

Application No. 2

Commission District 9 Community Council 15

APPLICATION SUMMARY

Applicant/Representative:	Wilbur Bell Living Trust / Gilberto Pastoriza, Esq.
Location:	Northeast corner of the intersection of SW 184 Street and SW 109 Avenue
Total Acreage:	±2.33 Gross Acres (±2.05 Net Acres)
Current Land Use Plan Map Designations:	"Low-Medium Density Residential (6 to 13 dwelling units per gross acre)"
Requested Land Use Plan Map Designation:	"Business and Office"
Amendment Type:	Small-Scale
Existing Zoning District/Site Condition:	AU (Agricultural - 1 dwelling unit per 5 gross acres) / single family structure

RECOMMENDATIONS

Staff:	ADOPT (AS A SMALL-SCALE AMENDMENT) (August 25, 2014)
Redlands Community Council (14):	ADOPT (AS A SMALL-SCALE AMENDMENT) (September 22, 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 **ADOPT** the proposed small-scale amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2020-2030 Land Use Plan (LUP) map to redesignate the ±2.33 gross-acre application site from “Low-Medium Density Residential” to “Business and Office” for the following reasons:

Principal Reasons for Recommendation:

1. The application proposes intensification of urban development on an underdeveloped property consistent with the provisions of the CDMP. Land Use Element Objective LU-1, Policy LU-1C and Policy LU-10A require the County to 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 urban services and facilities have the capacities to accommodate additional demand. The application site is developed with a single family home and under the requested Business and Office designation, the site could be developed with 51 residential units or 35,719 square feet of retail development. As discussed in Principal Reason No. 2 below, existing public facilities have adequate capacities to accommodate the impacts that would be generated by the development of the application site, if the requested “Business and Office” designation is approved.
2. Approval of the application would be generally consistent with the criteria for evaluating Land Use Plan map amendment applications pursuant to Policy LU-8E of the CDMP Land Use Element. Policy LU-8E requires LUP map amendment applications to be evaluated according to factors such as (i) the ability of the proposed amendment to satisfy a deficiency in the LUP map to accommodate projected population or economic growth of the County, (ii) impacts to County facilities and services, (iii) compatibility with abutting and nearby land uses, (iv) impacts to environmental and historical resources, and (v) the extent to which the proposed land use would promote transit ridership and pedestrianism pursuant to Objective LU-7 and associated policies. Each factor is discussed below.
 - i. *Need to Accommodate Economic or Population Growth:* The requested redesignation of the application site from the current “Low-Medium Density Residential” to “Business and Office” would not have a significant impact on the overall commercial or residential land supply within the analysis area (Minor Statistical Area 5.8) where the site is located. The requested redesignation to “Business and Office” would not satisfy a deficiency in the LUP map to accommodate economic growth but would provide additional commercial land (±2.33 acres) that could be of benefit the area. (See Supply and Demand Analysis on page 2-10.)
 - ii. *Public Facilities and Services:* The impacts that would be generated from the maximum allowable development on the application (35,719 square feet of retail or 51 multi-family residential units) if the application is approved, would not cause a violation in the level of service standards for public services and facilities in the vicinity of the application site.
 - iii. *Compatibility:* The proposed development of the site, if the requested “Business and Office” designation is approved, would be generally compatible with the adjacent or surrounding properties. Properties to the west, north and east of the application site are designated Low-Medium Density Residential, and properties to the south across SW 184 Street are designated “Industrial and Office” (see CDMP Land Use map on

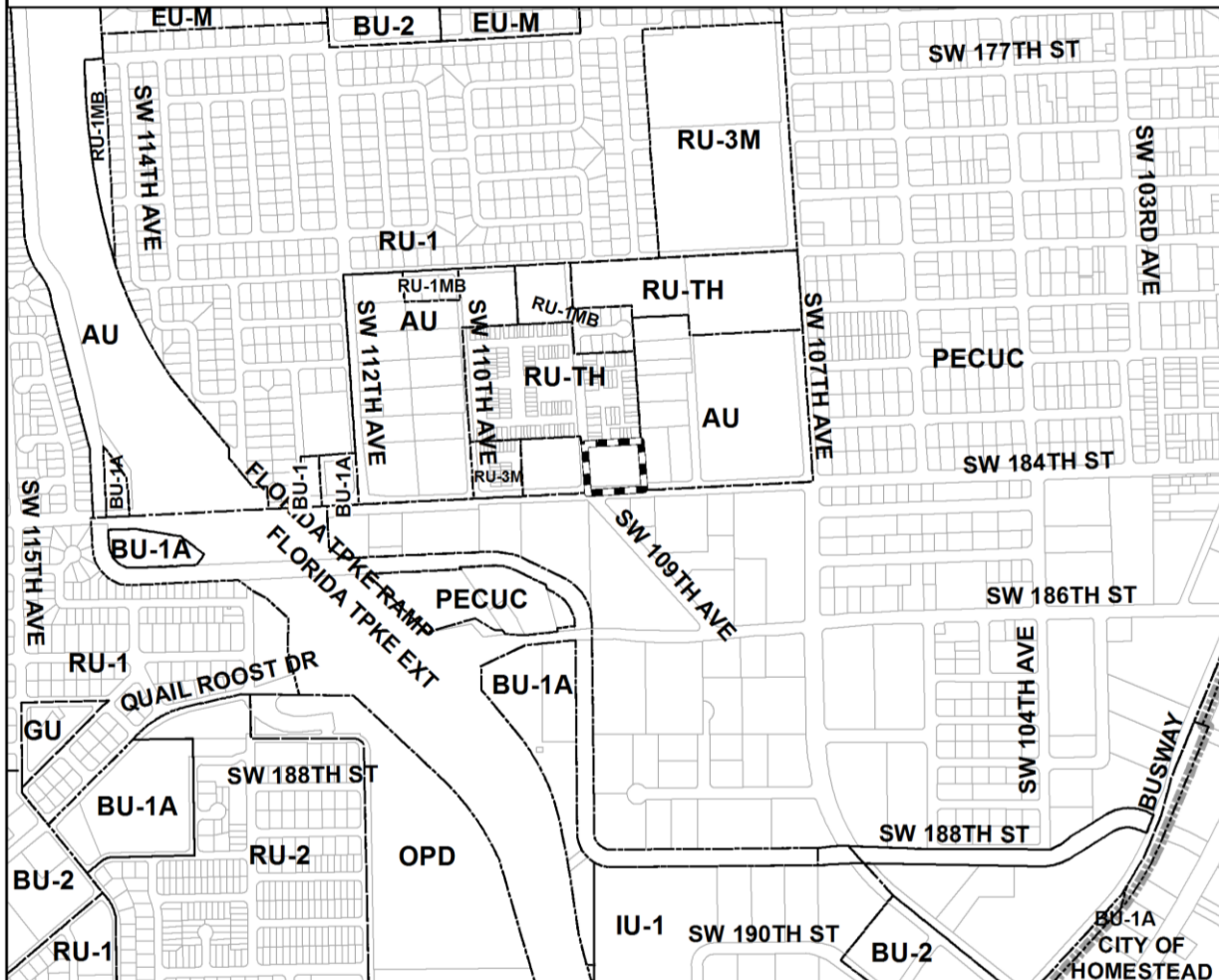
page 2-7). The application site is abutted to the north by the Seastone townhomes, and to the east by offices. Further east are two religious facilities. To the west of the application site across SW 109 Avenue are also a religious facility (True Deliverance Church of Christ), the Eureka Palm Gardens Townhouse development and vacant properties. Properties to the south of the application site, across SW 184 Street, include vacant land, light manufacturing warehouses and institutional uses, and the Sea Shore Shopping Center. The requested "Business and Office" designation would allow commercial and/or residential development on the application site and either type of development would be generally compatible with the adjacent properties, including the adjacent townhouses to the north if properly buffered at the time of development.

- iv. *Environmental and Historic Resources:* The subject application, if approved, would not impact any environmental, historic or archaeological resources. (See Environmental Conditions section on page 2-13.)
- v. *Transit Ridership and Pedestrianism:* Development of the application site under the requested "Business and Office" land use category could support transit ridership and pedestrianism. The site is currently served by Metrobus Route 52, which provides local route services to the application area. Metrobus Route 52 provides a 30-minute AM/PM peak period headways service on weekdays, a 60-minute headway service in the evening after 8 pm, 45-minute headway service on Saturdays and 60-minute headway service on Sundays. The application site is located within 0.02 miles ($\pm 1,052$ feet) of the closest bus stop.

APPLICATION NO. 2 AERIAL PHOTO



APPLICATION 2 ZONING MAP



APPLICATION AREA

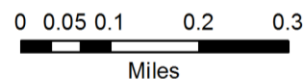


MUNICIPAL BOUNDARY

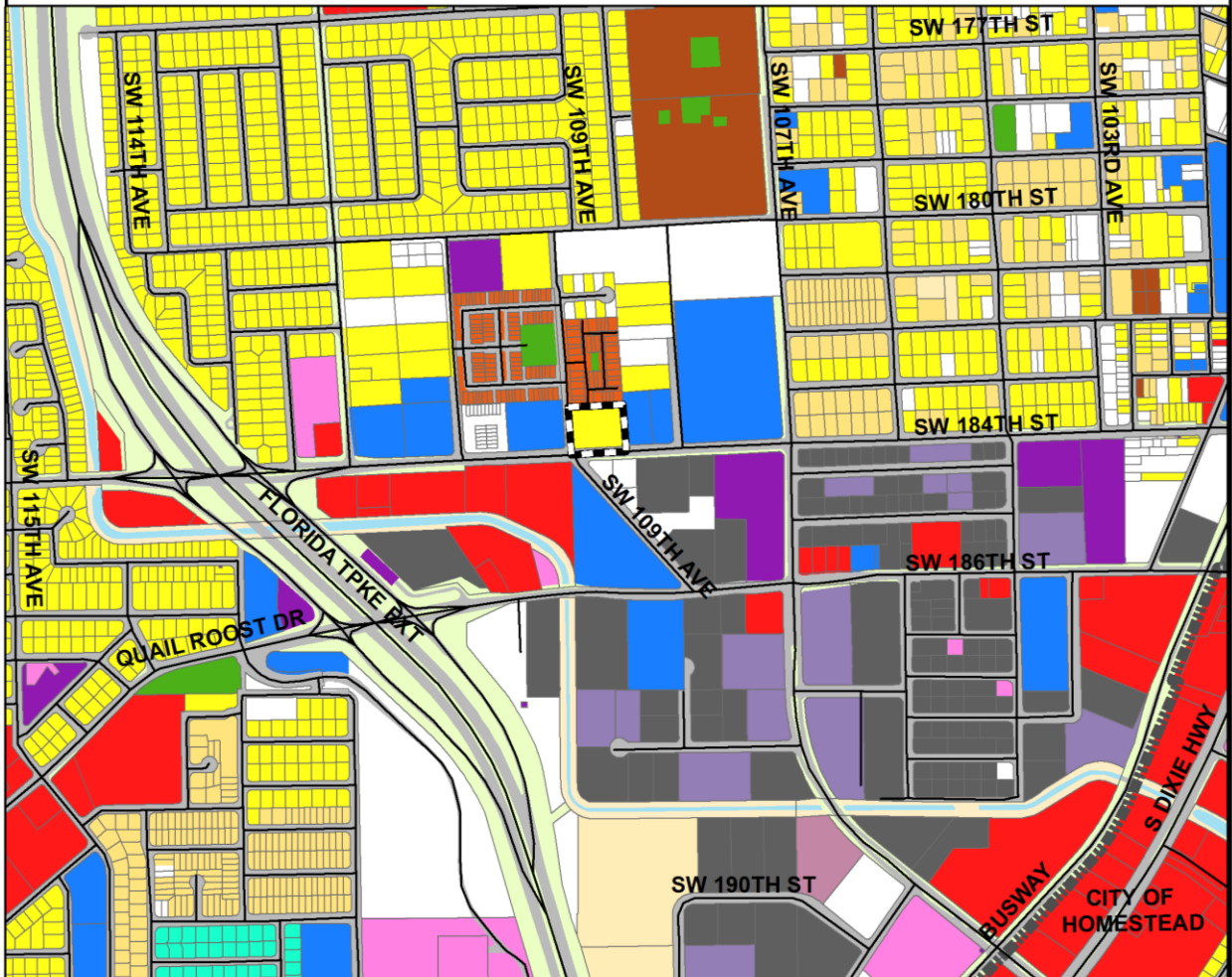
ZONING DISTRICTS

AU	AGRICULTURAL / RESIDENTIAL 5 ACRES GROSS		
BU-1	BUSINESS DISTRICTS, NEIGHBORHOOD	RU-2	TWO-FAMILY RESIDENTIAL DISTRICT
BU-1A	BUSINESS DISTRICTS, LIMITED	RU-3M	MINIMUM APARTMENT HOUSE
BU-2	BUSINESS DISTRICTS, SPECIAL	RU-TH	TOWNHOUSE
EU-M	ESTATES MODIFIED, SINGLE-FAMILY		
GU	INTERIM DISTRICT		
IU-1	INDUSTRIAL DISTRICTS, LIGHT MANUFACTURING		
OPD	OFFICE PARK DISTRICT		
PECUC	PERRINE COMMUNITY URBAN CENTER		
RU-1	SINGLE-FAMILY RESIDENTIAL		

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



APPLICATION NO. 2 EXISTING LAND USE



APPLICATION AREA



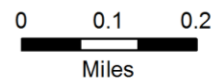
MUNICIPAL AREA

EXISTING LAND USE

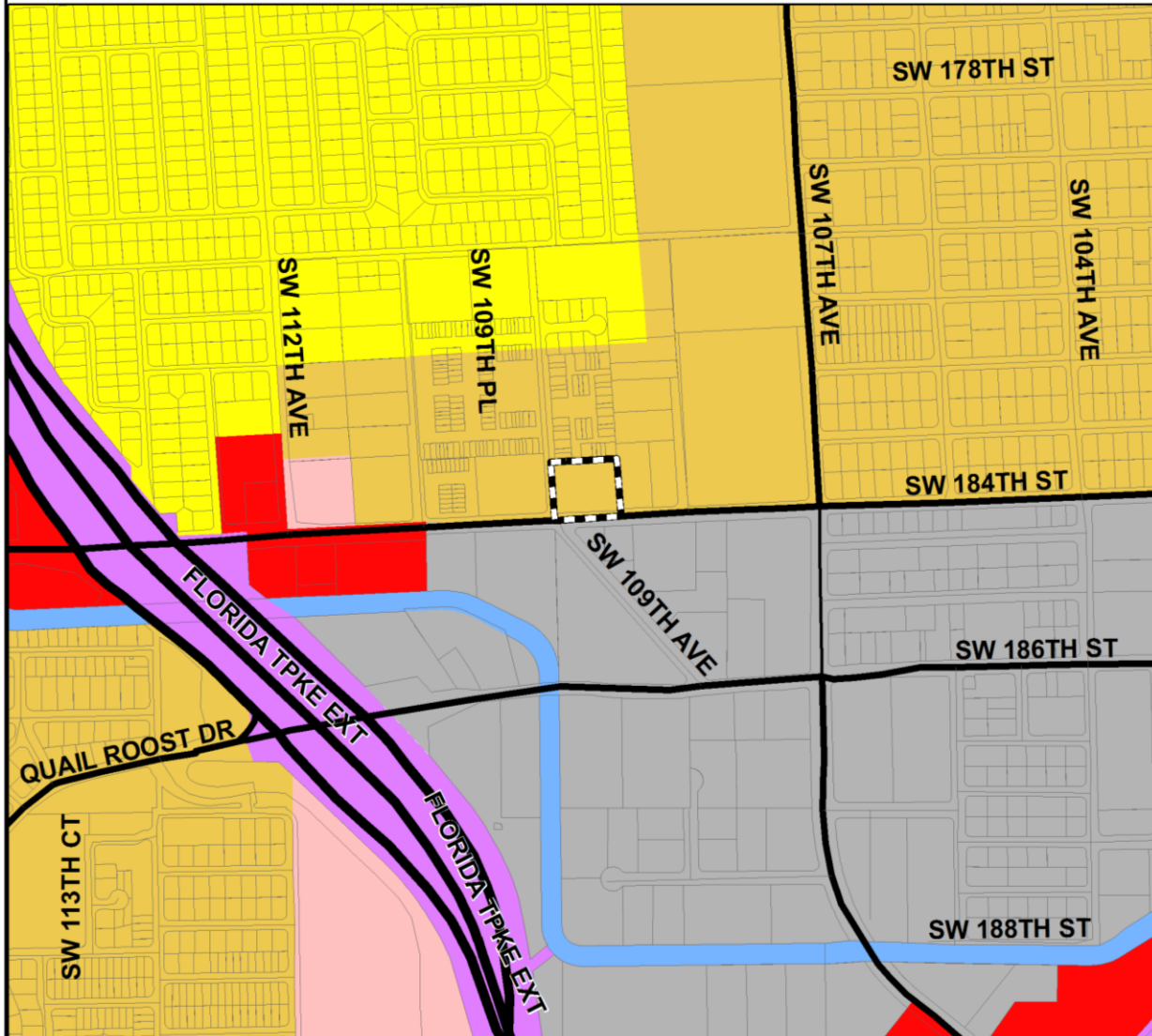
- SINGLE-FAMILY
- TWO-FAMILY DUPLEXES
- TOWNHOUSES
- LOW-DENSITY MULTI-FAMILY
- RESIDENTIAL-GOVERNMENT OWNED HOUSING
- COMMERCIAL, SHOPPING CENTERS
- OFFICE
- INSTITUTIONAL
- INDUSTRIAL
- INDUSTRIAL INTENSIVE, OFFICE TYPE OF USE

- INDUSTRIAL INTENSIVE, COMMERCIAL CONDOMINIUM TYPE OF USE
- COMMUNICATIONS, UTILITIES, TERMINALS
- STREETS, ROADS, EXPRESSWAYS, RAMPS
- STREETS, EXPRESSWAY
- PARKS, PRESERVES, CONSERVATION AREAS
- VACANT GOVERNMENT OWNED UNPROTECTED
- VACANT PRIVATELY OWNED, UNPROTECTED
- CANAL RIGHT-OF-WAY
- INLAND WATERS

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



APPLICATION NO. 2 CDMP LAND USE



APPLICATION AREA

CDMP LAND USE

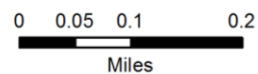
- LOW DENSITY (2.5-6 DU/AC)
- LOW-MEDIUM DENSITY (6-13 DU/AC)
- INDUSTRIAL AND OFFICE
- BUSINESS AND OFFICE
- OFFICE/RESIDENTIAL
- WATER
- TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)



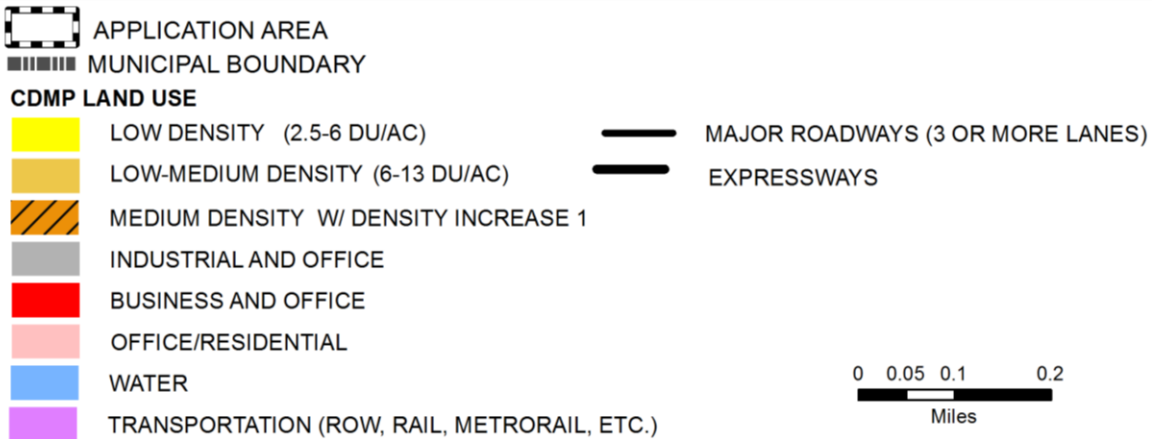
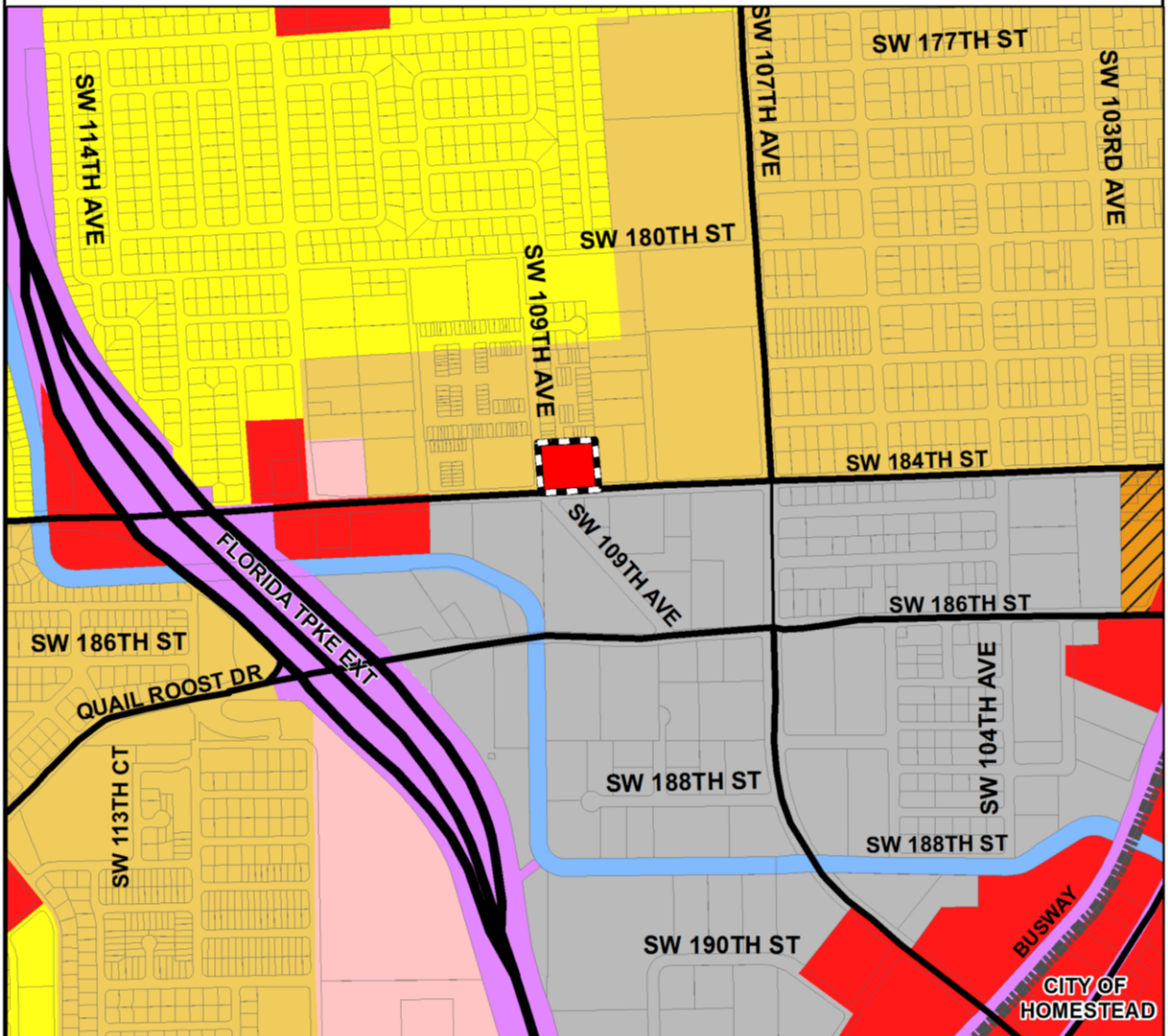
MAJOR ROADWAYS (3 OR MORE LANES)



EXPRESSWAYS



APPLICATION NO. 2 PROPOSED CDMP LAND USE



STAFF ANALYSIS

Application Site

Location

The ±2.33 gross-acre site is located inside the Urban Development Boundary (UDB) at the northeast corner of the intersection of SW 184 Street and SW 109 Avenue in unincorporated Miami-Dade County (see map series on pages 2-4 through 2-8).

Existing Land Use

The application site currently is developed with a single family home. A large portion of the property is vacant with lots of fruit-bearing trees and well maintained lawn. (See Aerial Photo on page 2-4; and Appendix E: Photos of Site and Surroundings on appendices page 25).

Land Use Plan Map Designation/Request

The application site is currently designated “Low-Medium Density Residential” on the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map, (see “CDMP Land Use” map on page 2-7). The Low-Medium Density Residential land use category allows residential homes ranging from 6 to 13 dwelling units per gross acre. The application requests a redesignation of the application site on the LUP map from “Low-Medium Density Residential” to “Business and Office” (see Proposed Land Use Map on page 2-8). 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.

Under the current designation, the site could be developed with a maximum of 26 single-family attached residential units. Under the applicant’s requested “Business and Office” designation, the application site could be developed with a maximum of 35,719 square feet of retail or 51 multi-family residential units.

Zoning

The application site is currently zoned AU (Agricultural District), which allows agricultural uses and residential homes at a maximum density of one (1) single family home per five (5) gross acres, (see “Zoning Map” on page 2-5).

Zoning History

Miami-Dade County zoning districts and zoning code regulations were first created in 1938. Based on Miami-Dade County zoning records, the application site was zoned AU (Agricultural) and no rezoning had occurred on the property till date.

Adjacent Land Use and Zoning

Existing Land Uses

Properties to the west, north and east of the application site are designated Low-Medium Density Residential, and properties to the south across SW 184 Street are designated “Industrial and Office” (see “CDMP Land Use” map on page 2-7). The application site is abutted to the north by the Seastone townhomes, and to the east by offices. Further east are two religious facilities. To the west of the application site across SW 109 Avenue are also a religious facility (True Deliverance Church of Christ), the Eureka Palm Gardens Townhouse development and vacant properties. Properties to the south of the application site, across SW 184 Street, include vacant

land, light manufacturing warehouses and institutional uses, and the Sea Shore Shopping Center. (see Appendix E: Photos of Site and Surroundings on appendices page 25).

Land Use Plan Map Designations

Adjacent properties west, north and east of the application site are designated “Low-Medium Density Residential” on the LUP map. Properties south of the site across SW 184 Street are designated “Industrial and Office”. This “Industrial and Office” designation extends southwards over properties beyond Quail Roost Drive (SW 186 Street). (See “CDMP Land Use” Map on page 2-7).

Zoning

The residential properties to the north of the application site are zoned RU-TH (Townhouses at 8.5 units per net acre. Further north are properties zoned (RU-1Mb: Modified Single Family on 6,000 net square-foot lots). To the east of the application site are properties zoned AU (Agricultural). Properties to the south of the application site across SW 184 Street are zoned PECUC (Perrine Community Urban Center district). The True Deliverance Church of Christ property to the west is AU. The Eureka Palm Gardens is zoned RU-TH and the vacant properties further to the west are zoned RU-3M (Minimum Apartment House at 12.9 units per net acre (See Zoning Map on page 2-5).

Supply and Demand Analysis

Residential land

The combined vacant land for single-family and multi-family residential development in the Analysis Area (Minor Statistical Area 5.8) in 2014 was estimated to have a capacity for about 1,088 dwelling units, with about 58 percent of these units intended as single family. The annual average residential demand in this Analysis Area is projected to increase from 82 units per year in the 2014-2015 period to 106 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 2032 and for multi-family by 2021 (See Table below). The supply of residential land for both single-family and multi-family units is projected to be depleted by the year 2025. The proposed application, if approved, is projected to diminish single family land capacity by 26 units or approximately 2½ months of residential land supply. This would change the depletion year for single family residential from 2032 to the year 2031. However, the requested Business and Office designation allows residential development (maximum 51 multifamily units) which has the potential to add a net 25 units to the residential land capacity.

Residential Land Supply/Demand Analysis
2014 to 2030: (MSA 5.8)

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	627	461	1,088
DEMAND 2011-2010	29	53	82
CAPACITY IN 2015	569	355	924
DEMAND 2015-2020	29	54	83
CAPACITY IN 2020	424	85	509
DEMAND 2020-2025	32	59	91
CAPACITY IN 2025	264	0	54

ANALYSIS DONE SEPARATELY FOR EACH TYPE, I.E. NO SHIFTING OF DEMAND BETWEEN SINGLE & MULTI-FAMILY TYPE			
	STRUCTURE TYPE		
DEMAND 2025-2030	37	69	106
CAPACITY IN 2030	79	0	0
DEPLETION YEAR	2032	2021	2025

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.

Commercial Land

The Analysis Area for Application 2 (MSA 5.8) contained 95.10 acres of in-use commercial uses in 2014 and an additional 19.4 acres of vacant land zoned or designated for business uses. The average size of a vacant parcel is .42 acres and the median is 0.22 acres. The annual average absorption rate of commercial land for the 2014-2030 period is 1.29 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 19.4 acres of commercial vacant land, an additional 7.3 acres of vacant land zoned for mixed-use is also available. If the application is approved it would add 2.33 acres or approximately 1¾ year worth of commercial land supply.

Projected Absorption of Land for Commercial Uses
Indicated Year of Depletion and Related Data
Application 2 Analysis Area

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 5.8	19.4	95.10	1.29	2030+	3.0	2.8

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

Trade Area Analysis

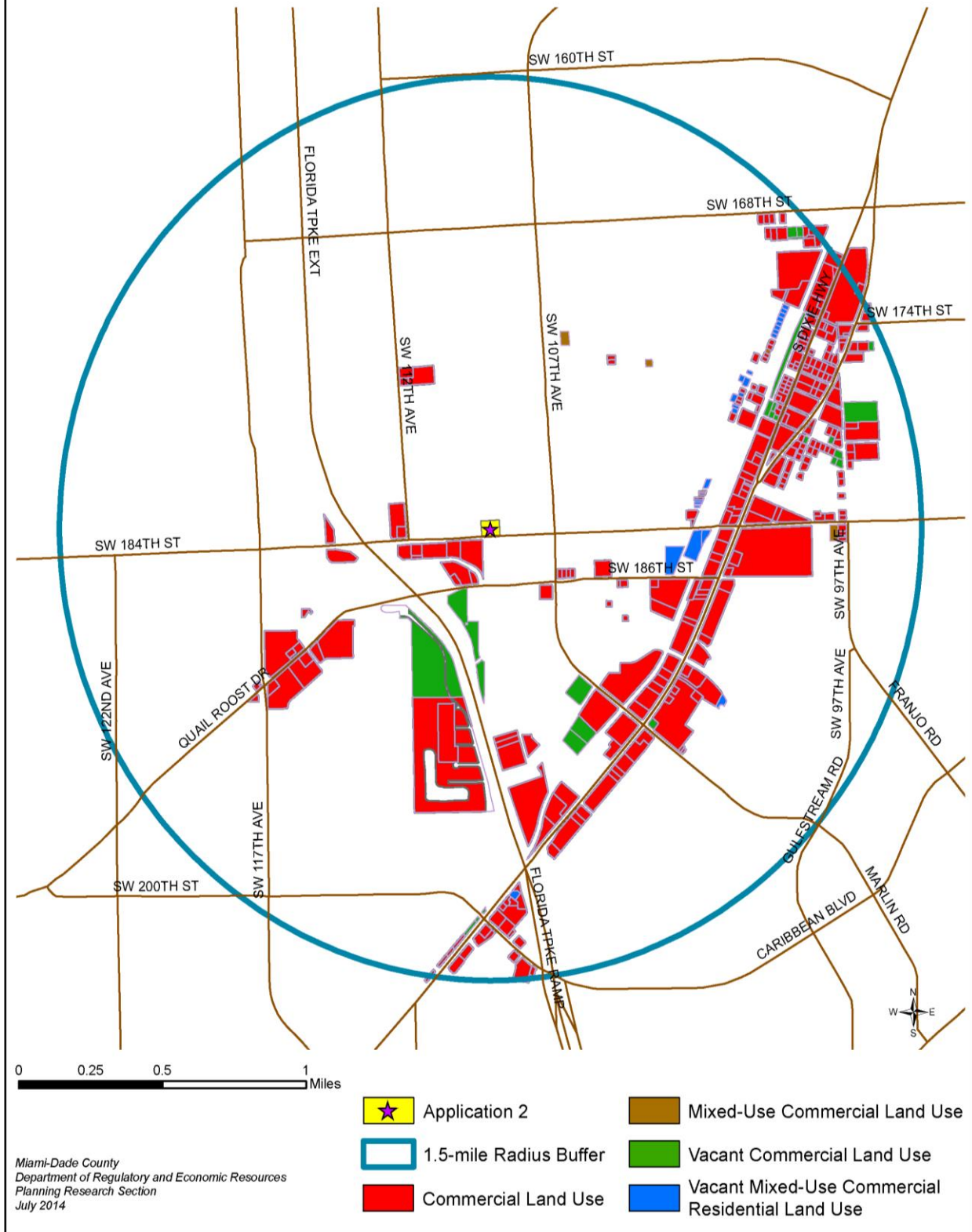
Application No. 2 is a small scale application. Consequently an analysis of the trade area, 1.5 miles around the proposed project, for Application 2 was conducted. The result of the analysis shows that there are 405.06 acres in existing commercial uses and 49.50 acres of vacant commercially zoned or designated land. In addition, there are an additional 11.10 acres of vacant land zoned for mixed use that could be also used for commercial uses (see Trade Area Analysis table below). The median size for the vacant parcels is 0.30 acres. Most of the vacant parcels are located to the south and northeast from the subject property (see Trade Area Map below).

Trade Area Analysis			
Application	Trade Area Radius	Vacant Commercial Land (Acres)	Commercial Acres in Use 2014
2	1.5	49.50*	405.06

*This does not include 11.10 acres zoned for mixed-use, that could be used for commercial uses.

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

TRADE AREA MAP: APPLICATION NO. 2



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	Surface Water Management Standard Permit
County Flood Criteria, National Geodetic Vertical Datum (NGVD)	8.5 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

Any proposed development with more than 2.0 acres of impervious area within the site will require a DERM Surface Water Management General Permit for the construction and operation of the required surface water management system. The permit must be obtained prior to development of the site, Final Plat, and/or prior to obtaining Public Works Department approval of paving and drainage plans.

Application No. 2 is located within Zone X of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map. Any new development planned for the future 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 8.50 feet, NGVD (County Flood Criteria). For construction of habitable structures within the subject application, the Lowest Floor Elevation requirement shall be the highest elevation in NGVD of the following references:

- Average crown of road fronting the property, plus 8 inches for residential, or plus 4 inches for commercial.
- County Flood Criteria 8.5 feet NGVD, plus 8 inches for residential, or plus 4 inches for commercial.
- Elevation of the back of the sidewalk (if any) fronting the property, plus 8 inches for residential, or plus 4 inches for commercial.
- The 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 MDWASD franchised water service area. The water supply will be provided by the Alexander Orr Water Treatment Plant which is presently producing water that meets Federal, State, and County drinking water standards. At the present time, there is adequate treatment and water supply capacity for the 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 Residential (Scenario 1) development under the current CDMP Land Use designations is estimated at 4,680 gallons per day (gpd). The maximum water demand for Business (Scenario 1) and Residential (Scenario 2) under the requested CDMP Land Use designation is estimated at 3,572 gpd and 7,650 gpd, respectively. This represents an increase of up to 2,970 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	Residential	26 TH	180 gpd	4,680
Requested CDMP Designation				
1	Business	35,719	10 gpd/100 sq. ft.	3,572

Scenario	Use (Maximum Allowed)	Quantity (Units or Square Feet)	Water Demand Multiplier (Section 24-43.1 Miami- Dade Code)	Projected Water Demand (gpd)
2	Residential	51 MF	150 gpd	7,650

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

Water System Connectivity

There is an existing 12-inch water main located at SW 184 Street, approximately 80 feet east of SW 109 Avenue, to which the developer may connect and extend a 12-inch water main to the subject property. Any public water main extension within the property shall be 12-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connection.

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

Application No. 2 is located within the MDWASD sewer service area. The wastewater flows for this application will be transmitted to sanitary sewer pump station 30-0715 then to the South District Wastewater Treatment Plant for treatment and disposal. Currently, there is average wastewater treatment capacity for this application consistent with Policy WS-2A(2) of the CDMP. There is an existing 8-inch sanitary gravity sewer system approximately 250 feet north of the northwest corner of the developer's property along SW 109 Avenue, to where the developer may connect and extend a new 8-inch sanitary sewer gravity line to the subject property, provided there is sufficient depth. The aforementioned sanitary sewer pump station as well as the South 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 Public Works and Waste Management Department (PWWM) Solid Waste Functions oversees the proper collection and disposal of solid waste generated in the County through direct operations, contractual arrangements, and regulations. In addition, 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

Application No. 2 is requesting a redesignation of the application site from "Low-Medium Density Residential" to "Business and Office" on the Adopted 2015 and 2025 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 2 (PBD-2), which generally encompasses the area of the County south of SW 186 Street.

Level of Service Standard

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

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

Park Name	Acreage	Classification
Sgt. Joseph Delancy Park	10.78	Community Park
Walter A. White Park	1.85	Neighborhood Park
Richmond Triangle Park	0.73	Mini Park
Rockdale Park	3.20	Neighborhood Park
Fairwood Park	10.00	Neighborhood Park
Ben Shavis Park	0.87	Mini Park
West Perrine Senior Center	2.30	Single Purpose Park
Deerwood Bonita Lakes Park	11.04	Community Park
Quail Roost Park	3.13	Neighborhood Park
South Miami Heights Park	5.67	Neighborhood Park
Eureka Park	5.13	Community Park
Lincoln City Park #1	1.00	Mini Park
Lincoln Estates Park	0.80	Mini Park
Losner Park	0.57	Mini Park
Charles Burr Park	4.00	Neighborhood Park
Caribbean Park	5.23	Neighborhood Park
MedSouth Park	4.49	Neighborhood Park
Goulds Park	30.00	Community Park
Roberta Hunter Park	15.00	Neighborhood Park
West Perrine Park	8.98	Community Park
Colonial Drive Park	13.10	Community Park
Cutler Ridge Skate Park	3.60	Single Purpose Park
Sharman Park	2.06	Neighborhood Park
Debbie Curtain Park	9.76	Neighborhood Park
Domino Park	0.15	Single Purpose 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 83, resulting in an impact of 0.22 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 51 multi-family dwelling units with an estimated population of 107. This would result in a potential population of 105, or an increase of 59 persons, resulting in an impact of an additional 0.29 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. 50 (Perrine), located at 9798 Hibiscus Street. This station is equipped with an Engine and a Rescue unit, and is staffed with seven (7) firefighter/paramedics 24 hours a day, seven days a week.

The Miami-Dade County Fire Rescue Department (MDFR) has indicated that the average travel time to incidents in the vicinity of the application site is approximately 6 minutes and 42 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 8 annual alarms. The proposed CDMP land use designation of "Business and Office" is anticipated to generate approximately 15 annual alarms. The 15 annual alarms will 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 16 students – this number reflects an impact reduction of 21.13% for charter and magnet schools (schools of choice). Of the 16 students, 7 will attend elementary schools, 4 will attend middle schools students and 5 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
Pine Lake Elementary	241	7	7	Yes	Current CSA
Richmond Heights Middle	540	4	4	Yes	Current CSA
Miami Southridge Senior	209	5	5	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 has reviewed the requested land use change amendment and does not object to the proposed request.

Roadways

The application site is a ± 2.33 gross acre (± 2.05 net acre) property located on the northeast corner of the intersection of SW 184 Street/Eureka Drive, a four-lane divided roadway, and SW 109 Avenue, a two-lane undivided roadway, in unincorporated Miami-Dade County.

SW 184 Street/Eureka Drive is a major east-west roadway which provides connectivity to SR 821/Homestead Extension of the Florida Turnpike (HEFT) and SR 997/SW 177 Avenue/Krome Avenue on the west and to SR 5/US-1/South Dixie Highway on the east. Krome Avenue, the HEFT and US-1 are three major north-south corridors in Miami-Dade County which provide regional access to other portions of the County and the State.

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 acceptable, with the exception of the roadway segment of SW 184 Street between the HEFT and US-1, which is operating at capacity (LOS E), in excess of its adopted LOS D standard (90% of its capacity). It should be pointed out that subject application site is located within an Enterprise Zone, a Transportation Concurrency Exception Area (TCEA). Moreover, SW 184 Street from SW 122 Avenue to SW 107 Avenue is serviced by Metrobus Routes 52 and from SW 104 Avenue to

the Busway is also serviced by Metrobus Route 35. Both Metrobus routes have 30-minute headways during the AM and PM peak hours. The remainder of the roadways analyzed are all operating at acceptable levels of service. SW 184 Street between SW 137 Avenue and SW 117 Avenue and SW 117 Avenue between SW 184 Street and Quail Roost Drive are both operating at their LOS D standard; SW 117 Avenue between SW 152 Street and SW 184 Street is operating at LOS C (D is the adopted LOS standard); SW 107 Avenue between SW 152 Street and SW 184 Street is operating at LOS A (D is the adopted LOS standard); and SW 186 Street between SW 127 Avenue and the HEFT is operating at LOS C (E is the adopted LOS standard). The segments of the Homestead Extension of the Florida Turnpike (HEFT) from SW 152 Street to SW 184 Street and between SW 184 Street to SW 211 Street are operating at their adopted LOS D standard. See "Traffic Impact Analysis on Roadways Serving the Amendment Site" table below.

Trip Generation

The applicant is requesting the re-designation of approximately 2.33 gross acres on the County's adopted 2020 and 2030 Land Use Plan (LUP) map from "Low-Medium Density Residential (6 to 13 DU/Ac)" to "Business and Office." Two potential development scenarios (Scenario 1 and Scenario 2) under each the current and requested CDMP land use designations were analyzed for traffic impacts. Under the current CDMP land use designation, Scenarios 1 and 2 assume the application site developed with 26 single-family attached residences (townhouses). Under the requested CDMP land use designation, Scenario 1 assumes the application site developed with 35,719 sq. ft. of retail space and Scenario 2 assumes the application site developed with 51 multifamily dwelling units (apartments). The trip generation analysis indicates that if the requested CDMP land use designation were approved and the application site developed with retail and service uses it would generate approximately 239 PM peak hour trips, or 219 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 were developed only with residential use it would generate approximately 46 PM peak hour trips, or 26 more PM peak hour trips than the residential development that could occur under the current CDMP land use designation. See "Estimated PM Peak Hour Trip Generation" table below.

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

Application No. 2	Current CDMP Designation and Assumed Use/ Estimated No. Of Trips	Requested CDMP Designation and Assumed Use/ Estimated No. Of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use Designation
Scenario 1	"Low-Medium Density Residential (6-13 DU/Ac)" 26 SF attached ¹ /	"Business and Office" 35,719 sq. ft. retail ² /	
	20	239	+219
Scenario 2	"Low-Medium Density Residential (6-13 DU/Ac)" 26 SF attached ¹ /	"Business and Office" 51 MF ³ /	
	20	46	+26

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

Notes: ¹ Scenarios 1 and 2 under the current CDMP land use designation assume the application site developed with 26 single-family attached residences (townhouses).

² Scenario 1 under the requested CDMP land use designation assumes the application site developed with 35,719 sq. ft. of retail space.

³ Scenario 2 under the requested CDMP land use designation assumes the application site developed with 51 multi-family dwelling units.

Short Term Traffic (Concurrency) Evaluation

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, indicates that all the roadways that were analyzed have available capacity to handle the additional traffic impacts that would be generated by the potential development that could occur under the requested CDMP land use designation. However, as indicated above in the Existing Conditions section, SW 184 Street from the HEFT to US 1 is currently operating at LOS E (D is the adopted LOS standard) and will continue to operate at LOS E with the application's impact. SW 184 Street from SW 122 Avenue to US 1 is currently serviced by Metrobus Route 52 and from SW 104 Avenue to US 1 by Metrobus Route 52, both Metrobus routes currently operate with 30-minute headways during peak hours. It should also be pointed out that subject application site is located within an Enterprise Zone, a Transportation Concurrency Exception Area (TCEA); therefore, the proposed development will not be denied concurrency approval for transportation provided the development is otherwise consistent with the adopted CDMP. All other roadways analyzed are projected to operate at acceptable levels of service. See "Traffic Impact Analysis" table below.

Application Impact

The "Estimated PM Peak Hour Trip Generation" table below identifies the estimated number of PM peak hour vehicle trips that would be generated by the two potential development scenarios (Scenarios 1 and 2) that were analyzed under the current "Low-Medium Density Residential" and requested "Business and Office" land use designation. Scenario 1 assumes the application site developed with 26 single-family attached residences (townhouses) under the current CDMP land use designation and with 35,719 sq. ft. of retail space under the requested CDMP land use designation. Scenario 2 assumes the application site developed with 26 single-family attached residences (townhouses) under the current CDMP land use designation and with 51 multi-family housing units (apartments) under the requested CDMP land use designation. Scenario 1 shows that if the application were approved and the site developed with 35,719 sq. ft. of retail space it would generate approximately 239 PM peak hour trips, or 219 more PM peak hour trips than the 26 single-family attached dwelling units that could be developed under the current "Low-Medium Density Residential (6-13 DUs/Acre)" land use designation. Scenario 2 shows if the application site were developed with 51 multi-family dwelling units it would generate approximately 46 PM peak hour trips, or 26 more PM peak hour trips than the 26 single-family (townhouses) residential development that could be developed under the current CDMP land use designation. 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 this application.

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.	Amendment Peak Hour Trips	Total Trips With Amend.	Concurrency LOS with Amend.
Scenario 1 "Business and Office" (35,719 sq. ft. Retail)													
9876	SW 184 Street	SW 137 Ave. to SW 117 Ave.	4 DV	D	2560	1973	D	49	2022	D	58	2080	D
9874	SW 184 Street	HEFT to US-1	4 DV	D	1320	1624	E	0	1624	E	49	1673	E
54	SW 186 St./Quail Roost Dr.	SW 127 Ave. to HEFT	4 DV	E	3580	2541	C	145	2686	C	15	2701	C
1114	SW 186 St./Quail Roost Dr.	HEFT to US-1	4 DV	E	3580	1213	C	55	1268	C	20	1288	C
9754	SW 117 Ave.	SW 152 St. to SW 184 St.	4 DV	D	2480	1601	C	128	1729	C	43	1772	C
9756	SW 117 Ave.	SW 184 St. to Quail Roost Dr.	2 UD	D	1010	971	D	28	999	D	5	1004	D
2254	HEFT	SW 152 St. to SW 184 St.	8 LA	D	13,390	11,148	D	2	11,150	D	7	11,157	D
0501	HEFT	SW 184 St. to SW 211 St.	6 LA	D	10,060	9,613	D	2	9,615	D	10	9,625	D
9728	SW 107 Ave.	SW 152 St. to SW 184 St.	2 UD	D	1630	607	A	18	625	A	79	704	A
Scenario 2 "Business and Office" (51 Multi-family Dwelling Units)													
9876	SW 184 Street	SW 137 Ave. to SW 117 Ave.	4 DV	D	2560	1973	D	49	2022	D	11	2033	D
9874	SW 184 Street	HEFT to US-1	4 DV	D	1320	1624	E	0	1624	E	10	1634	E
54	SW 186 St./Quail Roost Dr.	SW 127 Ave. to HEFT	4 DV	E	3580	2541	C	145	2686	C	3	2689	C
1114	SW 186 St./Quail Roost Dr.	HEFT to US-1	4 DV	E	3580	1213	C	55	1268	C	4	1272	C
9754	SW 117 Ave.	SW 152 St. to SW 184 St.	4 DV	D	2480	1601	C	128	1729	C	8	1737	C
9756	SW 117 Ave.	SW 184 St. to Quail Roost Dr.	2 UD	D	1010	971	D	28	999	D	2	1001	D
2254	HEFT	SW 152 St. to SW 184 St.	8 LA	D	13,390	11,148	D	2	11,150	D	1	11,151	D
0501	HEFT	SW 184 St. to SW 211 St.	6 LA	D	10,060	9,613	D	2	9,615	D	2	9,617	D
9728	SW 107 Ave.	SW 152 St. to SW 184 St.	2 UD	D	1630	607	A	18	625	A	15	640	A

Source: Compiled by Miami-Dade County Department of Regulatory and Economic Resources, July 2014; Miami-Dade County Department of Public Works and Solid Waste Department and Florida Department of Transportation, 2013.

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

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

Scenario 1 under the requested CDMP land use designation assumes the application site developed with 35,719 sq. ft. of retail space; and Scenario 2 under the requested CDMP land use designation assumes the application site developed with 51 multi-family dwelling units.

Transit

Existing Service

The site of Application No. 2 is currently served by Metrobus Route 52. The following table shows the existing service frequency for this route.

Metrobus Route Service Summary

Route(s)	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			
52	30	45	60	45	60	0.02	0	L

Source: November 2013 Line Up, Miami-Dade Transit, July 2014

Notes: L means Local

Future Conditions

The 2023 Recommended Service Plan within the 2013 Transit Development Plan does not identify any improvements to the existing Metrobus service or any new Metrobus routes in the immediate vicinity of the application site in the next ten years.

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

There are no future major transit projects planned within the vicinity of the application site.

Application Impacts

A preliminary analysis was performed in the Traffic Analysis Zone (TAZ) 1214 where the application site is located. If the application is approved, no transit impact is expected to be produced by 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 designated to relate adjacent development, and large uses should be planned and designed to serve as 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-10A. Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation.
- CIE-3. CDMP land use decisions will be made in the context of available fiscal resources such that scheduling and providing capital facilities for new development will not degrade adopted service levels.

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APPENDICES

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APPENDIX A

Amendment Application

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**APPLICATION TO AMEND THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

1. APPLICANT

Wilbur Bell Living Trust
c/o Wilbur Bell
18271 SW 109 Avenue
Miami, Florida 33157-5048

2. APPLICANT'S REPRESENTATIVE

Gilberto Pastoriza, Esq.
Weiss Serota Helfman Pastoriza Cole & Boniske, P.L.
2525 Ponce de Leon Blvd., Suite 700
Coral Gables, FL 33134
Tel (305)854-0800

By: _____

(Signature of Applicant's Representative)

5/21/14

Date

3. DESCRIPTION OF REQUESTED CHANGE

A. A change to the Land Use Element, Land Use Plan map is requested.

B. Description of the Subject Property

Subject property consists of 2.05 acres located in Section 31, Township 55, Range 40. The legal description of the property is attached as Exhibit "A". The property is located on the northeast corner of the intersection of SW 109th Avenue and SW 184th Street. The property has a street address of 18271 SW 109 Avenue.

C. Gross and Net Acreage

Application Area:

2.33 gross acres

2.05 gross acres owned by applicant

1.78 net acres after future dedication

D. Requested Change

1. It is requested that the application area be redesignated on the Land Use Plan map from LOW-MEDIUM DENSITY RESIDENTIAL (6 to 13 dwelling units per gross acre) 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 property is within the Urban Development Boundary.

The property fronts SW 184 Street (Eureka Drive) a major roadway. Public infrastructures are available at the property line with sufficient capacity to handle the proposed change. The property is within a few blocks from the SW 184 Street access to the Florida Turnpike. There is public bus service on SW 184 Street.

Single family homes along this major roadway is not the planned use for the area. The requested Business and Office use is consistent with Figure 2 "Generalized Neighborhood Development Pattern in Miami Dade County's Comprehensive Development Master Plan (the "CDMP"), see attached Exhibit "B".

The only residential house along SW 184 Street from SW 107 Avenue to West of SW 112 Avenue is the application property. The area abutting SW 184 Street from SW 107 Avenue to West of SW 112 Avenue on the North side consists of several churches, a school, a day care center, a gas station and offices. The area abutting SW 184 Street from SW 107 Avenue to SW 112 Avenue⁴ on the South side consists mostly of commercial development and a vacant parcel. In fact, immediately across from the property there is the Sea Shore Shopping Center.

Placing the Business and Office designation on the property creates a commercial node at the intersection of SW 109th Avenue and SW 184th Street which is consistent with Land Use Policy LU-1G.

According to the CMDP Land Use Policy LU-1C, the Business and Office designation should be given priority due to the fact that the property is underdeveloped, infill property in an urbanized area where all urban services and facilities have capacity to accommodate the additional demand.

We believe the Business and Office designation is consistent with the CDMP and compatible with the area.

5. ADDITIONAL MATERIAL SUBMITTED

6. COMPLETE DISCLOSURE FORMS

Attachments: Two Maps
One Aerial Photo

LOCATION MAP FOR APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

APPLICANT/REPRESENTATIVE
Wilbur Bell Living Trust/Gilberto Pastoriza, Esq.

DESCRIPTION OF SUBJECT AREA:

Subject property consists of 2.05 acres located in Section 31, Township 55, Range 40. The legal description of the property is attached as Exhibit "A". The property is located on the northeast corner of the intersection of SW 109th Avenue and SW 184th Street. The property has a street address of 18271 SW 109 Avenue.



LEGEND



APPLICATION AREA

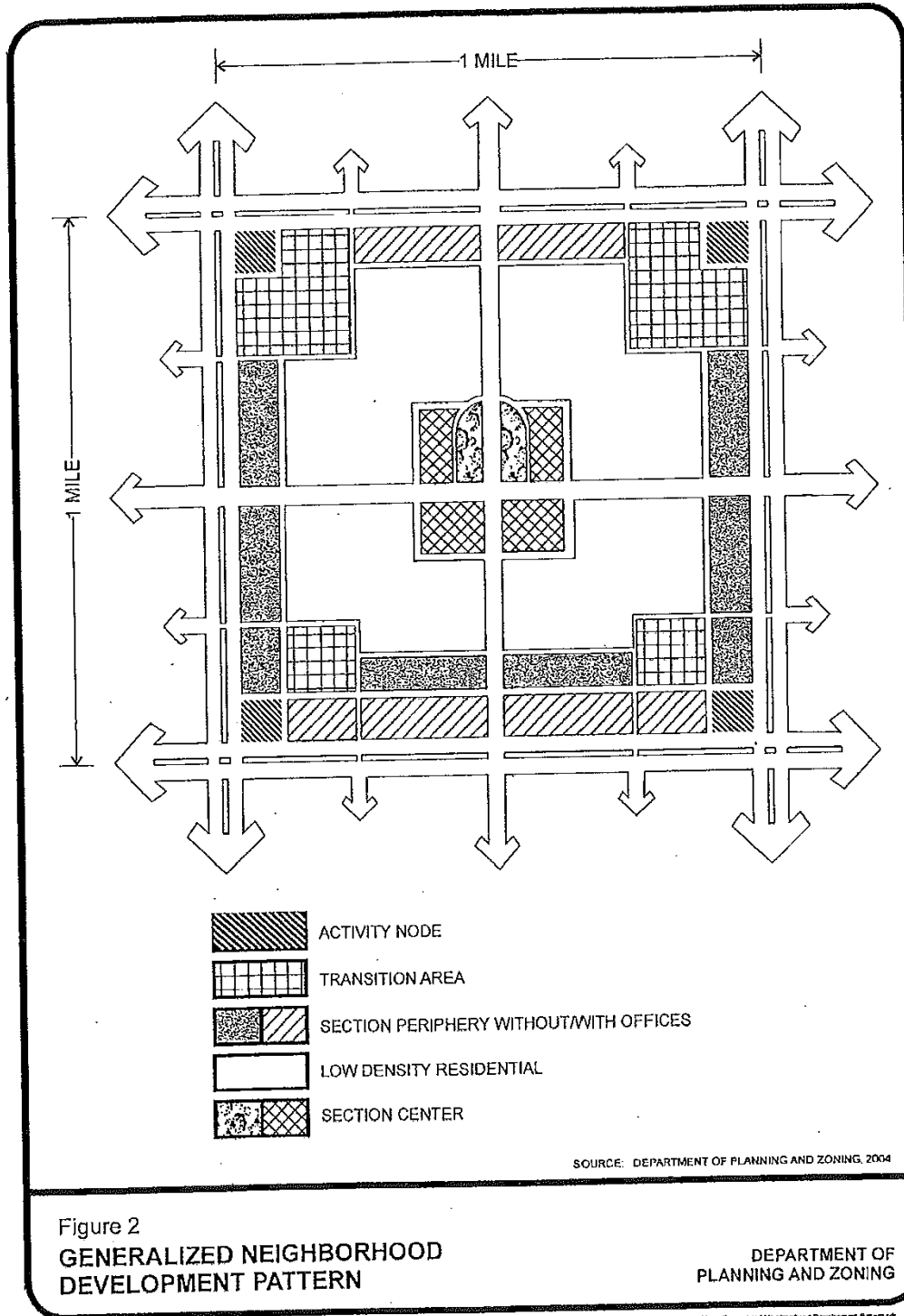


AREA OWNED BY APPLICANT

EXHIBIT "A"
LEGAL DESCRIPTION

The North 255 feet of the South 290 Feet of the West 1/2 of the SW 1/4 of the SE 1/4 of the SE 1/4, less the West 25 feet for right-of-way in Section 31, Township 55 South, Range 40 East, lying and being in Miami-Dade County, Florida.

Exhibit "B"



Florida East Coast Railway	30-4002-000-0111	+/- 12.10
FDG Rail Holdings 32 LLC	30-4035-000-1320	+/- 0.56
FDG Rail Holdings 32 LLC	30-4035-000-1080	+/- 0.90
FDG Rail Holdings 32 LLC	30-4035-000-1170	+/- 1.0
FDG Rail Holdings 32 LLC	30-4035-000-1430	+/- 2.43

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

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

The Applicant is seeking the approval of the application on behalf of the other property owners. Notices will be provided to those owners informing them that an application for an amendment to the Comprehensive Development Master Plan has been filed on their respective properties.

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

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

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

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

CORPORATION NAME: LR 13-18 LLC, a Delaware limited liability company

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
---	----------------------------

See attached Exhibit D-1 for disclosure of interest information for LR 13-18 LLC

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

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

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

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

INDIVIDUAL'S NAME AND ADDRESS	PERCENTAGE OF INTEREST

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

CORPORATION NAME: _____

NAME, ADDRESS, AND OFFICE (if applicable)	PERCENTAGE OF STOCK

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

TRUSTEES
NAME: Wilbur Bell

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
<u>Desire B. Davis - 19710 SW 119 Ave., Miami, FL 33177</u>	<u>20%</u>
<u>Darlene Y. Alexander – 16040 Wilson Parrish Road, Umatilla, FL 32784</u>	<u>20%</u>
<u>Garrick W. Bell - #52-3539 Apalachee Parkway, Unit 3, Tallahassee, FL 32311</u>	<u>20%</u>
<u>Miriam T. Bell - 1226 Blue Berry Trail, Decatur, GA 30033</u>	<u>20%</u>
<u>Zaachaeus W. Bell – 9998 Marlin Road, Miami, FL 33157</u>	<u>20%</u>

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

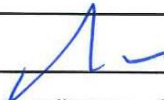
PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF INTEREST</u>

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

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

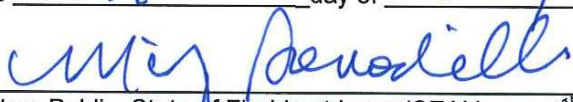
Applicant's Signatures and Printed Names



Wilbur Bell Trustee for the Wilbur Bell Living Trust

Sworn to and subscribed before me

this 19th day of May, 192014



Notary Public, State of Florida at Large(SEAL)



MARILYN SOMODEVILLA
MY COMMISSION # EE 116532
EXPIRES: September 13, 2015
Bonded Thru Budget Notary Services

My Commission Expires:

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

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APPENDIX B

Miami-Dade County Public Schools Analysis

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Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Alberto M. Carvalho

Miami-Dade County School Board
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 19, 2014

VIA ELECTRONIC MAIL

Mr. Gilberto Pastoriza, Esquire
Weiss Serota Helfman Pastoriza Cole & Boniske
2525 Ponce de Leon Boulevard, Suite 700
Coral Gables, Florida 33134

GPastoriza@wsh-law.com

**RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS
WILBER BELL LIVING TRUST - APPLICATION #2 CDMP MAY CYCLE 2014
LOCATED AT 18271 SW 109 AVENUE
PH3014073001087 – FOLIO No. 3050310000470**

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 51 multifamily units, which generate 16 students; 7 elementary, 4 middle and 5 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,

Iven M. Rodriguez, R.A.
Director I

IMR:ir
L-098
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

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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. 2 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 \$1.2948 per 1,000 gallons for water and \$1.4764 per 1,000 gallons for sewer.

The applicant requests a change to the CDMP Land Use Plan map to redesignate a ±2.33-acre application site from Low-Medium Density Residential to “Business and Office”, which would allow a maximum of 35,719 square feet of retail development or 51 multi-family residential units. If the application site is developed as requested with the 35,719 square feet of retail, the water connection charges/impact fees would be \$4,965 and water service line and meter connection fees would cost \$1,300. Sewer connection charges/impact fees for the retail land use would be \$20,003 and the annual operating and maintenance costs would total \$3,942. Alternatively, if the application site is developed with 51 multi-family residential units, the water connection charges/impact fees would be \$10,634 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 \$42,840 and the annual operating and maintenance costs would total \$8,443.

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 16 additional students, if approved and developed with residences. The average cost for K-12 grade students amounts to \$9,337 per student. Of the 16 students, 7 will attend elementary schools, 4 will attend middle schools students and 5 will attend senior high schools. The total annual operating cost for additional students residing in this development, if approved, would total \$149,392. 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 subject application is adequate and that no stations are planned in the vicinity of the application site.

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APPENDIX E

Photos of Site and Surroundings

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Application site with an existing single-family home at the western portion of the site, and with the Seastone Townhomes residential subdivision in the background.



Seastone Townhomes residential development north of application site



True Deliverance Church of Christ property west of the application site across SW 109 Avenue



The Seastone Shopping Center to the southwest of the application site across SW 184 Street