

Memorandum

MIAMI-DADE
COUNTY

RECEIVED

Date: July 11, 2016

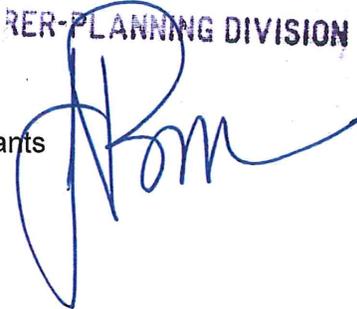
To: Mark R. Woerner, AICP
Assistant Director for Planning
Department of Regulatory and Economic Resources

From: José A. Ramos, R.A.
Division Director - Aviation Planning, Land-Use & Grants
Aviation Department

Subject: May 2016 - Small Scale Amendment
Application No.1 - Paloma Property Holdings LLC
MDAD DN-16-07-2093

2016 JUL 14 A 10:11

RER-PLANNING DIVISION



As requested by the Department of Regulatory and Economic Resources, the Miami-Dade Aviation Department (MDAD) has reviewed the applicant's request to amend the Land Use Plan (LUP) map from "Low-Medium Density Residential and Business and Office" to "Business and Office". The property is located between N.E. 109th Street and N.E. 110th Street, East of Biscayne Boulevard in unincorporated Miami-Dade County, Florida.

MDAD does not object to the proposed request 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. Should you have any questions, please feel free to contact me at 305-876-8080.

JR/rb

C: A. Riaz

Memorandum



Date: July 11, 2016

To: Mark R. Woerner, AICP
Assistant Director for Planning
Department of Regulatory and Economic Resources

2016 JUL 14 A 10:11

RER PLANNING DIVISION

From: José A. Ramos, R.A.
Division Director - Aviation Planning, Land-Use & Grants
Aviation Department

A handwritten signature in blue ink, appearing to read "JRamos", written over the typed name and title of the sender.

Subject: May 2016 - Small Scale Amendment
Application No. 3 - South Florida RE Holdings, LLC
MDAD DN-16-07-2095

As requested by the Department of Regulatory and Economic Resources, the Miami-Dade Aviation Department (MDAD) has reviewed the applicant's request to amend the Land Use Plan (LUP) map from "Low-Medium Density Residential" to "Business and Office". The property is located at 12740 SW 200th Street in Miami-Dade County, Florida.

MDAD does not object to the proposed request 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. Should you have any questions, please feel free to contact me at 305-876-8080.

JR/rb

C: A. Riaz

Memorandum

MIAMI-DADE
COUNTY

RECEIVED

Date: July 11, 2016

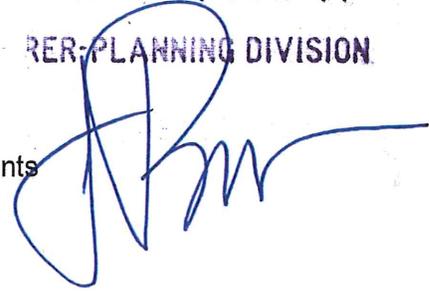
To: Mark R. Woerner, AICP
Assistant Director for Planning
Department of Regulatory and Economic Resources

From: José A. Ramos, R.A.
Division Director - Aviation Planning, Land-Use & Grants
Aviation Department

Subject: May 2016 - Small Scale Amendment
Application No. 4 - 12499 Holdings, LLC
MDAD DN-16-07-2096

2016 JUL 14 A 10:11

PLANNING DIVISION



As requested by the Department of Regulatory and Economic Resources, the Miami-Dade Aviation Department (MDAD) has reviewed the applicant's request to amend the Land Use Plan (LUP) map from "Low Density Residential" to "Low-Medium Density Residential". The property is located between SW 127th Avenue and SW 232nd Street in Miami-Dade County, Florida.

MDAD does not object to the proposed request 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. Should you have any questions, please feel free to contact me at 305-876-8080.

JR/rb

C: A. Riaz

Miami-Dade County Parks, Recreation and Open Spaces
 May 2016 Application Cycle
 Application Number 1:
 Applicant: Paloma Property Holdings, LLC
 From: Low-Medium Density Residential and Business Office
 To: Business and Office

RECEIVED

2016 JUL 15 A 9:08

RER-PLANNING DIVISION

The application area consists of approximately 1.3559 ± acres located north of Biscayne Boulevard between NE 109 and NE 110 Streets. The Applicant's reason for the amendment is to designate the site as Business and Office to unify the land use designation and for consistency with the existing depth of Business and Office along the Biscayne Boulevard corridor.

Current Park Benefit District Area Conditions: All County owned park and recreation facilities (both Areawide and Local) serving Park Benefit District 1 are shown in Figure 1. County-owned local parks that are within three miles of the subject application are described in Table A which lists the name, type and acreage for each park.

**Table A - County Parks (Local)
 Within a 3 Mile Radius of Application Area.**

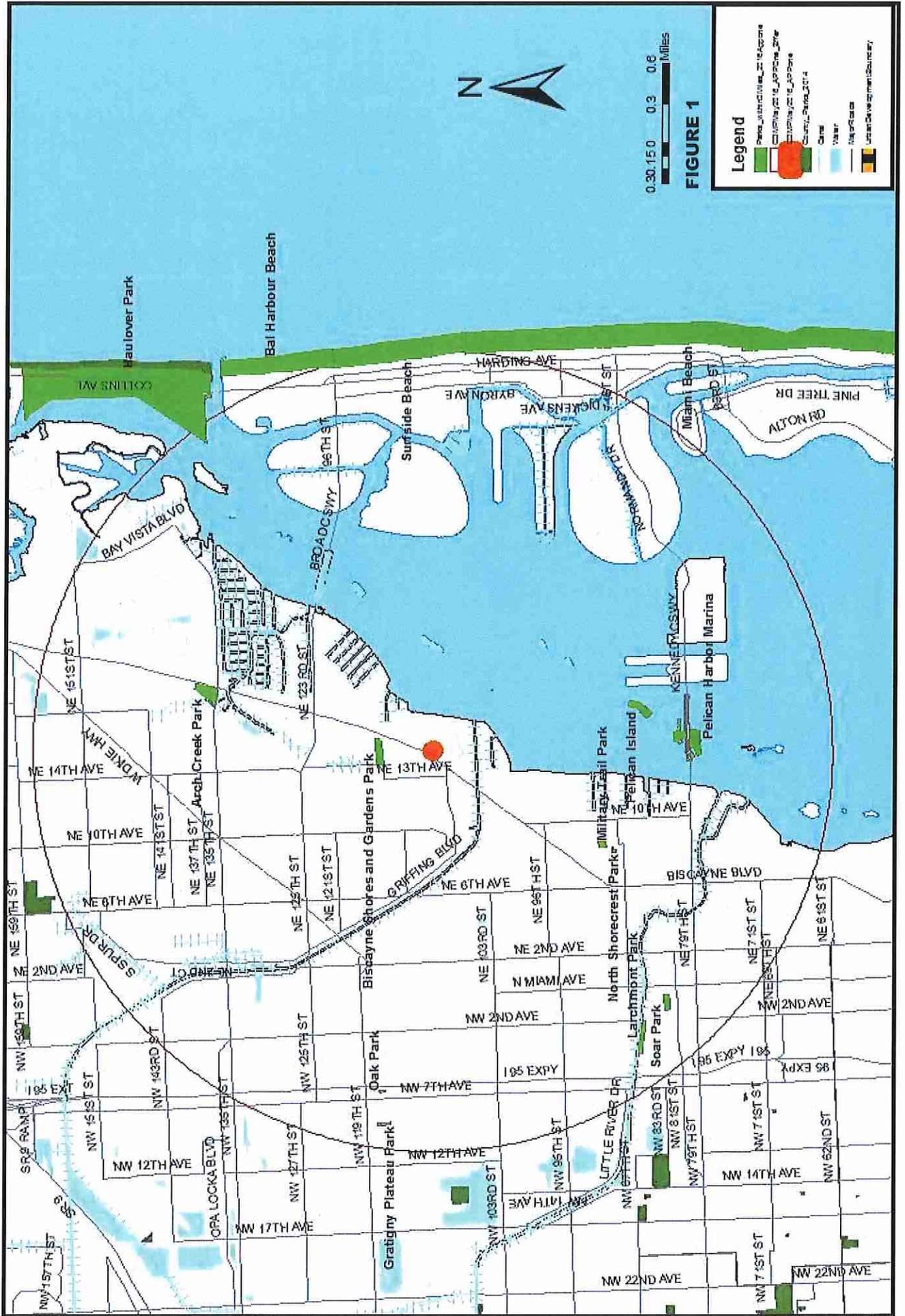
Park Facility	Classification	Type	Acreage
Biscayne Shores and Gardens Park	NEIGHBORHOOD PARK	Local	6.16
Gratigny Plateau Park	MINI-PARK	Local	0.97
Larchmont Park	NEIGHBORHOOD PARK	Local	4.62
Military Trail Park	NEIGHBORHOOD PARK	Local	1.58
North Shorecrest Park	NEIGHBORHOOD PARK	Local	0.53
Oak Park	MINI-PARK	Local	0.29
Soar Park	COMMUNITY PARK	Local	3.09

Impact Analysis: Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. This application is in Park Benefit District 1 (PBD1) which has a surplus capacity of 149.53 acres when measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons in UMSA.

Existing: The potential development of the Application Area under the existing CDMP land use designation has a potential population of up to 50, resulting in an impact of .14 acres based on the minimum Level of Service standard for the provision of local recreation open space.

Proposed: The potential for residential development under the proposed land use designation is estimated at 33 multi-family dwelling units with an estimated population of 59. The concurrency analysis for this scenario results in an impact of .16 acres based on the minimum Level of Service standard for the provision of local recreation open space and therefore meets concurrency. If developed as a non-residential use, then there would be no increase in population and there would be no additional impact to the CDMP Open Space Spatial Standards.

APPLICATION NO 1
Figure 1
MAY 2016 CYCLE REQUEST TO AMEND THE FUTURE LAND USE PLAN MAP
OF THE COMPREHENSIVE DEVELOPMENT MASTER PLAN



Miami-Dade County Parks, Recreation and Open Spaces
 May 2016 Application Cycle
 Application Number 3:
 Applicant: South Florida RE Holdings, LLC
 From: Low Density Residential
 To: Business and Office

RECEIVED

2016 JUL 27 P 2: 24

RER-PLANNING DIVISION

The application area consists of approximately 1.83 ± acres located at 12740 SW 200 Street.

Current Park Benefit District Area Conditions: County owned park and recreation facilities (both Areawide and Local) serving Park Benefit District 3 are shown in Figure 1. County-owned local parks that are within three miles of the subject application are described in Table A which lists the name, type and acreage for each park.

**Table A - County Parks (Local)
 Within a 3 Mile Radius of Application Area.**

Park Facility	Classification	Type	Acreage
Ben Shavis Park	MINI-PARK	Local	0.86
Caribbean Park	NEIGHBORHOOD PARK	Local	5.17
Charles Burr Park	NEIGHBORHOOD PARK	Local	3.80
Cutler Ridge Skate Park	SINGLE PURPOSE PARK	Local	3.60
Debbie Curtin Park	NEIGHBORHOOD PARK	Local	9.78
Eureka Park	COMMUNITY PARK	Local	4.42
Eureka Villas Park	NEIGHBORHOOD PARK	Local	5.30
Goulds Park	COMMUNITY PARK	Local	31.10
Goulds Wayside Park	NEIGHBORHOOD PARK	Local	2.68
Lincoln City Park #1	MINI-PARK	Local	0.50
Lincoln Estates Park	MINI-PARK	Local	0.82
Losner Park	MINI-PARK	Local	0.55
MedSouth Park	NEIGHBORHOOD PARK	Local	4.48
Quail Roost Park	NEIGHBORHOOD PARK	Local	2.47
Roberta Hunter Park	NEIGHBORHOOD PARK	Local	16.05
Serena Lakes Park	NEIGHBORHOOD PARK	Local	5.14
Sharman Park	NEIGHBORHOOD PARK	Local	6.71
Silver Palms Park_1	NEIGHBORHOOD PARK	Local	1.06
Silver Palms Park_2	NEIGHBORHOOD PARK	Local	2.38
Silver Palms Park_3	NEIGHBORHOOD PARK	Local	0.82
Silver Palms Park_4	NEIGHBORHOOD PARK	Local	1.06
Silver Palms Park_5	NEIGHBORHOOD PARK	Local	0.83
South Miami Heights Park	NEIGHBORHOOD PARK	Local	5.97
William Randolph Community Park	NEIGHBORHOOD PARK	Local	10.57

Impact Analysis: Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. This application is in Park Benefit District 3 (PBD3) which has a surplus capacity of 218.48 acres when measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons in UMSA.

Existing: The potential development of the Application Area under the existing CDMP land use designation has a potential population of up to 32, resulting in an impact of .1 acres based on the minimum Level of Service standard for the provision of local recreation open space.

Proposed: The potential for residential development under the proposed land use designation is estimated at 23 single-family attached dwelling units with an estimated population of 74. The concurrency analysis for this scenario results in an impact of .20 acres based on the minimum Level of Service standard for the provision of local recreation open space and therefore meets concurrency. If developed as a commercial use then there would be no impact to the parks level of service standard.

Miami-Dade County Parks, Recreation and Open Spaces
 May 2016 Application Cycle
 Application Number 4:
 Applicant: 12499 Holdings, LLC
 From: Low Density Residential
 To: Business and Office

RECEIVED

2016 JUL 15 A 9:08

RER-PLANNING DIVISION

The application area consists of approximately 2.55/2.44 ± acres located at the southwest corner of SW 124 Court and SW 232 Street.

Current Park Benefit District Area Conditions: County owned park and recreation facilities (both Areawide and Local) serving Park Benefit District 3 are shown in Figure 1. County-owned local parks that are within three miles of the subject application are described in Table A which lists the name, type and acreage for each park.

**Table A - County Parks (Local)
 Within a 3 Mile Radius of Application Area.**

Park Facility	Classification	Type	Acreage
Ben Shavis Park	MINI-PARK	Local	0.86
Caribbean Park	NEIGHBORHOOD PARK	Local	5.17
Charles Burr Park	NEIGHBORHOOD PARK	Local	3.80
Cutler Ridge Skate Park	SINGLE PURPOSE PARK	Local	3.60
Debbie Curtin Park	NEIGHBORHOOD PARK	Local	9.78
Eureka Park	COMMUNITY PARK	Local	4.42
Eureka Villas Park	NEIGHBORHOOD PARK	Local	5.30
Goulds Park	COMMUNITY PARK	Local	31.10
Goulds Wayside Park	NEIGHBORHOOD PARK	Local	2.68
Lincoln City Park #1	MINI-PARK	Local	0.50
Lincoln Estates Park	MINI-PARK	Local	0.82
Losner Park	MINI-PARK	Local	0.55
MedSouth Park	NEIGHBORHOOD PARK	Local	4.48
Quail Roost Park	NEIGHBORHOOD PARK	Local	2.47
Roberta Hunter Park	NEIGHBORHOOD PARK	Local	16.05
Serena Lakes Park	NEIGHBORHOOD PARK	Local	5.14
Sharman Park	NEIGHBORHOOD PARK	Local	6.71
Silver Palms Park_1	NEIGHBORHOOD PARK	Local	1.06
Silver Palms Park_2	NEIGHBORHOOD PARK	Local	2.38
Silver Palms Park_3	NEIGHBORHOOD PARK	Local	0.82
Silver Palms Park_4	NEIGHBORHOOD PARK	Local	1.06
Silver Palms Park_5	NEIGHBORHOOD PARK	Local	0.83
Silver Palms Park_6	NEIGHBIORHOOD PARK	Local	1.93
Silver Palms Park_7	NEIGHBORHOOD PARK	Local	6.21
South Miami Heights Park	NEIGHBORHOOD PARK	Local	5.97
William Randolph Community Park	NEIGHBORHOOD PARK	Local	10.57

Impact Analysis: Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. This application is in Park Benefit District 3 (PBD3) which has a surplus capacity of 218.48 acres when measured by the County

concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons in UMSA.

Existing: The potential development of the Application Area under the existing CDMP land use designation has a potential population of up to 45, resulting in an impact of .12 acres based on the minimum Level of Service standard for the provision of local recreation open space.

Proposed: The potential for residential development under the proposed land use designation is estimated at 33 single-family attached dwelling units with an estimated population of 99. The concurrency analysis for this scenario results in an impact of .27 acres based on the minimum Level of Service standard for the provision of local recreation open space and therefore meets concurrency.



Miami-Dade County Public Schools

giving our students the world

RECEIVED

2016 AUG 18 P 4:37

August 18, 2016

PLANNING DIVISION

Superintendent of Schools
Alberto M. Carvalho

Miami-Dade County School Board

Perla Tabares Hantman, Chair

Dr. Dorothy Bendross-Mindingall, Vice Chair

Susie V. Castillo

Dr. Lawrence S. Feldman

Dr. Wilbert "Tee" Holloway

Dr. Martin Karp

Lubby Navarro

Raquel A. Regalado

Dr. Marta Pérez Wurtz

VIA ELECTRONIC MAIL

Brian S. Adler, Esquire
Paloma Property Holdings LLC
1450 Brickell Avenue, Suite 2300
Miami FL 33131

badler@bilzin.com

**RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS
PALOMA PROPERTY HOLDINGS LLC - CDMP APPLICATION 1 MAY 2016 CYCLE
LOCATED AT 10999 BISCAYNE BLVD, MIAMI, FL 33161-7459
PH3016072000597 – FOLIO No.: 3022320101210, 3022320101200, 3022320060160**

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 33 multifamily units, which generate 7 students: 3 elementary, 2 middle and 2 senior high students. **At this time, all three school levels have sufficient capacity available to serve the application.** However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent. As such, this analysis does not constitute a Public School Concurrency approval.

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

Sincerely,

Nathaly Simon
Supervisor

NS:ns

L-043

Enclosure

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

Planning, Design & Sustainability

Ms. Ana Rijo-Conde, Deputy Chief Facilities & Eco-Sustainability Officer • 1450 N.E. 2nd Ave. • Suite 923 • Miami, FL 33132

305-995-7285 • 305-995-4760 (FAX) • ariio@dadeschools.net



Miami-Dade County Public Schools

**Concurrency Management System
Preliminary Concurrency Analysis**

MDCPS Application Number: PH3016072000597 Local Government (LG): Miami-Dade
 Date Application Received: 7/20/2016 12:19:42 PM LG Application Number: CDMP Application 1 May 2016 Cycle
 Type of Application: Public Hearing Sub Type: Land Use
 Applicant's Name: Paloma Property Holdings LLC, 1/o Brian S. Adler,
 Address/Location: 1450 Brickell Avenue, Suite 2300, Miami, Florida 33131
 Master Folio Number: 3022320101210
 Additional Folio Number(s): 3022320101200, 3022320060160,

PROPOSED # OF UNITS 33
 SINGLE-FAMILY DETACHED UNITS: 0
 SINGLE-FAMILY ATTACHED UNITS: 0
 MULTIFAMILY UNITS: 33



CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
5005	DAVID LAWRENCE JR K-8 CENTER (ELEM COMP)	-176	3	0	NO	Current CSA
5005	DAVID LAWRENCE JR K-8 CENTER (ELEM COMP)	0	3	0	NO	Current CSA Five Year Plan
5006	DAVID LAWRENCE JR K-8 CENTER (MID COMP)	-117	2	0	NO	Current CSA
5006	DAVID LAWRENCE JR K-8 CENTER (MID COMP)	0	2	0	NO	Current CSA Five Year Plan
6631	NORTH MIAMI MIDDLE	68	2	2	YES	Current CSA
7048	ALONZO AND TRACY MOURNING SENIOR HIGH BISCAYNE BAY	-131	2	0	NO	Current CSA
7048	ALONZO AND TRACY MOURNING SENIOR HIGH BISCAYNE BAY	0	2	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
3341	MIAMI SHORES ELEMENTARY	-19	3	0	NO	Adjacent CSA
4061	OJUS ELEMENTARY	-38	3	0	NO	Adjacent CSA
3661	NATURAL BRIDGE ELEMENTARY	-90	3	0	NO	Adjacent CSA
2081	FULFORD ELEMENTARY	-130	3	0	NO	Adjacent CSA
561	W J BRYAN ELEMENTARY	-182	3	0	NO	Adjacent CSA
241	RUTH K BROAD-BAY HARBOR K-8 CENTER (ELEM COMP)	-234	3	0	NO	Adjacent CSA
92	NORMAN S. EDELCP/SUNNY ISLES BEACH K-8 (ELEM COMP)	-277	3	0	NO	Adjacent CSA
3341	MIAMI SHORES ELEMENTARY	0	3	0	NO	Adjacent CSA Five Year Plan
4061	OJUS ELEMENTARY	0	3	0	NO	Adjacent CSA Five Year Plan
3661	NATURAL BRIDGE ELEMENTARY	0	3	0	NO	Adjacent CSA Five Year Plan
2081	FULFORD ELEMENTARY	0	3	0	NO	Adjacent CSA Five Year Plan
561	W J BRYAN ELEMENTARY	0	3	0	NO	Adjacent CSA Five Year Plan
241	RUTH K BROAD-BAY HARBOR K-8 CENTER (ELEM COMP)	7	3	3	YES	Adjacent CSA Five Year Plan
7541	NORTH MIAMI BEACH SENIOR	503	2	2	YES	Adjacent CSA

*An Impact reduction of 22.82% 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.**



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Alberto M. Carvalho

RECEIVED

Miami-Dade County School Board

2016 AUG 23 P 3:50

Perla Tabares Hantman, Chair

Dorothy Benbrook Mindingall, Vice Chair

Susie V. Castillo

Lawrence S. Feldman

Dr. Wilbert "Tee" Holloway

Dr. Martin Karp

Lubby Navarro

Raquel A. Regalado

Dr. Marta Pérez Wurtz

August 23, 2016

RER-PLANNING DIVISION

VIA ELECTRONIC MAIL

Mr. Jorge L. Navarro, Esquire
Greenberg Traurig, LLP
333 SE 2nd Avenue, Suite 4400
Miami, FL 33131

navarrojo@gtlaw.com

**RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS
SOUTH FLORIDA RE HOLDINGS, LLC - CDMP APPLICATION 3 MAY 2016 CYCLE
LOCATED AT 12740 SW 200 ST, MIAMI, FL 33177-4818
PH3016072600600 – FOLIO No.: 3069110010011**

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 23 single-family units, which generate 11 students: 5 elementary, 3 middle and 3 senior high students. **At this time, all three school levels have sufficient capacity available to serve the application.** However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent. As such, this analysis does not constitute a Public School Concurrency approval.

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

Sincerely,

Nathaly Simon
Supervisor

NS:ns

L-061

Enclosure

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

Planning, Design & Sustainability

Ms. Ana Rijo-Conde, Deputy Chief Facilities & Eco-Sustainability Officer • 1450 N.E. 2nd Ave. • Suite 923 • Miami, FL 33132

305-995-7285 • 305-995-4760 (FAX) • ario@dadeschools.net



Miami-Dade County Public Schools

**Concurrency Management System
Preliminary Concurrency Analysis**

MDCPS Application Number: PH3016072600600 Local Government (LG): Miami-Dade
 Date Application Received: 7/26/2016 11:21:35 AM LG Application Number: CDMP Application 3, May 2016 Cycle
 Type of Application: Public Hearing Sub Type: Land Use
 Applicant's Name: South Florida RE Holdings, LLC c/o Jorge L. Navarr
 Address/Location: 333 SE 2nd Avenue, Suite 4400, Miami, FL 33131
 Master Folio Number: 3069110010011
 Additional Folio Number(s):

PROPOSED # OF UNITS 23
 SINGLE-FAMILY DETACHED UNITS: 0
 SINGLE-FAMILY ATTACHED UNITS: 23
 MULTIFAMILY UNITS: 0

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
4581	REDLAND ELEMENTARY	0	5	0	NO	Current CSA
4581	REDLAND ELEMENTARY	0	5	0	NO	Current CSA Five Year Plan
6761	REDLAND MIDDLE	434	3	3	YES	Current CSA
7701	SOUTH DADE SENIOR	53	3	3	YES	Current CSA

ADJACENT SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
161	AVOCADO EL - SOUTH DADE MID (ELEM COMP)	390	5	5	YES	Adjacent CSA

*An Impact reduction of 22.82% 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



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Alberto M. Carvalho

RECEIVED

2016 AUG 18 P 1:36

RECEIVED PLANNING DIVISION

Miami-Dade County School Board

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

VIA ELECTRONIC MAIL

Gilberto Pastoriza, Esquire
Weiss Serota Helfman Cole & Bierman, P.L.
2525 Ponce de Leon Blvd., Suite 700
Coral Gables, FL 33134

GPastoriza@wsh-law.com

**RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS
12499 HOLDINGS, LLC - CDMP APPLICATION 4 MAY 2016 CYCLE
LOCATED AT THE SOUTHWEST CORNER OF SW 232ND ST AND SW 124TH COURT
PH3016071800592 – FOLIO No.: 3069240000670**

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 33 single-family attached units, which generate 11 students: 5 elementary, 3 middle and 3 senior high students. **At this time, all three school levels have sufficient capacity available to serve the application.** However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent. As such, this analysis does not constitute a Public School Concurrency approval.

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

Sincerely,

Nathaly Simon
Supervisor

NS:ns

L-041

Enclosure

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

Planning, Design & Sustainability

Ms. Ana Rijo-Conde, Deputy Chief Facilities & Eco-Sustainability Officer • 1450 N.E. 2nd Ave. • Suite 923 • Miami, FL 33132
305-995-7285 • 305-995-4760 (FAX) • ario@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: PH3016071800592 Local Government (LG): Miami-Dade
 Date Application Received: 7/18/2016 2:32:53 PM LG Application Number: CDMP Application 4 May 2016 Cycle
 Type of Application: Public Hearing Sub Type: Land Use
 Applicant's Name: 12499 Holdings, LLC c/o Gilberto Pastoriza, Weiss
 Address/Location: 2525 Ponce de Leon Blvd., Suite 700, Coral Gables, FL 33134
 Master Folio Number: 3069240000670
 Additional Folio Number(s):

PROPOSED # OF UNITS 33
 SINGLE-FAMILY DETACHED UNITS: 0
 SINGLE-FAMILY ATTACHED UNITS: 33
 MULTIFAMILY UNITS: 0



CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
3621	COCONUT PALM K-8 ACADEMY (ELEM COMP)	-152	5	0	NO	Current CSA
3621	COCONUT PALM K-8 ACADEMY (ELEM COMP)	0	5	0	NO	Current CSA Five Year Plan
3622	COCONUT PALM K-8 ACADEMY (MID COMP)	-43	3	0	NO	Current CSA
3622	COCONUT PALM K-8 ACADEMY (MID COMP)	0	3	0	NO	Current CSA Five Year Plan
6761	REDLAND MIDDLE	434	3	3	YES	Current CSA
7151	HOMESTEAD SENIOR	403	3	3	YES	Current CSA
ADJACENT SERVICE AREA SCHOOLS						
4461	PINE VILLA ELEMENTARY	353	5	5	YES	Adjacent CSA
*An Impact reduction of <u>22.82%</u> 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

Memorandum

MIAMI-DADE
COUNTY

RECEIVED

Date: August 11, 2016

2016 AUG 16 A 8:55

To: Mark Woerner, Assistant Director of Planning
Department of Regulatory and Economic Resources

RER-PLANNING DIVISION

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources



Subject: DERM Analysis of the May 2016 Cycle Applications No. 1, 2, 3 & 4 to Amend the Comprehensive Development Master Plan (CDMP)

Based upon your request, the Division of Environmental Resources Management (DERM) has reviewed the applications No. 1, 2, 3 & 4 filed to amend the CDMP during the May 2016 cycle for compliance with the requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). DERM offers the following comments.

Current restrictions on new sanitary sewer connections are summarized as follows

Currently, all of the Miami-Dade Water and Sewer Department (MDWASD) wastewater treatment plants have capacity to treat and dispose of current wastewater flow demands. However, some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Consequently, each development order is evaluated by DERM to determine if it will generate additional wastewater flow. Final development orders that will generate additional wastewater flow are reviewed on a case by case basis and capacity is reserved through the DERM sanitary sewer certification process if the proposed development complies with the provisions of the Consent Decree. Final development orders in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

In areas that do not have sufficient capacity, the use of an interim alternative means of sewage disposal such as an onsite septic tank and drainfield system is reviewed and approved on a case by case basis. The use of an alternative means of sewage disposal is an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission capacity.

Potable water treatment capacity

The County's adopted LOS standard for potable water treatment facilities requires that the regional water treatment system, consisting of MDWASD Hialeah Reverse Osmosis, Hialeah, Preston, and Alexander Orr District Treatment Plants, shall operate with a rated maximum daily capacity no less than two percent above the maximum daily flow for the preceding year and an

average two percent above the average daily flow for the preceding five years. The water must also meet all applicable federal, state, and county primary drinking water standards.

The Miami-Dade Water and Sewer Department regional water treatment system capacity is the sum of the treatment capacity of the regional water treatment plants. The rated treatment capacity is the amount of water a treatment plant can treat in one day. The regional water treatment system can treat up to 449.74 million gallons per day (MGD). Pursuant to CDMP Objective WS-2, the regional water treatment system shall operate no less than two percent of the rated plant capacity. This means the regional system shall not treat more than 440.75 MGD.

It should be noted that the amount of water that MDWASD is allowed to withdraw from the aquifer is stipulated by the South Florida Water Management Water Use permit. Currently, MDWASD is allowed to withdraw less water than can be treated at the water treatment plants. Therefore the actual amount of available water should be considered as a limiting factor.

During the planning and building permit phase, MDWASD analyzes each project to determine the overall proposed water demand. The future water demand is reserved through the MDWASD water allocation process.

Capacity of MDWASD County Water Treatment Plants (up to May 2016)							
Facility	Permitted Plant Capacity	98% Plant Capacity	Reported		Reserved Capacity	Capacity Based on Maximum Day Flow	Capacity Available on 5-Yr Annual Average
			Maximum Day Flow (AO 4-85)	5-Yr Annual Average (CDMP)			
Hialeah Water Treatment Plant	112.50						
Preston Water Treatment Plant	112.50						
Alexander Orr Water Treatment Plant	214.74						
R.O. Hialeah Treatment Plant*	10.00						
<i>Master Plant**</i>	449.74	440.75	342.1	313.1	29.78	68.87	97.87

* The Miami-Dade Water and Sewer and City of Hialeah Reverse Osmosis Treatment plant was built to treat 10 MGD. Currently, this plant is allowed to withdraw 7.5 MDG from the Floridian Aquifer.

** Composed of all the interconnected WASD Water Treatment Plants.

The available capacity in the water treatment system is determined as follows:

Total Available Water Treatment Capacity based on Maximum Day Flow

Total Available Water Treatment Capacity =
 (Regional Capacity/1.02) – (Maximum Daily Flow
 – (Capacity Reserved for Development Orders)

Regional Capacity = 449.74 MGD

Maximum Daily Flow = 342.1 MGD

MDWASD Reserved Demand = 29.78 MGD

Total Available Water Treatment Plant Capacity =
(449.74 / 1.02) – (343.2) – (29.78) = 69.04 MGD

Total Available Water Treatment Capacity based on the 5-year Annual Average

Total Available Water Treatment Capacity =
 (Regional Capacity/1.02) – (Avg. Daily Demand for preceding 5yrs) –
 (Capacity Reserved for Development Orders)

Avg. Daily Demand for preceding 5yrs. = 313.10 MGD

MDWASD Reserved Demand = 29.78 MGD

Total Available Water Treatment Plant Capacity =
(449.74 / 1.02) – (313.10) – (29.78) = 98.04 MGD

2016 May Amendments to the CDMP				
Estimated Water Treatment Plant Demand (MGD)				
CDMP Capacity Available	Application No. 1	Application No. 2	Application No. 3	Application No. 4
69.04	0.002362 Or 0.004950	0.006778 Or 0.014550 Or 0.007500	0.0031 Or 0.004	0.006

Wastewater treatment capacity

The County's adopted LOS standard for wastewater treatment and disposal requires that the regional wastewater treatment and disposal system, consisting of North, Central, and South District Wastewater Treatment Plants, operate with a capacity that is two percent above the average daily flow for the preceding five years and a physical capacity of no less than the annual average daily sewer flow. The wastewater effluent must also meet all applicable federal, state, and county standards and all treatment plants must maintain the capacity to treat peak flows without overflow.

The Miami-Dade County Water and Sewer Department regional wastewater treatment system capacity is the sum of the treatment capacity of the three wastewater treatment plants. The capacity is the amount of wastewater a treatment plant can treat in one day. The regional wastewater treatment system can treat up to 375.5 MGD. According to the CDMP, the regional system shall have the capacity to treat 102% of the average daily sewage demand of the preceding 5 years.

During the building permit process, DERM analyzes each project to determine the overall wastewater demand. The future sewer demand is reserved through the DERM sewer capacity certification process. The current reserved demand is **36.39 MGD**.

Capacity of County Wastewater Treatment Plants (up to April 2016)					
Wastewater Treatment Plant	Permitted Plant Capacity (MGD)	Reported Annual Average Flow preceding 5 yrs (MGD)	Reported Annual Average Flow (MGD)	Capacity Reserved for Development Orders (MGD)	Capacity Available based on Annual Average Flow (MGD)
South District	112.5	302.36	306.45	36.39	29.39
Central District	143.0				
North District	120.0				
CDMP Master Plant	375.5				

The available capacity in the wastewater treatment system is determined as follows:

Total Available Capacity in the Wastewater Treatment System Based on the Average Daily Flow for preceding 5 years:

Available Capacity = (Regional Capacity / 1.02) – (Avg. Daily Flow Preceding 5 yrs.) – (Capacity Reserved for Development Orders)

Regional Capacity = 375.5 MGD

Average Daily Flow = 302.36 MGD

Capacity Reserved = 36.39 MGD

Available Capacity = (375.5 / 1.02) – (302.36) – (36.39) = **29.39 MGD**

Available Capacity in the Wastewater Treatment System Based on the Annual Average Daily Flow:

Available Capacity = Regional Capacity – Annual Average Daily Flow – Capacity Reserved for Development Orders

Regional Capacity = 375.5 MGD

Annual Average Daily Flow (up to April 2016) = 306.45 MGD

Available Capacity = 375.5 – 306.45 – 36.39 = **32.66 MGD**

The available capacity shall be considered as the smallest of the two capacity estimates: 29.39 MGD

2016 May Amendments to the CDMP				
Estimated Wastewater Treatment Plant Demand (MGD)				
Capacity Available	App No. 1	App No. 2	App No. 3	App No. 4
29.39	0.00236 Or 0.00495	0.00678 Or 0.0145 Or 0.0075	0.00319 Or 0.00414	0.00594

Application No. 1

Applicant: Paloma Property Holdings, LLC
 Location: 11150 and 11190 Biscayne Boulevard
 Acres (Gross): ±2.03 Acres
 Acres (Net): ±1.33 Acres
 Existing Land Use: one vacant lot; one single family residence and one duplex
 Current CDMP Land Use Designation: “Low-Medium Density Residential” and “Business and Office”
 Proposed CDMP Land Use Designation: “Business and Office”

Environmental Conditions:

Flood Protection

Federal Flood Zone AE
 Stormwater Management Permit DERM Surface Water Management Standard Permit
 County Flood Criteria, National 5 feet
 Geodetic Vertical Datum (NGVD)

Biological Conditions

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

Other Considerations

Within Wellfield Protection Area No
 Contaminated Site No DERM records

Proposed Water and Wastewater Demand:

Potential Development	Flow (GPD)	% of CDMP Water Treatment Available Capacity	% of CDMP Sewer Treatment Available Capacity
23,625 sf Retail	2,362	0.003	0.008
Or:			
33 units Multi-Family	4,950	0.007	0.017

Potable Water Supply

Application No. 1 area is located within the City of North Miami Water and Sewer Department franchised water service area. There is a 12-inch water distribution main abutting the subject area along E Dixie Hwy and a 6-inch water main inside the property. These water mains are owned and operated by the City of North Miami Water and Sewer Department.

The proposed land use would be required to connect to the public water system pursuant to Chapter 24 of the Code.

The source for this water supply is the Hialeah Preston Water Treatment Plant which is owned and operated by MDWASD. Furthermore, at this time the plant has sufficient capacity to provide current water demand. The plant is presently producing water that meets Federal, State, and County drinking water standards.

Wastewater Facilities

Application No. 1 is located within the City of North Miami Water and Sewer Department franchised sewer service area. There is an 8-inch sanitary sewer force main running along E Dixie Hwy. This force main is owned and operated by North Miami Water and Sewer Department. The proposed land use would be required to connect to the public sewer system pursuant to Chapter 24 of the Code.

The North Miami 8-inch sanitary sewer force main directs the sewage flow to sanitary sewer pump stations 06-I, 30-0347 and then to the MDWASD North District Wastewater Treatment Plant. Pump station 06-I is currently operating under Conditional Moratorium status. There is a planned project to be completed by the City of North Miami to install a new 12-inch sanitary force main along Biscayne Boulevard. At the time of permitting, DERM will evaluate if the proposed development can obtain sanitary sewer capacity certification based on the moratorium status and completion of the planned upgrades. Pump station 30-0347 and the North District Wastewater Treatment Plant are owned and operated by MDWASD and are currently working within the mandated criteria set forth in the Consent Decree Case: N0. 1:12-cv-24400-FAM, effective Dec 6, 2013.

The following Nominal Average Pump Operating Time (NAPOT) information for the pump station is based on the potential development and current conditions of the sanitary pump station. Please note at the time of final development orders, sewer capacity certification will be required.

Proposed development: 23,625 sf Retail, 2,362 GPD

Pump Station Downstream	Pump Station Owner	Pump Station Number	Moratorium Code	Projected NAPOT	Proposed Hrs (Δt)	Proposed Projected Hrs
Receiving PS	06	I	CM	4.73	0.03	4.76
↓	30	0347	OK	2.05	0.01	2.06
↓↓	30	ND	—	—	—	—

Proposed development: 33 Multi-Family units, 4,950 GPD

Pump Station Downstream	Pump Station Owner	Pump Station Number	Moratorium Code	Projected NAPOT	Proposed Hrs (Δt)	Proposed Projected Hrs
Receiving PS	06	I	CM	4.73	0.07	4.80
↓	30	0347	OK	2.05	0.01	2.06
↓↓	30	ND	–	–	–	–

At this time the MDWASD North District Wastewater Treatment Plant has sufficient capacity to treat current discharge.

Pollution Remediation

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

Drainage and Flood Protection

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

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

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

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

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

For compliance with stormwater quantity requirements designed to prevent flooding of adjacent properties, the site grading and development shall provide for the full on-site retention of the 25-

year/3-day storm event and shall also comply with the requirements of Chapter 11C of 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.

Water Management

The site was formerly developed and contained 100% impervious area. Any development on the subject property will be required to comply with current regulations that will result in less than 100% impervious area. Therefore, the proposed land use change and subsequent development will have not adversely impact the flood protection levels of service.

DERM notes, that the subject property is located east of the US-1, along Biscayne BLVD, which is more at risk for flooding now and in the future. The engineer of record for the proposed development shall use the information available on stormwater operations, ground water levels, sea level rise projections, FEMA maps and Florida Building Code regulations effective at the time of permitting to analysis and design the stormwater infrastructure.

Natural Resources

Application No. 1 site contains tree resources including specimen tree (trees with a trunk diameter at breast height of 18 inches or greater). Specimen trees are protected by Section 24-49.2(II) of the Code and Con-8A of the CDMP. As required by CDMP Policy CON-8A, specimen tree resources shall be protected in accordance with the Tree Preservation and Protection standards of the Code.

Site development must be consistent with the requirements to preserve specimen trees except in cases where DERM has determined that a specimen tree cannot be preserved pursuant to Section 24-49.2(4)(II)(2) of the Code. The approval of this land use application shall not be construed as an approval to remove specimen trees due to a determination of unreasonable loss of usable space pursuant to Section 24-49.2(4)(II)(2)(b) of the Code.

In accordance with Section 24-49.9 of the Code and CON8I of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

Endangered Species

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

Air Quality Management

A traffic study may be required to determine level of impact on local traffic conditions like intersections and parking areas. According to the Florida Department of Environmental Protection (FDEP) all Level of Service (LOS) "E" or "F" intersections impacted by 5% or more projected traffic and all surface parking areas of 1,500 vehicle trips per hour, or parking garages of 750 vehicle trips per hour, are required to be considered for air quality modeling. If modeling is deemed necessary, an air quality methodology meeting is to be held DERM and the FDEP to determine which intersections and parking facilities need to be modeled, as well as the analysis parameters.

Any improvements that will effectively reduce congestion and travel time will facilitate a reduction in vehicular emissions and positively impact local air quality. Consequently, DERM requests to review any studies conducted on how the proposed changes could impact local roads, wetlands, historic sites, etc.

Transportation Element of the Miami-Dade County CDMP states that Miami-Dade County shall:

- a. Promote mass transit alternatives to the personal automobile, such as rapid transit, fixed route bus and paratransit¹ services. (TE-1A.)
- b. Seek to ensure that updated plans provide high quality intermodal connections at optimal transfer points. (TE-1C.)
- c. Pursue and support transportation programs that will help to maintain or provide necessary improvement in air quality and which help conserve energy. (TC-6E.)

Additionally, demolition, removal and/or renovation of any existing structure(s) and/or underground utilities, resulting from the implementation of any of the proposed changes, will require asbestos survey(s) from a Florida-licensed asbestos consultant, prior to any such construction activities. If the results from the asbestos survey(s) indicate the presence of regulated asbestos containing materials in amounts exceeding those prescribed by applicable federal, state or local environmental regulatory criteria, then those materials must be removed/abated by a Florida-licensed asbestos abatement contractor, pursuant to all applicable federal, state and local regulatory requirements. To those effects, a NOTICE OF ASBESTOS RENOVATION or DEMOLITION form, along with the asbestos survey, must be filed with the Air Quality Management Division of DERM for both the abatement/renovation work and the demolition activity, at least ten (10) working days prior to starting any and all field work. Existing standard operating procedures, as well as applicable federal, state and local regulatory criteria, must be followed and implemented to minimize any potential release of adverse emissions, especially during project construction activities.

¹ Refers to specially equipped vehicles for the transportation of persons with disabilities.

Application No. 2

Applicant: Kendall 79, LLC
 Location: NW Corner of N Kendall Drive & SW 79th Avenue
 Acres (Gross): ±4.37 Acres
 Acres (Net): ±3.89 Acres
 Existing Land Use: House of Worship
 Current CDMP Land Use Designation: Low-Medium Density Residential
 Proposed CDMP Land Use Designation: Business and Office

Environmental Conditions:

Flood Protection

Federal Flood Zone X
 Stormwater Management Permit DERM Surface Water Management Standard Permit
 County Flood Criteria, National 6.3 feet
 Geodetic Vertical Datum (NGVD)

Biological Conditions

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

Other Considerations

Within Wellfield Protection Area Yes. Alexander Orr Wellfield Average and
 Maximum Protection Areas
 Contaminated Site No DERM records

Proposed Water and Wastewater Demand:

Potential Development	Flow (GPD)	% of CDMP Water Treatment Available Capacity	% of CDMP Sewer Treatment Available Capacity
67,779 sf Retail	6,778	0.01	0.023
Or:			
97 units Multi-Family	14,550	0.02	0.050
Or:			
50 units Multi-Family	7,500	0.01	0.026

Wellfield Protection

The subject property is located within the average and maximum travel time contour of the Alexander Orr Wellfield protection area. Development of the subject property shall be in accordance with the regulations established in Section 24-43 of the Code.

The subject property has a properly executed covenant in accordance with Section 24-43(5) of the Code which provides that hazardous materials or wastes shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

Potable Water Supply

Application No. 2 is located within the MDWASD franchised service area. The property is currently connected to the public water system. Therefore connection of the proposed development to public water is required pursuant to Chapter 24 of the Code.

The source of potable water for this area is the Alexander Orr Water Treatment Plant, which is owned and operated by MDWASD. At this time the plant have sufficient capacity to provide current water demand. The plant is presently producing water that meets Federal, State, and County drinking water standards.

Wastewater Facilities

Application No. 2 is located within the MDWASD franchised service area. The property is currently connected to the public sewer system. Therefore connection of the proposed development to the public sewer system is required pursuant to Chapter 24 of the Code.

The property is connected to an 8-inch sanitary sewer gravity main that runs along SW 86th Street. This sewer main directs the sewage flow to pump station 30-0797, then to either pump station 30-0559 or 30-0536, then to 30-TAMDEM and then to the South District Wastewater Treatment Plant.

The aforementioned sanitary sewer pump stations as well as the South District Wastewater Treatment Plant are owned and operated by Miami-Dade Water and Sewer Department. The pump stations and treatment plant are currently working within the mandated criteria set forth in the Consent Decree Case: NO. 1:12-cv-24400-FAM, effective Dec 6, 2013.

The following Nominal Average Pump Operating Time (NAPOT) information for the pump station is based on the potential development and current conditions of the sanitary pump station. Please note at the time of final development orders, sewer capacity certification will be required.

Proposed development: retail use 67,779 sq. ft., 6,778 GPD

Pump Station Downstream	Pump Station Owner	Pump Station Number	Moratorium Code	Projected NAPOT	Proposed Hrs (Δt)	Proposed Projected Hrs
Receiving PS	30	0797	OK	2.45	0.10	2.55
↓	30	0536	OK	5.53	0.00	5.53
↓↓	30	TANDEM	OK	5.77	0.00	5.77
↓↓↓	30	SD	–	–	–	–
↓	30	0559	OK	5.25	0.00	5.25
↓↓	30	TANDEM	OK	5.77	0.00	5.77
↓↓↓	30	SD	–	–	–	–

Or:

Proposed development: 97 Multi-Family units, 14,550 GPD

Pump Station Downstream	Pump Station Owner	Pump Station Number	Moratorium Code	Projected NAPOT	Proposed Hrs (Δt)	Proposed Projected Hrs
Receiving PS	30	0797	OK	2.45	0.21	2.66
↓	30	0536	OK	5.53	0.01	5.54
↓↓	30	TANDEM	OK	5.77	0.00	5.77
↓↓↓	30	SD	–	–	–	–
↓	30	0559	OK	5.25	0.00	5.25
↓↓	30	TANDEM	OK	5.77	0.00	5.77
↓↓↓	30	SD	–	–	–	–

Or:

Proposed development: 50 Multi-Family Units, 7,500 GPD

Pump Station Downstream	Pump Station Owner	Pump Station Number	Moratorium Code	Projected NAPOT	Proposed Hrs (Δt)	Proposed Projected Hrs
Receiving PS	30	0797	OK	2.45	0.11	2.56
↓	30	0536	OK	5.53	0.00	5.53
↓↓	30	TANDEM	OK	5.77	0.00	5.77
↓↓↓	30	SD	--	--	--	--
↓	30	0559	OK	5.25	0.00	5.25
↓↓	30	TANDEM	OK	5.77	0.00	5.77
↓↓↓	30	SD	--	--	--	--

At this time the South District Wastewater Treatment Plant has sufficient capacity to treat current discharge.

Pollution Remediation

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

Drainage and Flood Protection

Any proposed development with more than 2.0 acres of impervious area within the subject property will require a DERM Surface Water Management Standard Permit for the construction and operation of the required surface water management system. The permit must be obtained prior to development of the site, final plat, and/or prior to obtaining of paving and drainage plans. The applicant is advised to contact the DERM Water Control Section for further information regarding permitting.

The subject property is located within Zone X in FEMA Flood Insurance Rate Maps (FIRM). Any new development planned for the future will have to comply with the requirements of Chapter 11C of the Code for flood protection.

The site shall be filled to a minimum elevation of 6.3 feet NGVD or County Flood Criteria.

For construction of habitable structures within the subject application, the Lowest Floor Elevation requirement shall be the highest elevation in NGVD of the following references:

- Average crown of road fronting the property, plus 8 inches for residential, or plus 4 inches for commercial.
- County Flood Criteria 6.3 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.

Water Management

Application No. 2 is located in the C-2 primary canal basin. The proposed land use designation could potentially increase the density and percentage of impervious area on the subject property. The change in lot coverage has the potential to increase runoff from the property, from estimated 70%, with a maximum lot coverage area of 35% to an estimated 75%, with a maximum lot coverage area of 40%.

The engineer of record for the proposed development shall use the information available on stormwater operations, ground water levels, sea level rise projections, FEMA maps and Florida Building Code regulations effective at the time of permitting to analysis and design the stormwater infrastructure.

Natural Resources

Application No. 2 site contains tree resources including specimen tree resources. Specimen trees are protected by Section 24-49.2(II) of the Code and Con-8A of the CDMP. As required by CDMP Policy CON-8A, specimen tree resources shall be protected in accordance with the Tree Preservation and Protection standards of the Code.

Site development must be consistent with the requirements to preserve specimen trees except in cases where DERM has determined that a specimen tree cannot be preserved pursuant to Section 24-49.2(4)(II)(2) of the Code. The approval of this land use application shall not be construed as an approval to remove specimen trees due to a determination of unreasonable loss of usable space pursuant to Section 24-49.2(4)(II)(2)(b) of the Code.

In accordance with Section 24-49.9 of the Code and CON8I of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

Endangered Species

The subject property and adjacent properties are not located within a federally designated critical habitat area. DERM is not aware of any documented threatened and endangered species on this or adjacent properties. CON-9A states "All activities that adversely affect habitat that is critical to federal or state designated, endangered or threatened species shall be prohibited unless such activity(ies) are a public necessity and there are no possible alternative sites where the activity(ies) can occur."

Air Quality Management

Application requesting to change current Land Use Designations may require a traffic study to determine level of impact on local traffic conditions like intersections and parking areas. According to the FDEP all Level of Service (LOS) “E” or “F” intersections impacted by 5% or more projected traffic and all surface parking areas of 1,500 vehicle trips per hour, or parking garages of 750 vehicle trips per hour, are required to be considered for air quality modeling. If modeling is deemed necessary, an air quality methodology meeting is to be held with DERM and the FDEP to determine which intersections and parking facilities need to be modeled, as well as the analysis parameters.

Any improvements that will effectively reduce congestion and travel time will facilitate a reduction in vehicular emissions and positively impact local air quality. Consequently, DERM requests to review any studies conducted on how the proposed changes could impact local roads, wetlands, historic sites, etc.

The Transportation Element of the Miami-Dade County CDMP states that Miami-Dade County shall:

- a. Promote mass transit alternatives to the personal automobile, such as rapid transit, fixed route bus and paratransit services. (TE-1A.)
- b. Seek to ensure that updated plans provide high quality intermodal connections at optimal transfer points. (TE-1C.)
- c. Pursue and support transportation programs that will help to maintain or provide necessary improvement in air quality and which help conserve energy. (TC-6E.)

Additionally, demolition, removal and/or renovation of any existing structure(s) and/or underground utilities, resulting from the implementation of any of the proposed changes, will require asbestos survey(s) from a Florida-licensed asbestos consultant, prior to any such construction activities. If the results from the asbestos survey(s) indicate the presence of regulated asbestos containing materials in amounts exceeding those prescribed by applicable federal, state or local environmental regulatory criteria, then those materials must be removed/abated by a Florida-licensed asbestos abatement contractor, pursuant to all applicable federal, state and local regulatory requirements. To those effects, a NOTICE OF ASBESTOS RENOVATION or DEMOLITION form, along with the asbestos survey, must be filed with the Air Quality Management Division of DERM for both the abatement/renovation work and the demolition activity, at least ten (10) working days prior to starting any and all field work. Existing standard operating procedures, as well as applicable federal, state and local regulatory criteria, must be followed and implemented to minimize any potential release of adverse emissions, especially during project construction activities.

Application No. 3

Applicant: South Florida RE Holdings, LLC
 Location: 12740 SW 200th Street
 Acres (Gross): ±2.0 Acres
 Acres (Net): ±1.83 Acres
 Existing Land Use: House of Worship
 Current CDMP Land Use Designation: Low Density Residential
 Proposed CDMP Land Use Designation: Business and Office

Environmental Conditions:

Flood Protection

Federal Flood Zone X
 Stormwater Management Permit Not required (area less than 2 Acres)
 County Flood Criteria, National 6.3 feet
 Geodetic Vertical Datum (NGVD)

Biological Conditions

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

Other Considerations

Within Wellfield Protection Area Yes. South Miami Heights Basic and Outer Protection Area
 Contaminated Site No DERM records

Proposed Water and Wastewater Demand:

Potential Development	Flow (GPD)	% of CDMP Water Treatment Available Capacity	% of CDMP Sewer Treatment Available Capacity
31,885 sf Retail	3,188	0.005	0.011
Or:			
23 Single Family Attached	4,140	0.006	0.014

Wellfield Protection

The property is located within the South Miami Heights Wellfield protection area. Specifically, the site is situated within the 30, 100 and 210 days travel time contour of said wellfield. Development of the subject property shall be in accordance with the regulations established in Section 24-43 of the Code. During the development process the property owner will be required to execute a covenant in accordance with Section 24-43(5) of the Code which provides that

hazardous materials or wastes shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

Furthermore, any proposed development shall comply with the sewage loading restrictions in Section 24-43(4)(b) of the Code.

Potable Water Supply

The property is located within the MDWASD franchised water service area. A 16-inch conveyed water main, owned and operated by MDWASD abuts the property. The proposed land use would be required to connect to the public water system pursuant to Chapter 24 of the Code.

The source of water for this area is the Alexander Orr Water Treatment Plant which is owned and operated by MDWASD. Furthermore, at this time the plant have sufficient capacity to provide current water demand. The plant is presently producing water that meets Federal, State, and County drinking water standards.

Wastewater Facilities

Application No. 3 is located within the MDWASD franchised sewer service area. There is a conveyed 8-inch sanitary sewer gravity main owned and operated by MDWASD abutting the property. This gravity main discharges the sewage flow to pump stations 30-1118, 30-0522 and then to the South District Wastewater Treatment Plant.

The aforementioned sanitary sewer pump stations as well as the South District Wastewater Treatment Plant are owned and operated by Miami Dade Water and Sewer Department; in addition, they are currently working within the mandated criteria set forth in the Consent Decree Case: NO. 1:12-cv-24400-FAM, effective Dec 6, 2013.

The following Nominal Average Pump Operating Time (NAPOT) information for the pump stations is based on the potential development and current conditions of the sanitary pump stations. Please note at the time of final development orders, sewer capacity certification will be required.

Proposed development: 31,885 sf retail, 3,188 GPD

Pump Station Downstream	Pump Station Owner	Pump Station Number	Moratorium Code	Projected NAPOT	Proposed Hrs (Δt)	Proposed Projected Hrs
Receiving PS	30	1118	OK	6.47	0.13	6.60
↓	30	0522	OK	5.78	0.00	5.78
↓↓	30	SD	–	–	–	–

Proposed development: 23 Single Family Attached, 4,140 GPD

Pump Station Downstream	Pump Station Owner	Pump Station Number	Moratorium Code	Projected NAPOT	Proposed Hrs (Δt)	Proposed Projected Hrs
Receiving PS	30	1118	OK	6.47	0.17	6.64
↓	30	0522	OK	5.78	0.00	5.78
↓↓	30	SD	–	--	–	--

At this time the South District Wastewater Treatment Plant has sufficient capacity to treat current discharge.

Pollution Remediation

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

Drainage and Flood Protection

The subject property is located within Zone X in FEMA Flood Insurance Rate Maps (FIRM). Any development will have to comply with the requirements of Chapter 11C of the Code for flood protection.

The site shall be filled to a minimum elevation of 6.3 feet, NGVD or County Flood Criteria.

For construction of habitable structures within the subject application, the Lowest Floor Elevation requirement shall be the highest elevation in NGVD of the following references:

- Average crown of road fronting the property, plus 8 inches for residential, or plus 4 inches for commercial.
- County Flood Criteria 6.3 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.

Water Management

Application No. 3 is located in the C-1 primary canal basin. The proposed land use designation could potentially increase the density and percentage of impervious area on the subject property. The change in lot coverage has the potential to increase runoff from the property, from estimated 70%, with a maximum lot coverage area of 35% to an estimated 75%, with a maximum lot coverage area of 40%, under current conditions.

The engineer of record for the proposed development shall use the information available on stormwater operations, ground water levels, sea level rise projections, FEMA maps and Florida Building Code regulations effective at the time of permitting to analysis and design the stormwater infrastructure.

Natural Resources

Application No. 3 site contains tree resources. Tree resources on site may include specimen trees which are protected by Section 24-49.2(II) of the Code and Con-8A of the CDMP. As required by CDMP Policy CON-8A, specimen tree resources shall be protected in accordance with the Tree Preservation and Protection standards of the Code.

Site development must be consistent with the requirements to preserve specimen trees except in cases where DERM has determined that a specimen tree cannot be preserved pursuant to Section 24-49.2(4)(II)(2) of the Code. The approval of this land use application shall not be construed as an approval to remove specimen trees due to a determination of unreasonable loss of usable space pursuant to Section 24-49.2(4)(II)(2)(b) of the Code.

The property is adjacent to a county owned remnant pine rockland along the southern border. The applicant is advised of landscape restrictions within 500 feet of a native plant community. All proposed landscaping on the subject site shall comply with the planting restrictions contained in Section 24-49.9 of the Code and CON-8I of the CDMP, including but not limited to, those pertaining to the planting of prohibited plant species and controlled plant species listed in the Miami Dade County Landscape Manual. Additionally, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

Endangered Species

The subject property and adjacent properties are not located within a federally designated critical habitat area. DERM is not aware of any documented threatened and endangered species on this or adjacent properties. CON-9A states "All activities that adversely affect habitat that is critical to federal or state designated, endangered or threatened species shall be prohibited unless such activity(ies) are a public necessity and there are no possible alternative sites where the activity(ies) can occur."

Air Quality Management

Application requesting to change current Land Use Designations may require a traffic study to determine level of impact on local traffic conditions like intersections and parking areas. According to the FDEP all Level of Service (LOS) "E" or "F" intersections impacted by 5% or more projected traffic and all surface parking areas of 1,500 vehicle trips per hour, or parking garages of 750 vehicle trips per hour, are required to be considered for air quality modeling. If modeling is deemed necessary, an air quality methodology meeting is to be held with DERM

and the FDEP to determine which intersections and parking facilities need to be modeled, as well as the analysis parameters.

Any improvements that will effectively reduce congestion and travel time will facilitate a reduction in vehicular emissions and positively impact local air quality. Consequently, DERM requests to review any studies conducted on how the proposed changes could impact local roads, wetlands, historic sites, etc.

The Transportation Element of the Miami-Dade County CDMP states that Miami-Dade County shall:

- a. Promote mass transit alternatives to the personal automobile, such as rapid transit, fixed route bus and paratransit services. (TE-1A.)
- b. Seek to ensure that updated plans provide high quality intermodal connections at optimal transfer points. (TE-1C.)
- c. Pursue and support transportation programs that will help to maintain or provide necessary improvement in air quality and which help conserve energy. (TC-6E.)

Additionally, demolition, removal and/or renovation of any existing structure(s) and/or underground utilities, resulting from the implementation of any of the proposed changes, will require asbestos survey(s) from a Florida-licensed asbestos consultant, prior to any such construction activities. If the results from the asbestos survey(s) indicate the presence of regulated asbestos containing materials in amounts exceeding those prescribed by applicable federal, state or local environmental regulatory criteria, then those materials must be removed/abated by a Florida-licensed asbestos abatement contractor, pursuant to all applicable federal, state and local regulatory requirements. To those effects, a NOTICE OF ASBESTOS RENOVATION or DEMOLITION form, along with the asbestos survey, must be filed with the Air Quality Management Division of DERM for both the abatement/renovation work and the demolition activity, at least ten (10) working days prior to starting any and all field work. Existing standard operating procedures, as well as applicable federal, state and local regulatory criteria, must be followed and implemented to minimize any potential release of adverse emissions, especially during project construction activities.

Application No. 4

Applicant: 12499 Holdings, LLC
 Location: SW Corner of SW 124th Court and SW 232nd Street
 Acres (Gross): ±2.55 Acres
 Acres (Net): ±2.44 Acres
 Existing Land Use: Row and Field Cropland
 Current CDMP Land Use Designation: Low Density Residential
 Proposed CDMP Land Use Designation: Low-Medium Density Residential

Environmental Conditions:

Flood Protection

Federal Flood Zone AH & X
 Stormwater Management Permit DERM Surface Water Management Standard Permit
 County Flood Criteria, National 7 feet
 Geodetic Vertical Datum (NGVD)

Biological Conditions

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

Other Considerations

Within Wellfield Protection Area No
 Contaminated Site No DERM records however former agricultural site*

Proposed Water and Wastewater Demand:

Potential Development	Flow (GPD)	% of CDMP Water Treatment Available Capacity	% of CDMP Sewer Treatment Available Capacity
33 Single Family Attached	5,940	0.009	0.020

Potable Water Supply

Application No. 4 is located within the MDWASD franchised water service area. There is a 16-inch water main that abuts the NW corner of the property. This water main is owned and operated by MDWASD. The proposed land use would be required to connect to the public water system pursuant to Chapter 24 of the Code.

The source of potable water for this area is the Alexander Orr Water Treatment Plant which is owned and operated by MDWASD. Furthermore, at this time the plant has sufficient capacity to provide current water demand. The plant is presently producing water that meets Federal, State, and County drinking water standards.

Wastewater Facilities

Application No. 4 is located within the MDWASD franchised sewer service area. The proposed land use would be required to connect to the public sanitary sewer system pursuant to Chapter 24 of the Code. There is an 8-inch gravity sewer main located within feasible distance for connection as provided on Chapter 24 of the Code (along SW 124th Court). This gravity main discharges the sewage flow to pump stations 30-1113, 30-0522, and then to the South District Wastewater Treatment Plant.

The aforementioned sanitary sewer pump station as well as the South District Wastewater Treatment Plant are owned and operated by Miami Dade Water and Sewer Department; in addition, they are currently working within the mandated criteria set forth in the Consent Decree Case: NO. 1:12-cv-24400-FAM, effective Dec 6, 2013.

The following Nominal Average Pump Operating Time (NAPOT) information for the pump station is based on the potential development and current conditions of the sanitary pump station. Please note at the time of final development orders, sewer capacity certification will be required.

Proposed development: 33 Single Family Attached, 5,940 GPD

Pump Station Downstream	Pump Station Owner	Pump Station Number	Moratorium Code	Projected NAPOT	Proposed Hrs (Δt)	Proposed Projected Hrs
Receiving PS	30	1113	OK	1.60	0.33	1.93
↓	30	0522	OK	5.78	0.01	5.79
↓↓	30	SD	–	–	–	–

At this time the South District Wastewater Treatment Plant has sufficient capacity to treat current discharge.

Pollution Remediation

There are no DERM records of current or historical contamination issues on the property or on sites directly abutting the application site. Based on the former agricultural use of the site, it is recommended that a Phase 1 and Phase 2 Environmental Assessment be conducted on the property prior to development. Site development may require review and approval from the Environmental Monitoring and Restoration Division of DERM. For further information call (305)372-6700.

Drainage and Flood Protection

Any proposed development with more than 2.0 acres of impervious area within the subject property will require a DERM Surface Water Management Standard Permit for the construction and operation of the required surface water management system. The permit must be obtained prior to development of the site, final plat, and/or prior to obtaining approval of paving and drainage plans. The applicant is advised to contact the DERM Water Control Section for further information regarding permitting. a DERM Class II permit may be required for proposed drainage system containing an outfall or overflow system in, on, or upon any water body of Miami-Dade County.

The a portion of the subject property is located within Zone X and within a Special Flood Hazard Area identified as Zone AE and in FEMA Flood Insurance Rate Maps (FIRM). Any development

will have to comply with the requirements of Chapter 11C, Miami-Dade County Code, for flood protection.

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

For construction of habitable structures within the subject application, the Lowest Floor Elevation requirement shall be the highest elevation in NGVD of the following references:

- Average crown of road fronting the property, plus 8 inches for residential, or plus 4 inches for commercial.
- County Flood Criteria 7 feet NGVD, plus 8 inches for residential, or plus 4 inches for commercial.
- Elevation of the back of the sidewalk (if any) fronting the property, plus 8 inches for residential, or plus 4 inches for commercial.
- The stage generated by retention on-site of the 100-year rainfall event according to stage-storage calculations must be equal or less than the Base Flood Elevation.

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

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

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.

Water Management

Application No. 4 is located in the C-102 Basin. The proposed land use designation could potentially increase the density and percentage of impervious area on the subject property. The change in lot coverage has the potential to increase runoff from the property, from an estimated percentage of impervious area of 65% to an estimated percentage of 70%.

This property is adjacent to the C-102 canal, which can overflow its banks at this location under current conditions. Additionally, the canal stages in the C-102 basin are likely to increase in this area.

The engineer of record for the proposed development shall use the information available on stormwater operations, ground water levels, sea level rise projections, FEMA maps and Florida Building Code regulations effective at the time of permitting to analysis and design the stormwater infrastructure.

Endangered Species

Manatees may gain access to waters of the C-102 Canal that runs along the southern boundary of the subject property. Pursuant to Miami Dade County's Manatee Protection Plan (MPP) all new or replacement culverts and outfalls accessible to manatees shall be designed to prevent entrapment of or injury to manatees. Those outfalls which are greater than 7 inches and less than 60 inches in diameter shall be covered with grates or screens with spaces less than 7 inches wide to prevent entrapment. New culverts installed in areas not previously accessible to

manatees shall be covered with flap gates or other devices designed so as to cause no injury to manatees, and to prevent manatees from entering the outfalls or culverts, including during construction.

Development projects in the subject parcel must employ turbidity barriers and other means of containment so that materials from the construction site do not enter waters of the adjacent canal. If approved over waters of the C-102 Canal, containment systems shall be designed to account for water currents and wind influence, shall float at all times and shall be designed to prevent entrapment or injury to manatees.

Please note that the State of Florida Fish and Wildlife Conservation Commission (FWC) requires that all work proposed in waters known to host manatees comply with FWC's Standard Manatee Protection Conditions for In-Water Work. Miami-Dade County approvals for the property must comply with the MPP.

Air Quality Management

Application requesting to change current Land Use Designations may require a traffic study to determine level of impact on local traffic conditions like intersections and parking areas. According to the FDEP all Level of Service (LOS) "E" or "F" intersections impacted by 5% or more projected traffic and all surface parking areas of 1,500 vehicle trips per hour, or parking garages of 750 vehicle trips per hour, are required to be considered for air quality modeling. If modeling is deemed necessary, an air quality methodology meeting is to be held with DERM and the FDEP to determine which intersections and parking facilities need to be modeled, as well as the analysis parameters.

Any improvements that will effectively reduce congestion and travel time will facilitate a reduction in vehicular emissions and positively impact local air quality. Consequently, DERM requests to review any studies conducted on how the proposed changes could impact local roads, wetlands, historic sites, etc.

The Transportation Element of the Miami-Dade County CDMP states that Miami-Dade County shall:

- a. Promote mass transit alternatives to the personal automobile, such as rapid transit, fixed route bus and paratransit¹ services. (TE-1A.)
- b. Seek to ensure that updated plans provide high quality intermodal connections at optimal transfer points. (TE-1C.)
- c. Pursue and support transportation programs that will help to maintain or provide necessary improvement in air quality and which help conserve energy. (TC-6E.)

Additionally, demolition, removal and/or renovation of any existing structure(s) and/or underground utilities, resulting from the implementation of any of the proposed changes, will require asbestos survey(s) from a Florida-licensed asbestos consultant, prior to any such construction activities. If the results from the asbestos survey(s) indicate the presence of regulated asbestos containing materials in amounts exceeding those prescribed by applicable federal, state or local environmental regulatory criteria, then those materials must be removed/abated by a Florida-licensed asbestos abatement contractor, pursuant to all applicable federal, state and local regulatory requirements. To those effects, a NOTICE OF ASBESTOS RENOVATION or DEMOLITION form, along with the asbestos survey, must be filed with the Air Quality Management Division of DERM for both the abatement/renovation work and the

demolition activity, at least ten (10) working days prior to starting any and all field work. Existing standard operating procedures, as well as applicable federal, state and local regulatory criteria, must be followed and implemented to minimize any potential release of adverse emissions, especially during project construction activities.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305)372-6564

cc: Garret Rowe, Supervisor CDMP Administration



TRANSIT IMPACT REPORT

JUNE 2016 SMALL SCALE APPLICATIONS NO. 1 THROUGH 4 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP)

This report analyzes the impact of proposed changes to the Miami-Dade County Comprehensive Master Plan as they apply to transit services.

Prepared by:

Department of Transportation and Public Works (DTPW)

Planning and Development

June 2016

RECEIVED
2016 JUL 18 P 4: 14
RER-PLANNING DIVISION

Table of Contents

Application No. 1

Paloma Property Holdings, LLC

Application No. 2

Kendall 79, LLC

Application No. 3

South Florida RE Holdings, LLC

Application No. 4

12499 Holdings, LLC

APPLICATION NO. 1: PALOMA PROPERTY HOLDINGS LLC A FLORIDA LIMITED LIABILITY COMPANY

Project Location: Between NE 109th Street and NE 110th Street, East of Biscayne Boulevard

Size of Property: 2+/- Gross Acres, 1.36+/- Net Acres

Requested Amendment:

Redesignation of the property from “Low-Medium Density Residential” and “Business and Office” to “Business and Office”;

Existing Service:

Application No. 1 is served by Metrobus Routes 3 and 93 (Biscayne MAX). The existing service frequencies for these routes are provided in Table 1-1.

**Table 1-1
Metrobus Route Service Summary
June 2016 Amendment Application No. 1**

Route(s)	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (8pm)	Overnight	Saturday	Sunday		
3	20	20	30	60	15	20	0.00	L
93 (Biscayne MAX)	15	30	n/a	n/a	n/a	n/a	0.00	E

Notes: L = Local Service, E = Express Service
*Schedule as of December 2015

Future Conditions for the Immediate Area:

The draft 2016 Transit Development Plan (TDP) anticipates five 60’ articulated buses will be added to the Route 93 (Biscayne MAX) in order to improve capacity of the route beginning in 2021. Table 1-2 provides Metrobus Recommended Service Improvements planned for the routes serving Application No. 1. This bus purchase is listed as a funded transit improvement project in the draft 2016 TDP.

**Table 1-2
Metrobus Recommended Service Improvements
June 2016 Amendment Application No. 1**

Route(s)	Improvement Description
3	Replace 5 articulated buses with 5 standard buses in 2021.
93 (Biscayne MAX)	Add 5 articulated buses to this route for a total of 15 articulated buses assigned to this route in 2021.

Major Transit Projects

Northeast Corridor.

The Florida East Coast (FEC) corridor is being evaluated for implementation of the Tri-Rail Coastal Link (TRCL) project which will connect Broward and Palm Beach Counties as well as the northwestern parts

of Miami-Dade County to densely populated cities located along Florida's Gold Coast Region. It is Miami-Dade's goal to work with FEC and South Florida Regional Transportation Authority (SFRTA) to jumpstart this service with available resources. Miami-Dade has recently invested \$13 million dollars for construction of the downtown terminal for this service in the Brightline (All Aboard) Station in Downtown Miami. DTPW will continue to work with our partners to introduce commuter service along the FEC as quickly as possible.

The TRCL is planned to include 85 miles of service from Downtown Miami to Jupiter along the FEC corridor. It will include 25 stations including six in Miami-Dade County. These include the Downtown Miami Central Station, Midtown Design District, 79th Street, North Miami, North Miami Beach and Aventura. The project is designed so that certain segments, such as the Miami-Dade portion, could proceed on a faster track than the tri-county project.

In February 2016, the MPO Governing Board adopted Resolution Number 06-16, unanimously approving a policy to set as highest priority the advancement of Rapid Transit Corridors and transit supportive projects in Miami-Dade County.

In April 2016, the MPO Governing Board adopted Resolution Number 26-16 endorsing the Strategic Miami Area Rapid Transit (SMART) Plan and directing the MPO Executive Director to Work with the MPO Fiscal priorities committee to determine the costs and potential sources of funding for project development and environment study for six priority corridors, one of which is the Miami-Dade County's Portion of the Northeast Corridor.

Application Impacts in the Traffic Analysis Zone:

A preliminary analysis was performed in the Traffic Analysis Zones (TAZ) where the application was requested. In TAZ # 196 where the application is sought, if granted, the expected incremental transit impacts generated by the requested land use amendment are minimal and can be absorbed by the existing transit service in the area.

APPLICATION NO. 2: KENDALL 79, LLC

Project Location: 7901 North Kendall Drive

Size of Property: 4.37+/- Gross Acres, 3.89+/- Net Acres

Requested Amendments:

Redesignation of the property from "Low-Medium Density Residential" to "Business and Office";

Revise the Restrictions Table in Appendix A on page I-95 of the CDMP Land Use Element to include the proffered Declaration of Restrictions, if accepted by the Board of County Commissioners.

Existing Service:

Application No. 2 is served by Metrobus Routes 87, 88 and 104. The existing service frequencies for these routes are provided in Table 2-1.

Table 2-1
Metrobus Route Service Summary
June 2016 Amendment Application No. 2

Route(s)	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (8pm)	Overnight	Saturday	Sunday		
87	30	45	60	n/a	45	60	0.00	L
88	20	30	30	n/a	30	30	0.00	L
104	24	45	60	n/a	60	60	0.00	L

Notes: L= Local Service
 *Schedule as of December 2015

Future Conditions for the Immediate Area:

The draft 2016 Transit Development Plan (TDP) lists the Kendall Corridor (Kendall BRT) as a partially funded project with a PD&E Study already funded and being implemented by the Florida Department of Transportation (FDOT). Table 2-2 provides Metrobus Recommended Service Improvements planned for the routes serving Application No. 2.

Table 2-2
Metrobus Recommended Service Improvements
June 2016 Amendment Application No. 2

Route(s)	Improvement Description
87	Extend route to Flagler Station Development of Regional Impact (DRI)
Kendall Corridor (Kendall BRT)	Implement full bus rapid transit with dedicated lanes along SW 88 Street (Kendall Drive)*
*MPO Resolution No. 26-16 endorsed the Strategic Miami Area Rapid Transit (SMART) Plan. The Kendall Corridor is one of six priority corridors being studied for implementation of light rail or other appropriate premium transit technology.	

Major Transit Projects

Kendall Corridor

On February, 19, 2015, the Miami-Dade MPO Governing Board directed that the Kendall Corridor be implemented in an expedited manner assuming full Bus Rapid Transit (BRT) as the transit modal technology, pursuant to MPO Resolution No. 01-15. FDOT is currently in the process of selecting a consultant to study the implementation of Bus Rapid Transit (BRT) service and infrastructure along SR 94/SW 88th Street/Kendall Drive from the West Kendall Transit Terminal at SW 162nd Avenue to the Dadeland North Metrorail Station. The primary study objective is to evaluate the implementation of a cost-effective, high-ridership BRT system within the Kendall Corridor that is to be part of an overall interconnected premium transit network. It is anticipated that FDOT will select a qualified consultant by the second quarter of 2016.

In September 2015, the MPO Governing Board adopted Resolution Number 31-15, which amended the FY 2016 Transportation Improvement Program (TIP) to delete selected Enhanced Bus Service Projects and reallocate said funds to three new projects as follows: "Implementation of Bus Rapid Transit along NW 27th Avenue, Flagler Street, and Kendall Drive Transit Corridors." Therefore, the Kendall Enhanced Bus Service Project is no longer being pursued.

The Florida Department of Transportation (FDOT) has initiated a study to evaluate BRT and LRT along the Kendall Corridor with the objective of implementing a cost-effective, high-ridership rapid transit system that will be part of an overall interconnected rapid transit network. The County seeks to build upon the results of this study and pursue Federal New or Small Starts funds to ensure rapid transit connections between West Kendall and the Dadeland Area.

In February 2016, the MPO Governing Board adopted Resolution Number 06-16, unanimously approving a policy to set as highest priority the advancement of Rapid Transit Corridors and transit supportive projects in Miami-Dade County.

In April 2016, the MPO Governing Board adopted Resolution Number 26-16 endorsing the Strategic Miami Area Rapid Transit (SMART) Plan and directing the MPO Executive Director to Work with the MPO Fiscal Priorities Committee to determine the costs and potential sources of funding for project development and environment study for six priority corridors, one of which is the Kendall Corridor.

Application Impacts in the Traffic Analysis Zone:

A preliminary analysis was performed in the Traffic Analysis Zones (TAZ) where the application was requested. In TAZ # 1011 where the application is sought, if granted, the expected incremental transit impacts generated by the requested land use amendment are minimal and can be absorbed by the existing transit service in the area.

APPLICATION NO. 3: SOUTH FLORIDA RE HOLDINGS, LLC/12740 SW 200 STREET

Project Location: 12740 SW 200th Street

Size of Property: 2.00+/- Gross Acres, 1.83+/- Net Acres

Requested Amendment:

Redesignation of the property from “Low Density Residential” to “Business and Office”

Existing Service

Application No. 3 is served by Metrobus Route 52. The existing service frequency for this route is provided in Table 3-1.

**Table 3-1
Metrobus Route Service Summary
June 2016 Amendment Application No. 3**

Route(s)	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (mid-days)	Evenings (8pm)	Overnight	Saturday	Sunday		
52	30	45	60	N/A	45	60	0.3	L

Notes: L= Local Service
*Schedule as of December 2015

Future Conditions for the Immediate Area

The draft 2016 Transit Development Plan (TDP) does not propose any improvements to Metrobus Route 52.

Major Transit projects

No major transit projects are currently planned for the immediate area surrounding Application No. 3.

Application Impacts in the Traffic Analysis Zone:

A preliminary analysis was performed in the Traffic Analysis Zones (TAZ) where the application was requested. In TAZ #1340 where the application is sought, if granted, the expected incremental transit impacts generated by the requested land use amendment are minimal and can be absorbed by the existing transit service in the area.

APPLICATION NO. 4: 12499 HOLDINGS, LLC

Project Location: South of SW 232 Street and approximately 760’ east of the South Miami-Dade Busway (Transitway – T-Way)

Size of Property: 2.55 Gross Acres, 2.44 Net Acres

Requested Amendment:

Redesignation of the property from “Low Density Residential” to “Low-Medium Density Residential”

Existing Service

The area surrounding Application No. 4 is served by Metrobus Routes 34 (Busway Flyer), 35, and 38 (Busway MAX). The existing service frequencies for these routes are provided in Table 4-1.

**Table 4-1
Metrobus Route Service Summary
June 2016 Amendment Application No. 4**

Route(s)	Service Headways (in minutes)						Proximity to Bus Route (feet)	Type of Service
	Peak (AM/PM)	Off-Peak (mid-days)	Evenings (8pm)	Overnight	Saturday	Sunday		
34 (Busway Flyer)	7	N/A	N/A	N/A	N/A	N/A	760'	E/F
35	30	30	30	N/A	60	60	500'	L
38 (Busway MAX)	10	15	15	60	15	20	760'	E/F

Notes: E=Express/Limited Stop, F= Feeder service to Metrorail, L=Local Service
*Schedule as of December 2015

Future Conditions for the Immediate Area

The draft 2016 Transit Development Plan (TDP) proposes the following improvements to Metrobus Routes 34 and 38.

**Table 4-2
Metrobus Recommended Service Improvements
June 2016 Amendment Application No. 4**

Route(s)	Improvement Description
Route 34 (Busway Flyer)	Purchase 1 spare bus for this route to improve on-time performance.
Route 38 (Busway MAX)	Improve weekday peak hour headway from 10 to 7.5 minutes. Purchase 11 new buses for this route.

Major Transit projects

South Corridor (Transitway/T-Way)

In February 2016, the MPO Governing Board adopted Resolution Number 06-16, unanimously approving a policy to set as highest priority the advancement of Rapid Transit Corridors and transit supportive projects in Miami-Dade County.

In April 2016, the MPO Governing Board adopted Resolution Number 26-16 endorsing the Strategic Miami Area Rapid Transit (SMART) Plan and directing the MPO Executive Director to Work with the MPO Fiscal Priorities Committee to determine the costs and potential sources of funding for project development and environment study for six priority corridors, one of which is the South Miami-Dade Transit Way.

Application Impacts in the Traffic Analysis Zone:

A preliminary analysis was performed in the Traffic Analysis Zones (TAZ) where the application was requested. In TAZ #1396 where the application is sought, if granted, the expected incremental transit impacts generated by the requested land use amendment are minimal and can be absorbed by the existing transit service in the area.

Memorandum



Date: July 5, 2016

To: Mark R. Woerner, AICP, Assistant Director for Planning
Department of Regulatory and Economic Resources

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Miami-Dade Fire Rescue Department Analysis of the May 2016
Cycle Applications to Amend the Comprehensive Development Master Plan

RECEIVED

2016 JUL 15 A 9:07

PLANNING DIVISION

In response to the memorandum dated June 20, 2016 regarding the Request for Analysis of the May 2016 Cycle Applications to Amend the Comprehensive Development Master Plan (CDMP), the Miami-Dade Fire Rescue Department (MDFR) provides the following:

Application No. 1 is currently served by Miami-Dade Fire Rescue Station No. 20 (North Miami East) located at 13000 NE 16 Avenue. The station is equipped with a Rescue, Engine and Battalion totaling eight (8) firefighter/paramedics, 24 hours a day, seven days a week.

Average travel time to incidents in the vicinity of the subject application is approximately 6:50 minutes. 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 the vicinity of the subject application complies with the performance objective of national industry.

The current CDMP designation (Low-Medium Density Residential) will allow a potential development which will generate a total of seven (7) annual alarms. The proposed CDMP designation (Business and Office) will allow a proposed potential development which is anticipated to generate nine (9) annual alarms.

The 9 annual alarms will result in a moderate impact to existing fire rescue service. During calendar year 2015, existing fire stations serving the area experienced a greater number of alarms than previous years. In an effort to further enhance fire and rescue service in the vicinity, MDFR is planning to construct Station No. 18 (North Miami Central).

Presently, MDFR is seeking to acquire a parcel of land in the vicinity of NE 135 Street between North Miami Avenue and West Dixie Highway for the construction of Station No. 18. MDFR anticipates that the additional number of alarms will be mitigated upon completion of Station No. 18. As a result of pending land purchase negotiations including the design, permitting and construction process, it is estimated that Station No. 18 will be completed in 2017/2018.

The required fire flow for the proposed CDMP designation (Business & Office) shall be 3,000 gallons per minute (GPM). Fire hydrants shall be spaced a minimum of 300' from each other and shall deliver not less than 1,000 GPM. Presently, there are no fire flow deficiencies in the vicinity of the application.

The Miami-Dade Fire Rescue Department has **no objection to Application No. 1.**

Application No. 2 is currently served by Miami-Dade Fire Rescue Station No. 23 (Suniland) located at 7825 SW 104 Street. The station is equipped with a Rescue and Ladder totaling seven (7) firefighter/paramedics, 24 hours a day, seven days a week.

Average travel time to incidents in the vicinity of the subject application is approximately 6:38 minutes. 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 the vicinity of the subject application complies with the performance objective of national industry.

The current CDMP designation (Low-Medium Density Residential) will allow a potential development which will generate a total of 14 annual alarms. The proposed CDMP designation (Business and Office) will allow a proposed potential development which is anticipated to generate 27 annual alarms.

The 27 annual alarms will result in a minimal impact to existing fire rescue service. Presently, fire and rescue service in the vicinity of the subject application is adequate.

The required fire flow for the proposed CDMP designation (Business & Office) shall be 3,000 gallons per minute (GPM). Fire hydrants shall be spaced a minimum of 300' from each other and shall deliver not less than 1,000 GPM. Presently, there are no fire flow deficiencies in the vicinity of the application.

The Miami-Dade Fire Rescue Department has **no objection to Application No. 2.**

Application No. 3 is currently served by Miami-Dade Fire Rescue Station No. 52 (South Miami Heights) located at 12105 Quail Roost Drive. The station is equipped with a Rescue, Tanker and Battalion totaling eight (8) firefighter/paramedics 24 hours a day, seven days a week.

Average travel time to incidents in the vicinity of the subject application is approximately 6:28 minutes. 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 the vicinity of the subject application complies with the performance objective of national industry.

The current CDMP designation (Low Density Residential) will allow a potential development which will generate three (3) annual alarms. The proposed CDMP designation (Business and Office) will allow a proposed potential development which is anticipated to generate nine (9) annual alarms.

The 9 annual alarms will result in a minimal impact to existing fire rescue service. Presently, fire and rescue service in the vicinity of the subject application is adequate.

The required fire flow for the proposed CDMP designation (Business & Office) shall be 3,000 gallons per minute (GPM). Fire hydrants shall be spaced a minimum of 300' from each other and shall deliver not less than 1,000 GPM. Presently, there are no fire flow deficiencies in the vicinity of the application.

The Miami-Dade Fire Rescue Department has **no objection to Application No. 3.**

Application No. 4 is currently served by Miami-Dade Fire Rescue Station No. 5 (Princeton) located at 13150 SW 238 Street. The station is equipped with a Rescue and Engine totaling seven (7) firefighter/paramedics 24 hours a day, seven days a week.

Average travel time to incidents in the vicinity of the subject application is approximately 6:12 minutes. 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 the vicinity of the subject application complies with the performance objective of national industry.

The current CDMP designation (Low Density Residential) will allow a potential development which will generate four (4) annual alarms. The proposed CDMP designation (Low-Medium Density Residential) will allow a proposed potential development which is anticipated to generate nine (9) annual alarms.

The 9 annual alarms will result in a minimal impact to existing fire rescue service. Presently, fire and rescue service in the vicinity of the subject application is adequate.

The required fire flow for the proposed CDMP designation (Low-Medium Density Residential) shall be 1,500 gallons per minute (GPM). Fire hydrants shall be spaced a minimum of 300' from each other and shall deliver not less than 500 GPM. Presently, there are no fire flow deficiencies in the vicinity of the application.

The Miami-Dade Fire Rescue Department has **no objection to Application No. 4.**

Application No. 5 is seeking to re-designate the property from "Industrial and Office" to "Business Office." The current CDMP designation (Industrial and Office) will allow a potential development which will generate a total of **167** annual alarms. The proposed CDMP designation (Business and Office) will allow a proposed potential development which is anticipated to generate over **2,000** annual alarms.

The proposed development (American Dream Mall) combined with the proposed development in connection with Application No. 6 (The Graham Companies) including other potential developments in the vicinity will have a significant and detrimental impact to existing fire rescue service.

According to data retrieved during calendar year 2015, the average travel time to the vicinity of the proposed development was **13:07 minutes**. 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 the vicinity of the proposed development does not comply with the performance objective of national industry.

A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires four (4) suppression units; one of which must be an aerial, and the other three may be a combination of engines, tankers, ladders or aerials. Additionally, the assignment will require one (1) rescue and a battalion commander. This assignment requires twenty (20) firefighters and officers. As a result of the location of existing stations, equipment and staff, MDRF is unable to conform to the performance objective of national industry.

According to the development information, the number of alarms forecasted for this project, along with the anticipated congested roadways within the area, will generate a severe impact on existing fire rescue service. Presently, there are no planned service expansions in the area of the property.

Under provisions of Chapter 33J of the Code of Miami-Dade County, all developments are deemed to create an impact and therefore create a demand for increased fire and rescue service capacity. As such, the cost of new facilities should be borne by new users to the extent new uses require new fire rescue facilities.

To offset the cost, any application for development activity within Miami-Dade County Fire Rescue service area will be subjected to the imposition of a fire impact fee.

As part of the project's proportionate share of impact fees, MDFR will require the dedication of a 2-acre parcel of land for the construction of a fire rescue station to serve the property; in particular the American Dream Miami Mall. All claims for contributions in-lieu of fee must be submitted to and approved by the Fire Chief prior to the issuance of any building permit intending to utilize the contribution in-lieu of impact fees.

In an effort to minimize impact to existing and planned stations, MDFR recommends that two first aid stations be located within the mall. Typically, first aid stations are able to handle most injuries and promptly treat cases requiring simple first aid treatment. Furthermore, it is recommended that emergency access drives as well as emergency apparatus set-up sites are provided on the mall grounds to facilitate emergency vehicle access and staging.

In closing, MDFR anticipates that the number of alarms forecasted for Application No. 5, along with the congested roadways within the area, will severely impact existing services and detrimentally impact emergency response times. MDFR believes that the mall along with other projects in the vicinity will result in the need for additional fire protection facilities as well as additional equipment and staffing.

Application No. 6 is seeking to re-designate the Property from "Industrial and Office" to "Business Office" with an "Employment Center" overlay. Additionally, the Applicant intends to proffer a declaration of restrictions in connection with the application that will limit development to 2,000 multi-family dwelling units, 1,000,000 square feet of commercial use, and 3,000,000 square feet of business park use.

It is anticipated that the development of the Property is intended to both complement and support the nearby proposed American Dream Mall along with Beacon Countyline projects. American Dream is a large scale mall and theme park proposed on 194 acres of land near the southwest corner of Interstate 75 and the Homestead Extension of Florida's Turnpike in Miami-Dade County.

The proposed development by Graham Properties combined with the proposed American Dream and other adjoining developments will have a significant and detrimental impact to existing fire rescue service. MDFR recognizes that American Dream will have over 3 million square feet of retail, about 1.5 million square feet of entertainment, 2,000 hotel rooms including an undefined development totaling 1.2 million square feet.

Based on the development program, the project is expected to generate approximately **1,500** fire and rescue calls annually. The estimated number of alarms will severely impact existing fire and rescue service.

According to data retrieved during calendar year 2014, the average travel time to the vicinity of the proposed development was **12:48 minutes**. 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 the vicinity of the proposed development does not comply with the performance objective of national industry.

According to the development information, the number of alarms forecasted for this project, along with the congested roadways within the area, will generate a severe impact on existing fire rescue service. Presently, there are no planned service expansions in the area of the Property. Under provisions of Chapter 33J of the Code of Miami-Dade County, all developments are deemed to create an impact and therefore create a demand for increased fire and rescue service capacity. As such, the cost of new facilities should be borne by new users to the extent new uses require new facilities.

To offset the cost, any application for development activity within Miami-Dade County Fire Rescue service area will be subjected to the imposition of a fire impact fee. As part of the project's proportionate share of impact fees, MDRR will require the dedication of a 2-acre parcel of land for the construction of a fire rescue station to serve the Property. All claims for contributions in-lieu of fee must be submitted to and approved by the Fire Chief prior to the issuance of any building permit intending to utilize the contribution in-lieu of impact fees.

Application No. 7 is being further evaluated by MDRR.

For additional information, please contact Mr. Carlos Heredia, Planning Section Supervisor, at 786-331-4544.

Memorandum



Date: July 6, 2016

To: Mark R. Woerner, AICP, Assistant Director for Planning
Department of Regulatory and Economic Resources

From: *Paul Mauriello*
Paul Mauriello, Deputy Director, Waste Operations
Department of Solid Waste Management

Subject: Request for Analysis of the May 2016 Cycle Applications
to Amend the Comprehensive Development Master Plan

In response to your letter dated June 20, 2016 requesting assistance in addressing the impact of Application Nos. 1 through 7 to amend the Comprehensive Development Master Plan (CDMP), the anticipated impacts and associated costs relative to Solid Waste Collection and Disposal services and facilities are summarized below:

Application 1 consists of a small-scale amendment to the CDMP Land Use Plan Map (LUPM) for property located east of Biscayne Boulevard, between NE 109th and NE 110th Streets. The property is approximately 1.35 gross acres in size. The current land use designation on the site is "Low-Medium Density Residential" and "Business and Office", and the proposed change is to "Business and Office". This amendment is being proposed by Paloma Property Holdings.

The Business and Office designation may result in development of either commercial or multifamily establishments, as defined in Chapter 15 of the County Code. The Department of Solid Waste Management (DSWM) does not actively compete for waste collection servicing of commercial and multifamily establishments at this time. Waste collection services will, therefore, most likely be provided by a private waste hauler.

The requested amendment will have no impact or any associated costs relative to Solid Waste Collection and Disposal services and facilities; therefore, the **DSWM has no objection to the proposed changes.**

Application 2 consists of a small-scale amendment to the CDMP LUPM for a property located at the northwest corner of North Kendall Drive and theoretical SW 79th Avenue. The property is approximately 4.37 gross acres in size. The current land use designation on the site is "Low-Medium Density Residential", and the proposed change is to "Business and Office". This amendment is being proposed by Kendall 779, LLC.

The Business and Office designation may result in development of either commercial or multifamily establishments, as defined in Chapter 15 of the County Code. The DSWM does not actively compete for waste collection servicing of commercial and multifamily establishments at this time. Waste collection services will, therefore, most likely be provided by a private waste hauler.

The requested amendment will have no impact or any associated costs relative to Solid Waste Collection and Disposal services and facilities; therefore, the **DSWM has no objection to the proposed changes.**

Application 3 consists of a small-scale amendment to the CDMP LUPM for a property located at 12740 SW 200 Street. The property is approximately 2.0 gross acres in size. The current land use designation on the site is "Low Density Residential", and the proposed change is to "Business and Office". This amendment is being proposed by South Florida RE Holdings, LLC.

The Business and Office designation may result in development of either commercial or multifamily establishments, as defined in Chapter 15 of the County Code. The DSWM does not actively compete for waste collection servicing of commercial and multifamily establishments at this time. Waste collection services will, therefore, most likely be provided by a private waste hauler.

The requested amendment will have no impact or any associated costs relative to Solid Waste Collection and Disposal services and facilities; therefore, the **DSWM has no objection to the proposed changes.**

Application 4 consists of a small-scale amendment to the CDMP LUPM for a property located at the southwest corner of SW 124 Court and SW 232 Street. The property is approximately 2.55 gross acres in size. The current land use designation on the site is "Low Density Residential", and the proposed change is to "Low-Medium Density Residential". This amendment is being proposed by 12499 Holdings, LLC.

The proposed development on the property is estimated to create approximately 33 single-family attached residential units. The current waste collection fee will cover all associated costs, as this residential development is within the Department's waste collection service area. Therefore, the **DSWM has no objection to the proposed changes.**

Application 5 consists of a standard amendment to the CDMP Land Use Plan (LUP) for property located east of the HEFT and west of I-75, between NW 178 Street on the south and the intersection of I-75 and the HEFT on the north. The property is approximately 194.48 gross acres in size. The current land use designation on the site is "Industrial and Office", and the proposed change is to "Business and Office". This amendment is being proposed by Arnstein & Lehr, LLC.

The Business and Office designation may result in development of commercial establishments, as defined in Chapter 15 of the County Code. The Department of Solid Waste Management (DSWM) does not actively compete for waste collection servicing of commercial establishments at this time. Waste collection services will, therefore, most likely be provided by a private waste hauler.

The requested amendment will have no impact or any associated costs relative to Solid Waste Collection and Disposal services and facilities. Therefore, the **DSWM has no objection to the proposed changes.**

Application 6 consists of a standard amendment to the CDMP LUPM for a property located east of the HEFT and west of I-75, between NW 180 Street on the north and NW 170 Street on the south. The property is approximately 339 gross acres in size. The current land use designation on the site is "Industrial and Office", and the proposed change is to "Business and Office" and "Employment Center". This amendment is being proposed by Holland & Knight, LLP. The Business and Office designation may result in development of either commercial or multifamily establishments, as defined in Chapter 15 of the County Code. The Department of Solid Waste Management (DSWM) does not actively compete for waste collection servicing of commercial and multifamily establishments at this time. Waste collection services will, therefore, most likely be provided by a private waste hauler.

The requested amendment will have no impact or any associated costs relative to Solid Waste Collection and Disposal services and facilities; therefore the **DSWM has no objection to the proposed changes.**

Application 7 consists of a standard amendment to the CDMP LUPM for a property located at 9400 SW 130 Avenue. The property is approximately 168 gross acres in size. The current land use designation on the site is "Parks and Recreation", and the proposed change is to "Low-Medium Density Residential".

Development on the property is estimated to create 1,345 single family residential establishments. This proposed residential development is within the Department's waste collection service area, and the current waste collection fee would cover all associated costs. Therefore the DSWM has no objection to the proposed changes.

Background Information on DSWM Waste Management Services

The Miami-Dade County Department of Solid Waste Management (DSWM) oversees the collection and disposal of solid waste generated in the County through direct operations, contractual arrangements, and regulation. 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.

Collection Services

The DSWM provides collection services to residential units within the Solid Waste Collection Service Area (WCSA), which consists of all residents of the Unincorporated Municipal Service Area (UMSA) and residents of eight municipalities. The Department provides waste collection services to the municipalities of Aventura, Cutler Bay, Doral, Miami Gardens, Miami Lakes, Palmetto Bay, Pinecrest, and Sunny Isles Beach.

The Department operates 13 Neighborhood Trash and Recycling Centers (TRCs) for residents of the WCSA to drop-off yard trash, bulky items, waste tires, end-of-life electronics, used oil, and white goods. Permitted landscapers can drop-off clean yard trash at the TRCs for a fee. The Department also operates two Home Chemical Collection Centers.

The DSWM offers waste collection services to residential units, while permitted haulers are hired by most commercial and multi-family establishments throughout the County. Private haulers purchase permits and vehicle decals to be allowed to haul solid waste on County roads. Municipalities outside of the WCSA either have their own solid waste collection departments or contract with permitted private haulers for residential waste collection service.

Disposal System

The County maintains three major disposal sites including the Resources Recovery Facility (6990 NW 97 Avenue), the South Dade Landfill (24000 SW 97 Avenue), and the North Dade Landfill (21500 NW 47 Avenue). The County also contracts for landfill space with Waste Management Inc. of Florida and Progressive Waste Solutions for disposal of a portion of the County's waste. The four contracted landfills are located in the Town of Medley, FL, City of Pompano Beach, FL, Okeechobee County, FL, and the City of St. Cloud, FL. The County also maintains three regional transfer stations including the Northeast Transfer Station (18701 NE 6 Avenue), the Central Transfer Station (1150 NW 20 Street), and the West Transfer Station (2900 SW 72 Avenue). Solid waste is received at the three disposal facilities and three transfer stations from County collection operations, municipal collection operations, and permitted private haulers. The waste received at the transfer stations is loaded into transfer trailers and transported to the County's major disposal sites or contracted disposal sites. The primary uses

of the transfer stations are to reduce hauling time and distance between collection sites and disposal sites and to enable the DSWM to manage its waste deliveries to fulfill contract obligations at the Resources Recovery facility and the contracted disposal site in the Town of Medley. In FY 2015-16, DSWM disposal operations are projected to receive 1.68 million tons of solid waste.

The Resources Recovery Facility (RRF) has the capability to process 1.306 million tons of waste each year. The RRF accepts and processes two distinct municipal solid waste fractions (garbage and trash) in two separate processing areas. During garbage processing, metals (ferrous and non-ferrous) are removed for recycling and the remaining garbage is shredded to produce refuse derived fuel (RDF). Garbage processing also produces a grit-like process residue referred to as "unders." This material is disposed of at the South Dade Landfill, where it can be used as a daily cover for unprocessed waste. During trash processing, metals are removed for recycling and the remaining trash is shredded to produce biomass fuel, a portion of which is used to supplement the RDF used to generate electricity on-site. The bulk of the biomass fuel is sold to cogeneration facilities in Central Florida. Trash processing also produces process residues in the form of "fines" and "recyclable trash rejects." Fines can be used as daily cover for unprocessed waste at both the North Dade and South Dade Landfills. Recyclable Trash Rejects are landfilled. The total amount of waste material recycled annually at the RRF is approximately 738,000 tons, including metals, biomass fuel, and fines.

The RDF and biomass fuel generated by garbage and trash processing are combusted in a furnace to generate steam from four boilers that power two turbines, which generate approximately 72 megawatts of electricity for on-site consumption and export. The ash product that results from the combustion process is approximately 10 percent by volume of the original waste material and is placed in the ash monofill adjacent to the RRF. Based on data reported to the DSWM in FY 2015-16, the ash monofill was estimated to have a remaining capacity of approximately 2.50 million tons. This capacity includes the recent development of the final permitted Cell 20 that will permit the ashfill to receive waste at a disposal rate of approximately 154,000 tons per year until 2032, at a reported compaction ratio of 1.25 tons per cubic yard. The RRF also has a sophisticated air quality control system to remove acid gases and particulate matter from the flue gas prior to emission to the atmosphere.

The South Dade Landfill (SDLF) is a 300-acre site located in the south end of the County and is the only Class I waste disposal facility in the DSWM System. The SDLF is permitted to receive municipal solid waste (MSW), construction and demolition (C&D) debris, contaminated soil, pathological waste, sterile medical waste, asbestos, off road tires, and dewatered wastewater sludge. Based on data reported to the DSWM in FY 2015-16, the SDLF was estimated to have a remaining capacity of 5.75 million tons. This capacity includes the development of the final permitted Cell 5, which is currently under construction. Once completed, Cell 5 will permit the SDLF to receive waste at a disposal rate of 366,000 tons per year until 2032 at a reported compaction ratio of 0.55 tons per cubic yard.

The North Dade Landfill is a 218-acre site located in the north end of the County and is permitted to receive Class III waste, which is defined by the Florida Department of Environmental Protection (FDEP) as "yard trash, construction and demolition (C&D) debris, processed tires, carpet, cardboard, paper, glass, plastic, furniture and other appliances, or other materials approved by the Department that are not expected to produce leachate that poses a threat to public health or environment." Based on data reported to the DSWM in FY 2015-16, the North Dade Landfill was estimated to have a remaining capacity of 1.60 million tons. This capacity will permit the NDLF to receive waste at a disposal rate of 167,000 tons per year until 2025 at a reported compaction ratio of 0.50 tons per cubic yard. There are no additional permitted landfill cells available at this facility.

In addition to the County's three disposal facilities, the County maintains disposal service contracts with Waste Management, Inc. of Florida (up to 1.25 million tons per year for 20 years, ending September 30, 2035, with two five-year options to renew) and Progressive Waste Solutions (up to 500,000 tons per year for 10 years ending October 1, 2025, with two five-year options to renew). These arrangements allow for flexibility in the amount of waste delivered, permitting the County to maintain adequate capacity and meet concurrency requirements, subject to a minimum annual waste delivery guarantee of 250,000 tons at the Medley facility.

Recycling

Curbside recycling for single-family residences in unincorporated Miami-Dade County transitioned from a dual-stream (two-bin) program implemented in FY 1990-91 to a single-stream program that became fully operational in FY 2008-09. The DSWM delivered 65-gallon wheeled carts to more than 350,000 homes. Single-stream allows residents to place all of their recyclable materials into one cart including magazines, catalogs, junk mail, office paper and paperboard such as cereal type boxes newspapers, aseptic containers, aluminum and steel cans, narrow neck plastic bottles regardless of the resin identification code (the number on the bottom of the container) and clear, brown and green glass bottles and jars.

The program uses two contractors to collect recyclable materials. In the north and central areas of the County, World Waste Recycling Services of Florida Inc., is the collector. In the southern portion of the County (south of Kendall Drive), Progressive Waste Inc., is the collector. Waste Management Inc. of Florida has the contract to process the recovered materials. The County receives revenue based on a fee per ton negotiated at the start of the contract, which is adjusted annually by the Consumer Price Index.

The DSWM provides recycling services to the WSCA. Ten other municipalities participate in the single-stream curbside recycling program with the County through interlocal agreements. These municipalities are: El Portal, Florida City, Medley, Miami Beach, Miami Springs, North Bay Village, Opa-locka, South Miami, Virginia Gardens, and West Miami. The remaining municipalities in Miami-Dade County offer recycling services to their residents either by curbside municipal service or through contracts with permitted private haulers, Commercial and multi-family establishments are required by Chapter 15 of the County Code to provide for a recycling program. The DSWM is proactively enforcing these laws primarily through educational and outreach efforts.

Level of Service Standard

The adopted level of service standard (LOS) for the County Public Works and Waste Management System is as follows: to maintain sufficient waste disposal capacity to accommodate waste flows committed to the System through long term contracts or interlocal agreements with municipalities and private waste haulers, and anticipated uncommitted waste flows, for a period of five (5) years. As of FY 2015-16, the DSWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth in demand, inclusive of the applications reviewed here, which is not anticipated to have a negative impact on disposal service.

Fiscal Impact for Provision of Solid Waste Services - Concurrency

Since the DSWM assesses capacity on a system-wide basis, it is not practical or necessary to make determinations concerning the adequacy of solid waste disposal capacity on a case-by-case basis. Instead, the DSWM issues a periodic assessment of the County's status in terms of 'Concurrency' that is, the ability to maintain the adopted LOS system-wide.

Fiscal Impact – 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, litter collection in selected corridors, waste collection at non-sheltered bus stops, trash and recycling center operations, curbside recycling and code enforcement.

Fiscal Impact – Waste Disposal Capacity and Service

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

These rates adjust annually with the Consumer Price Index, South Region. In addition, the DSWM charges a Disposal Facility Fee to private haulers equal to 15 percent of their annual gross receipts, which is used to ensure availability of disposal capacity in the System. Landfill closure, remediation and long-term care are funded by a portion of the Utility Service Fee charged to all customers of the County's Water and Sewer Department.

Memorandum



Date: July 13, 2016

To: Mark R. Woerner, AICP, Assistant Director for Planning
Miami-Dade County Department of Regulatory and Economic Resources

From: Bertha M. Goldenberg, P.E. LEED® Green Associate
Assistant Director Regulatory Compliance & Planning
Water and Sewer Department (WASD)

Subject: Water and Sewer Department's comments for the May 2016 Applications to Amend the Comprehensive Development Master Plan (CDMP)

RECEIVED

2016 JUL 14 PM 3:22

PLANNING DIVISION

BM Goldenberg

Attached please find the WASD's assessment of the impact that each of the subject applications would have on the water and sewer services, assuming that the projects are developed as requested in said applications. Comments are provided for applications No. 1 through No. 7.

The availability of water and/or sewer service is subject to the approval and issuance of permits from all applicable governmental agencies having jurisdiction over these matters. When development plans for the subject property are finalized, and upon the owner's request, WASD will be pleased to prepare an agreement for water and/or sewer service, provided the Department is able to offer those services at the time of the owner's request.

All development applications will be required to obtain a Water Supply Certification from WASD to assure that adequate water supply is available as required by policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit. The Certification Letter will be issued at the time an Agreement, Verification Form or Ordinance Letter is offered or during the Plat process prior to the final Development Order.

Connection to the County's sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

In addition, the applicants will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the code of Miami-Dade County. Also, all future developments will be required to comply with the landscape standards in sections 18-A and 18-B of Miami-Dade County Code. Furthermore, all permit applications for new multifamily residential developments shall include a sub-meter for each individual dwelling unit per Section 8A-381 (c) of the Miami-Dade County Code.

Attached please find the impact fee, connection fee, and annual operation and maintenance cost for the May 2016 applications to amend the CDMP. The water connection charge was calculated at a rate of \$1.39 per gallon per day (gpd), and the sewer connection charge was calculated at a rate of \$5.60 per gpd. The annual Operations and Maintenance (O&M) cost was based on \$1.3982/1000 gallons for the water and \$1.9789/1000 gallons for the sewer. The connection fee was based on providing a 1-inch service line and meter.

May 2016 CDMP
July 13, 2016
Page 2

Please note that construction connection charges may apply to a particular application but the cost cannot be provided until the construction of the development has been completed. The water and sewer atlas maps associated with each application will be forwarded via inter-office mail.

Should you have any questions, please call me at (786) 552-8120 or contact Maria A. Valdes at (786) 552-8198.

Memorandum



Date: July 13, 2016

RECEIVED

To: Bertha M. Goldenberg, P.E. LEED® Green Associate
Assistant Director
Regulatory Compliance and Planning

2016 JUL 14 P 3: 22
BER PLANNING DIVISION
U. Valdes

From: Maria A. Valdes, Chief, CSM, LEED® Green Associate
Chief, Planning and Modeling Section

Subject: Analysis of the May 2016 Cycle Applications to Amend the Comprehensive Development Master Plan (CDMP), Applications No. 1 - No. 7

Below please find the water and sewer assessment for the May 2016 Cycle Applications to amend the CDMP. Comments are provided for applications No. 1 through 7. Applications No. 1 through 4 are small-scale amendments and applications No. 5, 6 and 7 are standard amendments. All applications are within the Urban Development Boundary (UDB)

Any development for the subject applications will have to be done by the developer at their own expense and according to the Water and Sewer Department (WASD) Rules and Regulations and Specifications and Standards. Please note that all points of connections provided below might change at the time of development and capacity modeling evaluation may be required.

The water comments provided for all application are consistent with CDMP Policies WS-1A, WS-1B and WS-2A. In addition, all applications will be required to obtain a Water Supply Certification (WSC) to assure that adequate water supply is available to all WASD water users as required by Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit. The Certification Letter will be issued at the time an Agreement; Verification Form or Ordinance Letter is offered or during the Plat process prior to the final Development Order.

For more information on the Water Supply Certification Program, please go to <http://www.miamidade.gov/water/water-supply-certification.asp>

APPLICATION No. 1

Project Location:

The project is located at East Dixie HWY between N.E. 109th Street and N.E. 110th Street in unincorporated Miami-Dade County.

Existing CDMP Land Use: "Low - Medium Density Residential" and "Business and Office"

Proposed CDMP Land Use: Business and Office

Proposed Development and Water/Sewer Flow:

23,625 sq.ft. Retail, 2,363 gpd or
33 Multi-Family (Apartments) 4,950 gpd

Water:

Application No. 1 is within the City of North Miami's water service area, but the water is supplied by WASD. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the County's CDMP. Please consult with the Utility Department of the City of North Miami for any infrastructure that they may have in their service area. In addition, a WSC will be required and it will be issued at the time an Ordinance Letter is offered by WASD.

Sewer:

The proposed development is located within the City of North Miami's sewer service area. Please consult with the Utility Department of the City of North Miami for any infrastructure that they may have in their service area. North Miami is a volume sewer customer of WASD, and the City's wastewater is transmitted to WASD for treatment and disposal at the North District Wastewater Treatment Plant. Currently, there is average wastewater treatment capacity for this application consistent with Policy WS-2A(2) of the CDMP.

APPLICATION No. 2

Project Location:

The project is located at Northwest corner of Kendall Dr. and S.W. 79 AVE in unincorporated Miami-Dade County.

Existing CDMP Land Use: "Low - Medium Density Residential"

Proposed CDMP Land Use: "Business and Office"

Proposed Development and Water/Sewer Flow:

67,779 sq.ft. Retail / 6,778 gpd or
97 Multi-Family (Apartments) / 14,550 gpd or
50 Multi-Family (Apartments) / 7,500 gpd

Water:

Application No. 2 is within WASD's service area. The water supply for this application will be provided by the Alexander-Orr Water Treatment Plant. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the County's CDMP.

There is an existing 16-inch water main in SW 79th Ave. and a 12-inch water main along SW 88th St. abutting the property, to where the developer may connect to provide service to the developer's property. Any public water main extensions 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 within the property, then the water system shall be looped with two (2) points of connection.

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

Sewer:

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

There is an existing 8-inch sanitary gravity sewer system along SW 79th Ave. and along SW 86th St. to where the developer may connect to provided sanitary sewer service.

The pump stations (PS) receiving the flows for the proposed development are PS 797, PS 536 and PS 559, which are all currently under OK moratorium status for all 3 scenarios below. Below is the NAPOT information for all pump stations:

Retail development

PS 797 Projected NAPOT: from 2.44 hrs. to 2.54 hrs.
PS 536 Projected NAPOT: from 5.53 hrs. to 5.53 hrs.
PS 559 Projected NAPOT: from 5.25 hrs. to 5.25 hrs.

Multy family (97 apartments) development

PS 797 Projected NAPOT: from 2.44 hrs. to 2.65 hrs.
PS 536 Projected NAPOT: from 5.53 hrs. to 5.54 hrs.
PS 559 Projected NAPOT: from 5.25 hrs. to 5.25 hrs.

Multy family (50 apartments) development

PS 797 Projected NAPOT: from 2.44 hrs. to 2.55 hrs.
PS 536 Projected NAPOT: from 5.53 hrs. to 5.53 hrs.
PS 559 Projected NAPOT: from 5.25 hrs. to 5.25 hrs.

APPLICATION No. 3

Project Location:

The project is located at 12740 SW 200 Street, in unincorporated Miami-Dade County.

Existing CDMP Land Use: Low Density Residential (2.5 to 6 Dwelling Unit/Acre).

Proposed CDMP Land Use: Business and Office

Proposed Development and Water/Sewer Flow:

31,885 sq. ft. Retail, 3,189 gpd or
23 single family attached (townhomes), 4,140 gpd

Water:

Application No. 3 is within WASD's service area. The water supply for this application will be provided by the Alexander-Orr Water Treatment Plant. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the County's CDMP.

There is an existing 16-inch water main abutting the property along SW 200th Street from where the developer may connect and extend a new 16-inch water main along SW 200th Street to the developer's northwest corner of the property. Any public water main extension within the property shall be twelve (12)-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) points of connection.

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

Sewer:

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

The nearest point of connection to the sanitary sewer is an 8-inch sanitary gravity sewer line located at SW 200th Street, abutting the northwestern boundary of the property, from which the developer may connect as required to provide sewer service to the developer's property. Any proposed sanitary sewer extension shall be eight 8-inch minimum.

The pump station receiving the flow for the proposed development is PS 1118 and PS 522, which are both currently under OK status. Below is the NAPOT information for both pump stations:

Retail development

PS 1118 Projected NAPOT: from 6.37 hrs. to 6.50 hrs.

PS 522 Projected NAPOT: from 5.78 hrs. to 5.78 hrs.

Single family attached (townhomes) development

PS 1118 Projected NAPOT: from 6.37 hrs. to 6.54 hrs.

PS 522 Projected NAPOT: from 5.78 hrs. to 5.78 hrs.

APPLICATION No. 4

Project Location:

The project is located on the southwest corner of SW 124th Court and SW 232nd Street, in unincorporated Miami-Dade County.

Existing CDMP Land Use: Low Density Residential (2.5 to 6 Dwelling Unit/Acre).

Proposed CDMP Land Use: Low –Medium Density Residential (6 to 13 Dwelling Unit/Acre).

Proposed Development and Water/Sewer Flow:

33 single family attached (townhomes), 5,940 gpd

Water:

Application No. 4 is within WASD's service area. The water supply for this application will be provided by the Alexander-Orr Water Treatment Plant. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the County's CDMP.

There is an existing 16-inch water main at the intersection of SW 124th Court and SW 232nd Street from where the developer may connect and extend a new 16-inch water main heading westerly along SW 232nd Street to the northwest corner of the property. Also install an 8-inch water main southerly within the developer's property as required to provide separate abutting service connection to each proposed building. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) points of connection.

At this time, there is an active WASD Agreement No. 20598 abutting the project site on its western boundary. Said Agreement is for the development of 26 Townhomes replacing vacant land.

Sewer:

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

The COUNTY owns and operates an 8-inch gravity sewer main located at SW 125th Avenue, southeast of South Dixie Highway, and at SW 124th Ct. north of SW 232nd St. to which the developer may connect and install an 8-inch gravity sewer main to the developer's property provided there is sufficient depth and no obstacles that preclude construction.

The pump station receiving the flow for the proposed development is PS 1113 and then PS 522, both pump stations are currently under OK moratorium status. Below is the NAPOT information for said pump stations.

Pump Station: 1113
 Projected NAPOT: 1.62 hrs.
 Projected NAPOT including single family attached (townhomes) development flows: 1.95 hrs.

Pump Station: 522
 Projected NAPOT: 5.78 hrs.
 Projected NAPOT including single family attached (townhomes) development flows: 5.79 hrs.

APPLICATION No. 5- American Dream

Project Location:

The project is located East of the Highway Extension of the Florida Turnpike (HEFT) and West of I-75 between theoretical NW 178th Street and theoretical NW 189th St. in unincorporated Miami-Dade County.

Existing CDMP Land Use: Industrial and Office

Proposed CDMP Land Use: Business and Office

Proposed Development and Water/Sewer Flow:

Water Demand				
Proposed Uses	Unit	Total	Flow Rate (GPD)	Total GPD
Retail	sq. ft.	3,500,000	10gpd/100 sq.ft..	350,000
Entertainment	sq. ft.	1,500,000	20gpd/100 sq.ft	300,000
Hotel	Rooms	2,000	100/room	200,000
Common Area/Back of House	sq. ft.	1,200,000	10gpd/100 sq.ft.	120,000
Make-up water for backwash and general maintenance of water park features	each		40,000	40,000
TOTAL				1,010,000

Water:

Application No. 5 is within WASD's service area. The water supply for this application will be provided by the Hialeah RO Water Treatment Plant. At the present time, there is adequate treatment and water supply capacity for this application consistent with Policy WS-2 A (1) of the CDMP.

Per WASD Letter of Availability No. 15-323501 (see attachment) issued on December 29, 2015, the developer shall connect to an existing 36-inch water main in NW 170th Street close to NW 97th Avenue, either east or west of NW 97th Ave., and extend a 16-inch water main along NW 170th Street to NW 97th Avenue connecting to an existing 16-inch water main at that location (DW-2014-111, AGMT ID No. 20189), provided said 16-inch water main is conveyed by the time this project is ready for construction.

Also, the developer shall cut and plug the aforementioned existing 16-inch water main at NW 97th Ave. and NW 170th St. in order to disconnect said water main service from the City of Hialeah. Currently, the existing 16-inch water main is connected to the City of Hialeah per Contract between Miami-Dade County, the City of Hialeah, and AMB I-75 LLC (Resolution R-1165-09, see attachment). Per the terms of said Contract, WASD will provide written notice to the City of Hialeah of approximate date of which WASD proposes to terminate said Contract, at the time the WASD Agreement for the American Dream Project is executed.

In addition, if the existing 16-inch water main along NW 97th Ave., north of NW 170th St. is conveyed, the developer shall connect to said existing 16-inch water main at NW 97th Ave., and north of theoretical NW 174th St., and extend northerly along NW 97th Ave., a new 16-inch water main to the southern boundary of the developer's property, then extend northerly a minimum 12-inch water main within the developer's property in an easement and/or within a dedicated public right-of-way to NW 186th St., then, continue east on theoretical NW 186th St., with a new 16-inch water main interconnecting with an existing 12-inch water main west of NW 87th Ave. The developer is responsible for obtaining access from FDOT for the crossing of State Road I-75 and State Road Right-of-Way for the installation of the aforementioned proposed water main extensions.

If the aforementioned 16-inch water main (DW-2014-111; AGMT ID No. 20189) is not conveyed, then the developer must fully inspect, certify and convey said water main before any connection could be allowed to said water main.

At the time of development, a Water Supply Certification letter will be required. At such time, the project will be evaluated for water supply availability and a water supply reservation will be made. At this time, there are two planned projects within close proximity to this application site. The first project is the AMB I-75 Industrial Park with Agreement No. 20189 for the construction of a mixed commercial use site containing 899,290 sq.ft. of industrial/warehouse use and 135,136 sq.ft. of office building use. The second project is Dunnwoody Lake with Agreement No. 22723 involving new construction of 226 townhomes and 256 single family residences.

Sewer:

The subject application is within WASD's service area. The wastewater flows for this application will be transmitted to the North District Wastewater Treatment Plant (NDWWTP) for treatment and disposal. Currently, there is average wastewater treatment capacity for this application consistent with Policy WS-2A(2) of the CDMP.

Per WASD Letter of Availability No. 15-323501 (see attachment), the developer will furnish and install two (2) new Public pump stations. The Developer shall connect to an existing 30-inch force main located on NW 75th Place, approximately 210 feet northeast of 169th Street, and extend a 24-inch force main southerly in NW 75th Place to NW 169th Street, then, northwesterly in NW 169th Street, to NW 170th Street, then westerly in NW 170th Street to State Road I-75, then in an access easement westerly across State Road I-75, then continue westerly in NW 170th Street to NW 97th Avenue, connecting to an

existing 16-inch force main (DS-2014-549, AGMT No. 20189) at that location, if conveyed by the time this project is ready for construction. Also, if conveyed by the time this project is ready for construction, the developer shall connect to the existing 16-inch force main (DS-2014-549, AGMT ID No. 20189) in proposed NW 97th Avenue north of proposed NW 174th Street, and extend the 16-inch force main northerly in proposed NW 97th Avenue to the southern boundary of the developer's property, then extend one 16-inch force main and one 12-inch force main easterly/northerly and westerly/northerly, respectively within the developer's property in an easement and/or dedicated public right-of ways to a point as required to provide service to each of the two (2) aforementioned proposed public pump stations.

Currently, the existing 16-inch force main is connected to the City of Hialeah per Contract between Miami-Dade County, the City of Hialeah, and AMB I-75 LLC (Resolution R-1165-09, see attachment). Per the terms of said Contract, WASD will provide written notice to the City of Hialeah of approximate date of which WASD proposes to terminate said Contract at the time the WASD Agreement for the American Dream Project is executed.

Please note that the developer is responsible for obtaining access from FDOT for the crossing of State Road I-75 for the installation of the aforementioned proposed sewer main extension.

If the aforementioned 16-inch force main (DS-2014-549; AGMT ID No. 20189) is not conveyed, then the developer must fully inspect, certify and convey said force main before any connection could be allowed to said force main.

A dedicated 45 feet by 65 feet tract site for each of the (two) 2 proposed pump stations must be dedicated by the developer along with furnishing and installing an emergency generator with building at the pump station site for each of the two (2) aforementioned proposed WASD public pump stations. Any public gravity sewer within the property shall be 8-inch minimum diameter.

APPLICATION No.6 – Graham Companies

Project Location:

The project is located East of the HEFT and West of I-75 between NW 170th and theoretical NW 178th Street, in unincorporated Miami-Dade County.

Existing CDMP Land Use: Parcel A: Industrial and Office and Parcel B: Business and Office

Proposed CDMP Land Use: Business and Office and Employment Center

Proposed Development and Water/Sewer Flow:

Water Demand				
Proposed Uses	Unit	Total	Flow Rate (GPD)	Total GPD
Retail	sq. ft.	1,000,000	10gpd/100 sq.ft.	100,000
Business Park	sq. ft.	3,000,000	5gpd/100 sq.ft.	150,000
Multi-Family	unit	2,000	150gpd/unit	300,000
TOTAL				550,000

Water:

Application No. 6 is within WASD's service area. The water supply for this application will be provided by the Hialeah RO Water Treatment Plant. At the present time, there is adequate treatment and water supply capacity for this application consistent with Policy WS-2 A (1) of the CDMP.

Per WASD Letter of Availability No. 15-331802 (attachment) issued on December 29, 2015, the developer shall connect to an existing 36-inch water main in NW 170th Street close to NW 97th Avenue, either east or west of NW 97th Ave., and extend a 16-inch water main along NW 170th Street to NW 97th Avenue connecting to an existing 16-inch water main at that location (DW-2014-111, AGMT ID No. 20189), provided said 16-inch water main is conveyed by the time this project is ready for construction. Also, the developer shall cut and plug the aforementioned existing 16-inch water main at NW 97th Ave. and NW 170th St. in order to disconnect said water main service from the City of Hialeah. Currently, the existing 16-inch water main is connected to the City of Hialeah per Contract between Miami-Dade County, the City of Hialeah, and AMB I-75 LLC (Resolution R-1165-09, see attachment). Per the terms of said Contract (see attachment), WASD will provide written notice to the City of Hialeah of approximate date of which WASD proposes to terminate said Contract at the time the WASD Agreement for the Graham Companies Project is executed.

Also, if the existing 16-inch water main along NW 97th Ave., north of NW 170th St. is conveyed, the developer shall connect to said existing 16-inch water main at NW 97th Ave., and north of theoretical NW 174th St., and extend northerly along NW 97th Ave., a new 16-inch water main to the northern boundary of the property.

If the aforementioned 16-inch water main (DW-2014-111; AGMT ID No. 20189) is not conveyed, then the developer must fully inspect, certify and convey said water main before any connection could be allowed to said water main.

Additionally, if the Fire Department requires fire hydrants, fire lines, and/or the developer requires water service in NW 170th St. west of NW 102 Ave., then the developer shall connect to the aforementioned existing 36-in transmission water main in NW 170th St. at NW 102nd Ave., and extend a 16-inch westerly in NW 170th St. as required to provide service to fire hydrants, fire lines, and/or to the developer's property.

Any public water main extensions within the property shall be 12-inch minimum diameter in high-density residential, commercial, business, industrial, public, and medical areas. Any proposed 12-inch water main extension requires connection/interconnection to a minimum 12-inch water main in order to be properly interconnected. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) points of connection.

Per Resolution R-251-13 (see attachment), WASD reserved a total of 100,000 gallons of potable water per day for a 20-year period for the subject project. The water reservation took effect on August 14, 2013, upon conveyance from the Graham Companies to the City of Hialeah of property well sites and access road to serve as suitable well locations for the Hialeah RO Plant in accordance with the Joint Participation Agreement between Miami-Dade County and the City of Hialeah.

At the time of development, a Water Supply Certification letter will be required for the remainder 450,000 gpd for the proposed development. At such time, the project will be evaluated for water supply availability and a water supply reservation will be made.

At this time, there are two planned projects within close proximity to this application site. The first project is AMB I-75 Industrial Park with Agreement No. 20189 for the construction of a mixed commercial use site containing 899,290 sq.ft. of industrial/Warehouse use and 135,136 sq.ft. of Office building use. The second project is Dunnwoody Lake with Agreement No. 22723 involving new construction of 226 townhomes and 256 single family residences.

Sewer:

The subject application is within WASD's service area. The wastewater flows for this application will be transmitted to the North District Wastewater Treatment Plant (NDWWTP) for treatment and disposal. Currently, there is average wastewater treatment capacity for this application consistent with Policy WS-2A(2) of the CDMP. The sewer comments provided herein are consistent with CDMP policies WS-1A, WS-1B and WS-2A(2).

Per WASD Letter of Availability No. 15-331802 (see attachment), the developer must furnish and install 2 new public pump stations in order to provide sewer service to this project, which shall be located in a centralized area of the property as described in the attached Letter of Availability.

The Developer shall connect to an existing 30-inch force main located on NW 75th Place, approximately 210 feet northeast of 169th Street, and extend a 24-inch force main southerly in NW 75th Place to NW 169th Street, then, northwesterly in NW 169th Street, to NW 170th Street, then westerly in NW 170th Street to State Road I-75, then in an access easement westerly across State Road I-75, then continue westerly in NW 170th Street to NW 97th Avenue, connecting to an existing 16-inch force main (DS-2014-549, AGMT No. 20189) at that location, if conveyed by the time this project is ready for construction. Also, if conveyed by the time this project is ready for construction, the developer shall connect to the existing 16-inch force main (DS-2014-549, AGMT ID No. 20189) in proposed NW 97th Avenue north of proposed NW 174th Street, and extend the 16-inch force main northerly in proposed NW 97th Avenue to the northern boundary of the project in order to provide future service to the AMERICAN DREAM Project LOA No. 15-323501 (see attachment), if conveyed by the time this project is ready for construction.

Currently, the existing 16-inch force main is connected to the City of Hialeah per Contract between Miami-Dade County, the City of Hialeah, and AMB I-75 LLC (Resolution R-1165-09, see attachment). Per the terms of said Agreement, WASD will provide written notice to the City of Hialeah of approximate date of which WASD proposes to terminate said Contract at the time the WASD Agreement for the Graham Companies Project is executed.

Please note that the developer is responsible for obtaining access from FDOT for the crossing of State Road I-75 for the installation of the aforementioned proposed sewer main extension.

If the aforementioned 16-inch force main (DS-2014-549; AGMT ID No. 20189) is not conveyed, then the developer must fully inspect, certify and convey said force main before any connection could be allowed to said force main.

Furthermore, the developer shall connect to the aforementioned proposed 24-inch force main in N.W. 170th Street at N.W. 97th Avenue, and extend a 16-inch force main westerly in N.W. 170th Street to a point east of N.W. 102nd Avenue and then, extend a 16-inch force main northerly within the property in

an easement and/ or within dedicated public right-of-ways, as required to provide service to the first proposed Public Pump Station.

Also, the developer shall connect to the aforementioned 16-inch force main in N.W. 170th Street east of N.W. 102nd Avenue, and extend a 12-inch force main westerly in N.W. 170th Street to a point west of N.W. 102nd Avenue and then, extend the same 12-inch force main northerly within the property in an easement and/ or within dedicated public right-of-ways, as required to provide service to the second proposed Pump Station. If unity of title does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter.

Finally, the developer must furnish and Install an emergency generator with building at the pump station site for each of the 2 aforementioned proposed WASD public pump stations. Please be advised that each new public pump station site dimensions are 45 feet by 65 feet, and shall be deed to WASD, and must be shown on plat, having direct access to either dedicated public right-of-way or to ingress-egress paved access and utility easement with a minimum width of 20 feet.

APPLICATION No.7 – Kendall Associates I, LLP

Project Location:

The project is located at 9400 SW 130th Avenue, in unincorporated Miami-Dade County.

Existing CDMP Land Use: Parks and Recreation

Proposed CDMP Land Use: Low - Medium Density Residential (6 to 13 Dwelling Unit/Acre)

Proposed Development and Water/Sewer Flow:

2,185 single family attached (townhomes), 393,300 gpd or
1,345 single family attached (townhomes), 242,100 gpd

Water:

Application No. 7 is within WASD's service area. The water supply for this application will be provided by the Alexander-Orr Water Treatment Plant. At the present time, there is adequate treatment and water supply capacity for this application consistent with Policy WS-2 A (1) of the CDMP.

There is an existing 8-inch water main at the intersection of theoretical SW 131st Avenue and N. Calusa Club Drive from where the developer may connect and extend a new 8-inch water heading southerly along N. Calusa Club Drive, through the Golf Course for approximately 4,000 feet, interconnecting to an 8-inch water main on SW 127th Place and East Calusa Club Drive.

Any public water main extension within the property shall be 8-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) points of connection.

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

Sewer:

The subject application is within WASD's service area. The wastewater flows for this application will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal.

Currently, there is average wastewater treatment capacity for this application consistent with Policy WS-2A(2) of the CDMP.

WASD owns and operates a 16-inch sewer force main located at the intersection of SW 100th Street and SW 127th Avenue to where the developer may connect and extend a 12-inch sewer force main heading westerly along SW 100th Street to East Calusa Club Drive, then heading southwesterly for approximately 270 feet, then heading northwesterly for approximately 2,325 feet or as required to connect to a new pump station. Any proposed gravity sewer extension inside the developer's property shall be 8-inch minimum diameter.

Water Conservation: All future development for the subject applications will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County. In addition, the future development will be required to comply with the landscape standards in sections 18-A and 18-B of Miami-Dade County Code.

Also, please note that Section 8A-381 (c) of the Miami-Dade County Code estates that, "***Effective January 1, 2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.***"

Reuse: The feasibility of implementing reuse for irrigation and other proposed land uses is encouraged for the American Dream and the Graham Companies projects.

For more information about our Water Conservation Program please go to
<http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to:
<http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Should you have any questions, please call me at (786) 552-8198.

MAY 2016 CDMP AMENDMENT
Connection Charges based on Proposed Declaration of Restrictions
July 13, 2016

Application No.	Application Name	Proposed Potential Development Options	Total Usage (gpd)	Water Connection Charges (Impact Fee) ¹	Sewer Connection Charges (Impact Fee) ²	Connection Fee ³	Annual O&M Cost ⁴
1	Paloma Property Holdings, LLC ⁵⁾	23,625 sq.ft. Retail	2,362	\$3,284	\$13,229	\$1,300	\$2,912
		33 Multi-Family Apartments	4,950	\$6,881	\$27,720	\$1,300	\$6,102
2	Kendall 79, LLC	67,779 sq.ft. Retail or	6,778	\$9,421	\$37,956	\$1,300	\$8,355
		97 Multi-Family (Apartments) or	14,550	\$20,225	\$81,480	\$1,301	\$17,935
		50 Multi-Family (Apartments)	7,500	\$10,425	\$42,000	\$1,300	\$9,245
3	South Florida RE Holdings, LLC	31,885 sq. ft. Retail or	3,189	\$4,432	\$17,856	\$1,300	\$3,930
		23 single family attached (townhomes)	4,140	\$5,755	\$23,184	\$1,300	\$5,103
4	12499 Holdings, LLC	33 single family attached (townhomes)	5,940	\$8,257	\$33,264	\$1,300	\$7,322
5	American Dream Miami	3,500,000 sq. ft. (Retail)	350,000	\$486,500	\$1,960,000	\$1,300	\$431,425
		1,500,000 sq.ft. (Entertainment)	300,000	\$417,000	\$1,680,000	\$1,300	\$369,792
		(2,000 rooms) (Hotel)	200,000	\$278,000	\$1,120,000	\$1,300	\$246,528
		1,200,000 sq.ft. (Back of House)	120,000	\$166,800	\$672,000	\$1,300	\$147,917
		Make-up water for backwash and general maintenance of water park features	40,000	\$55,600	\$0	\$0	\$20,414
6	The Graham Companies	1,000,000 sq.ft. (Retail)	100,000	\$139,000	\$560,000	\$1,300	\$123,264
		3,000,000 sq.ft. (Business Park = Office)	150,000	\$208,500	\$840,000	\$1,300	\$184,896
		2,000 units (Multi-Family)	300,000	\$417,000	\$1,680,000	\$1,300	\$369,792
7	Kendall Associates I, LLLP	2,185 single family attached (townhomes) or	393,300	\$546,687	\$2,202,480	\$1,300	\$484,798
		1,345 single family attached (townhomes)	242,100	\$336,519	\$1,355,760	\$1,300	\$298,423
		Total	2,244,809	3,120,284	12,346,929	22,101	2,738,153

Notes:

- 1) Water connection charge - \$1.39 per average daily gallon
- 2) Wastewater connection charge - \$5.60 per average daily gallon
- 3) Connection fee based on a 1" service line and 1" meter.
- 4) The annual O&M cost is based on audited Financial Statement figures through 9/30/15 - Water-\$1.3982/1,000 gallons; Sewer-\$1.9789/1,000 gallons.
- 5) The City of North Miami is a Volume Sewer Customer and the Water is supplied by WAST; therefore, Connection Charges and Fees apply.

MAY 2016 CDMP Amendment
Cost Estimate for Water and Sewer Infrastructure in Public Right-of-Way
Application No. 1

Description	Unit	Quantity	Unit Cost	Total Probable Cost
A. Water Project located within the City of North Miami's Service Area	LF			\$0
B. Sewer Project located within the City of North Miami's Service Area	LF			\$0
Total Cost				\$0

Estimating Disclaimer:

The final costs of the project and resulting feasibility will depend on actual labor and material costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. Accordingly, the final project costs will vary from the estimate. The cost provided herein are based on water and sewer unit cost.

Please note that the unit cost already contains a 13% engineering cost, plus all other WASD Addons cost incorporated into it.

MAY 2016 CDMP Amendment
Cost Estimate for Water and Sewer Infrastructure in Public Right-of-Way
Application No. 2

Description	Unit	Quantity	Unit Cost	Total Probable Cost
A. Water 12-inch water main	LF	800	\$388	\$310,664
B. Sewer 8-inch sanitary gravity sewer main	LF	650	\$297	\$192,907
Total Cost				\$503,571

Estimating Disclaimer:

The final costs of the project and resulting feasibility will depend on actual labor and material costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. Accordingly, the final project costs will vary from the estimate. The cost provided herein are based on water and sewer unit cost.

Please note that the unit cost already contains a 13% engineering cost, plus all other WASD Addons cost incorporated into it.

**May 2016 CDMP Amendment
 Cost Estimate for Water and Sewer Infrastructure in Public Right-of-Way
 Application No. 3**

Description	Unit	Quantity	Unit Cost	Total Probable Cost
South Florida RE Holdings, LLC				
A. Water				
12-inch water main	LF	400	\$388	\$155,332
16-inch water main	LF	70	\$511	\$35,758
B. Sewer				
8-inch sanitary gravity sewer line	LF	400	\$297	\$118,712
Total Cost				\$309,802

Estimating Disclaimer:

The final costs of the project and resulting feasibility will depend on actual labor and material costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. Accordingly, the final project costs will vary from the estimate. The cost provided herein are based on water and sewer unit cost.

Please note that the unit cost already contains a 13% engineering cost, plus all other WASD Addons cost incorporated into it.

**May 2016 CDMP Amendment
 Cost Estimate for Water and Sewer Infrastructure in Public Right-of-Way
 Application No. 4**

Description	Unit	Quantity	Unit Cost	Total Probable Cost
12499 Holdings, LLC				
A. Water				
16-inch water main	LF	300	\$511	\$153,249
8-inch water main	LF	400	\$342	\$136,712
B. Sewer				
8-inch sanitary gravity sewer line	LF	900	\$297	\$267,102
Total Cost				\$557,063

Estimating Disclaimer:

The final costs of the project and resulting feasibility will depend on actual labor and material costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. Accordingly, the final project costs will vary from the estimate. The cost provided herein are based on water and sewer unit cost.

Please note that the unit cost already contains a 13% engineering cost, plus all other WASD Addons cost incorporated into it.

**May 2016 CDMP Amendment
 Cost Estimate for Water and Sewer Infrastructure in Public Right-of-Way
 Application No. 5**

Description	Unit	Quantity	Unit Cost	Total Probable Cost
American Dream Miami				
A. Water				
16-inch water main	LF	6,300	\$511	\$3,218,229
12-inch water main	LF	2,200	\$388	\$854,326
				\$0
B. Sewer				
24-inch sanitary sewer forcemain	LF	11,140	\$740	\$8,242,486
16-inch sanitary sewer forcemain	LF	3,000	\$511	\$1,532,490
12-inch sanitary sewer forcemain	LF	2,000	\$388	\$776,660
Public pump station	EA	2	\$1,000,000	\$2,000,000
Total Cost				\$16,624,191

Estimating Disclaimer:

The final costs of the project and resulting feasibility will depend on actual labor and material costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. Accordingly, the final project costs will vary from the estimate. The cost provided herein are based on water and sewer unit cost.

Please note that the unit cost already contains a 13% engineering cost, plus all other WASH Addons cost incorporated into it.

May 2016 CDMP Amendment
Cost Estimate for Water and Sewer Infrastructure in Public Right-of-Way
Application No. 6

Description	Unit	Quantity	Unit Cost	Total Probable Cost
The Graham Companies				
A. Water				
16-inch water main	LF	3600	\$511	\$1,838,988
B. Sewer				
24-inch sanitary sewer forcemain	LF	11,140	\$740	\$8,242,486
16-inch sanitary sewer forcemain	LF	3,000	\$511	\$1,532,490
12-inch sanitary sewer forcemain	LF	3,000	\$388	\$1,164,990
Public pump station	EA	2	\$1,000,000	\$2,000,000
Total Cost				\$14,778,954

Estimating Disclaimer:

The final costs of the project and resulting feasibility will depend on actual labor and material costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. Accordingly, the final project costs will vary from the estimate. The cost provided herein are based on water and sewer unit cost.

Please note that the unit cost already contains a 13% engineering cost, plus all other WASH Addons cost incorporated into it.

MAY 2016 CDMP Amendment
Cost Estimate for Water and Sewer Infrastructure in Public Right-of-Way
Application No. 7

Description	Unit	Quantity	Unit Cost	Total Probable Cost
Kendall Associates I, LLP				
A. Water				
8-inch water main	LF	19,000	\$342	\$6,493,820
B. Sewer				
12-inch sewer force main	LF	3,000	\$388	\$1,164,990
8-inch gravity sewer	LF	15,000	\$297	\$4,451,700
Pump Station	EA	1	\$1,000,000	\$1,000,000
Total Cost				\$13,110,510

Estimating Disclaimer:

The final costs of the project and resulting feasibility will depend on actual labor and material costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. Accordingly, the final project costs will vary from the estimate. The cost provided herein are based on water and sewer unit cost.

Please note that the unit cost already contains a 13% engineering cost, plus all other WASD Addons cost incorporated into it.

