ave. to SW 95 Ave.	4 DV	D	3,580	2,667	C	102	2,769	C	15	2,784	C
9714	SW 104 St.	US-1 to SW 87 Ave.	2 DV	D	1,330	1,056	D	251	1,307	D	17	1,324	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); and E+20% (120% capacity).

**2015 counts not available for this station, hence used counts from nearby FDOT station #8321.

Scenario 1 assumes the application site developed with 96,049 sq. ft. office uses; Scenario 2 assumes the application site developed with 26 single-family detached residential housing units; and Scenario 3 assumes the application site developed with 96,049 sq. ft. medical uses

Application Impact

Two potential development scenarios under the existing CDMP Land Use Plan designation and three potential development scenarios under the requested CDMP Land Use Plan designation were analyzed for traffic impacts. Under the current CDMP land use designation of "Estate Density Residential (1-2.5 du/ac)" the application site is assumed to be developed with 39,000 sq. ft. religious facility, 2,750 sq. ft. duplex, and 300 student private school (Scenarios 1 and 3), or with 11 single-family detached residential dwelling units (Scenario 2). Under the requested CDMP land use designation of "Office/Residential," the application site is assumed to be developed with 96,049 sq. ft. of office uses (Scenario 1); with 26 single-family detached residential dwelling units (Scenario 2); or with 96,049 sq. ft. medical uses (Scenario 3). The potential development scenarios under the current CDMP land use designation are expected to generate approximately 179 PM peak hour trips (Scenarios 1 and 3) or approximately 13 PM peak hour trips (Scenario 2). Under the requested CDMP land use designation of "Office/Residential," Scenario 1 is expected to generate approximately 165 PM peak hour trips, or approximately 14 less PM peak hour trips than under the current CDMP designation. Scenario 2 is expected to generate approximately 29 PM peak hour trips, or approximately 16 more PM peak hour trips than under the current CDMP designation. And Scenario 3 is expected to generate approximately 312 PM peak hour trips, or approximately 133 more PM peak hour trips than 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 that were analyzed have available capacity to handle the additional traffic impacts that would be generated by the application. See "Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation" table above.

Applicant's Traffic Impact Analysis

Although not required for a small-scale CDMP amendment application, the applicant submitted a transportation analysis report entitled *9408 SW 87 Avenue Traffic Study* prepared by David Plummer & Associates dated January 24, 2017. A copy of the Executive Summary is provided herein as Appendix C. The *9408 SW 87 Avenue Traffic Study* (Traffic Report) evaluated the impact of a development program consisting of 101,305 sq. ft. medical office use. The Traffic Report used the Institute of Transportation Engineer's (ITE) *Trip Generation Manual*, 9th edition for an analysis of the daily, AM peak hour and PM peak hour conditions. The traffic study analyzed four intersections shown below for existing and future traffic conditions:

1. SW 87th Avenue and SW 88th Street
2. SW 87th Avenue and SW 92nd Street
3. SW 87th Avenue and SW 94th Street
4. SW 87th Avenue and SW 104th Street

The Traffic Report concludes that all the intersections analyzed are meeting the adopted level of service standards for the proposed land use change. However, it should be pointed out that two intersections will experience delay during peak hour travel. The analysis shows at future conditions without the project, the eastbound and westbound approaches of the SW 88th Street/SW 87th Avenue intersection will experience delay during the pm peak period and the eastbound approach of SW 104th Street/SW 87th Avenue will experience delay during morning peak period.

Transit

Existing Service

The application site is approximately 0.4 miles away from the nearest Metrobus Route bus stop, which is located at the intersection of SW 87 Avenue and SW 88 Street. Metrobus Routes 88 and 104 serve this bus stop, and the service frequencies of these Metrobus routes are 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		
88	20	30	30	30	30	0.4	L/F
104	24	45	60	60	60	0.4	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.

Future Service Improvements

Year 2017 service adjustments and improvements are currently under development.

Long-Term Vision: Major Transit Projects

The SMART Plan, which was adopted in April 2016 by the Miami-Dade Metropolitan Planning Organization Governing Board (MPO Resolution No. 06-16), identifies Kendall Drive as one of six major Rapid Transit Corridors in Miami-Dade County. The subject property is approximately 0.4 miles from this proposed corridor. As a part of this plan, a premium transit service such as Bus Rapid Transit, Light-Rail, or Heavy-Rail will be implemented along Kendall Drive between the existing Dadeland North Metrorail Station and the park-and-ride lot at SW 162nd Avenue. Currently, FOOT is conducting a Project Development and Environment (PD&E) Study to determine mode type, funding sources, and implementation schedule in order to implement rapid transit services along this corridor.

Application Impacts

A preliminary analysis performed in the Traffic Analysis Zone (TAZ) 1183 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.

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.

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-1C. Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development

where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

- LU-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-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.
- CON-3A. No new facilities that use, handle, generate, transport or dispose of hazardous wastes shall be permitted within wellfield protection areas, and all existing facilities that use, handle, generate, transport or dispose of more than the maximum allowable quantity of hazardous wastes (as specified in Chapter 24-43 of the Code of Miami-Dade County, as may be amended from time to time) within wellfield protection areas shall be required to take substantial measures such as secondary containment and improved operating procedures to ensure environmentally safe operations.

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.

APPENDICES

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APPENDIX A

Amendment Application

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

1. APPLICANT

Galloway Road Partners, LLC.

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By:  _____
Jorge L. Navarro, Esq.

10-31-2016
Date

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PER-PLANNING DIVISION

3. DESCRIPTION OF REQUESTED CHANGE

A. Change the Land Use Plan Map.

A change to the Land Use Element, Future Land Use Plan map is requested. The Applicant is requesting the redesignation of the subject property from "Estate Density Residential" to "Office/Residential."

B. Description of Subject Area.

The subject property consist of approximately 5.04 +/- gross acres (4.41 +/- net acres) of land located in Section 04, Township 55 South, Range 40 East, in unincorporated Miami-Dade County, Florida. The subject property, which is located south of SW 94th Street west of SW 87th Avenue, is more specifically described in Exhibit "A" attached hereto (the "Property").

C. Acreage.

1. Subject application area: 5.04 +/- gross acres (4.41 +/- net acres)
2. Acreage owned by applicant: 5.04 +/- gross acres (4.41 +/- net acres)

D. Requested Changes.

1. Is is requested that Property be re-designated on the Future Land Use Plan map from "Estate Density Residential" to "Office/Residential."
2. It is requested that this Application be processed as an expedited small scale amendment.

4. REASONS FOR AMENDMENT

The Applicant is requesting a re-designation of the Property from "Estate Density Residential" to "Office/Residential." The Property consists of approximately 4.45 acres of land located on the south side of SW 94 Street west of SW 87 Avenue (Galloway Road). The Property is currently developed with a religious facility and a 300 student private school with day nursery and after-school care uses. The Applicant intends to develop the Property with medical offices and other uses that would be complementary to and an appropriate transition from both the higher intensity Baptist Hospital facilities and higher density multi-family apartment buildings to the north.

The areas adjacent to the north of the Property are designated as "Office Residential" and "Medium Density Residential" on the LUP Map of the CDMP. The areas to the south and west of the Property are all designated Estate Density Residential. The Property is located directly to the south of Baptist Hospital. To the north and northeast of the Property are two multi-family residential developments that are zoned RU-4L (Limited Apartment House – 23 units/net acre) and RU-4M (Modified Apartment House – 35.9 units/net acre). The SW 87 Avenue corridor north of the Subject Property is characterized by various other professional office complexes that are zoned RU-5A. Further north along the SW 87 Avenue corridor are several professional office complexes zoned RU-5A (Semi-Professional Office).

The requested "Office Residential" land use designation will allow the Applicant to develop uses compatible with the area. Specifically, the proposed medical office uses at the Property, which is adjacent to Baptist Hospital and in close proximity to other semi-professional office uses, would be compatible with these existing non-residential uses. Additionally, this re-designation will create an appropriate transition between the lower density residential uses to the south and the higher intensity Baptist Hospital and 28 unit per acre Brittany House Condominium to the north of the Property across SW 94 Street. To insure that the future use of the Property is compatible with the abutting properties, the Applicant intends to proffer a covenant in connection with this Application conditioning the building heights to a maximum of three (3) stories and providing for adequate landscape buffers along all interior property lines.

Based on the foregoing, we believe the requested "Office Residential" land use designation and proposed medical office uses are compatible with the character and pattern of development in the area and consistent with the types of uses currently exiting on the adjacent

properties. Approval of the requested Amendment would also further implementation of the following CDMP objective and policies:

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.

POLICY LU-1S: The Miami-Dade County Strategic Plan shall be consistent with the Comprehensive Development Master Plan (CDMP). The Miami-Dade County Strategic Plan includes Countywide community goals, strategies and key outcomes for Miami-Dade County government. Key outcomes of the Strategic Plan that are relevant to the Land Use element of the CDMP include increased urban infill development and urban center development, protection of viable agriculture and environmentally-sensitive land, reduced flooding, improved infrastructure and redevelopment to attract businesses, availability of high quality green space throughout the County, and development of mixed-use, multi-modal, well designed, and sustainable communities.

POLICY 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.

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

POLICY LU-8B: Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.

POLICY 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.

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

5. ADDITIONAL MATERIAL SUBMITTED

Additional information will be supplied at a later date under separate cover.

6. COMPLETED DISCLOSURE FORMS

Attached as Exhibit "C".

Attachments: Legal Description – Exhibit "A"
Location Map for Application – Exhibit "B"
Disclosure of Interest Form – Exhibit "C"

EXHIBIT "A"

LEGAL DESCRIPTION

The East 268 feet of the West 1079 feet of the North 1/2 of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 4, Township 55 South, Range 40 East, LESS the North 25 feet thereof, lying and being in Miami-Dade County, Florida.

and;

The North 1/2 of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 4, Township 55 South, Range 40 East, LESS the West 1079 feet, LESS the South 161 feet, LESS the North 25 feet and LESS the East 35 feet thereof, lying and being in Miami-Dade County, Florida. LESS Right-of-Way Deed To Dade County, recorded in Official Records Book 11066, Page 1033, of the Public Records of Miami-Dade County, Florida.

and;

The South 161 feet of the of the North 1/2 of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 4, Township 55 South, Range 40 East, LESS the West 1079 feet and LESS the East 35 feet thereof, lying and being in Miami-Dade County, Florida. LESS Right-of-Way Deed To Dade County, recorded in Official Records Book 11066, Page 1033, of the Public Records of Miami-Dade County, Florida.

and;

The East 134 feet of the West 811 feet of the North 1/2 of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 4, Township 55 South, Range 40 East, LESS the North 25 feet thereof, lying and being in Miami-Dade County, Florida.

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

APPLICANT / REPRESENTATIVE

Galloway Road Partners, LLC. / Jorge L. Navarro, Esq.

DESCRIPTION OF SUBJECT AREA

Subject Property consists of 4.45 acres net located in Section 04, Township 55, Range 40. The property is more accurately described as the North 1/2, of the South 1/2, of the Southeast 1/4, of the Northeast 1/4 less the West 677 feet, the North 25 feet and the East 40 feet. The Property is located at the Southwest corner of SW 87th Avenue and SW 94th Street. The Applicant is the Owner of the Subject Property.

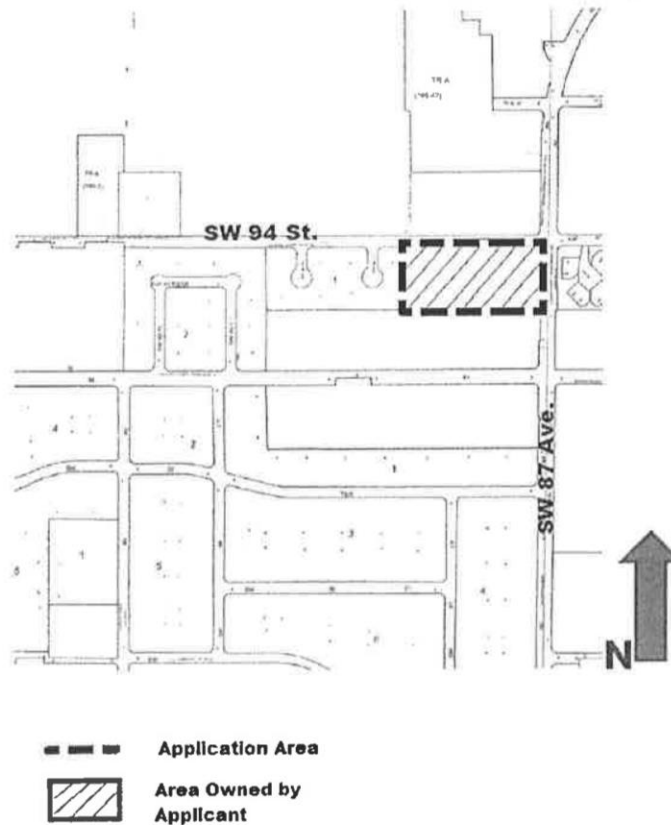


EXHIBIT "C"

DISCLOSURE OF INTEREST

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

1. APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: Galloway Road Partners, LLC.

APPLICANT B:

APPLICANT C:

APPLICANT D:

APPLICANT E:

APPLICANT F:

APPLICANT G:

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

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

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE
A	Galloway Road Partners, LLC	30-5004-000-0490/0510	4.41 acre

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

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER Explanation)	(Attach
A	X				

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

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

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

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

CORPORATION NAME: Galloway Road Partners

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
Juan C. Mas 2900 Ponce De Leon Blvd. Ste # 500 Coral Gables, FL	60%
Albert J. Perez 2900 Ponce De Leon Blvd. Ste # 500 Coral Gables, FL	40%

- 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. [Note: where the beneficiary/beneficiaries consist of corporation(s), partnership(s), or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEES

NAME: N/A

MIA 185200301v1

BENEFICIARY'S NAME AND ADDRESS

PERCENTAGE OF
INTEREST

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

PARTNERSHIP NAME: N/A

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF
INTEREST

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

MIA 185200301v1

PERCENTAGE OF
INTEREST

Date of Contract:

N/A

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

PERCENTAGE OF
INTEREST

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

CORPORATION NAME: _____

NAME, ADDRESS, AND OFFICE (if applicable)

PERCENTAGE OF
STOCK

- c. If the owner is a TRUSTEE, and list the trustee's name, the name and address of the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEE'S NAME:

BENEFICIARY'S NAME AND ADDRESS

PERCENTAGE OF
INTEREST

- d. If the owner is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners, and the percentage of interest held by each. [Note: where the 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: _____

MIA 185200301v1

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF
OWNERSHIP

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

NAME, ADDRESS, AND OFFICE (if applicable)

PERCENTAGE OF
INTEREST

Date of Contract: _____

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

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

MIA 185200301v1

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

Applicant's Signatures and Printed Names

Albert J. Perez, Manager

Sworn to and subscribed before me

this 17th day of October, 2016


Notary Public, State of Florida at Large
(SEAL)



My Commission Expires:

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

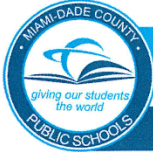
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APPENDIX B

Miami-Dade County Public Schools Analysis

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Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools

Alberto M. Carvalho

Miami-Dade County School Board

Dr. Lawrence S. Feldman, Chair

Dr. Marta Pérez, Vice Chair

Dr. Dorothy Bendross-Mindingall

Susie V. Castillo

Dr. Steve Gallon III

Perla Tabares Hantman

Dr. Martin Karp

Lubby Navarro

Mari Tere Rojas

February 2, 2017

VIA ELECTRONIC MAIL

Mr. Jorge L. Navarro
Greenberg Traurig LLP
333 SE 2nd Avenue, Suite 440
Miami, Florida 33131

navarrojo@gtlaw.com

**RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS
GALLOWAY ROAD PARTNER, LLC
LOCATED AT 9408 SW 87 AVENUE
PH3017011200030 – FOLIO Nos.: 3050040000490, 3050040000510**

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 26 single-family detached units, which generate 9 students: 4 elementary, 2 middle and 3 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-209

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: PH3017011200030 Local Government (LG): Miami-Dade
 Date Application Received: 1/12/2017 11:50:06 AM LG Application Number: CDMP Application 4 Oct 2016 Cycle
 Type of Application: Public Hearing Sub Type: Land Use
 Applicant's Name: Galloway road Partner, LLC., Jorge L. Navarro, Gre
 Address/Location: 333 SE 2nd Avenue, Suite 440, Miami FL 33131
 Master Folio Number: 3050040000490
 Additional Folio Number(s): 3050040000510,
 PROPOSED # OF UNITS 26
 SINGLE-FAMILY DETACHED UNITS: 26
 SINGLE-FAMILY ATTACHED UNITS: 0
 MULTIFAMILY UNITS: 0

CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
2701	KENWOOD K-8 CENTER (ELEM COMP)	65	4	4	YES	Current CSA
2702	KENWOOD K-8 CENTER (MID COMP)	-21	2	0	NO	Current CSA
2702	KENWOOD K-8 CENTER (MID COMP)	0	2	0	NO	Current CSA Five Year Plan
6211	GLADES MIDDLE	19	2	2	YES	Current CSA
7361	MIAMI KILLIAN SENIOR	1110	3	3	YES	Current CSA

ADJACENT SERVICE AREA SCHOOLS

*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 (Executive Summary)

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EXECUTIVE SUMMARY

The proposed project is located at 9408 SW 87th Avenue in un-incorporated Miami-Dade County, Florida (See Exhibit 1). The project proposes a new 101,305 SF medical office building. The site is currently occupied by a Religious Institution and a K- 8 Private School. Access to the new project will be via the following driveways: (1) one full access driveway on SW 94th Street, and (2) one right-in/right-out only driveway on SW 87th Avenue. For the purpose of this study the buildout year is anticipated in 2018. A summary of existing and proposed land uses is provided below:

Existing Uses

Religious Institution
K- 8

1,000 Family Members
296 Students

Proposed Uses

Office Building

101,305 Square Feet

This traffic study is consistent with the methodology discussed with and approved by Miami Dade County (see Appendix A). An assessment of the traffic impacts associated with the 9408 SW 87th Avenue project was performed with the requirements of Miami Dade County (MDC) to assess existing conditions, future conditions with committed development, and the future conditions with project and committed developments. Results of the future with project conditions intersection analysis show that the overall LOS for the following intersections are projected to operate within the LOS standards adopted by Miami Dade County:

- SW 88th Street / SW 87th Avenue
- SW 92nd Street / SW 87th Avenue
- SW 94th Street / SW 87th Avenue
- SW 104th Street / SW 87th Avenue

The analysis shows that the eastbound and westbound approaches of the SW 88th Street / SW 87th Avenue intersection will experience delay during the pm peak period. The delay will occur at future conditions without the project. It should be noted that the project represents less than 4% of the total projected intersection volume during the pm peak period. The analysis shows that

the eastbound approach of the SW 104th Street / SW 87th Avenue intersection will experience delay during the morning peak period. The delay will occur at future conditions without the project. It should be noted that the project represents less than 3% of the total projected intersection volume during the morning peak period.

In order to improve the operations of this intersection, the project is recommending the following improvements:

- SW 88th Street / SW 87th Avenue: Adjust signal timing to provide additional green time to the eastbound and westbound movement.
- SW 104th Street / SW 87th Avenue: Adjust signal timing to provide additional green time to the eastbound movement.

APPENDIX D

Proffered Declaration of Restrictions

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This instrument was prepared by:
Jorge L. Navarro, Esq.
Greenberg Traurig, LLP
333 SE 2nd Avenue
Suite 4400
Miami, Florida 33131

(Space reserved for the Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned, Galloway Road Partners, LLC (the “Owner”), holds the fee simple title to that certain parcel of land (hereinafter the “Property”) located in Miami-Dade County, which is legally described as follows:

See Exhibit “A”

WHEREAS, the Owner has applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan that is pending as Application No. 4 in the November 2016 Amendment Cycle (the “Application”); and

WHEREAS, the Application seeks to re-designate approximately 5.04 +/- gross acres (4.41 +/- net acres) of the Property from Estate Density Residential to Office/Residential (see Exhibit “B”) on the Miami-Dade County Comprehensive Development Master Plan Future Land Use Plan Map (“FLUM”);

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

(1) Height. The maximum height permitted for development at the Property shall be limited as follows:

(a) Forty-five (45) feet, three (3) stories in height, not including architectural elements, upon the easternmost one-hundred seventy (170) feet of the Property; and

(b) Twenty-nine (29) feet, two (2) stories in height, not including architectural elements, with availability for rooftop parking facilities upon the remainder of the Property.

(2) **Setbacks.** The minimum setbacks for any buildings at the property shall be as follows: fifty (50) feet from the westernmost property line and fifty (50) feet from the southernmost property line.

(3) **Landscape Buffer.** The Owner agrees to provide a ten (10) foot wide landscaped buffer along the western and southern property lines (the “Buffer”) which will contain a minimum of thirty (30) oak trees twelve (12) feet in height planted on center with a continuous Green Schefflera or equivalent solid hedge to be maintained at eight (8) feet in height, or such other landscaping as may acceptable to the Department of Regulatory and Economic Resources at the time of rezoning, for the length of the Buffer. The Owner shall also provide a minimum six (6) foot high decorative wall around western and southern property lines.

(4) **Parking.** The Owner shall provide parking in excess of that required for office use under the Miami-Dade County zoning regulations. The requirements of this Section may be satisfied through the provision of tandem parking spaces, provided that the Owner agrees to provide a valet service or operator for such tandem parking spaces during normal operating hours.

(5) **DERM Approval.** Medical office uses at the Property may be permitted in accordance with Chapter 24 of the Miami-Dade County Code of Ordinances or as otherwise approved by the Environmental Quality Control Board.

(6) **Miscellaneous.**

A. Covenant Running with the Land. This Declaration of Restrictions on the
the
part of Owner shall constitute a covenant running with the land and shall be recorded by the Owner, at Owner's expense, in the Public Records of Miami-Dade County, Florida, and shall remain in full force and effect and be binding upon Owner and their heirs, successors, and assigns until such time as the same is modified or released with the approval of the County. These restrictions, during their lifetime, shall be for the benefit of, and limitation upon, all present and future owners of the Property and for the public welfare.

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

C. Modification, Amendment, Release. This Declaration of Restrictions
may
be modified, amended, or released as to the land herein described, or any portion thereof, by a written instrument executed by the then fee simple owner(s) of the Property, including joinders of all mortgages, if any, provided that the same is also approved by the Board of County

Commissioners of Miami-Dade County or such other successors governmental body having jurisdiction over the Property.

Any such modification, amendment or release shall be subject to the provisions governing amendments to Comprehensive Plans, as set forth in Chapter 163, Part II, Florida Statutes or successor legislation which may, from time to time, govern amendments to Comprehensive Plans (hereinafter "Chapter 163"). Such modification, amendment or release shall also be subject to the provisions governing amendments to Comprehensive Plans as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulation governing amendments to the Miami-Dade County Comprehensive Plan. Notwithstanding anything in this paragraph, in the event that the Property is incorporated within a new municipality which amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Code of Miami-Dade County, then modifications, amendments or releases of this Declaration of Restrictions shall be subject to Chapter 163 and the provisions of such ordinances as may be adopted by such successor municipality for the adoption of amendments to its comprehensive plan; or, in the event that the successor municipality does not adopt such ordinances, subject to Chapter 163 and by the provisions for the adoption of zoning district boundary changes. Should this Declaration of Restrictions be so modified, amended or released, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said Department, or delegate, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

In the event that there is a recorded property owners association covering any portion of the Property, said association may (in lieu of the signature or consent of the individual members or owners), on behalf of its members and in accordance with its articles of incorporation or bylaws, consent to any proposed modification, amendment, or release by a written instrument executed by the property owners association. Any consent made pursuant to a vote of the property owners association shall be evidenced by a written resolution of the property owners association and a

certification executed by the secretary of the property owners association's board of directors affirming that the vote complied with the articles of incorporation and bylaws of the association.

Any modification, amendment, or release of this Declaration of Restrictions will require the consent of all the then owner(s) of the Property which will be evidenced by either a written resolution of a property owners association and/or a written instrument(s) executed by the individual property owner(s). In the event that one or several of the owners of the Property are not members of a recorded association, their consent to any modification, amendment, or release, is required, along with the consent of the recorded association(s), and must be evidenced by an executed written instrument.

D. Enforcement. Enforcement shall be by action against any parties or person

violating, or attempting to violate, the covenants. This enforcement provision shall be in addition to any other remedies available at law, in equity, or both.

E. Election of Remedies. All rights, remedies, and privileges granted herein

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

F. Severability. Invalidation of any one of these covenants by judgment of

Court shall not affect any of the other provisions which shall remain in full force and effect.

G. Recording. This Declaration of Restrictions shall be filed of record in the

Public Records of Miami-Dade County, Florida at the cost of Owner following the adoption of the Application. This Declaration of Restrictions shall become effective immediately upon

recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration of Restrictions shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said Department, or delegate shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration of Restrictions is null and void and of no further effect.

(Signature Page Follows)

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APPENDIX E

Existing Covenant In Favor of Miami-Dade County

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1988 SEP 28 AM 11:37

88R351204

REC-1383813002

COVENANT RUNNING WITH THE LAND IN FAVOR OF
METROPOLITAN DADE COUNTY

The undersigned, Bet Breira, Inc., a Florida not for-profit corporation, as the owner(s) of the following described real property (hereinafter called "the Property"):

Exhibit "A"

Located at 9400 S.W. 87th Avenue; 9500 S.W. 87th Ave.; 8790 S.W. 94th Ave; pursuant to Section 24-12.1(5)(a) of the Code of Metropolitan Dade County, hereby submit(s) this executed covenant running with the land in favor of Metropolitan Dade County:

The undersigned agree(s) and covenant(s) to the following:

1. Hazardous materials, shall not be used, generated, handled, disposed of, discharged or stored on that portion of the Property within the Northwest Wellfield protection area or within the basic wellfield protection area of any public utility potable water supply well and hazardous wastes shall not be used, generated, handled, disposed of, discharged or stored on that portion of the Property within the average day pumpage wellfield protection area but not within the basic wellfield protection area of the Alexander Orr Wellfield, Snapper Creek Wellfield, Southwest Wellfield, Miami Springs Lower Wellfield, Miami Springs Upper Wellfield John E. Preston Wellfield or Hialeah Wellfield unless a variance is granted by the Environmental Quality Control Board, pursuant to Chapter 24 of the Code of Metropolitan Dade County, and if so granted, said hazardous materials or hazardous wastes may be used, handled, generated, disposed of, discharged or stored on the Property only to the extent permitted by any such variance from the Environmental Quality Control Board of Metropolitan Dade County.

2. Fuels and lubricants required for rockmining operations (lake excavations, concrete batch plants, rock crushing and aggregate plants) within the Northwest Wellfield protection area; electrical transformers serving non-residential land uses; small quantity generators of hazardous wastes as defined in Chapter 24 of the Metropolitan Dade County Code within the average day pumpage wellfield protection area but not within the basic wellfield protection area of the Alexander Orr Wellfield, Snapper Creek Wellfield, Southwest Wellfield, Miami Springs Lower Wellfield, Miami Springs Upper Wellfield, John E. Preston Wellfield or Hialeah Wellfield; and existing land uses required by the director or his designee to correct violations of this chapter; shall not be prohibited when the following water pollution prevention and abatement measures and practices will be provided:

- (i) Monitoring and detection of water pollution caused by hazardous materials, and
- (ii) Secondary containment of water pollution caused by hazardous materials, and
- (iii) Inventory control and record-keeping of hazardous materials, and
- (iv) Stormwater management of water pollution caused by hazardous materials, and
- (v) Protection and security of facilities utilized for the generation, storage, usage, handling, disposal or discharge of hazardous materials.

1950
1500
3450

Said water pollution prevention and abatement measures and practices shall be subject to the approval of the director of the department of environmental resources management or his designee.

3. The use, handling or storage of factory pre-packaged products intended primarily for domestic use or consumption determined by the director of the department of environmental resources management or his designee to be hazardous materials shall not be prohibited, provided however, that:

- (i) The use, handling or storage of said factory pre-packaged products occurs only within a building, and
- (ii) The non-residential land use is an office building use (or equivalent municipal land use) or a business district use (or equivalent municipal land use) engaged exclusively in retail sales of factory pre-packaged products intended primarily for domestic use or consumption, and
- (iii) The non-residential land use is served or is to be served by an operable public water main and an operable public sanitary sewers, and
- (iv) Said building is located more than thirty (30) days' travel time from any public utility potable water supply well.

4. Prior to the entry into a landlord-tenant relationship with respect to the Property, the undersigned agree(s) to notify in writing all proposed tenants of the Property of the existence and contents of this Covenant.

5. The undersigned agree(s) and covenant(s) that this Covenant and the provisions contained herein may be enforced by the Director of the Department of Environmental Resources Management by preliminary and permanent, prohibitory and mandatory injunctions as well as otherwise provided for by law or ordinance.

6. This agreement and Covenant shall be recorded in the Public Records of Dade County, Florida and the provisions hereof shall constitute a Covenant Running With the Land and shall remain in full force and effect and be binding upon the undersigned, their heirs, legal representatives, estates, successors, grantees and assigns.

7. This agreement and Covenant shall upon request by the undersigned be released by the director of the Department of Environmental Resources Management or his designee when the director or his designee determines that the Property is neither within the Northwest Wellfield protection area nor within the average day pumpage wellfield protection area of the Alexander Orr Wellfield, Snapper Creek Wellfield, Southwest Wellfield, Miami Springs Lower Wellfield, Miami Springs Upper Wellfield, John E. Preston Wellfield or Hialeah Wellfield nor within the basic wellfield protection area of any public utility water supply well.

OFF. REC. 1383813004

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 6th day of SEPTEMBER, 19 88.

OWNER(S)

Title (if any)

Title (if any)

Title (if any)

Title (if any)

Witnesses As, to Owner(s)

STATE OF FLORIDA :
COUNTY OF DADE : ss.

BEFORE ME, personally appeared Jack Drake, Stan Blake, Thomas Lee, Susan Bryan, Leonard Caplan, Alexander, Barbara Miller to me well known to be the person(s) described in and who executed the foregoing instrument, and acknowledge to and before me that they executed said instrument under oath, and for the purposes therein expressed.

WITNESS my hand and official seal this 6th day of September, 19 88.

Notary Public, State of Florida at Large

My commission expires:

Exhibit "A"

1. The South 161 feet of the North 1/2 of the South 1/2 of the SE 1/4 of the NE 1/4, less the West 1079 feet and less the East 35 feet thereof, in Section 4, Township 55 South, Range 40 East, lying and being in Dade County, Florida

The East 268 feet of the West 1079 feet of the North 1/2 of the South 1/2 of the SE 1/4 of the NE 1/4, less the North 25 feet thereof, in Section 4, Township 55 South, Range 40 East, lying and being in Dade County, Florida.

The North 1/2 of the South 1/2 of the SE 1/4 of the NE 1/4, less the West 1079 feet and less the South 161 feet and less the North 25 feet and less the East 35 feet thereof, in Section 4, Township 55 South, Range 40 East, lying and being in Dade County, Florida.

and

2. The North 160 feet of the South 1/2 of the South 1/2 of the SE 1/4 of the NE 1/4, less the West 1085 feet and less the East 35 feet thereof, Section 4, Township 55 South, Range 40 East, of the Public Records of Dade County, Florida.

and

3. The East 134 feet of the West 811 feet of the N 1/2 of the S 1/4 of the SE 1/4 of the NE 1/4 of Section 4, Township 55 South, Range 40 East as recorded in the Public Records of Dade County, Florida.

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
RICHARD P. BRUNKE
CLERK CIRCUIT COURT

APPENDIX F

Fiscal Impact Analysis

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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. 4 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.

The applicant requests to redesignate a ±4.41 gross acre parcel from "Estate Density Residential (1 to 2.5 dwelling units per gross acre)" to "Office/Residential that would allow the application site to be developed at a maximum of 96,049 square feet of office development or 26 single-family attached homes. If the site is developed at a maximum development with 96,049 square feet of office uses, the water connection charge is estimated at \$26,702; the water service line and meter connection fees would cost \$1,300; the sewer connection charges are estimated at \$107,575; and the annual operating and maintenance costs would total \$23,679. If on the other hand, the site is developed at a maximum development with 26 single family detached units, the water connection charge is estimated at \$7,951; the water service line and meter connection fees would cost \$1,300; the sewer connection charges are estimated at \$32,032; and the annual operating and maintenance costs would total \$7,051. In addition, the estimated cost of installing the required 60 linear feet of 8-inch water main to connect the proposed development to the County's regional water system is estimated at \$19,478. The estimated cost of installing the required 35 linear feet of sanitary gravity sewer main to connect to the County's regional sewer system is estimated at \$10,387. 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 \$29,865.

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 9 additional students. The average cost for K-12 grade students amounts to \$9,337 per student. Of the 9 students, 4 will attend elementary schools, 2 will attend middle schools students and 3 will attend senior high schools. The total annual operating cost for additional students residing in this development, if approved, would total \$84,033. 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 COMP designation of "Estate Density Residential" will allow a potential development which would generate four (4) annual alarms. The proposed COMP designation of "Low-Medium Density Residential" would allow a proposed potential development that is anticipated to generate three (3) annual alarms. The 3 annual alarms will result in a minimal impact to existing fire rescue service. Presently, fire and rescue service in the vicinity of the application site is adequate.

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APPENDIX G

Photos of Site and Surroundings

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Application site with existing synagogue, and private school



Baptist Hospital and medical offices north of the application site across SW 94 Street



Estate home south of the application site fronting SW 95 Street



Galloway Condominiums to the northeast of the application site across SW 87 Avenue