

Application No. 1

Commission District 2 Community Council 8

APPLICATION SUMMARY

Applicant/Representative:	3000 NW 62 Street, Inc. / Felix M. Lasarte, Esq.
Location:	South side of NW 61 Street approximately 200 feet west of NW 27 Avenue
Total Acreage:	±1.02 Gross Acres; ±0.83 Net Acres
Current Land Use Plan Map Designations:	"Low-Medium Density Residential (6 to 13 dwelling units per gross acre)" and "Business and Office"
Requested Land Use Plan Map Designation:	"Business and Office"
Amendment Type:	Small-Scale
Existing Zoning District/Site Condition:	RU-2 (Two Family Residential) / Vacant

RECOMMENDATIONS

Staff:	ADOPT AS A SMALL-SCALE AMENDMENT (August 25, 2014)
North Central Community Council (8):	ADOPT AS A SMALL-SCALE AMENDMENT (September 29, 2014)
Planning Advisory Board (PAB) Acting as the Local Planning Agency:	ADOPT AS A SMALL-SCALE AMENDMENT (October 20, 2014)
Final Action of Board of County Commissioners:	TO BE DETERMINED (November 19, 2014)

Staff recommends to Adopt the proposed small-scale amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2020-2030 Land Use Plan (LUP) map to redesignate the ±1.02 gross-acre site from “Low-Medium Density Residential” and “Business and Office” to “Business and Office” for the following reasons:

Principal Reasons for Recommendation:

1. The application, if approved, could facilitate the concentration and intensification of urban development around an urban center consistent with the Goals, Objectives and Policies of the CDMP. Land Use Element Objective LU-1 and Policies LU-1C and LU-10A require the County to give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of underdeveloped environmentally suitable urban areas contiguous to existing urban development where urban services and facilities have the capacity to accommodate additional demand. The application site is vacant and within ±1,000 feet (±0.18 mile) of the Dr. Martin Luther King Jr. Metrorail Station located immediately south of NW 64 Street and within the NW 27 Avenue right-of-way. Additionally, the site is adjacent to properties to the east and north zoned MCUCD (Model City Urban Center District) that may be developed with mixed use development and at residential densities up to 90 dwelling units per acre.
2. The application seeks to facilitate the growth of an existing transportation business that is located within the Model City Neighborhood Revitalization Strategy Area--one of nine (9) communities identified as having the greatest socio-economic needs throughout the County. The Neighborhood Revitalization Strategy Area is eligible for Community Development Block Grant (CDBG) funding that is geared to promote community development and neighborhood stabilization. As stated in the application and reiterated by letter dated August 20, 2014, from the applicant's representative, the requested land use designation is to facilitate the development of parking facilities for the existing transportation business located north of the application site across NW 61 Street (see Appendices A and A-1 on Appendices Pages 3 and 18, respectively). The transportation business provides, among others, para-transit and ambulance services. Approval of the application could facilitate the future growth of the transportation business, as stated by the applicant, which could provide additional jobs and be of benefit to the area.

Furthermore, should the application be approved and the site developed with parking, as the adjacent areas to the east and north transition to the more intense development patterns promoted by the Model City Urban Center District, the site could also be redeveloped with more intense uses as allowed by the “Business and Office” designation.

3. Approval of the application would be generally consistent with the criteria for evaluating Land Use Plan map amendment applications pursuant to Policy LU-8E of the CDMP Land Use Element. Policy LU-8E requires LUP map amendment applications to be evaluated according to factors such as (i) the ability of the proposed amendment to satisfy a deficiency in the LUP map to accommodate projected population or economic growth of the County, (ii) impacts to County facilities and services, (iii) compatibility with abutting and nearby land uses, (iv) impacts to environmental and historical resources, and (v) the extent to which the proposed land use would promote transit ridership and pedestrianism pursuant to Objective LU-7 and associated policies.

- i. *Need to Accommodate Population or Economic Growth.* Approval of the application would not satisfy a deficiency in the LUP map for commercial land, but, would allow commercial/business development on the subject property and could facilitate economic growth and generate employment in the area. Also as discussed in Principal Reason No. 2 above, the application could facilitate the growth of an existing business which could be of benefit to the area.

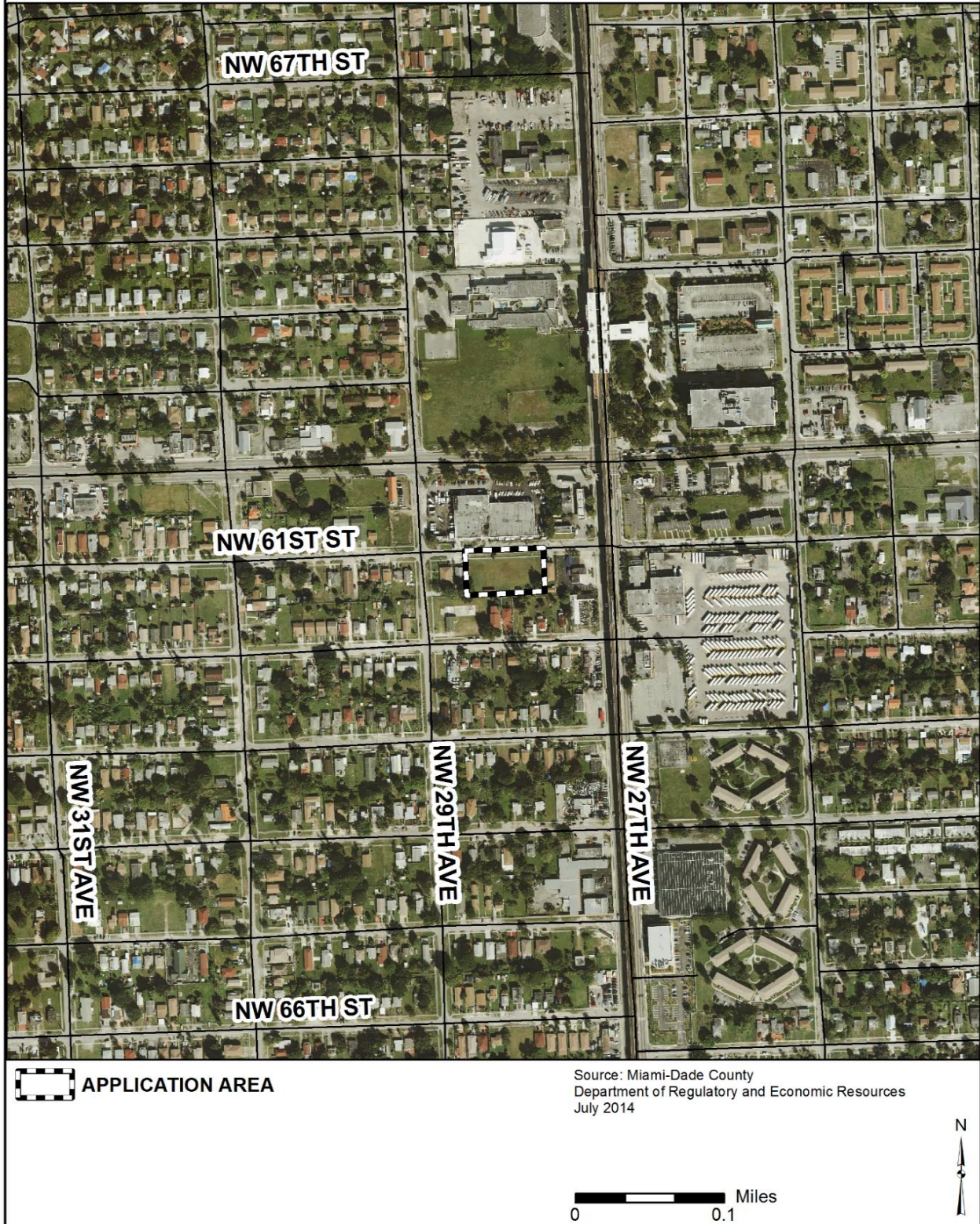
Furthermore, approval of the application would affect a negligible change in the commercial and residential acreage in the analysis area (Minor Statistical Area 4.2) where the application site is located. (See Supply and Demand Analysis on page 1-11.)

- ii. *Public Facilities and Services.* The impacts that would be generated from maximum potential development on the site (14,461 square feet of retail or 20 multifamily units), if the application is approved, would not cause a violation in the level of service standards for public services and facilities. Approval of the application would be consistent with the CDMP Capital Improvements Element Objective CIE-3 that requires CDMP land use decisions not cause a violation in adopted level of standards for public facilities and services.
- iii. *Compatibility.* The requested “Business and Office” land use designation would be generally compatible with the “Low-Medium Density Residential” designation of properties to the north, west and south, and would be compatible with the “Business and Office” designation of properties to the east (see “CDMP Land Use Map” below). Additionally, the business/commercial uses that could be developed on the application site would, with adequate buffering, be generally compatible with the adjacent single family residences to the east south and west. The development of the site would also be compatible with the existing transportation business to the north beyond NW 61 Street, commercial operations further east along NW 27 Avenue, and the religious facility to the south.

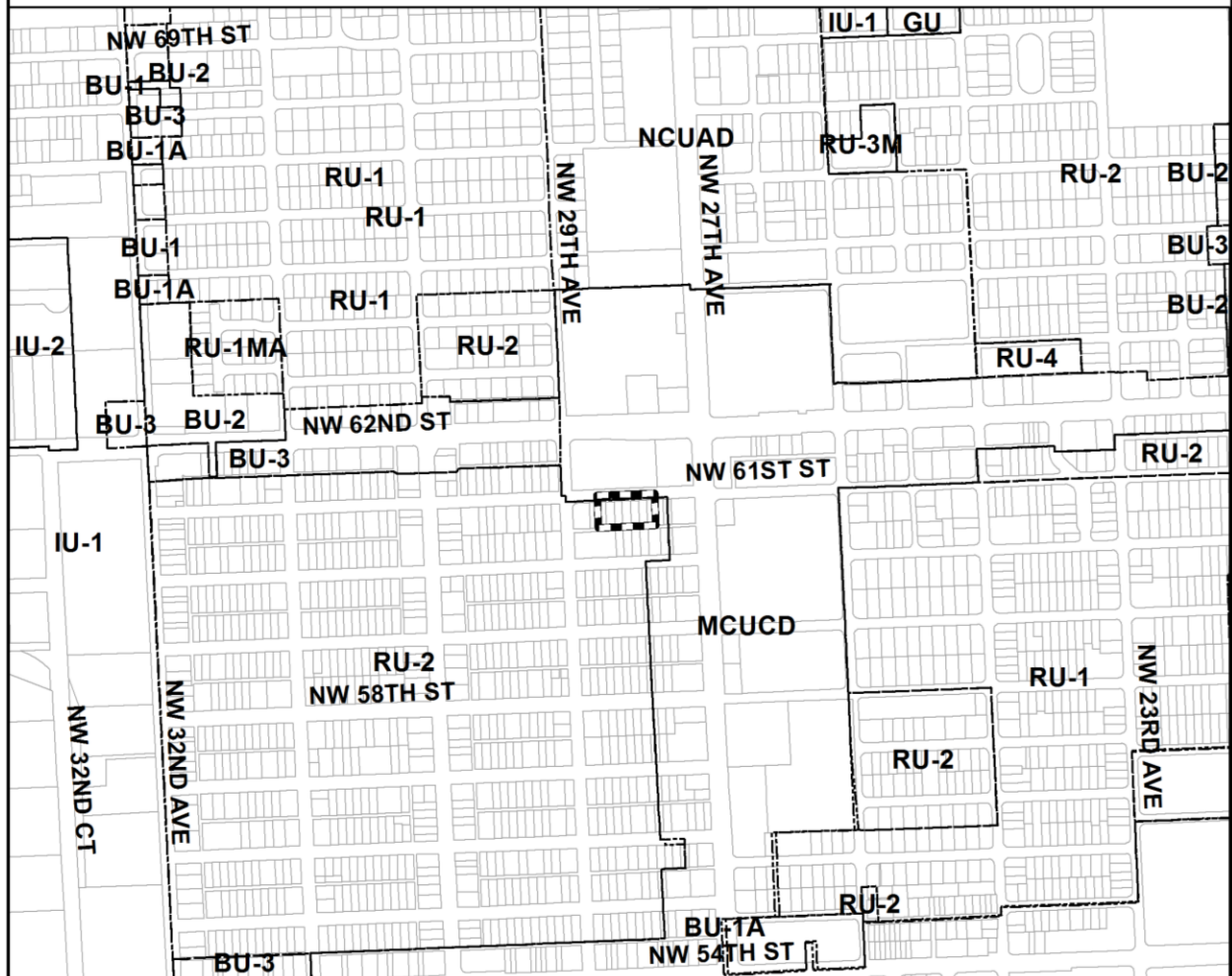
Furthermore, the development that could be built on the application site if the application is approved would be compatible with the development that is promoted by the Model City Urban Center District (MCUCD) on properties to the east and north.

- iv. *Environmental and Historic Resources.* The application, if approved, would not impact any environmental or historic resources. (See Environmental Conditions section on page 1-15.)
- v. *Transit Ridership and Pedestrianism.* The application, if approved, could support transit ridership and pedestrianism. The application site is within 0.18 miles (under 1,000 feet) of the Dr. Martin Luther King Metrorail Station and is well served by Metrobus Routes 27, 62 and 297 (Orange Max). Metrobus Routes 27 and 297 are planned for service enhancements in the year 2017 (see Transit section on page 1-24). Furthermore, as discussed under Principal Reason 3(iii) above, the development that could be built on the site if the application is approved would be compatible with the MCUCD promoted development and thereby would be consistent with CDMP Land Use Element Objective LU-7 and Policy LU-7F that require transit supportive development proximate to Metrorail stations.

APPLICATION NO. 1 AERIAL PHOTO



APPLICATION 1 ZONING MAP

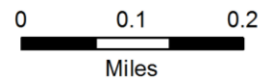


APPLICATION AREA

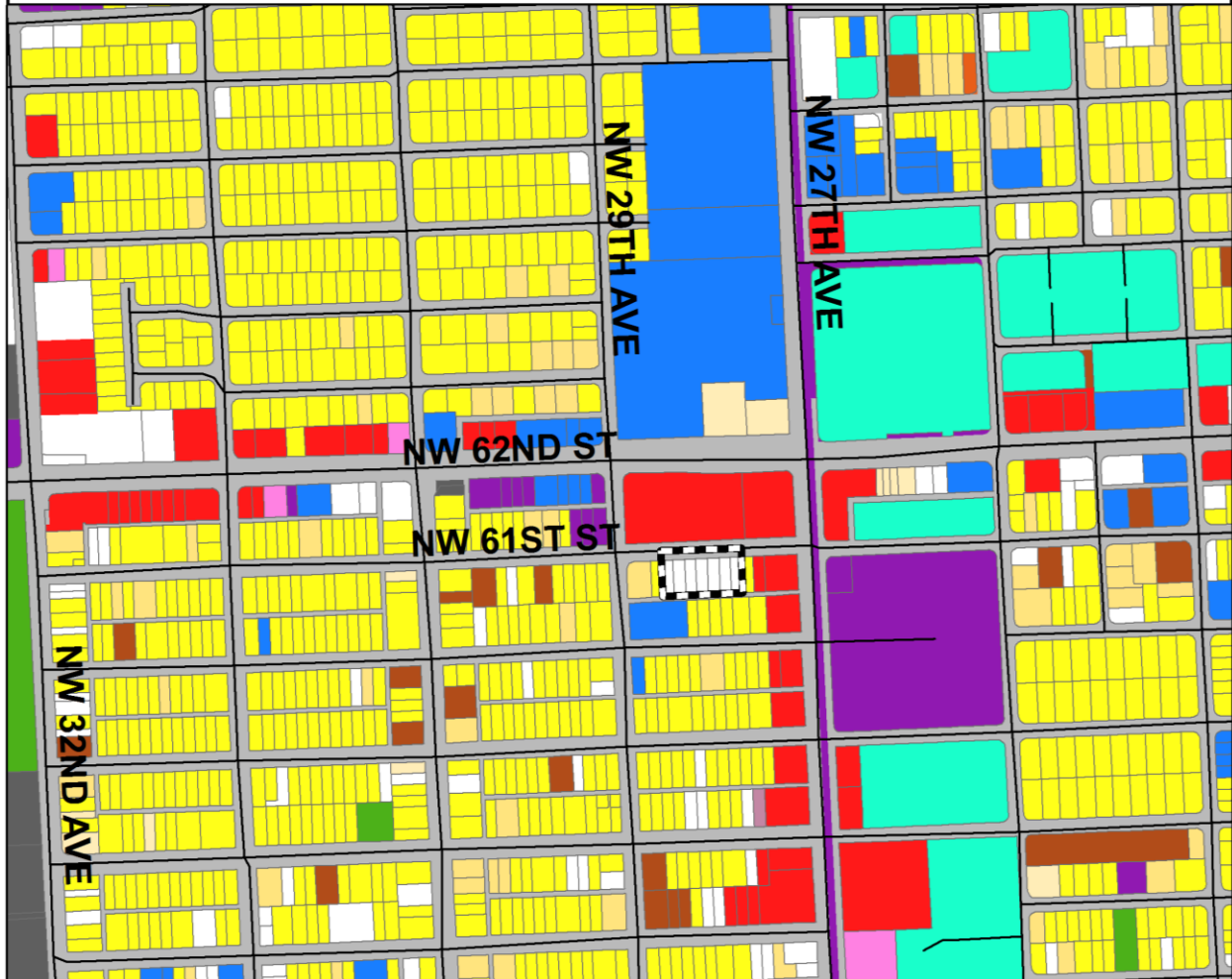
Source: Miami-Dade County
Department of Regulatory and Economic Resources
July 2014

ZONING DISTRICTS

BU-1	BUSINESS DISTRICTS, NEIGHBORHOOD	RU-3M	MINIMUM APARTMENT HOUSE
BU-1A	BUSINESS DISTRICTS, LIMITED	RU-4	HIGH DENSITY APARTMENT HOUSE DISTRICT
BU-2	BUSINESS DISTRICTS, SPECIAL		
BU-3	BUSINESS DISTRICTS, LIBERAL (WHOLESALE)		
GU	INTERIM DISTRICT		
IU-1	INDUSTRIAL DISTRICTS, LIGHT MANUFACTURING		
IU-2	INDUSTRIAL DISTRICTS, HEAVY MANUFACTURING		
MCUCD	MODEL CITY CENTER DISTRICT		
NCUAD	NORTH CENTRAL URBAN AREA DISTRICT		
RU-1	SINGLE-FAMILY RESIDENTIAL		
RU-1(M)(A)	MODIFIED SINGLE-FAMILY RESIDENTIAL		
RU-2	TWO-FAMILY RESIDENTIAL DISTRICT, 7,500 FT ² NET		



APPLICATION NO. 1 EXISTING LAND USE



APPLICATION AREA

EXISTING LAND USE

- | | |
|---|---|
| SINGLE-FAMILY | INDUSTRIAL |
| TWO-FAMILY DUPLEXES | VACANT GOVERNMENT OWNED UNPROTECTED |
| TOWNHOUSES | VACANT PRIVATELY OWNED, UNPROTECTED |
| LOW-DENSITY MULTI-FAMILY | INLAND WATERS |
| RESIDENTIAL-GOVERNMENT OWNED HOUSING | COMMUNICATIONS, UTILITIES, TERMINALS |
| COMMERCIAL, SHOPPING CENTERS | STREETS, ROADS, EXPRESSWAYS, RAMPS |
| OFFICE | PARKS, PRESERVES, CONSERVATION AREAS |
| INSTITUTIONAL | |

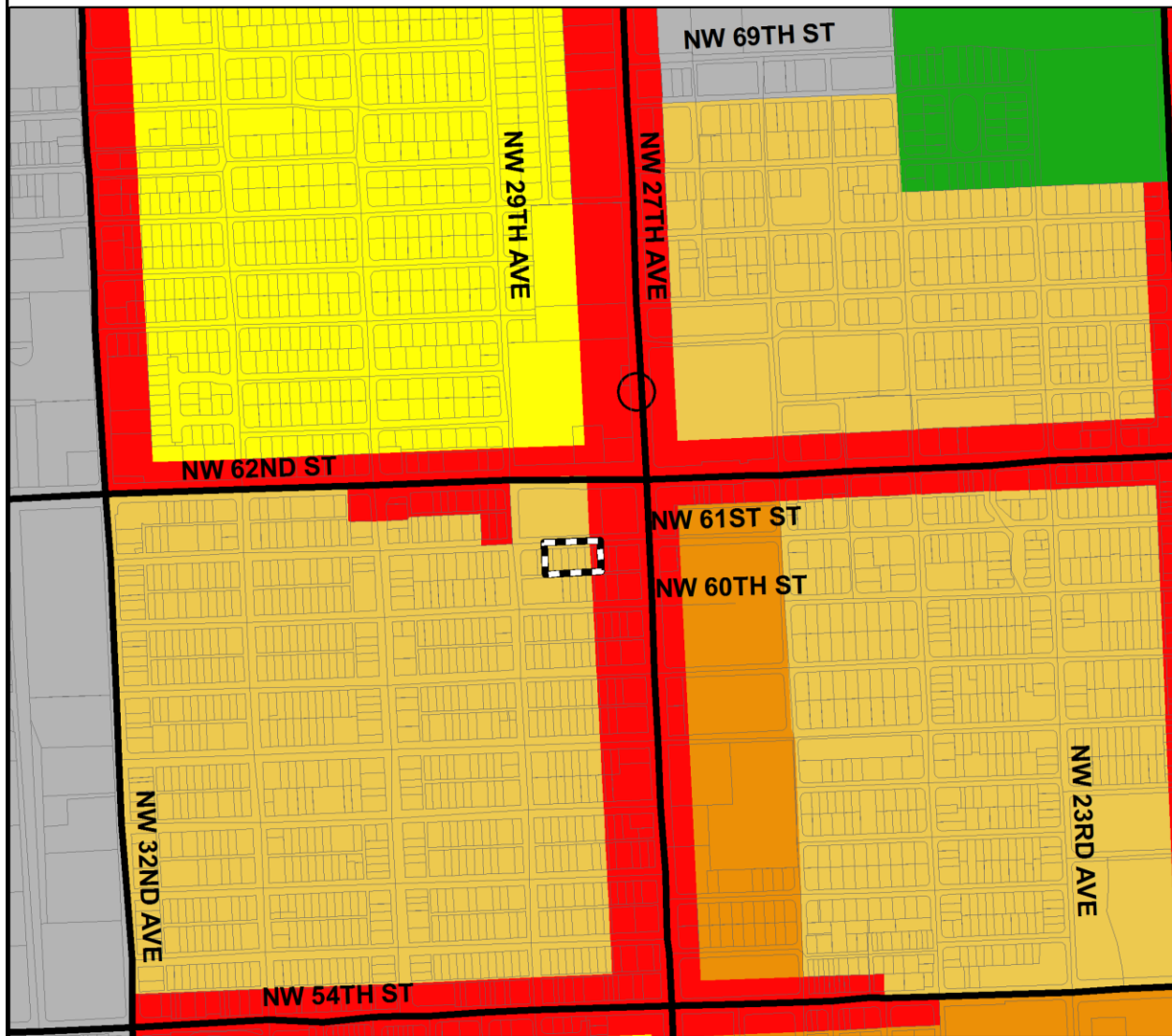
Source: Miami-Dade County
Department of Regulatory and Economic Resources
July 2014

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APPLICATION NO. 1

CDMP LAND USE



APPLICATION AREA

Source: Miami Dade County
Department of Regulatory and Economic Resources
July 2014

CDMP LAND USE

- LOW DENSITY (2.5-6 DU/AC)
- LOW-MEDIUM DENSITY (6-13 DU/AC)
- MEDIUM DENSITY (13-25 DU/AC)
- INDUSTRIAL AND OFFICE
- BUSINESS AND OFFICE
- PARKS AND RECREATION

- MAJOR ROADWAYS (3 OR MORE LANES)
- COMMUNITY URBAN CENTER
- EXISTING RAPID TRANSIT

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APPLICATION NO. 1 PROPOSED CDMP LAND USE



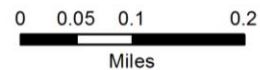
APPLICATION AREA

Source: Miami Dade County
Department of Regulatory and Economic Resources
July 2014

CDMP LAND USE

- LOW DENSITY (2.5-6 DU/AC)
- LOW-MEDIUM DENSITY (6-13 DU/AC)
- MEDIUM DENSITY (13-25 DU/AC)
- INDUSTRIAL AND OFFICE
- BUSINESS AND OFFICE
- PARKS AND RECREATION

- MAJOR ROADWAYS (3 OR MORE LANES)
- COMMUNITY URBAN CENTER
- EXISTING RAPID TRANSIT



STAFF ANALYSIS

Application Site

Location

The ±1.02 gross-acre site is located at the south side of NW 61 Street approximately 200 feet west of NW 27 Avenue (see map series on pages 1-5 through 1-9). The application site is within the Model City Neighborhood Revitalization Area--one of nine (9) communities identified as having the greatest socio-economic needs throughout the County. The Neighborhood Revitalization Area is eligible for Community Development Block Grant (CDBG) funding that is geared to promote community development and neighborhood stabilization.

Existing Land Use

The application site is comprised of seven single-family residential lots that are currently vacant (see "Existing Land Use" map on page 1-7).

Land Use Plan Map Designation

The application site is currently designated "Low-Medium Density Residential" on the western ±0.83 gross acres and "Business and Office" on the remaining ±0.19 net acres on the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map, (see "CDMP Land Use" map on page 1-8). The "Low-Medium Density Residential" CDMP land use category allows a range in densities from a minimum of 6 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated "Low-Medium Density Residential" include single-family homes, townhouses and low-rise apartments. The "Business and Office" category allows the full range of sales and service activities that includes retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, entertainment and cultural facilities, and residences. The application requests a redesignation of the application site, on the LUP map, from "Low-Medium Density Residential" and "Business and Office" to "Business and Office" (see "Proposed Land Use" map on page 1-9).

Under the current CDMP land use designations, the application site could be developed with 8 townhouses and 2,962 square feet of retail or a maximum of 8 townhouses and 4 multi-family residential units. Under the applicant's requested CDMP land use designation of "Business and Office," the application site could be developed with a maximum of 20 multi-family residential units or 14,461 square feet of retail.

Zoning

The application site is currently zoned RU-2 (Two Family Residential), which permits single-family dwelling units and duplexes on 7,500 sq. ft. net lots and is currently vacant (see "Zoning Map" on page 1-6 "; the "Aerial Photo" map on page 1-5; and Appendix E: Photos of Site and Surroundings on Appendices Page 33).

Zoning History

Miami-Dade County zoning districts and zoning code regulations were first created in 1938. Zoning records indicate that the application area was zoned RU-3B (Bungalow Court District) and BU-1 (Neighborhood Business District) in 1949. On July 17, 1986, Miami-Dade Board of County Commissioners adopted Resolution No. Z-174-86 approving a district boundary change on the subject property from RU-3B and BU-1 to RU-2 (Two Family Residential).

Adjacent Land Use and Zoning

Existing Land Uses

The area north of the application site, across NW 61 Street, is characterized by light industrial and small business operations such as the Miami-Dade Ambulance Service; the LSF Shuttle Service; Spray Masters Auto Body Paint and Repair; and the Orion Gas Station. The areas west of the application site are developed with single and two family residences that are in good condition. The areas south of the application site are developed with the Brownsville Missionary Baptist Church of Miami and single and residences that are in good condition. The areas east of the application site are developed with small business operations such as the Action Barber Shop and the Charm Touch Uniform Store (see Appendix E: Photos of Site and Surroundings on Appendices Page 33). The nearest Metrorail station (the Dr. Martin Luther King Metrorail Station) is approximately 0.18 mile walking distance northeast of the application site.

Land Use Plan Map Designations

Properties adjacent to the north and south of the application site are designated “Low-Medium Density Residential” and “Business and Office” on the LUP map. Properties adjacent to the west of the site are designated “Low-Medium Density Residential.” Properties adjacent to the east of the application site are designated “Business and Office” and further east, beyond NW 27 Avenue, properties are designated “Business and Office” and “Medium Density Residential (13 to 25 DU/Ac.).” See “CDMP Land Use” map on page 1-8.

Zoning

Properties to the north of the application site, across NW 61 Street, are within the Model City Urban Center District (MCUC). Properties adjacent to the south and west are zoned RU-2 (Two Family Residential). There are one and one half lots adjacent to the east of the application site that are zoned RU-2 as well. Properties further east, over one block depth, are within the MCUC (see “Zoning Map” on page 1-6).

Supply and Demand Analysis

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

Residential

The combined vacant land for single-family and multi-family residential development in the Analysis Area (Minor Statistical Area 4.2) in 2014 was estimated to have a capacity for about 7,272 dwelling units, with about 83 percent of these units intended as multi-family. The annual average residential demand in this Analysis Area is projected to decline from 256 units per year in the 2014-2015 period to 221 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 2022 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 beyond 2030.

Residential Land Supply/Demand Analysis
2014 to 2030: MSA 4.2

ANALYSIS DONE SEPARATELY FOR EACH TYPE, I.E. NO SHIFTING OF DEMAND BETWEEN SINGLE & MULTI-FAMILY TYPE	STRUCTURE TYPE		
	SINGLE-FAMILY	MULTIFAMILY	BOTH TYPES
CAPACITY IN 2014	1,272	6,100	7,372
DEMAND 2011-2010	176	80	256
CAPACITY IN 2015	920	5,9400	6,860
DEMAND 2015-2020	131	59	190
CAPACITY IN 2020	265	5,645	5,910
DEMAND 2020-2025	132	59	191
CAPACITY IN 2025	0	5,350	4,955
DEMAND 2025-2030	152	69	221
CAPACITY IN 2030	0	5,005	3,850
DEPLETION YEAR	2022	2030+	2030+

Residential capacity is expressed in terms of housing units.

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

Source: Miami-Dade Department of Regulatory and Economic Resources, Planning Division, Planning Research Section, July 2014.

The “Residential Land Supply/Demand Analysis” table above addresses the residential land supply and demand in the Analysis Area without the effect of the projected CDMP amendment. This Application No. 1 is a small-scale amendment requesting a change from “Low-Medium Density Residential” and “Business and Office” to “Business and Office.” Given the existing capacity in the Analysis Area, this application, if approved, is projected to diminish the single-family supply by eight units and multi-family supply by four units. This will not impact the depletion year in a significant way.

Commercial

The Analysis Area contained 389.80 acres of in-use commercial uses in 2014 and an additional 80.8 acres of vacant land zoned or designated for business uses. The annual average absorption rate for the 2014-2030 period is 1.03 acres per year. At the projected rate of absorption, the study area will deplete its supply of commercially zoned land beyond the year 2030+ (see “Projected Absorption of Land for Commercial Uses” table below). It should be noted that in addition to the 80.8 acres of commercial vacant land an additional 98.9 acres of vacant land zoned for mixed-use is also available. If these additional acres were to be used for commercial uses, it will add additional years to the projected depletion date.

Projected Absorption of Land for Commercial Uses
Indicated Year of Depletion and Related Data

Analysis Area	Vacant Commercial Land 2014 (Acres)	Commercial Acres in Use 2014	Annual Absorption Rate 2014-2030 (Acres)	Projected Year of Depletion	Total Commercial Acres per Thousand Persons	
					2020	2030
MSA 4.2	80.8	389.80	1.03	2030+	5.5	5.2

Source: Miami-Dade County, Regulatory and Economic Resources Department, Planning Division, Research Section, July 2014.

Analysis of the Trade Area

Because this application is a small-scale application, a Trade Area Analysis is conducted. An analysis of the Trade Area (1.5 miles around the proposed project) shows that there are 309.47 acres in existing commercial uses and mixed-use commercial and 102.67 acres of vacant commercially zoned or designated land (see "Trade Area Analysis" table below). Most of the vacant parcels are scattered throughout the Trade Area (see Trade Area Map on page 1-13.)

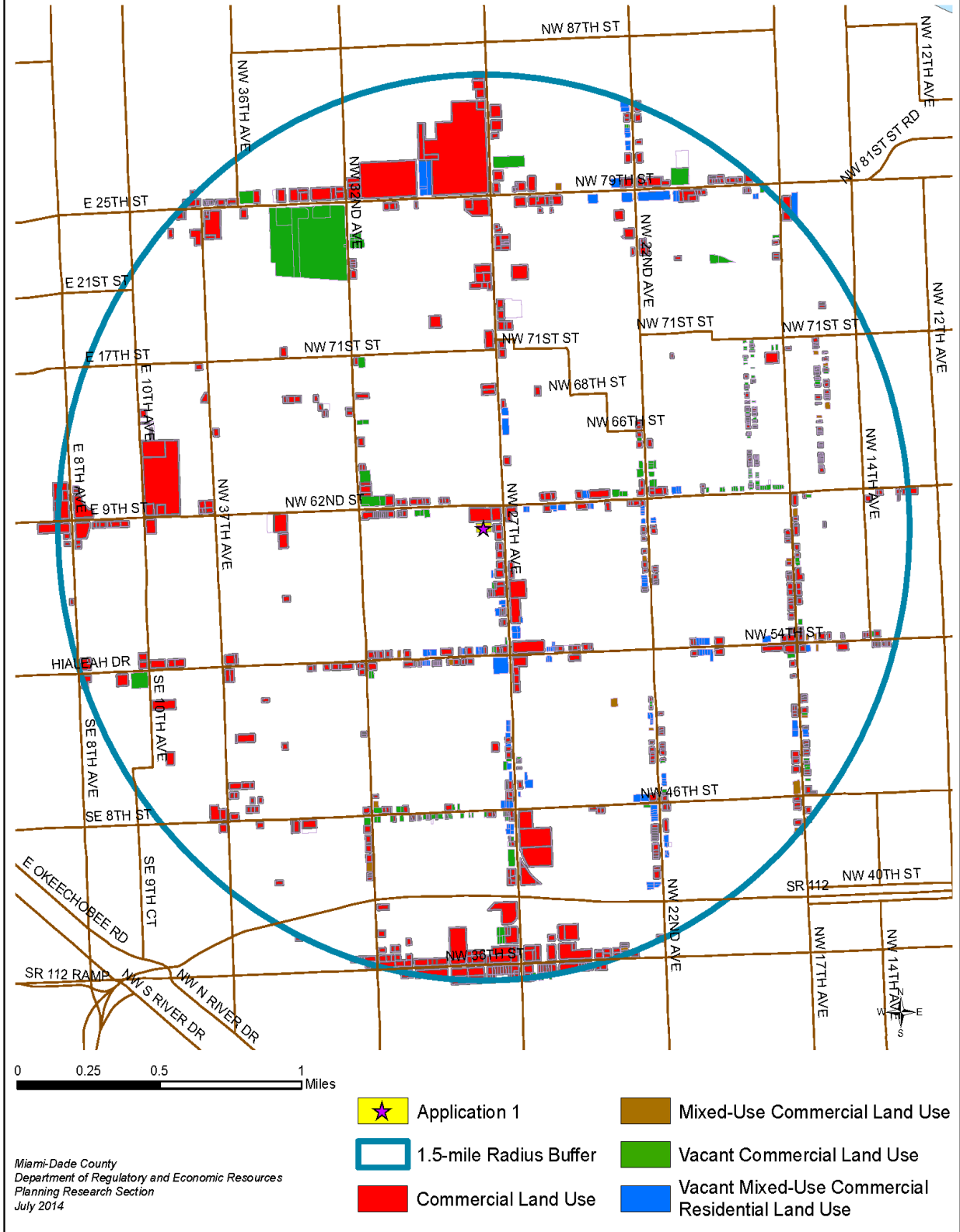
Trade Area Analysis

Application No.	Trade Area Radius	Vacant Commercial Land (Acres)	Commercial Acres in Use 2014
1	1.5	72.91*	309.47

*This does not include 29.76 acres of vacant land zoned for mixed use.

Source: Miami-Dade Department of Regulatory and Economic Resources,
Planning Division, Planning Research Section, July 2014.

TRADE AREA MAP: APPLICATION NO. 1



Environmental Conditions

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

Flood Protection

Federal Flood Zone	X
Stormwater Management Permit	No
County Flood Criteria, National Geodetic Vertical Datum (NGVD)	7.0 feet

Biological Conditions

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

Other Considerations

Within Wellfield Protection Area	No
Hazardous Waste	No
Contaminated Site	No

Drainage, Flood Protection and Stormwater Management

The Application site is located within Zone X of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map. Any new development will have to comply with the requirements of Chapter 11C of the Code for County flood protection.

The site shall be filled to a minimum elevation of 7.00 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 7.0 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. The proposed development order, if approved, will not result in the reduction of the Level of Service standards for flood protection set forth in the CDMP.

The proposed CDMP amendment would result in additional impervious areas that could generate additional runoff to adjacent properties. A stormwater management system must be constructed on-site to prevent impacts to adjacent properties.

Water and Sewer

Water Supply

The property is located within the Miami-Dade Water and Sewer Department (MDWASD) franchised water service area. The water supply will be provided by the Hialeah/Preston Water Treatment Plant which is presently producing water that meets Federal, State, and County drinking water standards. At the present time, there is adequate treatment and water supply capacity for the net increase in capacity proposed in this application; however, a Water Supply Certification will be required for this project at the time of development to determine water supply availability. At the time of development, the project will be evaluated for water supply availability and a water supply reservation will be made.

Water Treatment Plant Capacity

The County's adopted Level of Service (LOS) standard for water treatment is based on regional treatment system capacity. The regional water treatment system has a rated design capacity of 439.74 million gallons per day (MGD). Pursuant to CDMP Policy WS-2A, the regional water treatment system shall operate at a capacity that is no less than two percent, which is equivalent to 430.95 MGD. The total available water treatment plant capacity, 106.40 MGD, is calculated using the available plant capacity (430.95 MGD), subtracting the average of the actual water treated (302.62 MGD) and subtracting the water that is reserved through development orders (21.93 MGD, water that will be needed in the future).

As noted in the "Estimated Water Demand/Sewer Flow for Proposed Development by Land Use Scenario" table below, the maximum water demand for Business and Residential (Scenario 1) and Residential (Scenario 2) under the current CDMP Land Use designations is estimated at 1,736 gallons per day (gpd) and 2,040 gpd, respectively. The maximum water demand for Business (Scenario 1) and Residential (Scenario 2) under the requested CDMP Land Use designation is estimated at 1,446 gpd and 3,000 gpd, respectively. This represents an increase of up to 960 gpd over the current demand. A Water Supply Certification Letter will be required at the time of development, at which time the proposed project will be evaluated for water supply availability and a water supply reservation will be made.

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

Scenario	Use (Maximum Allowed)		Quantity (Units or Square Feet)	Water Demand Multiplier (Section 24- 43.1 Miami- Dade Code)	Projected Water Demand (gpd)
Current CDMP Potential					
1	Business		2,962	10 gpd/100 sq. ft.	296
	Residential		8 TH	180 gpd	1,440
2	Residential		8 TH	180 gpd	1,440

Scenario	Use (Maximum Allowed)		Quantity (Units or Square Feet)	Water Demand Multiplier (Section 24- 43.1 Miami- Dade Code)	Projected Water Demand (gpd)
	Residential		4 MF	150 gpd	600
Requested CDMP Designation					
1	Business		14,461	10 gpd/100 sq. ft.	1,446
2	Residential		20 MF	150 gpd	3,000

Source: Miami-Dade Water and Sewer Department;
Department of Regulatory and Economic Resources, Planning Division; July 2014

Water System Connectivity

There is an existing 4-inch water main abutting the property on NW 61 Street, however it is not adequate for the proposed development. As such, the developer shall connect to a 12-inch water main located at NW 61 Street and NW 27 Avenue, and extend a new 12-inch water main westerly on NW 61 Street to NW 29 Avenue, interconnecting to an existing 6-inch water main at that location. Any public water main extension within the property shall be 12-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connection.

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 regional wastewater treatment system has a design capacity of 375.5 million gallons per day (MGD). The regional wastewater treatment system shall operate no less than two percent, which is equivalent to 368 MGD. The total available wastewater treatment plant capacity (13.51 MGD) is calculated subtracting the actual wastewater treated (322.17 MGD) and subtracting the wastewater that is reserved through development orders (32.32 MGD, wastewater that will need to be treated in the future). The sum of the 12-month average and all reserved flows (322.17 MGD) represents 85.80% of the regional system design capacity. Pursuant to the CDMP, the regional wastewater treatment system can treat an additional 13.24 MGD of wastewater which is equivalent to 3.60% capacity remaining in the wastewater treatment plants.

Sewer System Connectivity

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

There is MDWASD 8-inch sanitary sewer gravity main abutting the property along NW 61st Street that discharges to sanitary sewer pump station 30-0115, then to sanitary sewer pump station 30-0001 and then to the Central District Wastewater Treatment Plant. The applicant may connect and extend a new 8-inch sanitary sewer gravity line to the subject property as required to provide sewer service, provided there is sufficient depth. The aforementioned sanitary sewer pump

stations as well as the Central District Wastewater Treatment Plant are owned and operated by MDWASD and are currently working within the mandated criteria set forth in the new Consent Decree (case 1:12-cv-24400-FAM), effective December 6, 2013.

Solid Waste

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

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

Level of Service Standard

CDMP Policy SW-2A establishes the adopted Level of Service (LOS) standard for the County's Solid Waste Management System. This CDMP policy requires the County to maintain sufficient waste disposal capacity to accommodate waste flows committed to the System through long-term contracts or interlocal agreements with municipalities and private waste haulers, and anticipated uncommitted waste flows, for a period of five years. The PWWM assesses the solid waste capacity on system-wide basis since it is not practical or necessary to make determination concerning the adequacy of solid waste disposal capacity relative to individual applications. As of FY 2012-2013, the PWWM is in compliance with the adopted LOS standard.

Application Impacts

This Application No. 1 requests a redesignation of the application site from "Low-Medium Density Residential" and "Business and Office" to "Business and Office" on the CDMP Adopted 2020 and 2030 LUP map. The "Business and Office" designation will most likely result in the development of a commercial establishment. Per Chapter 15 of the County Code, the PWWM does not actively compete for non-residential waste collection such as multi-family, commercial, business, office, and industrial services at this time; therefore waste collection services may be provided by a private waste hauler. The PWWM has determined that the requested amendment will have no impact or any associated costs to the County; therefore, the PWWM has no objection to the proposed amendment.

Parks

The Miami-Dade County Parks, Recreation and Open Space Department has three Park Benefit Districts (PBDs). The subject application site is located inside Park Benefit District 1 (PBD-1).

Level of Service Standard

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

projected deficiency of local recreation open space is greater than five acres. Currently, PBD-1 has a surplus capacity of 156.45 acres of parkland, when measured by the County's concurrency LOS standard of 2.75 acres of local recreation open space per 1,000 permanent residents.

The "County Local Parks" table below lists all the parks within a 3-mile radius of the application site; six parks (Little River, Gwen Cherry, Arcola Lakes, Partners, Martin Luther King, and Olinda) are larger than the required five acres (or larger) park.

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

Park Name	Acreage	Classification
Little River Park	9.00	Community Park
Broadmoor Park	1.88	Neighborhood Park
Gwen Cherry Park	38.55	Community Park
Fernville Park	0.48	Mini Park
Arcola Park	4.02	Community Park
Area 222	0.50	Mini Park
Arcola Lakes Park	18.81	Community Park
Soar Park	2.90	Community Park
Alonzo Kelly Park	0.50	Mini-Park
Area 226	0.50	Mini-Park
Area 227	0.50	Mini-Park
Claire Rosichan Park	0.38	Mini-Park
Northwest Highlands Park	0.80	Mini-Park
Broadway Park	0.50	Mini-Park
Drew Park	4.13	Neighborhood Park
Partners Park	5.80	Neighborhood Park
Martin Luther King Memorial Park	30.57	Community Park
Area 225	0.39	Mini-Park
Gladeview Park	0.92	Mini-Park
Glenwood Park	0.55	Mini-Park
Jefferson Reaves, Sr. Park	1.67	Community Park
Rocky Creek Park	0.25	Mini-Park
Olinda Park	6.40	Community Park
Marva Y. Bannerman Park & Pool	3.92	Community Park
Larchmont Park	4.43	Neighborhood Park
27 th Avenue Teen Center (Boxing)	1.44	Single-Purpose Park
Melrose Park	3.40	Neighborhood Park
West Little River Park	4.66	Neighborhood Park

Source: Miami-Dade County Parks, Recreation and Open Space Department, July 2014.

Application Impacts

The potential development of the site under the existing CDMP land use designation has a potential population of 32, resulting in an impact of 0.09 acres based on the adopted minimum LOS standard for local recreational open space. The potential for residential development under the proposed land use designation is estimated at 20 multi-family dwelling units with an estimated population of 42. This would result in a potential population of 105, or an increase of 59 persons, resulting in an impact of an additional 0.10 acres of local parkland. This would lower the

concurrency LOS from 208.73 acres to 208.44 acres per 1,000 residents but still above the adopted minimum LOS standard. If developed as a commercial use as proposed in the application, there would be no increase in population and there would be no additional impact to the CDMP Open Space spatial standards.

Fire and Rescue Service

The application site is currently served by Miami-Dade County Fire Rescue Station No. 2 (Model Cities), located at 6460 NW 27 Avenue. This station is equipped with an Aerial, two Rescue units, and a Battalion and is staffed with eleven (11) firefighter/paramedics 24 hours a day, seven days a week.

The Miami-Dade County Fire Rescue Department (MDFR) has indicated that the average travel time to incidents in the vicinity of the application site is approximately 5 minutes and 44 seconds. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to incidents in the vicinity of the application site complies with the performance objective of national industry standards.

Level of Service Standard for Minimum Fire Flow and Application Impacts

CDMP Policy WS-2A establishes the County's minimum Level of Service standard for potable water. This CDMP policy requires the County to deliver water at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi, unless otherwise approved by the Miami-Dade Fire Rescue Department. A minimum fire flow of 3,000 gallons per minute (gpm) is required for business and industrial uses, and 750 gpm for single family and duplexes.

The current CDMP land use designation of "Low-Medium Density Residential" will allow a potential development on the application site that is anticipated to generate approximately 4 annual alarms. The proposed CDMP land use designation of "Business and Office" is anticipated to generate approximately 6 annual alarms, and would result in a minimal impact to existing fire rescue services. Presently, fire and rescue service in the vicinity of the application site is adequate. There are no planned stations in the vicinity of the application.

Public Schools

Level of Service Standard

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

A planning level review, which is considered a preliminary school concurrency analysis, was conducted on this application based on the adopted LOS standard, the Interlocal Agreement (ILA) for Public Facility Planning between Miami-Dade County and Miami-Dade County Public Schools, and current available capacity and school attendance boundaries.

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

Application Impact

This application, if approved, may increase the student population of the schools serving the application site by an additional 8 students – this number reflects an impact reduction of 21.13% for charter and magnet schools (schools of choice). Of the 8 students, 4 will attend elementary schools, 2 will attend middle schools students and 2 will attend senior high schools. The students will be assigned to those schools identified in the “Concurrency Service Area (CSA) Schools” table below. At this time, the schools have sufficient capacity available to serve the application.

Concurrency Service Area (CSA) Schools

Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
South Hialeah Elementary	115	4	4	Yes	Current CSA
Miami Springs Middle	134	2	2	Yes	Current CSA
Miami Springs Senior	183	2	2	Yes	Current CSA

Source: Miami-Dade County Public Schools, August 2014.

Miami-Dade County Department of Regulatory and Economic Resources, 2014.

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

Aviation

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

Roadways

The application site is a ±1.02 gross acres (±0.83 net acre) site located on the south side of NW 61 Street, an undivided two-lane roadway, and lying approximately 244 feet west of NW 27 Avenue, a divided four-lane roadway. The application site is located in Miami-Dade County’s unincorporated area and within the Urban Infill Area (UIA); the County’s designated Transportation Concurrency Exception Area (TCEA). The Concurrency Management Program in the Capital Improvements Element (CIE) of the CDMP states that “...development located within the Urban Infill Area...will not be denied a concurrency approval for transportation facilities provided that the development is otherwise consistent with the adopted Comprehensive Development Master Plan...” (CDMP, page IX-17).

NW 61 Street, a two-lane undivided roadway, provides direct access to the application site and connects on the east to NW 27 Avenue, a major north-south four-lane divided roadway, and on

the west to NW 32 Avenue, a four-lane divided roadway. Both NW 27 Avenue and NW 32 Avenue provide connectivity on the north to SR 924/NW 119 Street, SR 932/NW 103 Street and SR 934/NW 79 Street; and on the south to SR 944/NW 54 Street, SR 948/NW 36 Street and SR 112/Airport Expressway. All these roadways provide connectivity to I-95.

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 2013) and the County (Year 2013), are operating at acceptable levels of service. NW 32 Avenue between 62 Street and NW 36 Street and NW 27 Avenue between NW 79 Street and NW 54 Street are both currently operating at LOS D (E+50% is the adopted LOS standard); NW 32 Avenue between NW 103 Street and NW 62 Street is operating at LOS A (E+50% is the adopted LOS standard); NW 54 Street between NW 42 Avenue and NW 27 Avenue and NW 27 Avenue between NW 54 Street and NW 36 Street are both operating at LOS D (E+20% is the adopted LOS standard); NW 71 Street between NW 42 Avenue and NW 27 Avenue and NW 62 Street between NW 37 Avenue and NW 27 Avenue are both operating at LOS B (E+20% is the adopted LOS standard); and NW 62 Street between NW 27 Avenue and NW 17 Avenue is operating at LOS C (LOS E+20% is the adopted LOS standard).

Trip Generation

The applicant is requesting the re-designation of approximately 1.02 gross acres on the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map from “Low-Medium Density Residential (6-13 DU/Ac)” and “Business and Office” to “Business and Office.” Two potential development scenarios (Scenario 1 and Scenario 2) for each of the current and requested CDMP land use designation were analyzed for traffic impacts. Scenario 1 assumes the application site developed with eight (8) townhouses and 2,962 sq. ft. of retail space under the existing CDMP land use designations of “Low-Medium Density Residential (6-13 DU/Ac)” and “Business and Office” and with 14,461 sq. ft. of retail space under the requested CDMP designation of “Business and Office.” Scenario 2 assumes the application site developed with eight (8) townhouses and four (4) multifamily dwelling units (apartments) under the current CDMP land use designations and with 20 apartments under the requested CDMP land use designation. Scenario 1 indicates that if the application were approved and the subject site developed with retail and service uses it would generate approximately 130 PM peak hour trips, or 77 more PM peak hour trips than the maximum potential development that could occur under the current CDMP land use designation. Scenario 2 indicates that if the application site were developed with only multifamily residential use it would generate 29 PM peak hour vehicle trips, or one (1) more PM peak hour trip than the residential development that could occur under the current CDMP land use designation. See “Estimated Peak Hour Trip Generation” table below.

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

Application No. 1	Current CDMP Designation and Assumed Use/ Estimated No. Of Trips	Requested CDMP Designation and Assumed Use/ Estimated No. Of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use
Scenario 1	“Low-Medium Density Residential (6-13 DU/Ac)” and “Business and Office” 8 SF attached and 2,962 sq. ft. retail ¹ /	“Business and Office” 14,461 sq. ft. retail ³ /	
	53	130	+ 77
Scenario 2	“Low-Medium Density Residential (6-13 DU/Ac)” and “Business and Office” 8 SF attached and 4 MF ² /	“Business and Office” 20 MF ⁴ /	
	28	29	+ 1

Source: Institute of Transportation Engineers, Trip Generation, 9th Edition, 2012; Miami-Dade County Department of Regulatory and Economic Resources, July 2014.

Notes: ¹ Scenario 1 under the current CDMP land use designations assumes the application site developed with 8 single-family attached residences and 2,962 sq. ft. of retail space.

² Scenario 2 under the current CDMP land use designations assumes the application site developed with 8 single-family attached residences and 4 multi-family dwelling units.

³ Scenario 1 under the requested CDMP land use designation assumes the application site developed with 14,461 sq. ft. of retail space.

⁴ Scenario 2 under the requested CDMP land use designation assumes the application site developed with 20 multi-family dwelling units.

Traffic Concurrency Evaluation (Concurrency)

An evaluation of peak-period traffic concurrency conditions as of July 2014, 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 2015 Transportation Improvement Program (TIP), and the PM peak hour trips estimated to be generated by the application under the requested CDMP LUP map designation, determined that all roadways—adjacent to and in the vicinity of the application site—that were analyzed have available capacity to handle the additional traffic impacts that would be generated by the application and are projected to operate at acceptable levels of service. See “Traffic Impact Analysis” table below.

Traffic Impact Analysis on Roadways Serving the Amendment Site
Roadway Lanes, Existing and Concurrency 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" (14,461 sq. ft. retail)													
9472	NW 71 Street	NW 42 Ave. to NW 27 Ave.	2 UD	E+20%	1524	252	B	8	260	B	9	269	B
9468	NW 62 Street	NW 37 Ave. to NW 27 Ave.	4 DV	E+20%	3480	426	B	12	438	B	10	448	B
9466	NW 62 Street	NW 27 Ave. to NW 17 Ave.	4 DV	E+20%	3096	1071	C	25	1096	C	10	1106	C
541	NW 54 Street	NW 42 Ave. to NW 27 Ave.	4 DV	E+20%	3648	1576	D	32	1608	D	15	1623	D
5348	NW 54 Street	NW 27 Ave. to I-95	4 DV	E+20%	3648	1473	D	2	1475	D	15	1490	D
9424	NW 32 Avenue	NW 103 St. to NW 62 St.	4 DV	E+50%	3540	924	A	819	1743	B	16	1759	B
9422	NW 32 Avenue	NW 62 St. to NW 36 St.	4 DV	E+50%	3330	1240	D	487	1727	D	17	1744	D
20	NW 27 Avenue	NW 79 St. to NW 54 St.	4 DV	E+50%	4560	2055	D	20	2075	D	38	2113	D
Scenario 2 "Business and Office" (20 MF units)													
9472	NW 71 Street	NW 42 Ave. to NW 27 Ave.	2 UD	E+20%	1524	252	B	8	260	B	2	262	B
9468	NW 62 Street	NW 37 Ave. to NW 27 Ave.	4 DV	E+20%	3480	426	B	12	438	B	2	440	B
9466	NW 62 Street	NW 27 Ave. to NW 17 Ave.	4 DV	E+20%	3096	1071	C	25	1096	C	2	1098	C
541	NW 54 Street	NW 42 Ave. to NW 27 Ave.	4 DV	E+20%	3648	1576	D	32	1608	D	3	1611	D
5348	NW 54 Street	NW 27 Ave. to I-95	4 DV	E+20%	3648	1473	D	2	1475	D	3	1478	B
9424	NW 32 Avenue	NW 103 St. to NW 62 St.	4 DV	E+50%	3540	924	A	819	1743	B	4	1747	D
9422	NW 32 Avenue	NW 62 St. to NW 36 St.	4 DV	E+50%	3330	1240	D	487	1727	D	4	1731	D
20	NW 27 Avenue	NW 79 St. to NW 54 St.	4 DV	E+50%	4560	2055	D	20	2075	D	9	2084	D

Source: Compiled by the Miami-Dade County Department of Regulatory and Economic Resources and Florida Department of Transportation, July 2014.

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

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

Scenario 1 under the requested CDMP land use designation assumes the application site developed with 14,461 sq. ft. of retail space.

Scenario 2 under the requested CDMP land use designation assumes the application site developed with 20 multi-family dwelling units.

Application Impact

The “Estimated Peak Hour Trip Generation” table above shows the estimated number of PM peak hour vehicle trips that would be generated by the two potential development scenarios (Scenario 1 and Scenario 2) that could occur under the requested CDMP land use designation of “Business and Office.” Scenario 1 assumes the application site developed with a maximum potential development of 14,461 sq. ft. of retail space. This development scenario indicates that if the application were approved and developed with retail and service uses it would generate approximately 130 PM peak hour trips, or 77 more PM peak hour trips than the maximum potential development that could be developed under the current CDMP land use designations of “Low Medium Density Residential (6-13 DUs/Acre)” and “Business and Office”. Scenario 2 assumes the application site developed with 20 multi-family housing units. This development scenario indicates that if the application were approved and developed with residential uses it would generate 29 PM peak hour vehicle trips, or 1 more PM peak hour trip than the residential development that could be developed under the current CDMP land use designations. In summary, the traffic impact analysis indicates that the roadways adjacent to and in the vicinity of the application site that were analyzed have enough capacity to handle the additional traffic that would be generated by approval of this application.

Transit

Existing Service

The application site and surrounding areas are currently served by Metrobus Routes 27, 62 and 297 (Orange MAX). The service frequencies of these routes are shown in the “Metrobus Route Service Summary” table below. The application site is also within close proximity to the Dr. Martin Luther King Metrorail Station, located at 6205 NW 27 Avenue.

Metrobus Route Service Summary

Routes	Service Headways (in minutes)					Proximity to Bus Stop (miles)	Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8 pm)	Saturday	Sunday			
27	(15/30)/(15/30)	(15/30)	(24/30)	(20/30)	(30/60)	0.08	0.05	L
62	(12/30/40)/(12/40)	(20/40)	30	20	30	0.09	0.06	L
297 (Orange MAX)	15	30	n/a	n/a	n/a	0.18	0.05	E

Source: 2013 Transit Development Plan, Miami-Dade Transit (November 2013 Line Up), July 2014.

Notes: L means Metrobus Local route service

E means Express or Limited-Stop Metrobus service.

Future Conditions

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

Metrobus Recommended Service Improvements and Service Plan

Route	Improvement Description	Implementation Year
27	Extend route to new Park & Ride facility at NW 27 Avenue and NW 215 Street.	2017
62	No planned improvements.	n/a
297 (Orange MAX)	Route to be transformed to NW 27 Avenue Enhanced Bus Service	2017
NW 27 Avenue Enhanced Bus	This route will provide premium limited-stop transit service along NW 27 Avenue from the Miami-Dade/Broward County Line (NW 215 Street and NW 27 Avenue) to the Miami Intermodal Center.	2017

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

Based on the CDMP threshold for traffic and/or transit service objectives within a ½ mile distance; the estimated operating or capital costs of maintaining the existing bus service is not associated with this application.

Major Transit Projects

Miami-Dade Transit (MDT) is developing premium transit services in the corridors approved by the People's Transportation Plan and other major corridors. These services—enhanced bus corridors and express bus services—will incrementally build local ridership, which would justify major improvements later. Enhanced bus services include modern, high-tech buses running more direct routes and more frequently, with fewer stops. These bus services would operate on various corridors including NW 27 Avenue.

MDT is pursuing incremental improvements along the NW 27 Avenue corridor by providing approximately 13 miles of enhanced limited stop arterial bus service from the Miami Intermodal Center (MIC) at Miami International Airport to NW 215 Street. This route would provide premium limited-stop transit service along the NW 27 Avenue corridor. A park-and-ride/bus terminal station is proposed at the northern terminus of the route at NW 215 Street. Upon implementation of Phase II, service headways will be 10 minutes during the AM/PM peak hour and 20 minutes during the mid-day. Revenue service (Phase II) is anticipated to begin in 2016 using 11 new 60-foot diesel/electric hybrid, clean diesel, compressed nitrogen gas (CNG), or other alternative fuel buses.

Application Impacts

A preliminary analysis was performed in the Traffic Analysis Zone (TAZ) 458 where the application is located. If the application is approved, no transit impact is expected from approval of this application.

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

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

- LU-1. The location and configuration of Miami-Dade County's urban growth through the year 2025 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.
- LU-1C. Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.
- LU-1G. Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to relate to adjacent development, and large uses should be planned and designed to serve as an anchor for adjoining smaller businesses or the adjacent business district. Granting of commercial or other non-residential zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.
- LU-2A. All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE).
- LU-4A. When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.
- LU-4D. Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the compatible and complementary elements and buffer any potentially incompatible elements.
- LU-7. Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that promotes the use of rapid transit services.
- LU-7F. Residential development around rail rapid transit stations should have a minimum density of 15 dwelling units per acre (15 du/ac) within 1/4 mile walking distance from the stations and 20 du/ac or higher within 700 feet of the station, and a minimum of 10 du/ac between 1/4 and 1/2 mile walking distance from the station. Business and office development intensities around rail stations should produce at least 75 employees per

acre within 1/4 mile walking distance from the station, 100 employees per acre within 700 feet, and minimum of 50 employees per acre between 1/4 and 1/2 mile walking distance from the station. Where existing and planned urban services and facilities are adequate to accommodate this development as indicated by the minimum level-of-service standards and other policies adopted in this Plan, and where permitted by applicable federal and State laws and regulations, these densities and intensities shall be required in all subsequent development approvals. Where services and facilities are currently or projected to be inadequate, or where required by Policy LU-7A, development may be approved at lower density or intensity provided that the development plan, including any parcel plan, can accommodate, and will not impede, future densification and intensification that will conform with this policy.

- 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-10A: Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or undeveloped areas, high intensity activity centers, mass transit supportive development, and mixed used projects to promote energy conservation.
- CIE-3. CDMP land use decisions will be made in the context of available fiscal resources such that scheduling and providing capital facilities for new development will not degrade adopted service levels.

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APPENDICES

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APPENDIX A

Amendment Application

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

1. APPLICANT

3000 NW 62 Street, Inc., a Florida corporation

2. APPLICANT'S REPRESENTATIVE

Felix M. Lasarte, Esq.
The Lasarte Law Firm, LLP
3250 N.E. 1st Avenue, Suite 334
Miami, Florida
(305) 594-2877
(305) 594-2878 (fax)

By: _____

Felix M. Lasarte, Esq.

Date _____

5/30/14

2014 MAY 30 P 4:47
PLANNING & ZONING
METROPOLITAN PLANNING SECT

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 "Low-Medium Density Residential" to "Business and Office."

B. Description of Subject Area.

Subject property consists of approximately 1.02 ± gross acres (.83 ± net acres) of land located in Section 16, Township 53, Range 41, in unincorporated Miami-Dade County. The subject area is located between NW 29th Avenue and 27th Avenue and NW 61st Street as depicted on the location map accompanying the legal description provided herein.

C. Acreage.

Subject application area: 1.02 ± gross acres (0.83 ± net acres)

- A. “Low-Medium Density Residential” and “Business and Office” to
“Business and Office” : 1.02 ± gross acres (0.83 ± net acres)

Acreage owned by applicant(s): 0.83 ± acres

D. Requested Changes.

1. It is requested that subject property be re-designated on the Future Land Use Plan map from "Low-Medium Density Residential" and "Business and Office" to “Business and Office”.
2. It is requested that this application be processed as a small scale amendment under the expedited procedures.

4. REASONS FOR AMENDMENT

The Applicant is requesting a redesignation of the subject property from "Low-Medium Density Residential" and "Business and Office" to “Business and Office”. The subject property consists of approximately 1.02 ± gross acres (0.83 ± net acres) of land located in Section 16, Township 53, Range 41, in unincorporated Miami-Dade County. The subject area is located between NW 29th Avenue and 27th Avenue and NW 61st Street. The area is characterized by office, retail, institutional and other residential uses.

The proposed request to “Business and Office” would be compatible with the surrounding uses in the area and would be consistent with the current development trend for the area. The block face located directly across from the subject property on the north side of NW 62 Street is already designated “Business and Office.” The proposed amendment would replicate the existing land use designation across the roadway.

The proposed amendment would revitalize an area which is in need of redevelopment and will result in an increase in jobs for the residents of the area. The Applicant seeks to provide vehicle parking for the transportation business directly across the street. The Applicant is a subsidiary of a transportation conglomerate which provides essential transportation services in Miami-Dade County, including ambulances and para-transit services.

Accordingly, approval of the requested Amendment would further the implementation of the following CDMP goals, objectives and policies:

OBJECTIVE LU-1: The location and configuration of Miami-Dade County’s urban growth through the year 2025 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities

containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted area, and contiguous urban expansion when warranted, rather than sprawl.

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

LAND USE POLICY 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.

LAND USE POLICY 10A: Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation.

5. ADDITIONAL MATERIAL SUBMITTED

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

6. COMPLETED DISCLOSURE FORMS

Attached as Exhibit "B"

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

EXHIBIT "D"
LOCATION MAP FOR APPLICATION
TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

APPLICANT/REPRESENTATIVE

3000 NW 62 STREET INC, INC. c/o Felix M. Lasarte, Esq.

DESCRIPTION OF SUBJECT AREA

Subject property consists of approximately 1.02 ± gross acres (.83 ± net acres) of land located in Section 16, Township 53, Range 41, in unincorporated Miami-Dade County. The subject area is located between NW 29th Avenue and 27th Avenue and NW 61st Street.

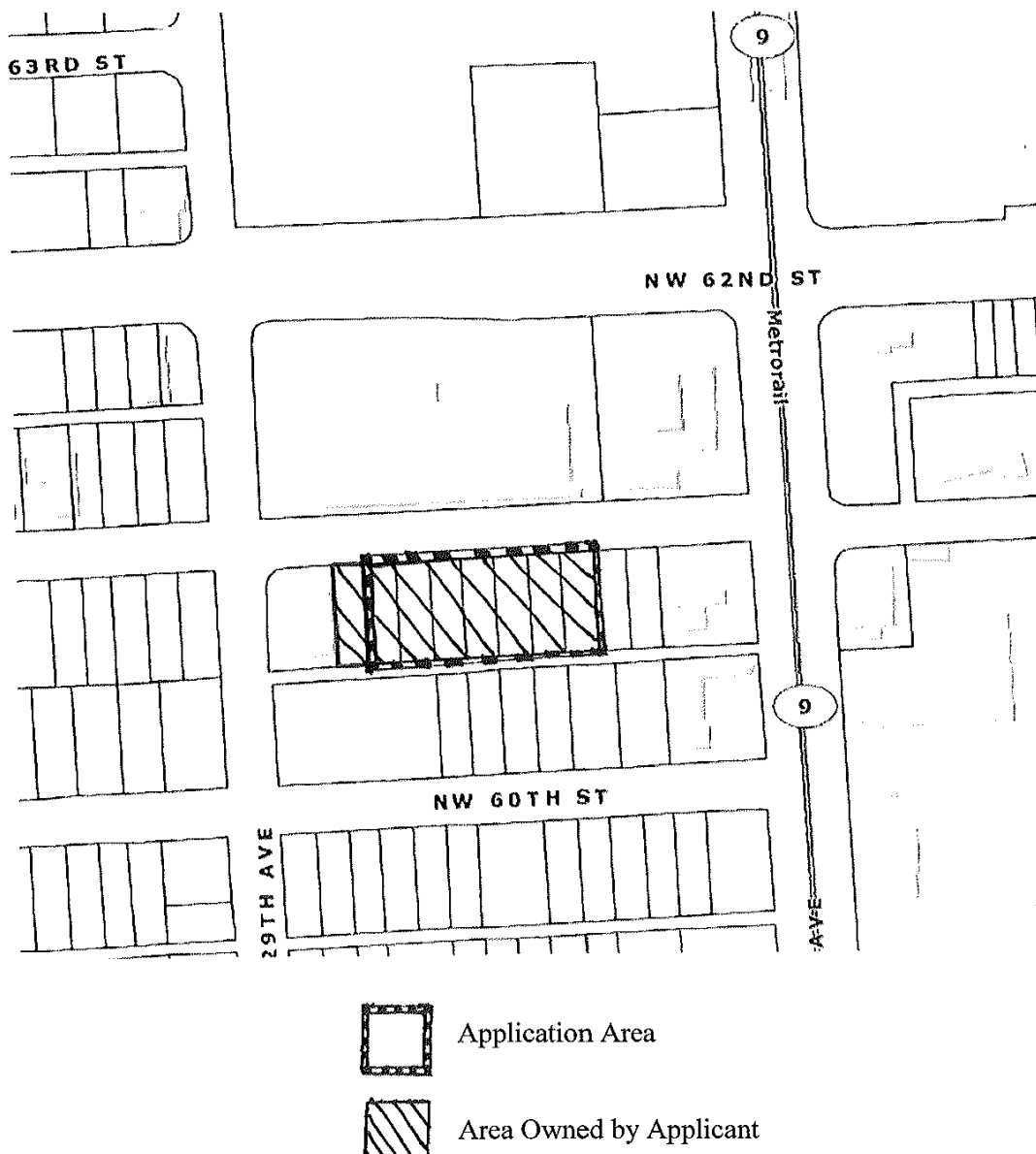


EXHIBIT "A"

Legal Description:

Lots 4, 5, 6, 7, 8, 9 and 10, Block 31, of Subdivision HIALEAH HEIGHTS, according to the plat thereof as recorded in Official Records Book 28, at Page 24, of the Public Records of Miami-Dade County, Florida.

EXHIBIT "B"

DISCLOSURE OF INTEREST

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

1. APPLICANT(S) NAME AND ADDRESS:

APPLICANT A: 3000 NW 62 Street, Inc.

ADDRESS: 2766 NW 62 Street, Miami, FL 33147

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 3000 NW 62 Street, Inc.	X	30-3116-009-7340	0.118 acres
B 3000 NW 62 Street, Inc.	X	30-3116-009-7350	0.118 acres
C 3000 NW 62 Street, Inc.	X	30-3116-009-7360	0.118 acres
D 3000 NW 62 Street, Inc.	X	30-3116-009-7370	0.118 acres
E 3000 NW 62 Street, Inc.	X	30-3116-009-7380	0.118 acres
F 3000 NW 62 Street, Inc.	X	30-3116-009-7390	0.118 acres
G 3000 NW 62 Street, Inc.	X	30-3116-009-7400	0.118 acres

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

APPLICANT	OWNER	LESSEE	CONTRACT FOR PURCHASE	OTHER
A	X			
B	X			
C	X			
D	X			
E	X			
F	X			
G	X			

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

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

INDIVIDUAL'S NAME AND ADDRESS	PERCENTAGE OF INTEREST
N/A	

b. If the applicant is a **CORPORATION**, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: 3000 NW 62 Street, Inc.

NAME AND ADDRESS	Percentage of Stock
Please see Exhibit "C"	

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

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

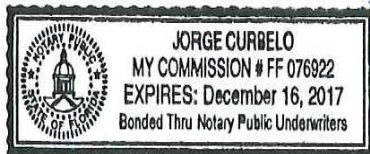
Signature of Applicants:

Signature: _____

(Applicant's Signature)

The foregoing instrument was acknowledged before me this 30 day of May, 2014, by RAY GONZALEZ as PRESIDENT, on behalf of 3000 NW 62nd Street, Inc.. They are personally known to me or produced Personally known (type of identification) as identification.

NOTARY PUBLIC



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

My Commission Expires: DECEMBER 16, 2017

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

EXHIBIT "C"

3000 NW 62 Street, Inc

Rene Gonzalez, 2766 NW 62 Street Miami, Florida 33147 50%

Raymond Gonzalez, 2766 NW 62 Street Miami, Florida 33147 50%

CFN: 20140387537 BOOK 29171 PAGE 2707
DATE: 05/30/2014 10:57:27 AM
DEED DOC 1,200.00
SURTAX 900.00
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Martha Pozo-Diaz, Esq.
Southern Trust and Title Company
9260 Sunset Drive, Suite 119
Miami, Florida 33173

Property Appraisers Parcel Identification (Folio) Numbers:
30-3116-009-7340 30-3116-009-7350
30-3116-009-7360 30-3116-009-7370
30-3116-009-7380 30-3116-009-7390
30-3116-009-7400

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 29th day of May, 2014 by Brownsville Baptist Church of Miami, Inc., a Florida Corporation, herein called the grantor, to 3000 N.W. 62 Street, Inc., a Florida corporation whose post office address is 2766 N.W. 62 Street, Miami, Florida 33147, hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in MIAMI-DADE County, State of Florida, viz.:

Lots 4, 5, 6, 7, 8, 9 and 10, Block 31, AMENDED PLAT OF HIALEAH HEIGHTS, according to the Plat thereof, as recorded in Plat Book 28, at Page 24, of the Public Records of MIAMI-DADE County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2014 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Martai D. McCullough
Witness #1 Signature

MARTHA POZO-DIAZ
Witness #1 Printed Name

Sandra Perez
Witness #2 Signature

Sandra Perez
Witness #2 Printed Name

Brownsville Baptist Church of Miami, Inc.

By: Martai D. McCullough
Martai D. McCullough, President

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me this 29th day of May, 2014 by Martai D. McCullough, President of Brownsville Baptist Church of Miami, Inc., a Florida Corporation on behalf of the corporation. He has produced FL Drivers License as identification.

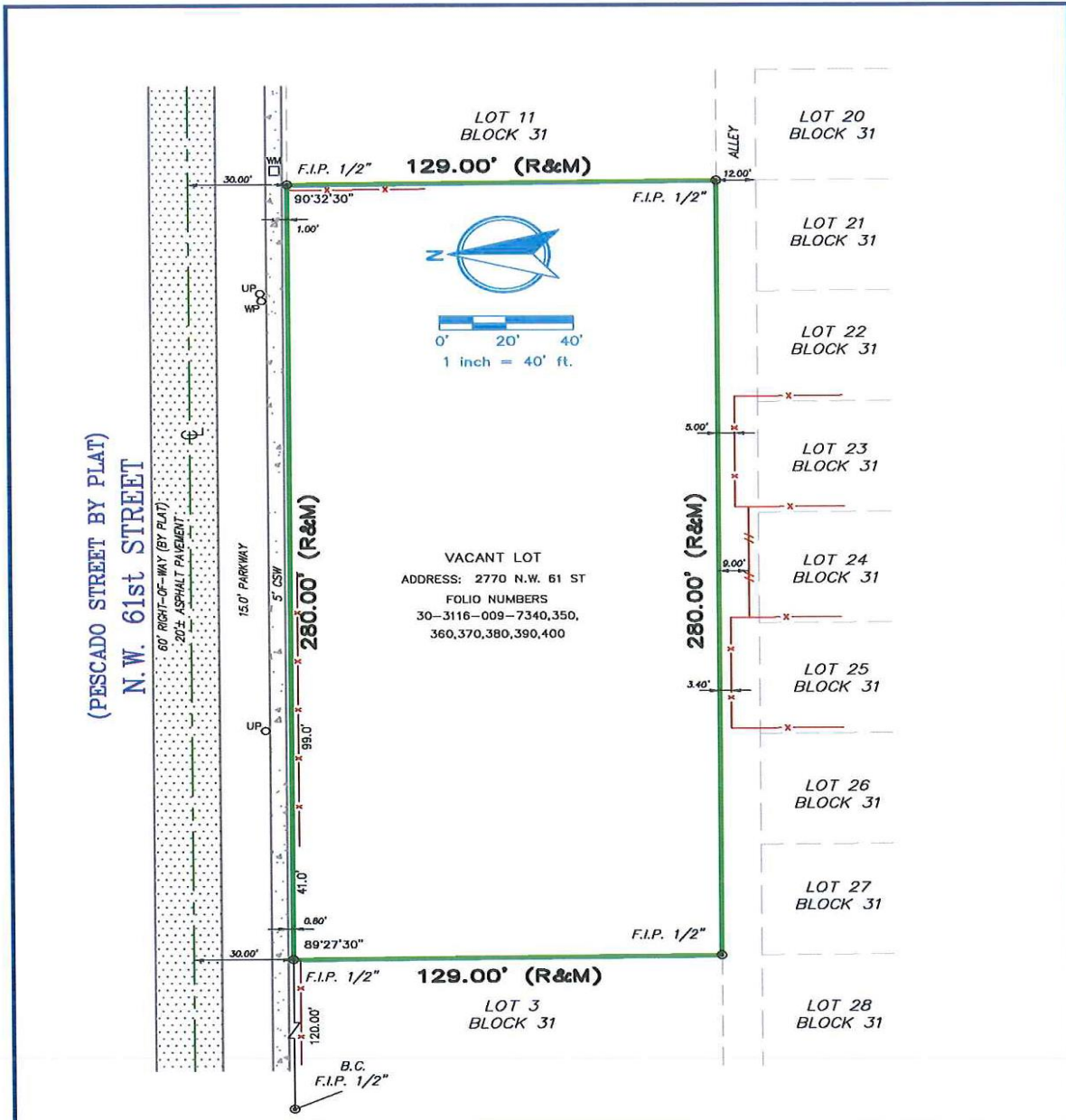
SEAL

My Commission Expires



Martai D. McCullough
Notary Signature

MARTHA POZO-DIAZ
Printed Notary Signature



Notes:

NO VISIBLE ENCROACHMENTS ON THIS PROPERTY.

MAP OF BOUNDARY SURVEY

Property Address:

MIAMI, FL 33142



OnlineLand
SURVEYORS, INC.

7925 Coral Way
Miami, FL 33155-6524
www.OnlineLandSurveyors.Com

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-8, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.007, FLORIDA STATUTES.



SIGNED

FERNANDO V. GOMEZ
STATE OF FLORIDA

FOR THE FIRM

P.S.M. No. 5259

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, AND/OR THE SIGNATURE AND/OR THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FERNANDO V. GOMEZ, P.S.M. NO. 5259 ON THE SURVEY DATE NOTED HEREON.

Survey Date: 5/28/2014

Survey Code: O-11705

Page 1 of 2 Not valid without all pages.

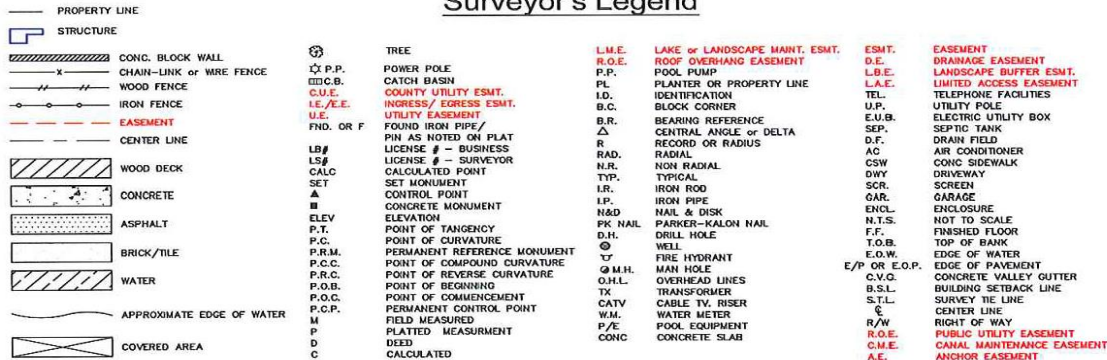


3000 NW 62 STREET, INC.
SOUTHERN TRUST & TITLE COMPANY
FIDELITY NATIONAL TITLE INSURANCE COMPANY
ITS SUCCESSORS AND/OR ASSIGNS AS THEIR
INTEREST MAY APPEAR.



Community Number: MIAMI-DADE COUNTY UNIC
120635
Panel Number: 12086C0303L
Suffix: L
Date of Firm Index: 9/11/2009
Flood Zone: X
Base Flood Elevation:
Date of Survey: 5/28/2014

Surveyor's Legend



- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAN.
- 3) THE PURPOSE OF THE SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING DESIGN, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ON-LINE LAND SURVEYORS, INC.
- 4) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 5) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 6) FENCE OWNERSHIP NOT DETERMINED.
- 7) WALL TIES ARE TO THE FACE OF THE WALL.
- 8) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN.
- 9) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SCALE OF THE USER'S CHOICE.
- 10) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 11) NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED OR ELECTRONIC SEAL.
- 12) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 13) ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
- 14) THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- 15) THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PARTY(IES) NAMED HEREON, THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.



7925 Coral Way
Miami, FL 33155-6524
Phone: (305) 910-0123
Fax: (305) 675-0999
www.OnlineLandSurveyors.Com

APPENDIX A-1

Felix Lasarte Letter of Support

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P. 305.594.2877
F. 305.594.2878

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

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

2014 AUG 20 @ 2:25

PLANNING & ZONING
METROPOLITAN PLANNING SECT

August 20, 2014

VIA HAND DELIVERY

Mark R. Woerner
Section Supervisor
Planning and Zoning Department
Miami-Dade County
111 NW 1st Street, Ste 1220
Miami, FL 33128

Re: Letter in Support of Miami-Dade County Comprehensive Development Master Plan ("CDMP") Amendment Application / Applicant: 3000 NW 62 Street, Inc./ Property Located Approximately at NW 29 Avenue and 61 Street – Folio Nos: 3031160097340, 350, 360, 370, 380, 390, and 400 ("Property") /

Dear Mr. Woerner:

Please accept this as the above referenced Applicant's letter in support of the above referenced Application for an Amendment to the Land Use Plan Map of the Miami-Dade County Comprehensive Development Master Plan ("CDMP Application"), submitted to your office on May 30, 2014 and attached hereto for your convenience as Exhibit "A". The CDMP Application seeks the re-designation of the Property from "Low-Medium Density Residential" to "Business and Office."

In addition to the reasons stated in our CDMP Application, we are requesting an amendment to the CDMP to allow for more parking. The Applicant is a subsidiary of a transportation conglomerate which provides essential transportation services in Miami-Dade County, including ambulances and para-transit services. The Applicant has hired new employees and is looking to hire more employees in the near future. Unfortunately, there is not enough existing parking to accommodate the new and future employees. The current vehicle parking is across the street from the Property. The proposed amendment to the CDMP would allow the Applicant to provide sufficient parking for all current and future employees. The amendment will also allow for the Applicant to purchase new vehicles to service the transportation needs of the citizens of Miami-Dade County. The amendment would also allow the current establishment to grow and help revitalize the area which is in need of re-development and will result in an increase in jobs for the residents of the area.

The Applicant will provide sufficient buffers throughout the Property to isolate the additional parking and has installed fences surrounding the Property. Additionally, approval of the requested Amendment, would further the implementation of the following CDMP goals, objectives and policies:

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

Government Relations • Land Use

LAND USE POLICY 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.

LAND USE POLICY 10A: Miami-Dade County shall facilitate contiguous urban development, infill, re-development of substandard or underdeveloped urban areas, high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation.

Please let us know if there is anything else you may need to process the CDMP application. As always, should you have any questions or concerns, please contact our office.

Sincerely,

THE LASARTE LAW FIRM



Felix M. Lasarte

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

Perla Tabares Hantman, Chair
Dr. Lawrence S. Feldman, Vice Chair
Dr. Dorothy Bendross-Mindingall
Susie V. Castillo
Carlos L. Curbelo
Dr. Wilbert "Tee" Holloway
Dr. Martin Karp
Dr. Marta Pérez
Raquel A. Regalado

August 8, 2014

VIA ELECTRONIC MAIL

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

felix@lasartelaw.com

**RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS
3000 NW 62 STREET, INC. - APPLICATION #1 CDMP MAY CYCLE 2014
LOCATED APPROXIMATELY AT NW 29 AVENUE AND 61S STREET
PH3014072501078 – FOLIO Nos.: 3031160097340 and 3031160097360**

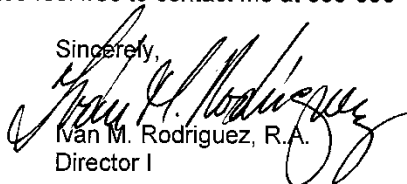
Dear Applicant:

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 20 multifamily attached units, which generate 8 students; 4 elementary, 2 middle and 2 senior high students. **At this time, all school levels have sufficient capacity available to serve the application.** 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 305-995-4501.

Sincerely,



Ivan M. Rodriguez, R.A.
Director I

IMR:ir
L-078

Enclosure

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

Ana Rijo-Conde, Deputy Chief Facilities & Eco-Sustainability Officer • Planning, Design & Sustainability
School Board Administration Building • 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: PH3014072901083 Local Government (LG): Miami-Dade
Date Application Received: 7/29/2014 2:26:02 PM LG Application Number: Application 1 CDMP May Cycle 2014
Type of Application: Public Hearing Sub Type: Land Use
Applicant's Name: 3000 NW 62 Street, Inc., Felix M. Lasarte,
Address/Location: 3250 N.E. 1st Avenue, Suite 334, Miami FL 33137
Master Folio Number: 3031160097340
Additional Folio Number(s): 3031160097360, 3031160097400, 3031160097360, 3031160097400,

PROPOSED # OF UNITS 20
SINGLE-FAMILY DETACHED UNITS: 0
SINGLE-FAMILY ATTACHED UNITS: 0
MULTIFAMILY UNITS: 20

CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
5201	SOUTH HIALEAH ELEMENTARY	115	4	4	YES	Current CSA
6521	MIAMI SPRINGS MIDDLE	134	2	2	YES	Current CSA
7511	MIAMI SPRINGS SENIOR	183	2	2	YES	Current CSA

ADJACENT SERVICE AREA SCHOOLS

*An Impact reduction of 21.13% included for charter and magnet schools (Schools of Choice).

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

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

APPENDIX C

Applicant's Traffic Impact Report

Not Required for Small-scale Amendments

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APPENDIX D

Fiscal Impact Analysis

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Fiscal Impacts On Infrastructure and Services

On October 23, 2001, the Board of County Commissioners adopted Ordinance No. 01-163 requiring the review procedures for amendments to the Comprehensive Development Master Plan (CDMP) to include a written evaluation of fiscal impacts for any proposed land use change. The following is a fiscal evaluation of Application No. 1 of the May 2014 Cycle Applications to amend the CDMP from County departments and agencies responsible for supplying and maintaining infrastructure and services relevant to the CDMP. The evaluation estimates the incremental and cumulative costs of the required infrastructure and service, and the extent to which the costs will be borne by the property owner(s) or will require general taxpayer support and includes an estimate of that support.

The agencies use various methodologies for their calculations. The agencies rely on a variety of sources for revenue, such as, property taxes, impact fees, connection fees, user fees, gas taxes, taxing districts, general fund contribution, federal and state grants, federal funds, etc. Certain variables, such as property use, location, number of dwelling units, and type of units were considered by the service agencies in developing their cost estimates.

Solid Waste Services

Concurrency

Since the Public Works and Waste Management Department (PWWM) assesses solid waste disposal capacity on a system-wide basis, in part, on existing waste delivery commitments from both the private and public sectors, it is not possible or necessary to make determinations concerning the adequacy of solid waste disposal facilities relative to each individual application. Instead, the PWWM issues a periodic assessment of the County's status in terms of 'concurrency'; that is, the ability to maintain a minimum of five (5) years of waste disposal capacity system-wide. The County is committed to maintaining this level in compliance with Chapter 163, Part II F.S. and currently exceeds this standard as of FY 2013-2014.

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.

Waste Disposal Capacity and Service

The cost of providing disposal capacity for Waste Collection Service Area (WCSA) customers, municipalities and private haulers is paid for by the system users. For FY 2013-2014, the PWWM charges at a contract disposal rate of \$64.85 per ton to PWWM Collections and to those private haulers and municipalities with long-term disposal agreements. The short-term disposal rate is \$85.51 per ton in FY 2013-2014. These rates adjust annually with the Consumer Price Index, South Region. In addition, the PWWM charges a Disposal Facility Fee to private haulers equal to 15 percent of their annual gross receipts, which is used to ensure availability of disposal capacity in the system. Landfill closure is funded by a portion of the Utility Service Fee charged to all retail customers of the County's Water and Sewer Department.

Water and Sewer

The Miami-Dade County Water and Sewer Department (WASD) provides for the majority of water and sewer service needs throughout the county. The cost estimates provided herein are preliminary and final project costs will vary from these estimates. The final costs for the project and resulting feasibility will depend on the actual labor and materials costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. The water impact fee was calculated at a rate of \$1.39 per gallon per day (gpd), and the sewer impact fee was calculated at a rate of \$5.60 per gpd. The annual operations and maintenance cost was based on \$1.3252 per 1,000 gallons for water and \$1.6987 per 1,000 gallons for sewer.

The applicant requests a change to the CDMP Land Use Plan map to redesignate a ±1.02-gross acre site from “Low-Medium Density Residential” and “Business and Office” to “Business and Office,” which would allow a maximum of 14,461 square feet of retail development or 20 multifamily units. If the application site is developed with the 14,461 square feet of retail, the water connection charges/impact fees would be \$2,010 and water service line and meter connection fees would cost \$1,300. Sewer connection charges/impact fees for the retail land use would be \$8,098 and the annual operating and maintenance costs would total \$1,596. Alternatively, if the application site is developed with 20 multifamily units, the water connection charges/impact fees would be \$4,170 and water service line and meter connection fees would cost \$1,300. The sewer connection charges/impact fees for the residential land use would be \$16,800 and the annual operating and maintenance costs would total \$3,311.

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 could result in 8 additional students, if approved and developed with residences. The average cost for K-12 grade students amounts to \$9,337 per student. Of the 8 students, 4 will attend elementary schools, 2 will attend middle schools students and 2 will attend senior high schools. The total annual operating cost for additional students residing in this development, if approved, would total \$74,696. Since there is sufficient concurrency capacity to accommodate the additional students, there are no capital costs. If at the time of issuing a development order and reserving student stations for the development, pursuant to the school concurrency, there is not sufficient capacity, the capital costs will be addressed at that time.

Fire Rescue

The Miami-Dade County Fire and Rescue Department indicates that fire and rescue service in the vicinity of the application site is adequate.

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APPENDIX E

Photos of Site and Surroundings

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Application Site



Residential Properties Adjacent to the West of Application Site



Residential Property Adjacent to the East of Application Site



Car Wash Facility Located Immediately East of Application Site



Special Transportation Facility North of Application Site
Across NW 61 Street



Tire Changing Facility and Gas Station Located at Northwest Corner of
Intersection of NW 61 Street and NW 27 Avenue

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