

<div><h1>Application No. 3</h1><div>Commission District 8 Community Council 14</div></div>

APPLICATION SUMMARY

Applicant/Representative:	South Florida RE Holdings, LLC/ Jorge L. Navarro, Esq., Greenberg Traurig, LLP
Location:	South side of SW 200 Street (Quail Roost Drive) and ±212 feet west of SW 127 Avenue
Total Acreage:	±1.83 Gross/Net Acres
Current Land Use Plan Map Designation:	"Low Density Residential (2.5 to 6 dwelling units per gross acre)"
Requested Land Use Plan Map Designation:	"Business and Office"
Amendment Type:	Small-Scale
Existing Zoning District/Site Condition:	EU-1, EU-M / Developed with Religious Facility

RECOMMENDATIONS

Staff:	ADOPT AS A SMALL-SCALE AMENDMENT (August 22, 2016)
Redland Community Council (14):	TO BE DETERMINED (September 1, 2016)
Planning Advisory Board (PAB) Acting as the Local Planning Agency:	TO BE DETERMINED (September 19, 2016)
Final Action of Board of County Commissioners:	TO BE DETERMINED (October 2016)

Staff recommends **ADOPT** the proposed small-scale amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2020 and 2030 Land Use Plan (LUP) map to redesignate the ±1.83 gross-acre application site from “Low Density Residential” to the “Business and Office” land use category for the following reasons:

Principal Reasons for Recommendation:

1. The application seeks to change the land use designation for the application site to facilitate the redevelopment of the site for commercial uses, consistent with provisions of the CDMP. Objective LU-1, Policy LU-1C and Policy LU-10A of the CDMP Land Use Element require the County to give priority to redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where urban services and facilities have the capacities to accommodate additional demand. The application site is developed with a ±9,312 square foot structure previously used as a church and most recently as a day care facility for 58 students, but is currently not utilized. Under the requested “Business and Office” designation the site could be developed with 31,885 square feet of retail development. If the site were to be developed with residences, as allowed under the “Business and Office” designation, the site could yield a maximum 23 residential units. As discussed in Principal Reason No. 2.ii. below, existing public facilities have adequate capacities to accommodate the impacts that would be generated by the development of the application site, if the requested “Business and Office” designation is approved.

Furthermore, the application site is located within an emerging commercial node at the intersection of SW 200 Street and SW 127 Avenue (both section-line roads) and approval of the application would be consistent with Land Use Element Policy LU-1G that require business developments to occur in clusters or nodes at major roadway intersections. Over the last 14 years the “Business and Office” designation has been approved on portions of each corner of the intersection. The most recent approval occurred in 2010 on ±1.6 acres within the southwest corner of the intersection that abut the application site to the east and is the site of the recently developed 7-Eleven gas station and Family Dollar store. Approval of the application would expand the “Business and Office” designated acreage within the southwest corner of the intersection to ±3.45 acres, consistent with the trend of development within the emerging commercial node.

2. Approval of the application would be generally consistent with the criteria for evaluating Land Use Plan map amendment applications pursuant to Policy LU-8E of the CDMP Land Use Element. Policy LU-8E requires LUP map amendment applications to be evaluated according to factors such as (i) the ability of the proposed amendment to satisfy a deficiency in the LUP map to accommodate projected population or economic growth of the County, (ii) impacts to County facilities and services, (iii) compatibility with abutting and nearby land uses, (iv) impacts to environmental and historical resources, and (v) the extent to which the proposed land use would promote transit ridership and pedestrianism pursuant to Objective LU-7 and associated policies. Each factor is discussed below.
 - i. *Need to Accommodate Economic or Population Growth:* The requested redesignation of the application site from “Low Density Residential” to “Business and Office” would facilitate the site’s redevelopment for commercial uses, which would not have a significant impact on the supply of residential or commercial land but could support economic growth and generate some employment within in the analysis area (Minor Statistical Area 7.2). The Supply and Demand Analysis on page 3-10 indicates that the analysis area contains 200.60 acres of land in commercial uses and an additional 65.20 acres of vacant land

zoned or designated for commercial uses. Vacant commercial land within the analysis area is being utilized at a rate of 5.52 acres per year and is thereby projected to be depleted by year 2027. The approval of the application would add 1.83 acres or approximately 4 months to the supply of commercial land within the analysis area.

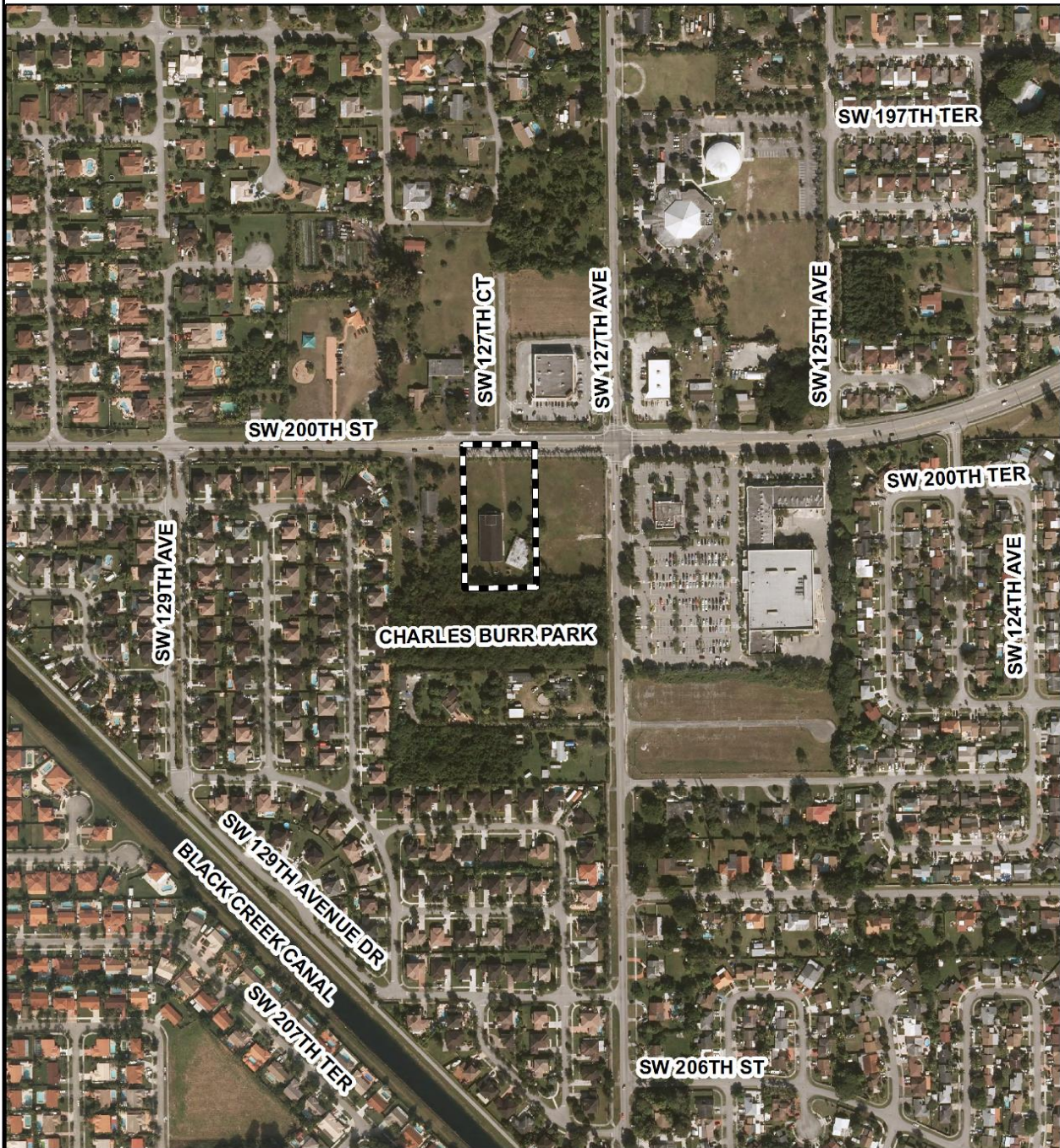
- ii. *Public Facilities and Services:* Approval of the application would be consistent with the CDMP Capital Improvements Element Objective CIE-3 that requires CDMP land use decisions not cause a violation in adopted level of standards for public facilities and services. The impacts that would be generated from maximum potential development on the site (31,885 square feet of retail or 23 residential units), if the application is approved, would not cause a violation in the level of service standards for public services and facilities. However, development on the property, will be subject to the wellfield protection requirements of Section 24-43 of the Miami-Dade County Code (the Code) to ensure protection of the County's South Miami Heights Wellfield, as discussed below.
- iii. *Compatibility:* The requested redesignation of the application site and the maximum development that could be developed, if the application is approved, would be compatible with the existing uses on the adjacent properties to the west, north and east, and could be compatible with the abutting property to the south—subject to the provisions of the Code. The application site is adjacent to a Walgreens and two churches to the north beyond SW 200 Street, abuts a church to the west, and abuts the recently built 7-Eleven and Family Dollar retail establishments to the east. The application site abuts the County owned Charles Burr Park to the south, which contains a remnant pine rockland and is also the site of the South Miami Heights Wellfield. Consequently, development on the application site will be subject to the Code requirements ensuring compatibility of development with the pine rockland and the wellfield (further discussed below).
- iv. *Environmental and Historic Resources:* Approval of the application would not impact historic or archeological resources, as no such resources are on the application site, but could impact environmental resources, the South Miami Heights Wellfield and tree resources on the application site and within the abutting Charles Burr Park--a remnant pine rockland. (See Environmental Conditions section on page 3-13.)

The application is site located within the South Miami Heights Wellfield protection area, and more specifically, portions of the application site are within the 30-day, 100-day, and 210-day travel time contours for the Wellfield. Consequently, any development on the application site will be subject to the provisions of Section 24-43 of the Code regarding the prohibition of hazardous wastes on the property and maximum sewage loading restrictions to ensure protection of the wellfield.

The application site may contain specimen trees that are to be preserved pursuant to Section 24-49 of the Code. Additionally, all landscaping on the application site will be subject to Section 24-49 of the Code toward protection of the pine rocklands within the abutting Charles Burr Park.

- v. *Transit Ridership and Pedestrianism:* The application, if approved, could support transit ridership and pedestrianism. The application site is served by Metrobus Route 52 that provides local route service to the application site at 30-minute headways during the peak period and the closest bus stop is just over a ¼-mile (0.3 miles) from the application site. The application site and the surrounding areas are accessible by sidewalks.

APPLICATION NO. 3 AERIAL PHOTO



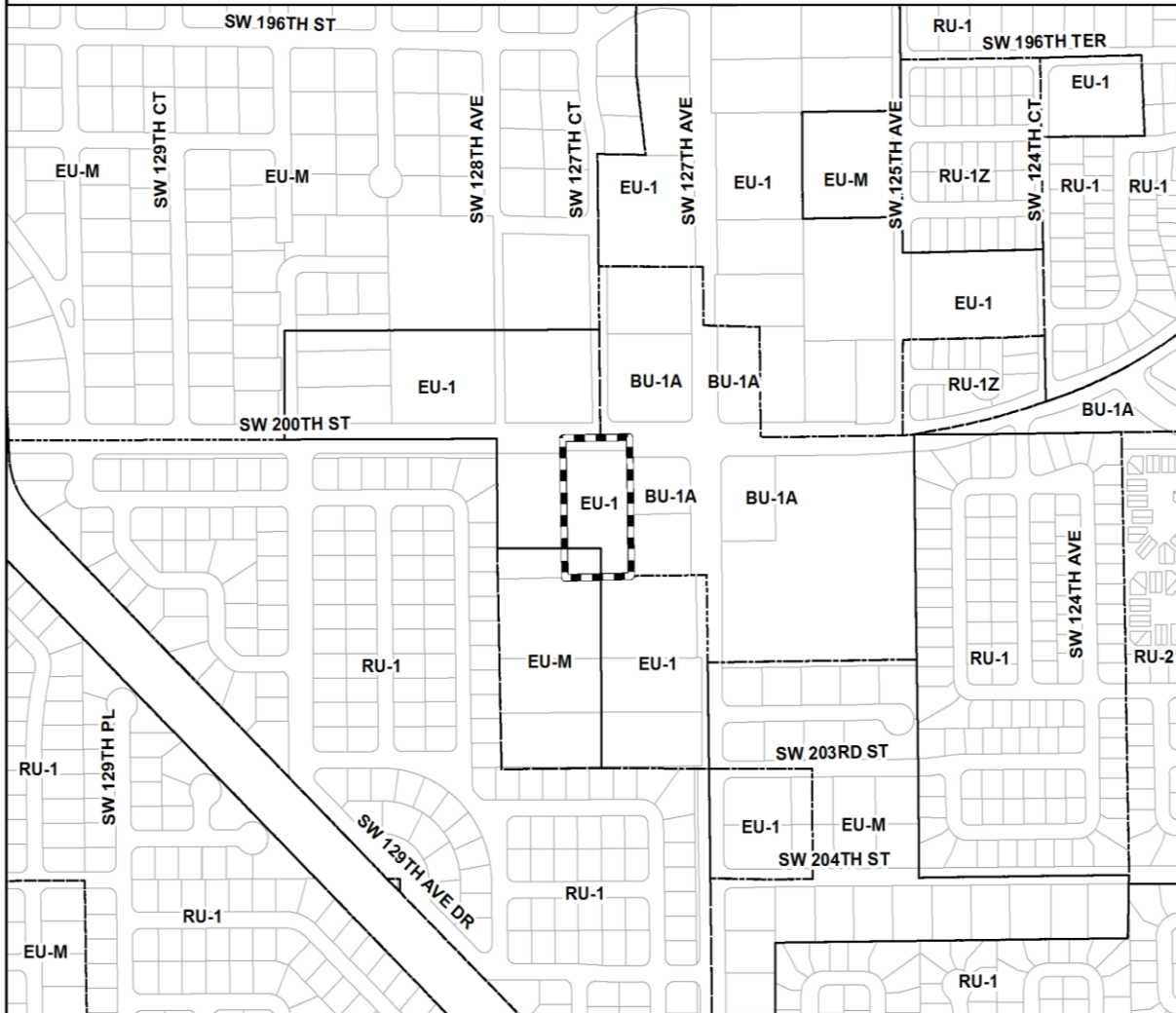
APPLICATION AREA

Source: Department of Regulatory and Economic Resources
July 2016

0 0.15 Miles



APPLICATION 3 ZONING MAP

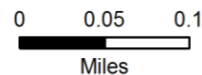


APPLICATION AREA

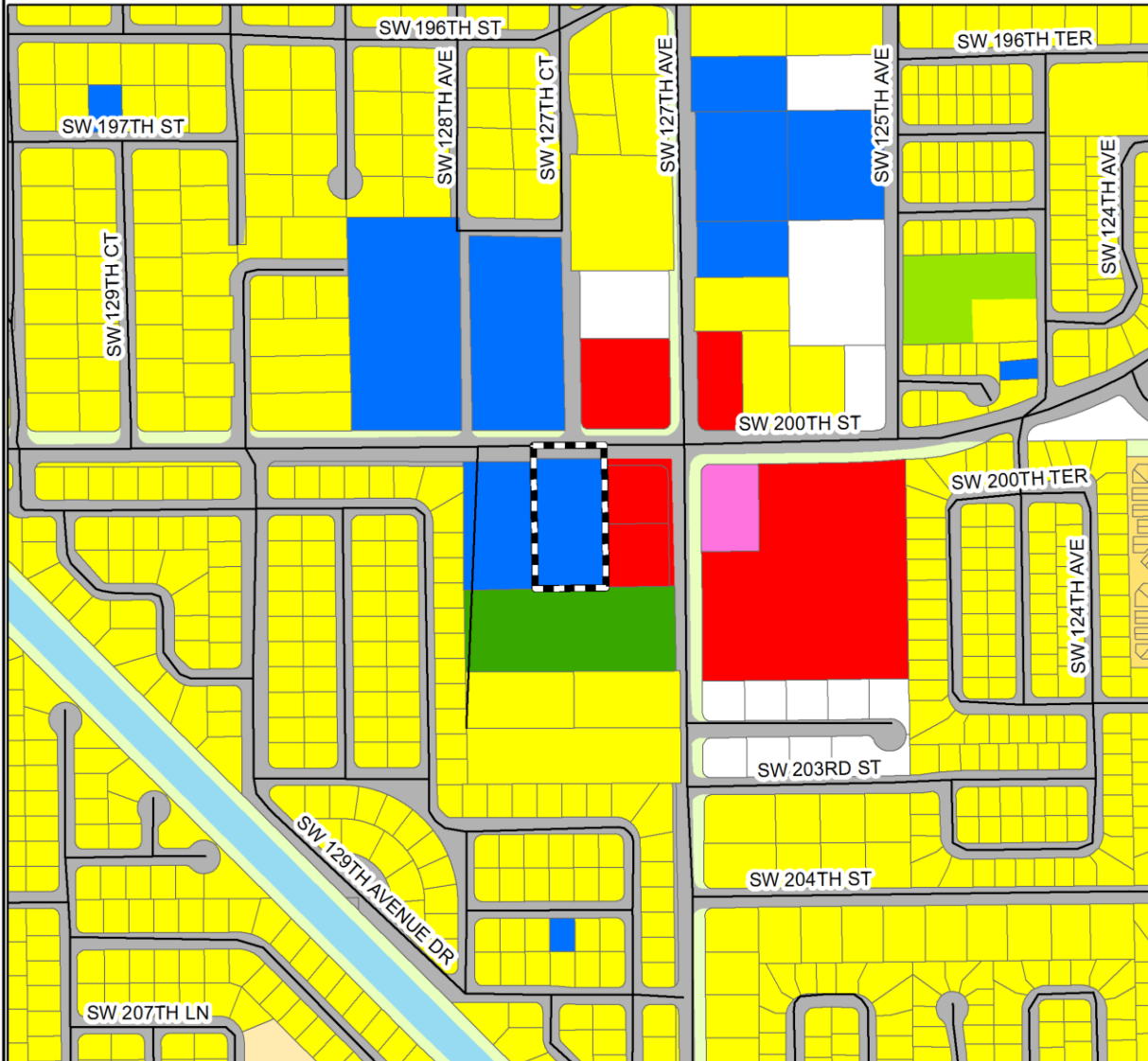
Source: Department of Regulatory and Economic Resources
August 2016

ZONING DISTRICTS

- BU-1A BUSINESS DISTRICTS, LIMITED
- EU-1 ESTATES, SINGLE-FAMILY, 1 ACRE OR MORE IN AREA
- EU-M ESTATES MODIFIED, SINGLE-FAMILY
- RU-1 SINGLE-FAMILY RESIDENTIAL
- RU-1Z SINGLE-FAMILY RESIDENTIAL, ZERO LOT LINE
- RU-2 TWO-FAMILY RESIDENTIAL



APPLICATION NO. 3 EXISTING LAND USE



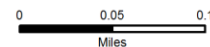
APPLICATION AREA

Source: Department of Regulatory and Economic Resources
July 2016

EXISTING LAND USE

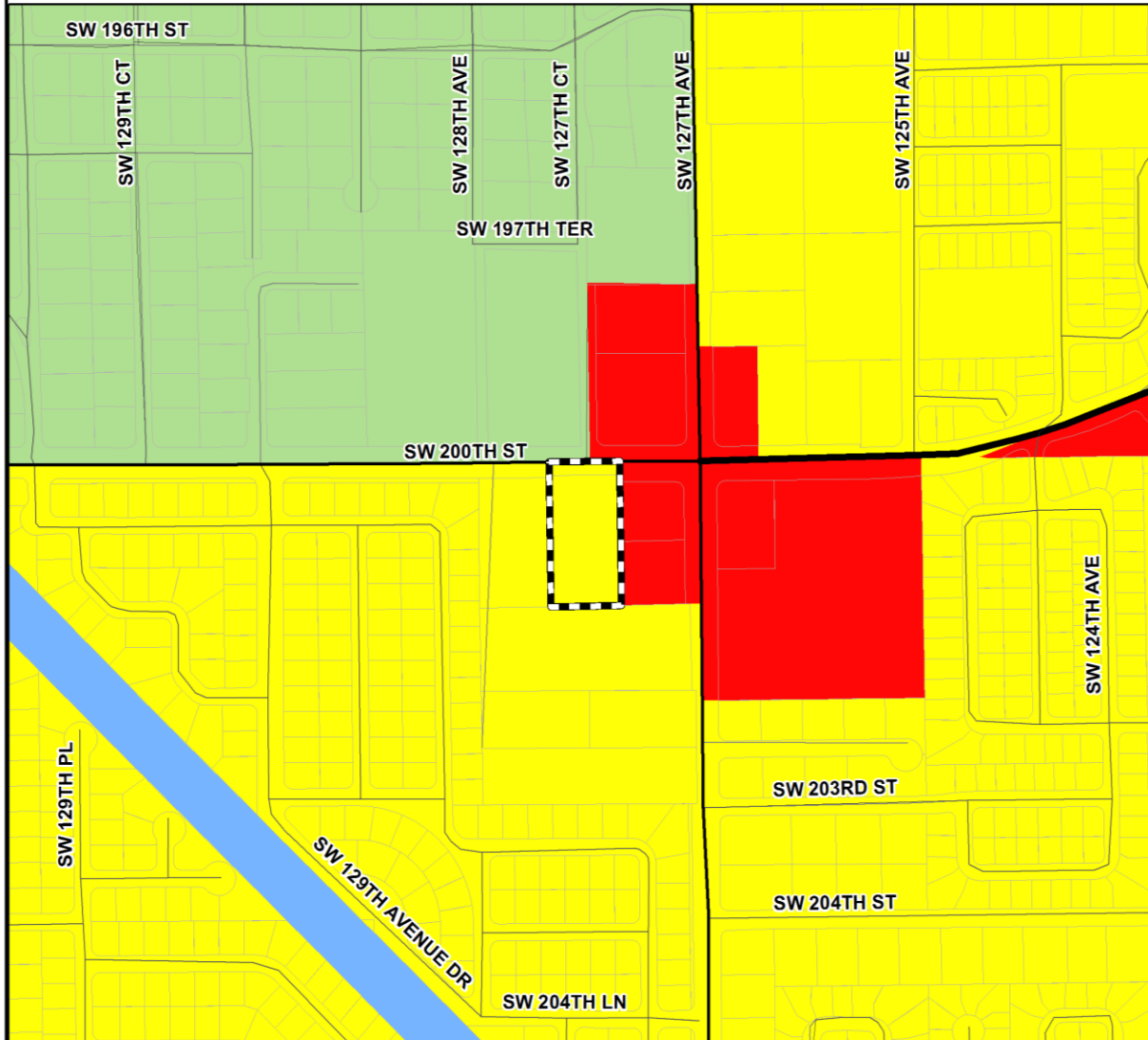
- SINGLE-FAMILY
- TWO-FAMILY DUPLEXES
- TRANSIENT-RESIDENTIAL
- COMMERCIAL, SHOPPING CENTERS
- OFFICE
- INSTITUTIONAL
- STREETS, ROADS, EXPRESSWAYS, RAMPS

- AGRICULTURE
- PARKS, PRESERVES, CONSERVATION AREAS
- VACANT GOVERNMENT OWNED, UNPROTECTED
- VACANT PRIVATELY OWNED, UNPROTECTED
- INLAND WATERS



APPLICATION NO. 3

CDMP LAND USE



APPLICATION AREA

CDMP LAND USE



ESTATE DENSITY (1-2.5 DU/AC)



LOW DENSITY (2.5-6 DU/AC)



BUSINESS AND OFFICE



WATER

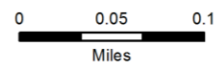


MAJOR ROADWAYS (3 OR MORE LANES)



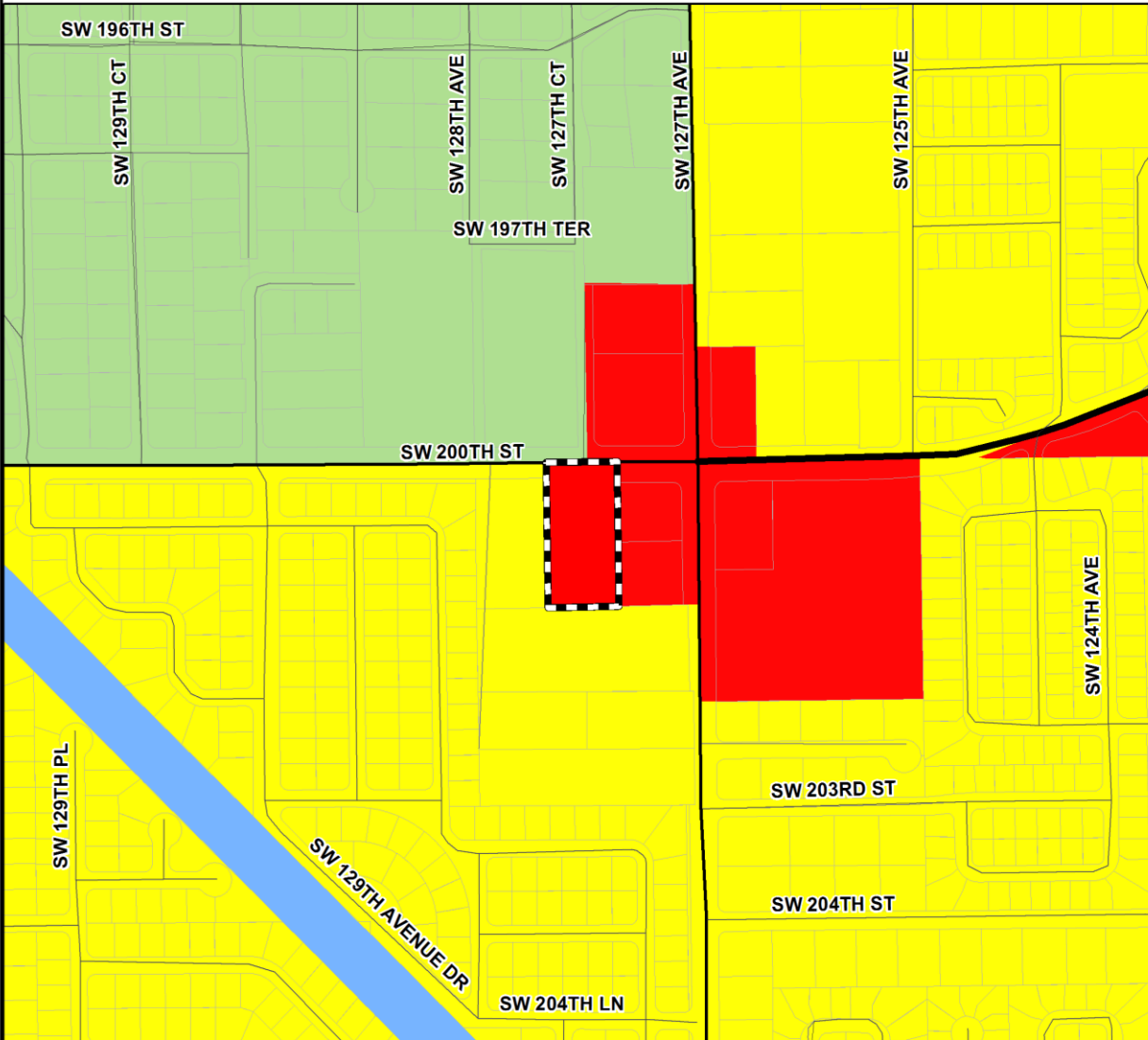
MINOR ROADWAYS (2 OR MORE LANES)

Source: Department of Regulatory and Economic Resources
July 2016



APPLICATION NO. 3

PROPOSED CDMP LAND USE



APPLICATION AREA

Source: Department of Regulatory and Economic Resources
July 2016

CDMP LAND USE

ESTATE DENSITY (1-2.5 DU/AC)

LOW DENSITY (2.5-6 DU/AC)

BUSINESS AND OFFICE

WATER

MAJOR ROADWAYS (3 OR MORE LANES)

MINOR ROADWAYS (2 MORE LANES)

0 0.05 0.1
Miles



STAFF ANALYSIS

Application Site

Location

The ±1.83-gross acre application site is located inside the Urban Development Boundary (UDB) approximately 200 feet west of SW 127 Avenue on the south side of SW 200 Street/Quail Roost Drive in unincorporated Miami-Dade County (see map series on pages 3-4 to 3-8).

Existing Land Use

The application site is developed with a ±9,312 square foot structure used as a church and most recently as a day care facility for 58 students, but is currently not utilized. (See “Existing Land Use” map on page 3-6 and Appendix F: Photos of Site and Surroundings on Appendices Page 31.)

Land Use Plan Map Designation/Request

The application site is currently designated “Low Density Residential” on the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map, (See “CDMP Land Use” map on page 3-7). The Low Density Residential land use category allows densities from 2.5 to 6 dwelling units per gross acre and the housing structures typically permitted in this category includes single family housing, cluster and townhouses, including low-rise apartments. The application requests a redesignation of the application site on the LUP map to “Business and Office” (See “Proposed CDMP Land Use” map on page 3-8). The “Business and Office” category allows the full range of sales and service activities that includes retail, wholesale, personal and professional services, commercial and professional offices, hotels, hospitals, entertainment and cultural facilities, and residences.

Under the current designation, the site could be developed with a maximum of 10 single family detached residences. Under the Applicant’s requested “Business and Office” designation, the application site could be developed with a maximum of 31,885 square feet of retail or 23 single family attached residences.

Zoning

The application site is currently zoned primarily EU-1 and the southwestern ±0.25 acres zoned EU-M (See “Zoning Map” on page 3-5). The EU-1 zoning district permits estates at a density of 1 family dwelling per 1 gross acre. The EU-M zoning district permits estates housing at a density of 1 family dwelling per 15,000 square feet of net area.

Zoning History

Miami-Dade County zoning districts and zoning code regulations were first created in 1938. Based on Miami-Dade County zoning records, the application site was zoned EU-1 and EU-M in 1957. In 1969, a special exception to permit the construction of a church on the property was approved through Resolution No. 4-ZAB-471-69. In May 1993, Resolution 4-ZAB-148-93 was adopted approving a special exception to permit a church and an unusual use to permit a daycare center for 58 children on the property.

Adjacent Land Use and Zoning

Existing Land Uses

The properties abutting to the east of the application site are developed with a 7-Eleven and a Family Dollar and further east beyond SW 127 Avenue, is developed with the Shoppes at Quail

Roost shopping plaza that includes a Publix, Little Caesars, Subway and other retail stores. AutoZone, the Bank of America, and vacant land located within the Granada Ranch Estates subdivision. To the north beyond Quail Roost Drive are a Walgreens and two churches (the Peace United Methodist Church Hispanic, Inc., and the Apostolic Alliance Church of the Lord of Jesus Christ, Inc.). To the west of the aforementioned religious facilities and northwest of the application site is the single family residential subdivision of Renaissance Ranches. The property to the south is a ±3.80-acre neighborhood park known as Charles Burr Park that is County owned and is the site of the South Miami Heights Wellfield. Abutting to the west of the application site is the Perrine Church of Christ Inc. Beyond that property to the west is the single family residential subdivision of Countryside. (See Appendix F: Photos of Site and Surroundings on Appendices Pages 31).

Land Use Plan Map Designation

Properties to the north (Peace United Methodist Church and Apostolic Alliance Church of the Lord of Jesus Christ) of the application site are designated “Estate Density Residential (1.2 to 5 dwelling units per gross acre)” on the LUP map. Properties abutting east (7-Eleven, Family Dollar, and Bank of America) of the application site are designated “Business and Office” on the LUP map. Abutting directly west of the subject application is the Perrine Church of Christ Inc. and designated “Low Density Residential (6 to 13 dwelling units per acre)” on the LUP map. Properties farther west (Countryside subdivision) of the application site are designated “Low Density Residential (2.5 to 6 dwelling units per gross acre)” on the LUP map. Properties to the south (Charles Burr Park) are designated “Low Density Residential (2.5 to 6 dwelling units per gross acre)” (See “CDMP Land Use” map on page 3-7).

Zoning

Properties to the north (Peace United Methodist Church and Apostolic Alliance Church of the Lord of Jesus Christ) of the application site are zoned EU-1 (Estates-1 Family per gross acre). Properties to the east (7-Eleven, Family Dollar and Bank of America) of the subject site are zoned BU-1A (Business-Limited). Properties to the west of the application site are zoned RU-1 (Single Family Residential 7,500 sq. ft. net). Properties to the south (Charles Burr Park) of the application site are zoned EU-M (Estates Moderate 1 Family 15,000 Sq. ft. net) and EU-1. (See “Zoning Map” on page 3-5).

Supply and Demand Analysis

The capacity of the LUP map to accommodate population or economic growth is generally expressed in acres of vacant land zoned or designated for residential and non-residential development. In the context of this small-scale Application No. 3, land capacity is analyzed at the localized or Minor Statistical Area (MSA) level.

Residential Land

The combined vacant land for single-family and multi-family residential development in the Analysis Area (Minor Statistical Area 7.2) in 2016 was estimated to have a capacity for about 6,952 dwelling units, with about 71 percent of these units intended as multi-family. The annual average residential demand in this Analysis Area is projected to increase from 514 units per year in the 2015-2020 period to 668 units in the 2025-2030 period. An analysis of the residential capacity by type of dwelling units shows the depletion of single-family units occurring in 2020 and for multi-family beyond 2030 (see “Residential Land Supply/Demand Analysis” table below). The supply of residential land for both single-family and multi-family units is projected to be depleted by 2028.

Residential Land Supply/Demand Analysis
2015 to 2030:

ANALYSIS DONE SEPARATELY FOR EACH TYPE, I.E. NO SHIFTING OF DEMAND BETWEEN SINGLE & MULTI-FAMILY TYPE	STRUCTURE TYPE		
	SINGLE-FAMILY	MULTIFAMILY	BOTH TYPES
CAPACITY IN 2016	2,026	4,926	6,952
DEMAND 2015-2020	401	113	514
CAPACITY IN 2020	422	4,474	4,896
DEMAND 2020-2025	448	126	574
CAPACITY IN 2025	0	3,844	2,026
DEMAND 2025-2030	521	147	668
CAPACITY IN 2030	0	3,109	0
DEPLETION YEAR	2020	2030+	2028

Residential capacity is expressed in terms of housing units.

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

Source: Miami-Dade Department of Regulatory and Economic Resources, Planning Division, Planning Research Section, July 2016.

The table above addresses the residential land supply and demand in the Analysis Area without the effect of the projected CDMF amendment. Application 3 is a small-scale amendment requesting a change from Low Density Residential to Business and Office. Given the existing capacity in the Analysis Area, this application, if approved, is projected to potentially increase single-family capacity by approximately 13 additional single-family units. This will have a negligible effect on the supply of residential units in the MSA.

Commercial Land

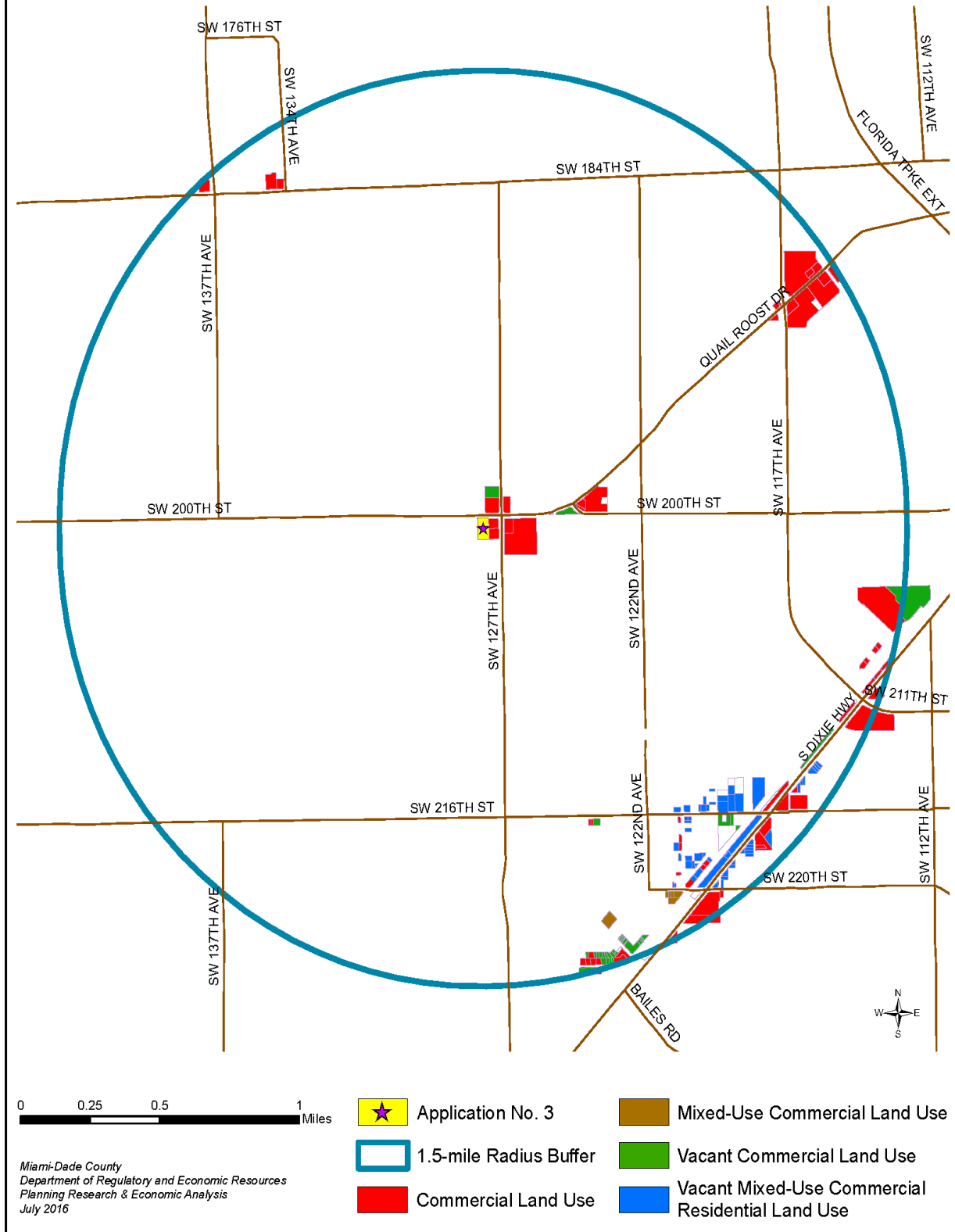
The Analysis Area (MSA 7.2) contained 200.60 acres of in-use commercial uses in 2016 and an additional 65.20 acres of vacant land zoned or designated for business uses. The annual average absorption rate for the 2015-2030 period is 5.52 acres per year. At the projected rate of absorption, the study area will deplete its supply of commercially zoned land by the year 2027 (see Projected Absorption of Land for Commercial Uses" table below). It should be noted that in addition to the 65.20 acres of commercial vacant land, an additional 104.7 acres of vacant land zoned for mixed-use is also available. If these additional acres were to be used for commercial uses, it will add additional years to the projected depletion date.

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

Analysis Area	Vacant Commercial Land 2016 (Acres)	Commercial Acres in Use 2016	Annual Absorption Rate 2015-2030 (Acres)	Projected Year of Depletion	Total Commercial Acres per Thousand Persons	
					2020	2030
MSA 7.2	65.20	200.60	5.52	2027	4.2	3.2

Source: Miami-Dade County, Regulatory and Economic Resources Department, Planning Division, Research Section, July 2016.

TRADE AREA MAP: APPLICATION NO. 3



Trade Area Analysis

An analysis of the trade area, 1.5 miles around the proposed project, for Application 3 was conducted. The result of the analysis shows that there are 82.14 acres in existing commercial uses, of which 2.26 are mixed use, and 34.88 acres of vacant commercially zoned or designated land (See "Trade Area Map" above).

Trade Area Analysis			
Application	Trade Area Radius	Vacant Commercial Land (Acres)	Commercial Acres in Use 2015
3	1.5	34.88	82.14

Source: Miami-Dade Department of Regulatory and Economic Resources, Planning Division, Research Section, July 2016.

Environmental Conditions

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

Flood Protection

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

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

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.

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 application, if approved, will not result in the reduction of the Level of Service standards for flood protection set forth in the CDMP.

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.

Water and Sewer

Water Treatment Plant Capacity

The County's adopted LOS standard for potable water treatment facilities requires that the regional water treatment system, consisting of MDWASD Hialeah Reverse Osmosis, Hialeah, Preston, and Alexander Orr District Treatment Plants, shall operate with a rated maximum daily capacity no less than two percent above the maximum daily flow for the preceding year and an average two percent above the average daily flow for the preceding five years. The water must also meet all applicable federal, state, and county primary drinking water standards.

The rated treatment capacity of the Miami-Dade Water and Sewer Department regional water treatment system is 449.74 million gallons per day (MGD). To maintain sufficient capacity in accordance with the level of service standard outlined in CDMP Policy WS-2A, the regional system shall maintain a minimum buffer of 2% below the rated design capacity of the system or 440.75 MGD. Therefore, the total available water treatment plant capacity based on CDMP Policy WS-2A is 68.87 MGD. This is calculated using the available plant capacity (440.75 MGD), subtracting the maximum day flow (342.1 MGD) and subtracting the water that is reserved through development orders (29.78 MGD).

As noted in the "Estimated Water Demand/Sewer Flow for Proposed Development by Land Use Scenario" table below, the maximum water demand for Residential development (Scenario 1) under the current CDMP Land Use designations, is estimated at 2,200 gallons per day (gpd). The maximum water demand for Retail development (Scenario 1) or Residential development (Scenario 2) under the Requested CDMP Land Use designations, are estimated at 3,189 gpd and 4,140 gpd respectively. This represents an increase of up to 1,940 gpd over the demand under the current CDMP land use designations. A Water Supply Certification Letter will be required at the time of development, at which time the proposed project will be evaluated for water supply availability and a water supply reservation will be made.

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

Scenario	Use (Maximum Allowed)	Quantity (Units or Square Feet)	Water Demand Multiplier (Section 24-43.1 Miami- Dade Code)	Projected Water Demand (gpd)
Current CDMP Potential				
1	Single Family Res	10 units	220 gpd/unit	2,200 gpd
TOTAL CURRENT (SCENARIO 1)				2,200 gpd
Requested CDMP Designation				
1	Retail	31,885 sq. ft.	10 gpd/100 sq. ft.	3,189 gpd
2	Townhouse	23 units	180 gpd/unit	4,140 gpd

Source: Miami-Dade Water and Sewer Department; Department of Regulatory and Economic Resources, Planning Division; August 2016

Water Supply and Connectivity:

The property is located within the MDWASD franchised water service area. The source of water for this area is the Alexander Orr Water Treatment Plant which is owned and operated by MDWASD. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2A(1) of the County's CDMP. The plant is presently producing water that meets Federal, State, and County drinking water standards.

The proposed land use would be required to connect to the public water system pursuant to Chapter 24 of the Code. There is an existing 16-inch water main abutting the property along SW 200th Street from which 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 Treatment Plant Capacity

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

The Miami-Dade County Water and Sewer Department regional wastewater treatment system capacity is the sum of the daily treatment capacity of the three wastewater treatment plants. The regional wastewater treatment system can treat up to 375.5 MGD. 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. The Sanitary Sewer Level of Service (LOS) standard presented in the CDMP requires the regional system to have sufficient capacity to treat 102% of the average daily sewage demand of the preceding 5 years. Based on the LOS standard, the capacity of the regional wastewater treatment system is equivalent to 368.14 MGD. The available capacity is calculated by subtracting the annual average flow (302.36 MGD) for the preceding 5 years and the capacity reserved for development orders (36.39 MGD) from the system capacity (368.14 MGD). Therefore, the available wastewater treatment plant capacity is 29.39 MGD.

Sewer System Connectivity:

Application No. 3 is located within the MDWASD franchised sewer service area. The wastewater flows for this application will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. Currently, there is average wastewater treatment capacity for this application consistent with Policy WS-2A(2) of the CDMP.

The 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.

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.

Solid Waste

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

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

Level of Service Standard

CDMP Policy SW-2A establishes the adopted Level of Service (LOS) standard for the County's Solid Waste Management System. This CDMP policy requires the County to maintain sufficient waste disposal capacity to accommodate waste flows committed to the System through long-term contracts or interlocal agreements with municipalities and private waste haulers, and anticipated uncommitted waste flows, for a period of five years. The DSWM assesses the solid waste capacity on a system-wide basis since it is not practical or necessary to make a determination concerning the adequacy of solid waste disposal capacity relative to individual applications. As of FY 2015-2016, the DSWM is in compliance with the Countywide Solid Waste Management System adopted LOS standard.

Application Impacts

The application requests redesignation of the site from "Low Density Residential" to "Business and Office." The "Business and Office" designation may result in development of either commercial or multi-family residential establishments, as defined in Chapter 15 of the County Code. The DSWM does not actively compete for non-residential waste collection servicing commercial and multi-family residential establishments at this time. Waste collection services will, therefore, most likely be provided by a private waste hauler. The requested amendment will have no fiscal impact or any associated costs; therefore DSWM has no objection to the proposed change.

Parks

The Miami-Dade County Parks, Recreation and Open Space Department has three Park Benefit Districts (PBDs). The subject application site is located inside Park Benefit District 3 (PBD-3), which generally encompasses the area south of SW 184 Street.

Level of Service Standard

CDMP Policy ROS-2A establishes the adopted minimum Level of Service (LOS) standard for the provision of recreation open space in the Miami-Dade County. This CDMP policy requires the County to provide a minimum of 2.75 acres of local recreation open space per 1,000 permanent residents in the unincorporated areas of the County and a County-provided, or an annexed or incorporated, local recreation open space of five acres or larger within a three-mile distance from residential development. The acreage/population measure of the LOS standard is calculated for each Park Benefit District. A Park Benefit District is considered below LOS standard if the projected deficiency of local recreation open space is greater than five acres. Currently, PBD-3

has a surplus capacity of 218.48 acres of parkland, when measured by the County's concurrency LOS standard of 2.75 acres of local recreation open space per 1,000 permanent residents.

The "County Local Parks" table below lists the parks within a 3-mile radius of the application site; ten parks (including Goulds, Roberta Hunter, and William Randolph) are significantly larger than the required five acre park.

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

Park Name	Acreage	Classification
Ben Shavis Park	0.86	Mini Park
Caribbean Park	5.17	Neighborhood Park
Charles Burr Park	3.80	Neighborhood Park
Cutler Ridge Skate Park	3.60	Single Purpose Park
Debbie Curtin Park	9.78	Neighborhood Park
Eureka Park	4.42	Community Park
Eureka Villas Park	5.30	Neighborhood Park
Goulds Park	31.10	Community Park
Goulds Wayside Park	2.68	Neighborhood Park
Lincoln City Park #1	0.50	Mini Park
Lincoln Estates Park	0.82	Mini Park
Losner Park	0.55	Mini Park
MedSouth Park	4.48	Neighborhood Park
Quail Roost Park	2.47	Neighborhood Park
Roberta Hunter Park	16.05	Neighborhood Park
Serena Lakes Park	5.14	Neighborhood Park
Sharman Park	6.71	Neighborhood Park
Silver Palms Park 1	1.06	Neighborhood Park
Silver Palms Park 2	2.38	Neighborhood Park
Silver Palms Park 3	0.82	Neighborhood Park
Silver Palms Park 4	1.06	Neighborhood Park
Silver Palms Park 5	0.83	Neighborhood Park
South Miami Heights Park	5.97	Neighborhood Park
William Randolph Community Park	10.57	Neighborhood Park

Source: Miami-Dade County Parks, Recreation and Open Space Department, July 2016.

Application Impacts

The potential development of the site under the existing CDMP land use designation has a potential population of up to 32, resulting in an impact of 0.09 acres based on the minimum Level of Service standard for the provision of local recreation open space.

The potential for residential development under the proposed land use designation is estimated at 23 single-family dwelling units with an estimated population of 74. The concurrency analysis for this scenario results in an impact of 0.20 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 there would be no impact to the parks level of service.

Fire and Rescue Service

The application area is currently served by Miami-Dade Fire Rescue (MDFR) Station No. 52 (South Miami Heights) located at 12105 Quail Roost Drive. The station is equipped with a Rescue, a Tanker and Battalion totaling eight (8) firefighter/paramedics, 24 hours a day, seven days a week. The average travel time to incidents in the vicinity of the application site is estimated at approximately 6 minutes and 28 seconds. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8 minutes at 90% of all incidents. Presently, travel time to incidents in the vicinity of the application site complies with the performance objective of national industry standards.

The MDFR Department has determined that the current "Low Density Residential" land use designation of the application site would allow a potential development that would generate three (3) annual alarms. The proposed "Business and Office" (B&O) designation would allow a proposed potential development anticipated to generate nine (9) annual alarms, and would have a minimal impact to existing fire-rescue services.

Level of Service Standard for Fire Flow and Application Impacts

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

Schools

Level of Service Standard

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

A planning level review, which is considered a preliminary school concurrency analysis, was conducted on this application based on the adopted LOS standard for public schools, the Interlocal Agreement (ILA) for Public Facility Planning between Miami-Dade County and Miami-Dade County Public Schools, and current available capacity and school attendance boundaries, if capacity is not available at the school of impact, the developments impact can be shifted to one

or more contiguous CSA that have available capacity, located either in whole in part within the same Geographic Area.

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

Application Impact

This application, if approved, may increase the student population of the schools serving the application site by an additional eleven (11) students – this number reflects an impact reduction of 22.82% for charter and magnet schools (schools of choice). Of the eleven (11) students, five (5) will attend elementary schools, three (3) will attend middle schools and three (3) will attend senior high schools. The students will be assigned to those schools identified in the “Concurrency Service Area (CSA) Schools” table below. At this time, the schools have sufficient capacity available to serve the application.

Concurrency Service Area (CSA) Schools					
Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
Redland Elementary	0	5	0	No	Current CSA/ 5 Year Plan
Redland Middle	434	3	3	Yes	Current CSA/
South Dade Senior	53	3	3	Yes	Current CSA
Adjacent Concurrency Service Area Schools					
Avocado Ele – South Dade Mid (Ele Comp)	390	5	5	Yes	Adjacent CSA
Source: Miami-Dade County Public Schools, August 2016.					
Miami-Dade County Department of Regulatory and Economic Resources, August 2016.					
Note: CSA means Concurrency Service Area					

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

Aviation

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

Roadways

The application site is a ±1.83-net (2.0-gross) acre property located on the south side of SR-994/SW 200 Street/Quail Roost Drive and approximately ±242 feet west of SW 127 Avenue. SR-994/Quail Roost Drive is a four-lane divided roadway from US-1 to SW 127 Avenue, and a two-lane roadway west of SW 127 Avenue to SW 177 Avenue/Krome Ave. Access to the site is by SW 200 Street. SW 137 Avenue, west of the application site, and SW 117 Avenue, east of the application site, provide access to SW 152 Street and SW 184 Street, two major east-west arterials. SW 200 Street/SR 994 connects in the east to the Homestead Extension of Florida's Turnpike (HEFT) and to US-1/South Dixie Highway; and to the west to SR 997/Krome Avenue. All these north-south major corridors provide connectivity to other areas in the County.

Traffic conditions are evaluated by the level of service (LOS), which is represented by one of the letters "A" through "F", with A generally representing the most favorable driving conditions and F representing the least favorable.

Existing Conditions

Existing traffic conditions on major roadways adjacent to and in the vicinity of the application site, which are currently monitored by the State (Year 2015) and the County (Year 2015), are operating at or above their adopted Level of Service standards. The roadway segments of SW 200 Street between Quail Roost Drive and US-1 and SW 117 Avenue from SW 184 Street to Quail Roost Drive are operating at their adopted LOS D standard, and are projected to continue to operate at LOS D with the additional impact from this application. All other roadways analyzed are currently operating at acceptable levels of service and projected to continue to operate at acceptable levels of service with the application's impact. See "Traffic Impact Analysis on Roadways Serving the Amendment Site" table below.

Trip Generation

Two potential development scenarios under the requested "Business and Office" land use designation were analyzed for traffic impacts. Under the current CDMP land use designation of "Low Density Residential (2.5-6 du/ac)," the application site is assumed to be developed with the maximum potential development of 10 single-family detached residences. Under the requested CDMP land use designation, the application site is assumed to be developed with 31,885 sq. ft. of retail uses (Scenario 1), or with 23 single-family attached residential units (Scenario 2). The potential development under the current CDMP land use designation is expected to generate approximately 13 PM peak hour vehicle trips. The two potential development scenarios under the requested CDMP land use designation are expected to generate approximately 184 PM peak hour vehicle trips (Scenario 1), or approximately 171 more PM peak hour vehicle trips than potential development under the current CDMP designation; and approximately 16 PM peak hour vehicle trips (Scenario 2), or approximately three (3) more PM peak hour vehicle trips than the potential development under the current CDMP designation. See "Estimated PM Peak Hour Trip Generation" table below.

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

Application No. 3	Current CDMP Designation and Assumed Use ¹ / Estimated No. Of Trips	Requested CDMP Designation and Assumed Use ² / Estimated No. Of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use Designation
Scenario 1	“Low Density Residential (2.5-6 DU/Ac)” 10 SF detached /	“Business and Office” 31,885 sq. ft. retail /	
	13	184	+ 171
Scenario 2	“Low Density Residential (2.5-6 DU/Ac)” 10 SF detached /	“Business and Office” 23 SF attached /	
	13	16	+ 3

Source: Institute of Transportation Engineers, Trip Generation, 9th Edition, 2012; Miami-Dade County Department of Regulatory and Economic Resources, July 2016.

Notes: ¹ Under the current CDMP land use designation of “Low Density Residential (2.5–6 DU/Acre)” the application site is assumed to be developed with the maximum potential development of 10 single-family residential units.

² Under the requested CDMP land use designation of “Business and Office” the application site is assumed to be developed with the maximum potential development of 31,885 sq. ft. retail (Scenario 1), or 23 single-family attached residential units (Scenario 2).

Traffic Concurrency Evaluation (Concurrency)

An evaluation of peak-period traffic concurrency conditions as of July 2016, which considers reserved trips from approved development not yet constructed, programmed roadway capacity improvements listed in the first three years of the County’s adopted 2017 *Transportation Improvement Program (TIP)*, and the PM peak hour trips estimated to be generated by the application under the requested CDMP LUP map designation of “Business and Office,” determined that all roadways—adjacent to and in the vicinity of the application site—that were analyzed have available capacity to handle the additional traffic impacts that would be generated by the application and are projected to operate at acceptable levels of service. See “Traffic Impact Analysis on Roadways Serving the Amendment Site” table below.

Traffic Impact Analysis on Roadways Serving the Amendment Site
Roadway Lanes, Existing and Concurrency PM Peak Period Operating Level of Service (LOS)

Sta. Num.	Roadway	Location/Link	Num. Lanes	Adopted LOS Std.*	Peak Hour Cap.	Peak Hour Vol.	Existing LOS	Approved D.O's Trips	Total Trips With D.O's Trips	Conc. LOS w/o Amend.	Amend-ment Peak Hour Trips	Total Trips With Amend.	Concurrency LOS with Amend.
Scenario 1 - 31,885 sq. ft. retail													
54	SW 186 St.	SW 127 Ave. to HEFT	4 DV	E	3,580	2,617	C	104	2,721	C	77	2,798	C
1116	SW 200 St./SR 994	SW 177 Ave. to SW 127 Ave.	2 UD	E	1,600	1,395	C	167	1,562	D	12	1,574	D
8157	SW 200 St.	US-1 to Quail Roost Dr.	2 DV	D	1,197	809	D	35	844	D	11	855	D
9756	SW 117 Ave.	SW 184 St. to Quail Roost Dr.	2 DV	D	1,260	995	D	104	1,099	D	39	1,138	D
9758	SW 117 Ave.	US-1 to Quail Roost Dr.	2 DV	D	1,630	1,083	B	3	1,086	B	11	1,097	B
9790	SW 127 Ave.	SW 232 St. to SW 216 St.	2 UD	D	1,440	245	C	105	350	C	27	377	C
8121	SW 127 Ave.	SW 200 St. to SW 184 St.	2 UD	D	1,440	708	C	120	828	C	18	846	C
Scenario 2- 23 SF attached (townhouses)													
54	SW 186 St.	SW 127 Ave. to HEFT	4 DV	E	3,580	2,617	C	104	2,721	C	6	2,727	C
1116	SW 200 St./SR 994	SW 177 Ave. to SW 127 Ave.	2 UD	E	1,600	1,395	C	167	1,562	D	1	1,563	D
8157	SW 200 St.	US-1 to Quail Roost Dr.	2 DV	D	1,197	809	D	35	844	D	1	845	D
9756	SW 117 Ave.	SW 184 St. to Quail Roost Dr.	2 DV	D	1,260	995	D	104	1,099	D	4	1,103	D
9758	SW 117 Ave.	US-1 to Quail Roost Dr.	2 DV	D	1,630	1,083	B	3	1,086	B	1	1,087	B
9790	SW 127 Ave.	SW 232 St. to SW 216 St.	2 UD	D	1,440	245	C	105	350	C	3	353	C
8121	SW 127 Ave.	SW 200 St. to SW 184 St.	2 UD	D	1,440	708	C	120	828	C	1	829	C

Source: Compiled by the Miami-Dade County Department of Regulatory and Economic Resources and Florida Department of Transportation, July 2016.

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

* County adopted roadway level of service standards applicable to the roadway segment: D (90% capacity); E (100% capacity).

Under the requested CDMP land use designation the application site is assumed to be developed with the maximum potential development of 31,885 sq. ft. retail (Scenario 1) or 23 single-family residential units (Scenario 2).

Application Impact

Under the current CDMP land use designation of “Low Density Residential (2.5-6 DU/ Acre)” the application site is assumed to be developed with the maximum potential development of 10 single-family detached residences. Under the requested CDMP land use designation of “Business and Office”, two development scenarios were analyzed. Scenario 1 assumes the application site developed with 31,885 sq. ft. retail uses, and Scenario 2 assumes the application site developed with 23 single-family attached residential units (townhouses). The potential development scenario under the current CDMP land use designation is expected to generate approximately 13 PM peak hour vehicle trips. Under the requested “Business and Office” land use designation, Scenario 1 (31,885 sq. ft. retail uses) is expected to generate approximately 184 PM peak hour vehicle trips, or approximately 171 more PM peak hour vehicle trips than the 10 residential units that may be developed under the current CDMP designation; and Scenario 2 (23 townhouses) is expected to generate approximately 16 PM peak hour vehicle trips, or approximately three (3) more PM peak hour vehicle trips than the potential development scenario (10 residential units) under the current CDMP designation of “Low Density Residential (2.5–6 DU/Acre).” See “Estimated PM Peak Hour Trip Generation” table above. Also, the traffic impact analysis indicates that the roadways adjacent to and in the vicinity of the application site that were analyzed have enough capacity to handle the additional traffic that would be generated by the potential development of this application and are projected to operate at acceptable levels of service.

Transit

Existing Service

The application and the surrounding areas are currently served by Metrobus Route 52. The service frequency of Metrobus Route 52 is shown in the “Metrobus Route Service Summary” Table below.

Metrobus Route Service Summary							
Routes	Service Headways (in minutes)					Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8 pm)	Saturday	Sunday		
52	30	45	60	45	60	0.3	L

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

Notes: L means Metrobus Local route service.

Future Conditions

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 the application site.

Application Impacts

A preliminary analysis performed in the Traffic Analysis Zone (TAZ) 1340, where the application site is located, indicates that if the application is approved, the expected incremental transit impacts generated by the requested land use amendment are minimal and can be handled by the existing transit service in the area.

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

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

- LU-1. The location and configuration of Miami-Dade County's urban growth through the year 2030 shall emphasize concentration and intensification of development around centers of activity, development of well-designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.
- LU-1C. Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.
- LU-1E: In planning and designing all new residential development and redevelopment in the county, Miami-Dade County shall vigorously promote implementation of the "Guidelines for Urban Form" contained in the "Interpretation of The Land Use Plan Map" text adopted as an extension of these policies.
- LU-1G. Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to relate to adjacent development, and large uses should be planned and designed to serve as an anchor for adjoining smaller businesses or the adjacent business district. Granting of commercial or other non-residential zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.
- LU-4A. When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.
- LU-7. Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a safe place, pedestrian and bicycle friendly environment that promotes mobility for people of all ages and abilities through the use of rapid transit services.
- LU-8B. Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.
- LU-8E. Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated to consider consistency with the Goals, Objectives and Policies of all

Elements, other timely issues, and in particular the extent to which the proposal, if approved would:

- i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;
- ii) Enhance or impede provision of services at or above adopted LOS Standards;
- iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods;
- iv) Enhance or degrade environmental or historical resources, features or systems of County significance; and
- v) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.

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

LU-10A. Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, moderate to high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation. To facilitate and promote such development Miami-Dade County shall orient its public facilities and infrastructure planning efforts to minimize and reduce deficiencies and establish the service capacities needed to support such development.

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

CON-8A. Specimen trees and Natural Forest Communities in Miami-Dade County shall be protected through the maintenance and enforcement of the County's Tree and Forest Protection and Landscape Code, as may be amended from time to time. The County's Natural Forest Inventory shall be revised periodically to reflect current Natural Forest Community conditions. A Natural Fore Community shall not be removed from the inventory unless its quality and resource values have been degraded to the point where it cannot be restored.

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APPENDICES

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APPENDIX A

Amendment Application

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RECEIVED
2016 MAY 26 10 08 AM
APPLICATION FOR AN AMENDMENT TO THE
LAND USE PLAN MAP
OF THE MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN
PLANNING DIVISION

1. APPLICANTS

South Florida RE Holdings, LLC

2. APPLICANT'S REPRESENTATIVE

Jorge L. Navarro, Esq.
Greenberg Traurig, LLP
333 SE 2nd Ave, Suite 4400
Miami, Florida 33131
(305) 579-0821

By: 

Jorge L. Navarro, Esq.

5-24-2016

Date

3. DESCRIPTION OF REQUESTED CHANGE

A. Change the Land Use Plan Map.

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

B. Description of Subject Area.

The subject property consists of approximately 1.83 +/- net acres (2.0 +/- gross acres) of land, located in Section 11, Township 56, Range 39, in unincorporated Miami-Dade County (the "Property"). The Property is located at 12740 SW 200th Street as depicted on the location map accompanying the legal description provided herein.

C. Acreage.

1. Subject application area: 1.83 +/- net acres (2.0 +/- gross acres)
2. Acreage owned by applicant: 1.83 +/- net acres (2.0 +/- gross acres)

D. Requested Changes.

1. It is requested that the subject property be re-designated on the Future Land Use Plan map from "Low Density Residential" (2.5 to 6 dwelling units per acre) to "Business and Office".
2. It is requested that this Application be processed as an expedited small scale amendment.

4. REASONS FOR AMENDMENT

The requested amendment seeks a redesignation of the Property from "Low Density Residential" to "Business and Office" on the Future Land Use Map. The proposed amendment will allow for the redevelopment of the Property with commercial uses to serve the abutting residents. The Property is currently improved with a one-story structure that was constructed in 1957 and used as a religious facility until several years ago. For the reasons below, we believe the proposed amendment is compatible with the proximate land uses and consistent with the policies and goals of the Comprehensive Plan.

The Property is comprised of approximately 1.83 net acres (2.0 gross acres) and is located near the intersection of SW 127th Avenue and SW 200th Street (Quail Roost Drive). Accordingly, the Property is ideally situated for commercial and retail uses due to its location along two major thoroughfares with a high volume of vehicular trips. The proposed redesignation of the Property to "Business and Office" is also consistent with the Guidelines for Urban Form which provide that "intersections of section line roads shall serve as focal points of activity, hereafter referred to as activity nodes. When commercial uses are warranted, they should be located within these activity nodes." The approval of the request conforms with and promotes the implementation of these Guidelines by providing commercial uses to serve the surrounding residential community and providing much needed retail services to its residents.

The proposed redesignation of the Property to "Business and Office" is also compatible with the surrounding commercial and civic uses in the area and consistent with the land use designations on the other corners of the intersection. The parcels directly to the north and east of the Property are similarly designated as "Business and Office" under the Future Land Use Map and are currently developed with commercial uses. Specifically, the existing commercial uses at the intersection of SW 200th Street and SW 127th Avenue include a Walgreens pharmacy on the Northwest corner, an AutoZone store on the Northeast corner, and a Shopping Center with a grocery store and banking facilities at the Southeast corner. The proposed commercial uses at the Property will also be appropriately buffered from the surrounding residential community by the existing civic uses in the area, which include the four-acre Charles Burr Park to the south and a

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religious facility to the west. The future commercial redevelopment of the Property will create the necessary transition between the residentially designated properties to the east and the existing commercial uses to the west.

Based on the surrounding development and the existing land uses in the area, we believe the Property is appropriately located for commercial use. Additionally, approval of the proposed request would further the implementation of the following CDMP goals, objectives and policies:

OBJECTIVE LU-1: The location and configuration of Miami-Dade County's urban growth through the year 2025 shall emphasize concentration and intensification of development around centers of activity, development of well-designed communities containing a variety of uses, housing types and public services, renewal or rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.

POLICY LU-1E: In planning and designing all new residential development and redevelopment in the county, Miami-Dade County shall vigorously promote implementation of the "Guidelines for Urban Form" contained in the "Interpretation of The Land Use Plan Map" text adopted as an extension of these policies.

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

LAND USE POLICY LU-1D: In conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of residential areas as neighborhoods which include recreational, educational and other public facilities, houses of worship, and safe and convenient circulation of automotive, pedestrian and bicycle traffic.

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

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

5. ADDITIONAL MATERIAL SUBMITTED

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

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6. COMPLETED DISCLOSURE FORMS

Attached as Exhibit "C"

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

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Exhibit "A"

Legal Description:

Parcel 1

A portion of Lots 1 & 2, in TROPICO, as recorded in Plat Book 2, Page 57, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

From the Northeast corner of Lot 1, in TROPICO, run Westerly along the North line of said Lot 1, 241.69 feet to the Point of Beginning, said line being 15 feet south and parallel with the North line of the Northeast 1/4 of Section 11, Township 56 South, Range 39 East; thence run Southerly along a line parallel to the East line of said Lot 1, 204.65 feet to a point; thence at an interior angle of 89°28'54", run Westerly 212.84 feet to a point; thence run Northerly along a line parallel to the East line of said Lot 1, 204.76 feet to a point; thence at an interior angle of 89°27'15", run Easterly 212.84 feet along the North line of said Lots 1 and 2 to the Point of Beginning, less the North 35 feet thereof for road purposes; said land lying and being in the Northeast 1/4 of Section 11, Township 56 South, Range 39 East, Miami-Dade County, Florida.

AND

From the Northeast corner of Lot 1 in TROPICO, run Westerly along the North line of said Lot 1, 241.69 feet to a point, said line being 15 feet south and parallel with the North line of the Northeast 1/4 of Section 11, Township 56 South, Range 39 East; thence run Southerly along a line parallel to the East line of said Lot 1, 204.65 feet to the Point of Beginning; thence continue Southerly along a line parallel to the East line of said Lot 1, 204.65 feet to a point; thence at an interior angle of 89°30'34", run Westerly 212.84 feet to a point; thence at an interior angle of 90°29'26", run Northerly 204.76 feet to a point; thence run Easterly 212.84 feet to the Point of Beginning; said land lying and being in the Northeast 1/4 of Section 11, Township 56 South, Range 39 East, Miami-Dade County, Florida.

Parcel 2

A portion of Lots 1 & 2, in TROPICO, as recorded in Plat Book 2, Page 57, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

From the Northeast corner of Lot 1, in TROPICO, run Westerly along the North line of said Lot 1, 241.69 feet to the Point of Beginning; said line also being the North line of the Northeast 1/4 of Section 11, Township 56 South, Range 39 East; thence run Southerly along a line parallel to the East line of said Lot 1, 204.65 feet to a point; thence at an interior angle of 89°28'54", run Westerly 212.84 feet to a point; thence run Northerly along a line parallel to the East line of said Lot 1, 204.76 feet to a point; thence at an interior angle of 89°27'15", run Easterly 212.84 feet along the North line of said Lots 1 and 2 to the Point of Beginning, less the North 35 feet thereof for road purposes; said land lying and being in the Northeast 1/4 of Section 11, Township 56 South, Range 39 East, Miami-Dade County, Florida.

AND

From the Northeast corner of Lot 1, in TROPICO, run Westerly along the North line of said Lot 1, 241.69 feet to a point, said line also being the North line of the Northeast 1/4 of Section 11, Township 56 South, Range 39 East; thence run Southerly along a line parallel to the East line of said Lot 1, 204.65 feet to the Point of Beginning; thence continue Southerly along a line parallel to the East line of said Lot 1, 204.65 feet to a point; thence at an interior angle of $89^{\circ}30'34''$, run Westerly 212.84 feet to a point; thence at an interior angle of $90^{\circ}29'26''$, run Northerly 204.76 feet to a point; thence run Easterly 212.84 feet to the Point of Beginning; said land lying and being in the Northeast 1/4 of Section 11, Township 56 South, Range 39 East, Miami-Dade County, Florida.

Exhibit "B"

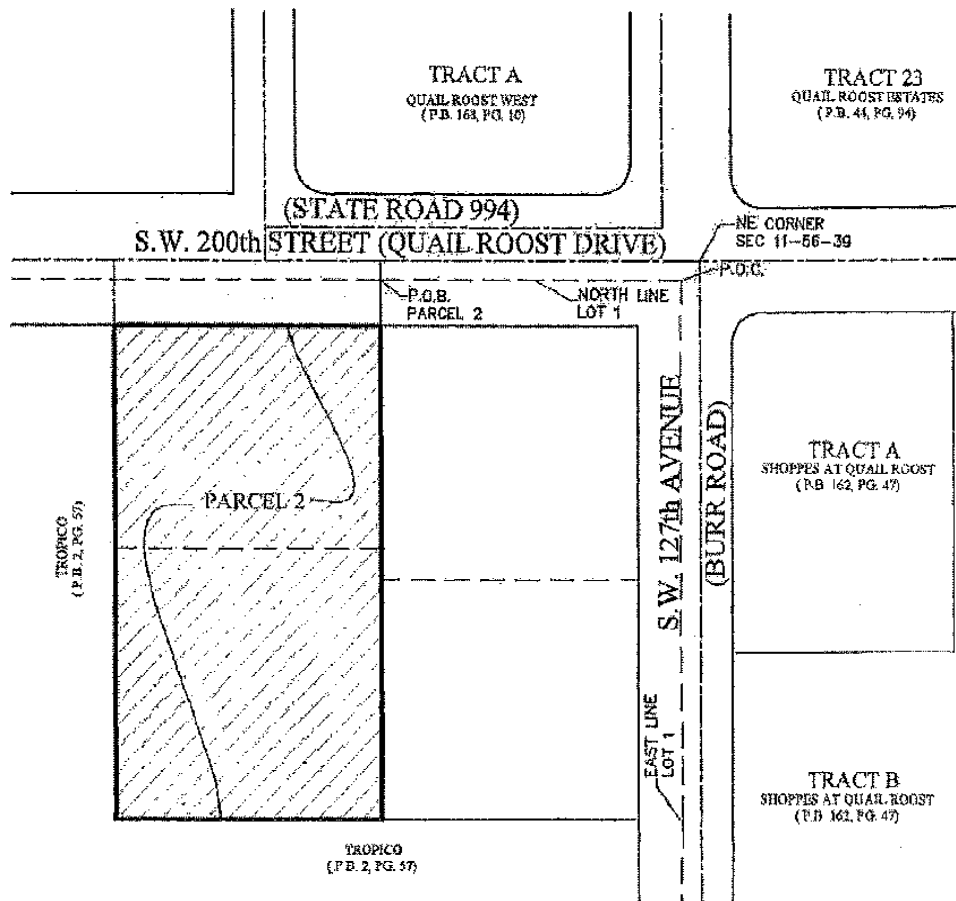
**LOCATION MAP FOR APPLICATION
TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN**

APPLICANT / REPRESENTATIVE:

Jorge L. Navarro, Esq.

DESCRIPTION OF SUBJECT AREA:

The subject property consists of approximately 1.83 +/- net acres (2.0 +/- gross acres) of land located in Section 11, Township 56, Range 39, in unincorporated Miami-Dade County. The Application Site is located at 12740 SW 200 Street. The Applicant owns the entire Application Site as illustrated below.



LOCATION SKETCH
NOT TO SCALE

DISCLOSURE OF INTEREST

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

1. APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: South Florida RE Holdings LLC, 3663 SW 8 St, 3rd Floor, Miami, Florida 33155

APPLICANT B: _____

APPLICANT C: _____

APPLICANT D: _____

APPLICANT E: _____

APPLICANT F: _____

APPLICANT G: _____

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

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

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE
A	South Florida RE Holdings LLC	30-6911-001-0011	1.83 acre

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

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

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

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

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

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

CORPORATION NAME: South Florida RE Holdings LLC

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
Felipe A. Valls	100%
3663 SW 8 th Street, 3 rd Floor	
Miami, FL 33155	

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

TRUSTEES

NAME: N/A

MIA 185240417v1

BENEFICIARY'S NAME AND ADDRESS

PERCENTAGE OF
INTEREST

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

PARTNERSHIP NAME: N/A

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF
INTEREST

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

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

Date of Contract: _____

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

N/A

5. DISCLOSURE OF OWNER'S INTEREST: Complete only if an entity other than the applicant is the owner of record as shown on 2.a., above.

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

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

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

CORPORATION NAME:

Z

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

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

TRUSTEE'S NAME:

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

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

PARTNERSHIP

NAME: _____

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF
OWNERSHIP

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

NAME, ADDRESS, AND OFFICE (if applicable)

PERCENTAGE OF
INTEREST

Date of Contract: _____

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

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

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

Applicant's Signatures and Printed Names

South Florida RE Holdings LLC, a Florida limited liability company

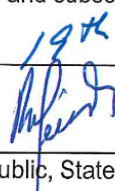
By



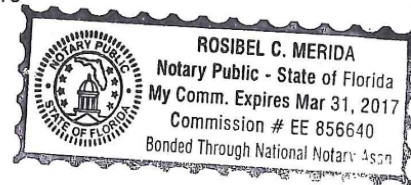
Felipe Valls, Managing Member

Sworn to and subscribed before me

this 19th day of April, 2016



Notary Public, State of Florida at Large(SEAL)



My Commission Expires:

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

APPENDIX B

Miami-Dade County Public Schools Analysis

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Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools

Alberto M. Carvalho

RECEIVED

Miami-Dade County School Board

2016 AUG 23 PM 3:50
Perla Tabares Hantman, Chair
Hon. Dorothy Bernier 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) • ariio@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: 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

161	AVOCADO EL - SOUTH DADE MID (ELEM COMP)	390	5	5	YES	Adjacent CSA
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*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

APPENDIX C

Applicant's Traffic Impact Report

(Not required)

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APPENDIX D

Fiscal Impact Analysis

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Fiscal Impacts On Infrastructure and Services

On October 23, 2001, the Board of County Commissioners adopted Ordinance No. 01-163 requiring the review procedures for amendments to the Comprehensive Development Master Plan (CDMP) to include a written evaluation of fiscal impacts for any proposed land use change. The following is a fiscal evaluation of Application No. 3 of the May 2016 Cycle Applications to amend the CDMP from County departments and agencies responsible for supplying and maintaining infrastructure and services relevant to the CDMP. The evaluation estimates the incremental and cumulative costs of the required infrastructure and service, and the extent to which the costs will be borne by the property owner(s) or will require general taxpayer support and includes an estimate of that support.

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

Solid Waste Services

Waste Disposal Capacity and Service

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.

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.

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.

Water and Sewer

The Miami-Dade County Water and Sewer Department (WASD) provides for the majority of water and sewer service needs throughout the county. The cost estimates provided herein are preliminary and final project costs will vary from these estimates. The final costs for the project and resulting feasibility will depend on the actual labor and materials costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. The applicant requests a change to the CDMP Land Use Plan map to redesignate a ±2.0

gross acre (± 1.83 net acres) parcel from "Low Density Residential" to "Business and Office," which could allow a maximum of 31,885 square feet of office or 23 single-family attached residential units. The estimated costs for a 12-inch water main would be \$388 per unit and for a 16-inch water main line would be \$511. It is estimated that an 8-inch sanitary gravity sewer main line would cost \$297 for the proposed land use redesignation.

Flood Protection

The Miami-Dade County Division of Environmental and Resources Management (DERM) is responsible for the enforcement of current stormwater management and disposal regulations. These regulations require that all new development provide full on-site retention of the stormwater runoff generated by the development. The drainage systems serving new developments are not allowed to impact existing or proposed public stormwater disposal systems, or to impact adjacent properties. The County is not responsible for providing flood protection to private properties, although it is the County's responsibility to ensure and verify that said protection has been incorporated in the plans for each proposed development. The above noted determinations are predicated upon the provisions of Chapter 46, Section 4611.1 of the South Florida Building Code; Section 24-58.3(G) of the Code of Miami-Dade County, Florida; Chapter 40E-40 Florida Administrative Code, Basis of Review South Florida Water Management District (SFWMD); and Section D4 Part 2 of the Public Works Manual of Miami-Dade County. All these legal provisions emphasize the requirement for full on-site retention of stormwater as a post development condition for all proposed commercial, industrial, and residential subdivisions.

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. Staff notes a stormwater management permit is not required for the subject area because it is less than 2 acres net.

Public Schools

The proposed amendment, if approved and developed with residences, could result in 11 additional students. The average cost for K-12 grade students amounts to \$9,337 per student. Of the 5 students, 3 will attend elementary schools, 3 will attend middle schools students and 3 will attend senior high schools. The total annual operating cost for additional students residing in this development, if approved, would total \$102,707.00. In the event that there is not sufficient capacity at the time of final subdivision, site plan or functional equivalent, the ILA and the Educational Element of the CDMP describe a proportionate share mitigation process.

Fire Rescue

The Miami-Dade County Fire and Rescue Department indicates that fire and rescue service in the vicinity of the subject application is adequate; no stations are planned in the vicinity of the application site.

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APPENDIX F

Photos of Site and Surroundings

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View from SW 200 Street/Quail Roost Drive looking south to subject property



View from SW 200 Street looking southward to the subject property and abutting 7-Eleven and Family Dollar in background



View from 7Eleven property looking west toward subject property



View from subject property looking northeast towards Walgreens



View from subject property looking north toward church property along SW 200 Street



View from Family Dollar property looking southwest across rear of subject property toward Charles Burr Park in background



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