

Application No. 1

Commission District 2

Community Council 8

APPLICATION SUMMARY

Applicant/Representative:	Elias Kasabdjji/Simon Ferro, Esq. and Jennifer E. Fine, Esq., Gunster, Yoakley, & Stewart, P.A.
Location:	Westside of NW 31 Avenue and ±140 feet north of NW 36 Street and ±121 feet south of NW 38 Street
Total Acreage:	±1.5 Gross Acres (±1.491 Net Acres)
Current Land Use Plan Map Designation:	"Industrial and Office"
Requested Land Use Plan Map Designation:	Redesignate the application site on the LUP map: From: "Industrial and Office" To: "Business and Office"
Amendment Type:	Small-scale
Existing Zoning District/Site Condition:	IU-1/Abandoned car sales and services facility

RECOMMENDATIONS

Staff:	ADOPT AS A SMALL-SCALE AMENDMENT (October 2017)
North Central Community Council (8):	TO BE DETERMINED (October 17, 2017)
Planning Advisory Board (PAB) Acting as the Local Planning Agency:	TO BE DETERMINED (November 6, 2017)
Final Action of Board of County Commissioners:	TO BE DETERMINED (November 8, 2017)

Staff recommends to **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 ±1.5 gross-acre application site from “Industrial and Office” to the “Business and Office” land use category for the following reasons:

Principal Reasons for Recommendation:

1. The application seeks to change the “Industrial and Office” Land Use Plan map designation on the ±1.5-gross acre site to facilitate multi-family residential development that is generally consistent with CDMP Intergovernmental Coordination Element Policy ICE-1F. The policy requires the County to consider compatibility with adopted land use plans of adjacent municipalities as a factor in reviewing proposed changes to the Land Use Plan map. The southern boundary of the application site abut properties within a linear extension of the City of Miami boundaries extending from NW 27 Avenue westward along both sides NW 36 Street to NW 38 Avenue designated by the City as ‘General Commercial’ that allows multi-family residential, commercial uses, warehouses, and light manufacturing, among other uses. The abutting properties within the City are zoned T6-8-0 which allows residential development at densities up to 150 units per acre and a range of other uses, including commercial uses, civic uses, among others, that may be permitted by right without a public hearing. The abutting and adjacent properties within the City may be developed with residential development at significant densities that would be generally incompatible with industrial development on application site and surrounding properties within the unincorporated area. The application, if approved, would provide for greater compatibility of uses between the application site and the abutting properties within the City of Miami consistent with CDMP Intergovernmental Coordination Element Policy ICE-1F.
2. The CDMP Land Use Element text on CDMP page I-39 provides that when “Industrial and Office” designated land in a Minor Statistical Area with less than a 15-year supply of industrial land is subject to a plan amendment application, in order to receive approval of a non-industrial use, it must be demonstrated that such use will not have a significant adverse impact on future industrial development. The application site is located within Minor Statistical Area 4.6, which has an estimated 10-year supply of industrial land remaining. However, industrial land adjacent to the application site is within an industrially designated area and is abutted to the north by single family and duplex residential units and to the west by commercial uses (car sale and service) and light industrial uses.

The properties to the west are developed with a car sales and service facility and light manufacturing uses. The properties abutting to the north are single family and duplex residential units and further north beyond NW 38 Street are light industrial uses including warehouses two duplex residential units. To the east across NW 31 Avenue is the 276-unit Royal Duke Mobile Home Park. Abutting to the south of the application site is a parking lot property owned by the Applicant and a car sale facility both within the City of Miami along the north side of NW 36 Street. While the application site and adjacent properties in the unincorporated area are designated “Industrial and Office”, there are no vacant industrial parcels in the immediate vicinity of the site, and the application would provide for greater compatibility of uses between the site and the abutting non-industrial properties in the City of Miami. Therefore, approval of the application would not have a significant adverse impact on future industrial development in the area.

3. The application proposes redevelopment of the site consistent with the CDMP provisions for redevelopment. Objective LU-1, Policy LU-1C and Policy LU-10A of the CDMP Land Use

Element require the County to give priority to infill development and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where urban services and facilities have the capacities to accommodate additional demand. Under the current “Industrial and Office” designation, the site may be redeveloped with 32,473 square feet of warehouses or industrial uses. Under the requested “Business and Office” designation, if the application were approved, the site could be developed with 25,979 square feet of retail or 32 multifamily residential units, or 129 multifamily residential units under the hypothetical scenario where abutting lands within the City of Miami are assumed to be residentially developed and thereby form the basis for the increased density on the application site (see “Background” on page 1-11). As discussed in Principal Reason No. 4(ii) below, approval of the application would not cause a violation of the adopted level of service standards for public services and facilities.

4. 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 Land Use Plan (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 to “Business and Office” would not satisfy a deficiency in the Land Use Plan map to accommodate projected economic or population growth but if developed with residences as stated in the application could add provide additional residential units and be of benefit to the area. The analysis area for the application, Minor Statistical Area 4.6 (MSA 4.6) contained 26.60 acres of vacant land zoned or designated for industrial uses in 2017. At the current absorption rate of 2.58 acres per year, the study area will deplete its supply of industrially zoned land in the year 2027. Approval of the application would reduce the industrial land supply by 1.5 acres or approximately 7 months of supply.

MSA 4.6 contained 23.20 acres of vacant commercially designated or zoned land in 2017. At the current absorption rate of 1.15 acres of commercial land per year, commercial land within the MSA would be depleted beyond the year 2030 and approval of the application would add approximately 1½ years of supply to the commercial land in the area.

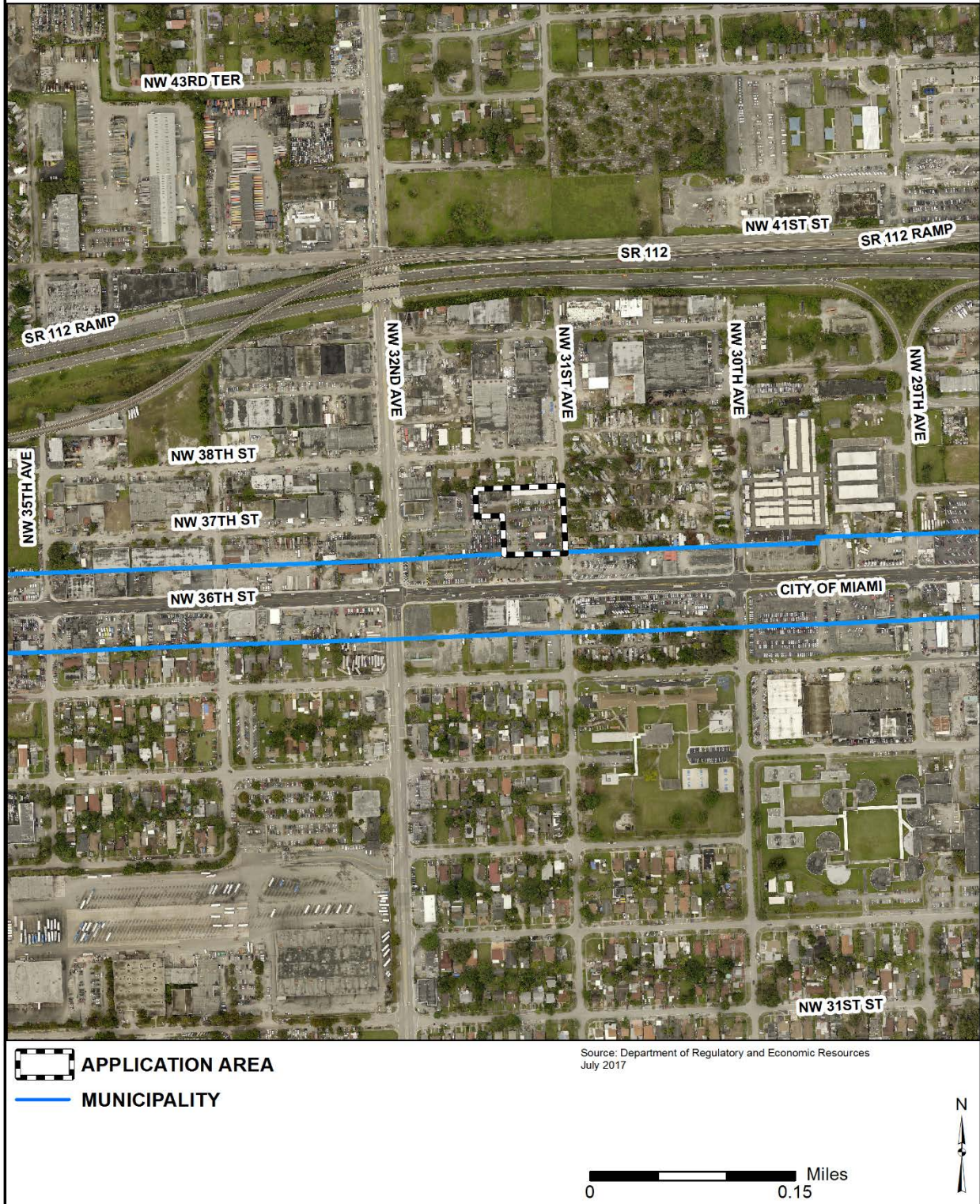
Notwithstanding the requested “Business and Office” designation of the application site the Applicant has expressed the intent to develop the application site with multifamily apartments. Development of the site as intended by the Applicant, if the application were approved, would add 32 units to the residential land supply or up to 129 multifamily units (under the hypothetical scenario discussed in Principal Reason No. 3 above) or approximately 1½ months or 6 months of supply, respectively. MSA 4.6 is estimated to have capacity for about 4,450 dwelling units, which is projected to be depleted beyond the year 2030 based on the MSA’s annual average residential demand of 195 units per year in the 2017-2020 period and demand of 247 units in the 2025-2030 period. (See “Supply and Demand Analysis” section on page 1-12.)

- 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

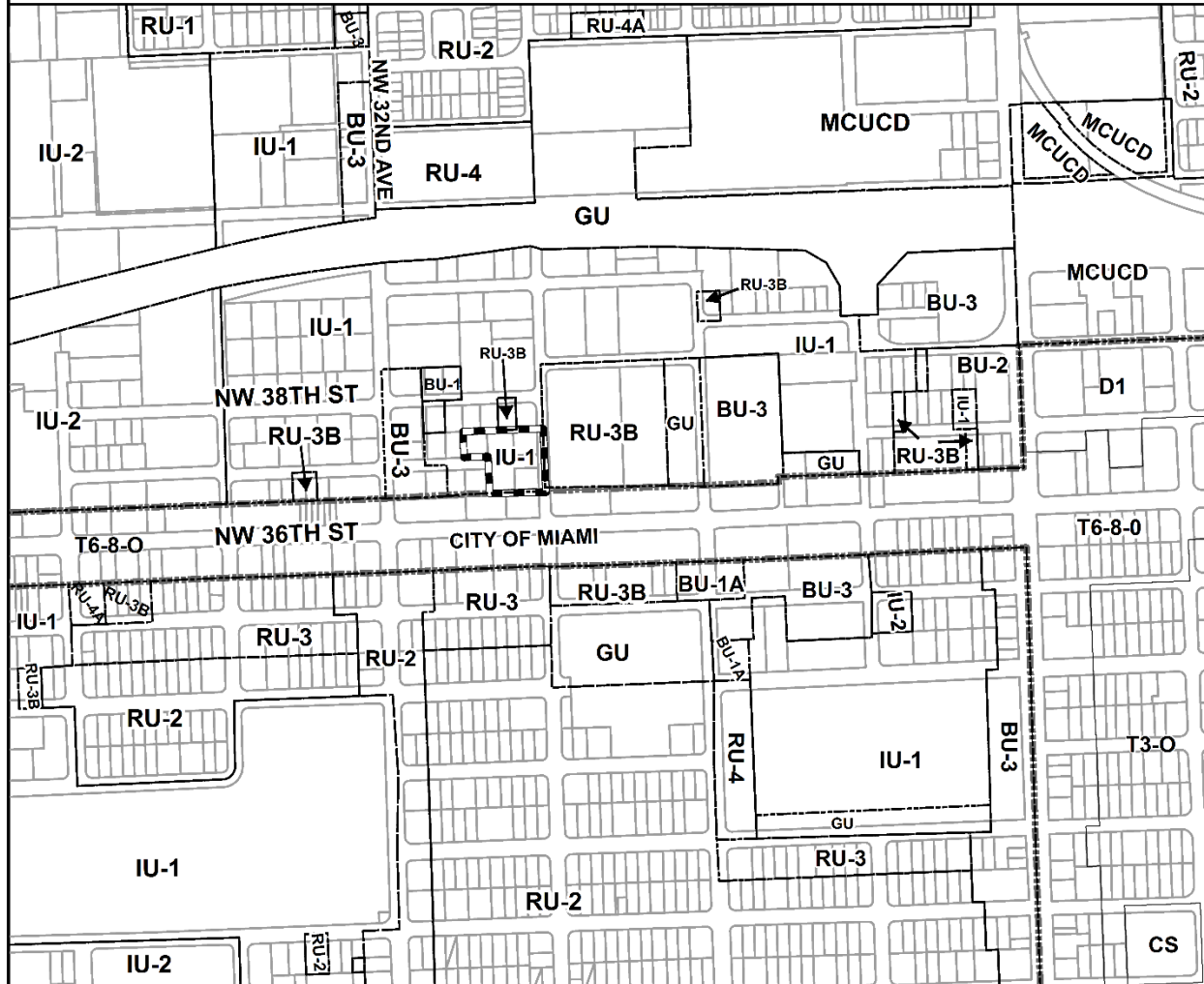
decisions not cause a violation in adopted level of standards for public facilities and services. The impacts that would be generated from the maximum allowed development on the application site, if the application is approved, would not cause a violation in the adopted level of service standards for public facilities and services. Furthermore, impacts generated under the hypothetical development scenario of 129 multifamily units also would not cause a violation in the adopted level of service standards for public facilities and services.

- iii. *Compatibility:* The requested “Business and Office” land use designation and the maximum commercial or residential development that could be developed on the site, if the application were approved, would generally be compatible with the existing land uses in the area but may not be compatible with the potential future industrial uses in the area. Abutting to the west are a car sales and service facility and light manufacturing uses. Abutting to the north are single family and duplex residential units and further north beyond NW 38 Street are light industrial uses including warehouses two duplex residential units. To the east across NW 31 Avenue is the 276-unit Royal Duke Mobile Home Park on ±5.08 acres. Abutting to the south of the application site is a parking lot property owned by the Applicant and a car sale facility both within the City of Miami along the north side of NW 36 Street. The properties to the west, north, and east of the application site are designated “Industrial and Office” on the LUP map and properties to the south within the City of Miami are designated by the City as “General Commercial” in the “Miami Comprehensive Neighborhood Plan” and may be developed with commercial uses, residential development, and other uses. Approval of the application would allow uses on the application site including residential development that would be generally compatible with the uses allow on the abutting land within the City of Miami.
- iv. *Environmental and Historic Resources:* The subject application, if approved, would not impact historic or archaeological resources, but could impact environmental resources. The application site contains specimen-sized trees (trunk diameter 18 inches or greater) that are to be preserved pursuant to Section 24-49.2(II) of the Code of Miami-Dade County.
- v. *Transit Ridership and Pedestrianism:* The application if approved, and the site developed with retail or residential uses could support transit ridership and pedestrianism. Policy LU-8E(v) states that if the proposed land use is located in a planned Urban Center, or within ¼ 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. The application site is served by Metrobus 36 and Metrobus 110 which provide local service with connection to Metrorail. The closest stop to the application site is along NW 36 Street approximately 0.1 mile west of the site. Both Routes 36 and 110 provide service at 20-minute headways during the AM and PM peak hour in the day, 30-minute headway during off-peak hours (middays), 15-minute headway (Route 36) and 30-minute headway (Route 110) in the evenings and 30-minute headways on weekends.

APPLICATION NO. 1 AERIAL PHOTO



APPLICATION 1 ZONING MAP



APPLICATION AREA



MUNICIPALITY

Source: Department of Regulatory and Economic Resources
July 2017

MIAMI-DADE ZONING DISTRICTS

BU-1	BUSINESS DISTRICTS, NEIGHBORHOOD
BU-2	BUSINESS DISTRICTS, SPECIAL
BU-3	BUSINESS DISTRICTS, LIBERAL
GU	INTERIM DISTRICT
IU-1	INDUSTRIAL DISTRICTS, LIGHT MANUFACTURING
IU-2	INDUSTRIAL DISTRICTS, HEAVY MANUFACTURING
MCUCD	MODEL CITY URBAN CENTER DISTRICT
RU-1	SINGLE-FAMILY RESIDENTIAL
RU-2	TWO-FAMILY RESIDENTIAL DISTRICT
RU-3	FOUR-UNIT APARTMENT DISTRICT
RU-3B	BUNGALOW COURT DISTRICT
RU-4	HIGH DENSITY APARTMENT HOUSE DISTRICT
RU-4A	HOTEL/MOTEL DISTRICT

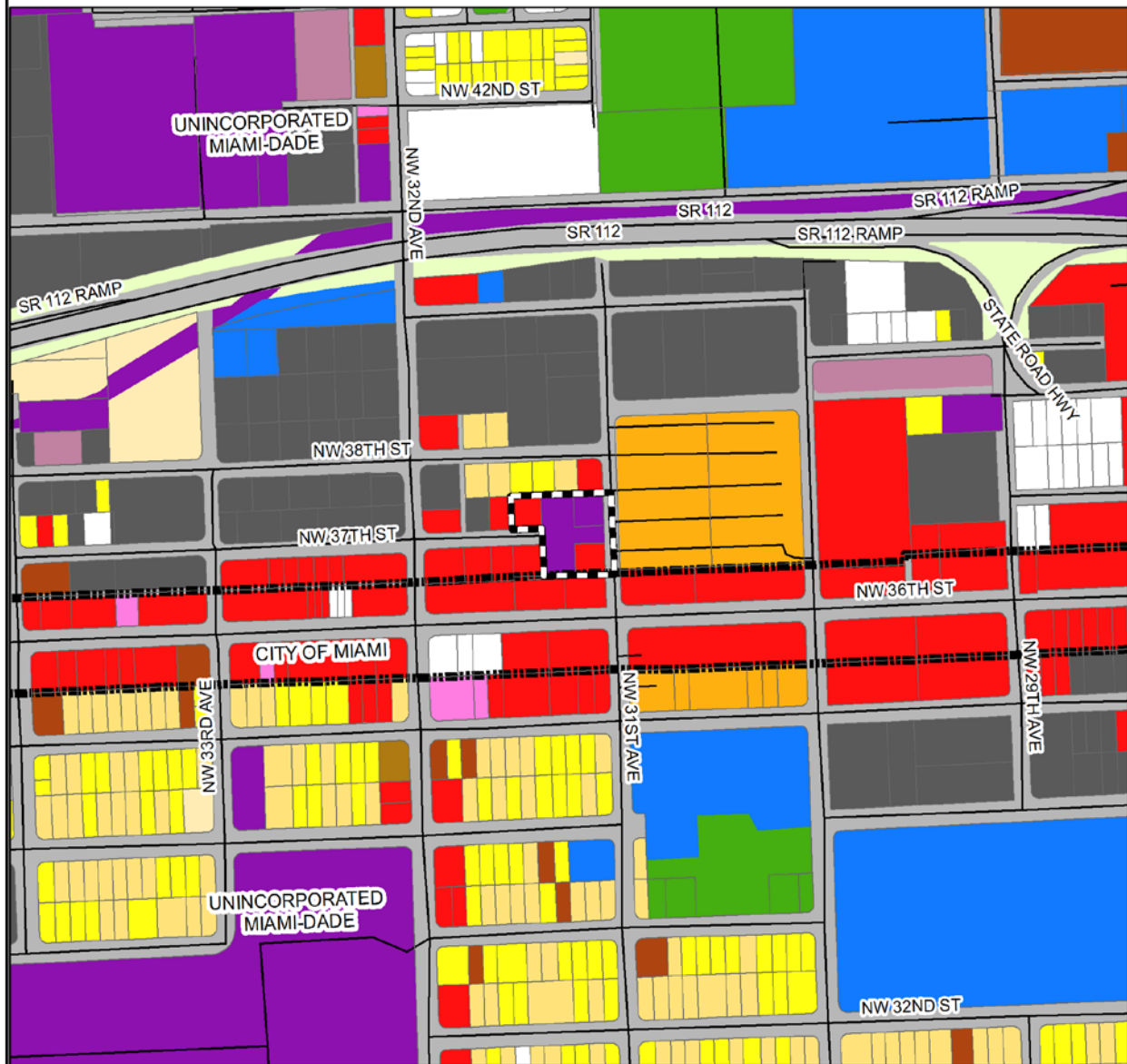
CITY OF MIAMI ZONING DISTRICTS

CS	CIVIC SPACE ZONE
D-1	WORK PLACE DISTRICT ZONE
T3-0	SUBURBAN CORE ZONE
T6-8-0	URBAN CORE ZONE

0 0.125 0.25
Miles



APPLICATION NO. 1 EXISTING LAND USE



APPLICATION AREA

EXISTING LAND USE

- SINGLE-FAMILY
- TWO-FAMILY DUPLEXES
- MOBILE HOME PARKS
- LOW-DENSITY MULTI-FAMILY
- COMMERCIAL, SHOPPING CENTERS
- OFFICE
- MIXED USE-BUSINESS/RESIDENTIAL
- INSTITUTIONAL
- INDUSTRIAL
- INDUSTRIAL INTENSIVE, OFFICE TYPE OF USE

- COMMUNICATIONS, UTILITIES, TERMINALS
- STREETS, ROADS, EXPRESSWAYS, RAMPS
- STREETS RIGHT OF WAY
- PARKS, PRESERVES, CONSERVATION AREAS
- VACANT GOVERNMENT OWNED, UNPROTECTED
- VACANT PRIVATELY OWNED, UNPROTECTED
- INLAND WATERS
- MUNICIPAL BOUNDARY

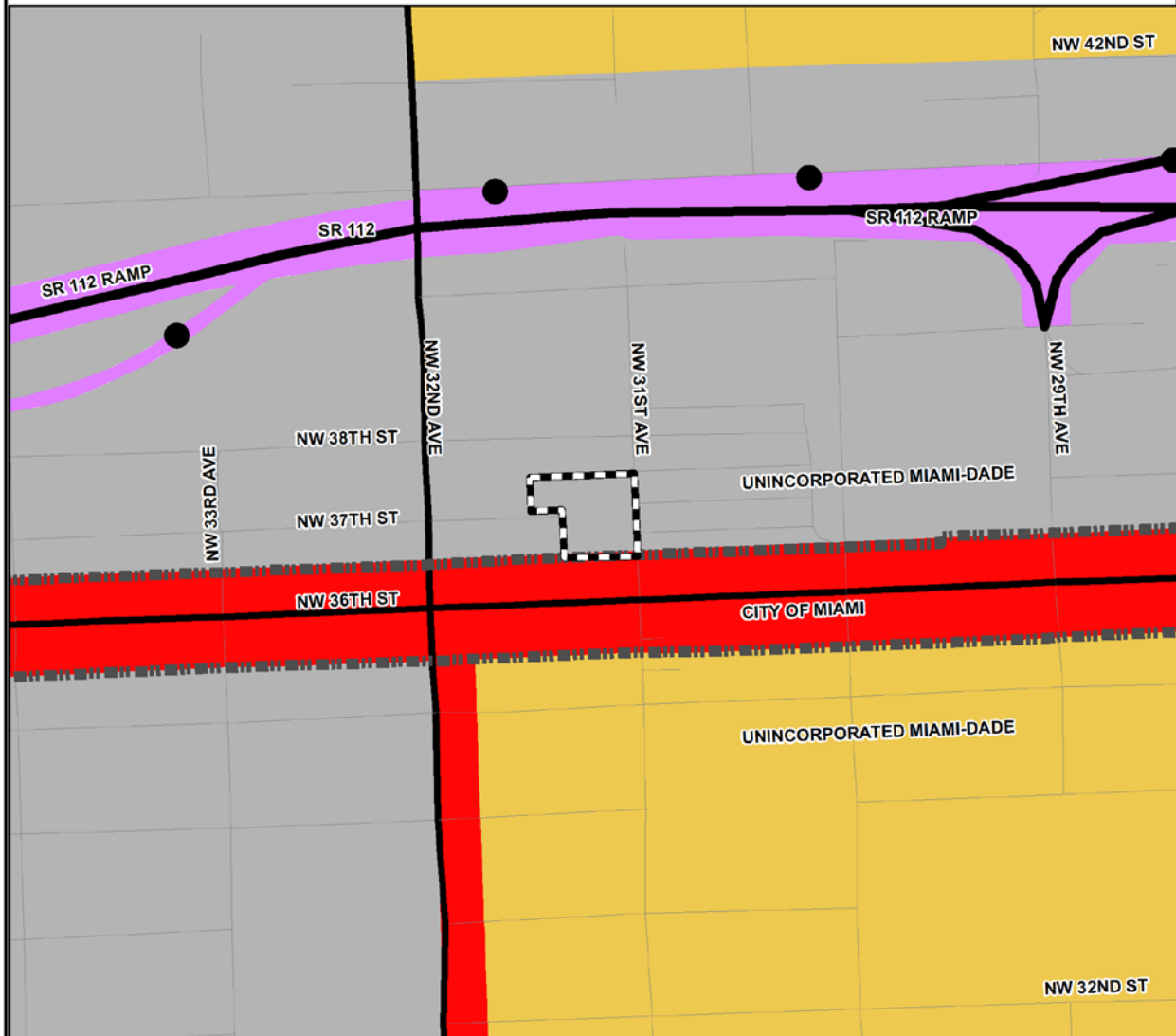
Source: Department of Regulatory and Economic Resources
July 2017

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Miles



APPLICATION NO. 1

CDMP LAND USE



APPLICATION AREA

Source: Department of Regulatory and Economic Resources
April 2017

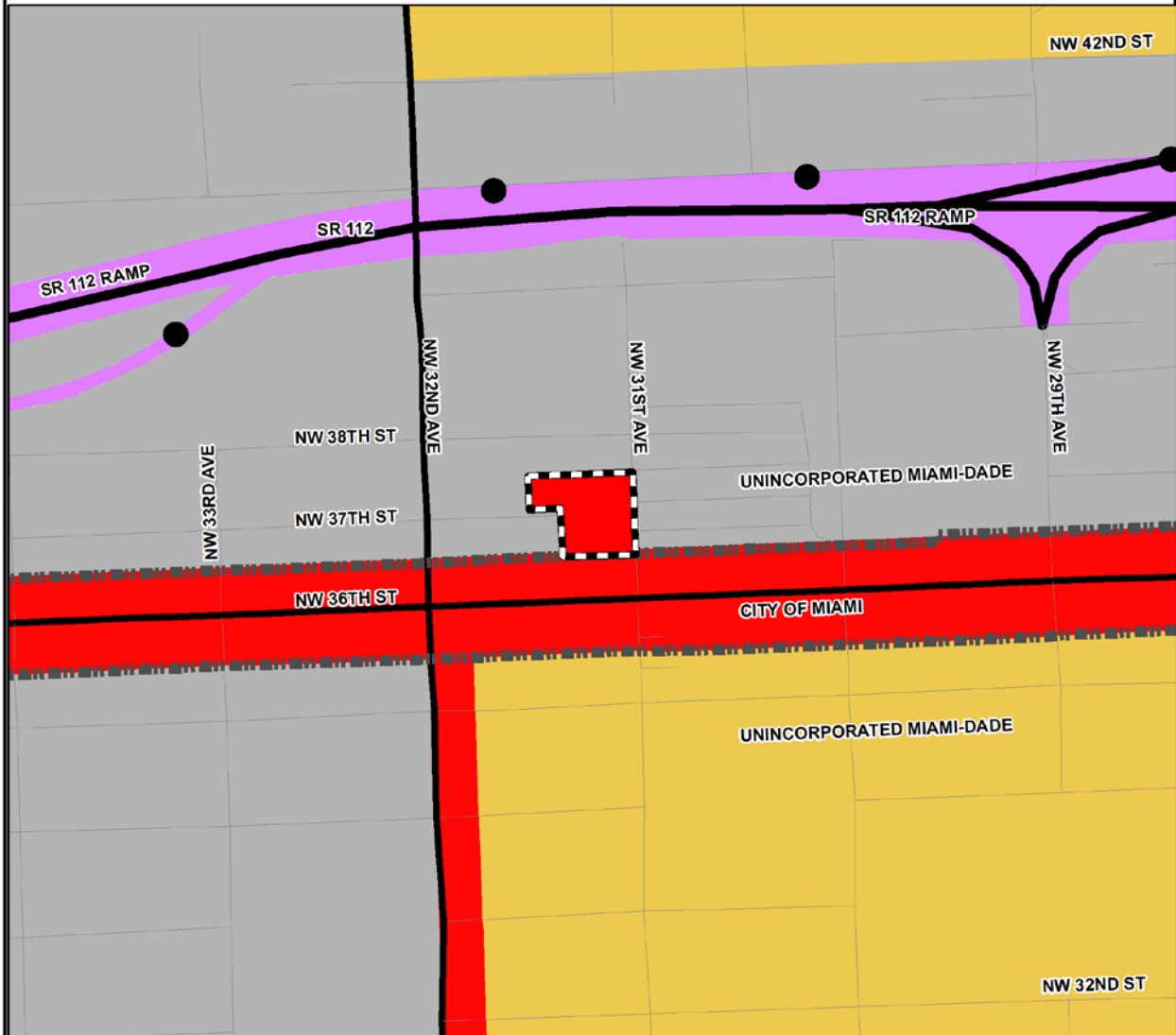
CDMP LAND USE

- LOW-MEDIUM DENSITY (6-13 DU/AC)
- INDUSTRIAL AND OFFICE
- BUSINESS AND OFFICE
- TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)
- EXPRESSWAYS
- MAJOR ROADWAYS (3 OR MORE LANES)
- EXISTING RAPID TRANSIT
- MUNICIPALITY

0 0.075 0.15
Miles











APPLICATION NO. 1
PROPOSED CDMP LAND USE



APPLICATION AREA

Source: Department of Regulatory and Economic Resources
April 2017

CDMP LAND USE

-  LOW-MEDIUM DENSITY (6-13 DU/AC)
 INDUSTRIAL AND OFFICE
 BUSINESS AND OFFICE
 TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)
 EXPRESSWAYS
 MAJOR ROADWAYS (3 OR MORE LANES)
 EXISTING RAPID TRANSIT
 MUNICIPALITY

A horizontal scale bar with a black background. It has three white tick marks labeled '0', '0.075', and '0.15' from left to right. Below the bar, the word 'Miles' is centered.



STAFF ANALYSIS

Application Site

Background

On April 26, 2017, the Miami-Dade Board of County Commissioners (Board) adopted Ordinance No. 17-24 approving October 2016 cycle CDMP amendment Application No. 1 (the October 2016 Application), which changed the land use designation of a ± 4.7 -acre site located north of NW 36 Street between NW 36 Avenue and NW 37 Avenue from “Industrial and Office” to “Business and Office” on the CDMP adopted 2020 and 2030 Land Use Plan map. The southern boundary of the October 2016 Application site abut land along NW 36 Street that is within the City of Miami as is also the case with this May 2017 cycle application. Among the reasons for Staff’s recommendation of approval issued on the October 2016 Application was the recent trend of multifamily residential development in the vicinity of the application site on adjacent lands within the City of Miami and the site’s proximity and access to several premium transit facilities in the area. The October 2016 Application site is ± 1.5 miles east of the Miami Intermodal Center and the Miami International Airport, $\frac{1}{4}$ mile to the southeast of the Tri-Rail’s Hialeah Market Station and served by Metrobus Routes 36 and 110 that provide service connections to the Allapattah Metrorail Station.

The Applicant has stated the intent to develop the application site together with abutting land in the City of Miami with multifamily residential apartments and asserts in this May 2017 Application No. 1, as filed, that the application site is located only five blocks east of the October 2016 Application [similar conditions] and should thereby be approved as was the October 2016 Application (see Appendix A: Amendment Application on Appendices Page 6).

Notwithstanding the provisions of the “Business and Office” land use designation requested in the application, which would allow a maximum development of 32 residential units on the subject property, the application was also evaluated under a hypothetical scenario with 129 multifamily residential units. This hypothetical scenario was developed in consideration of Policy ICE-1F of the CDMP Intergovernmental Coordination Element that requires the County to consider compatibility with adopted land use plans of adjacent municipalities as a factor in reviewing proposed changes to the Land Use Plan map. The abutting lands to the south of the site are within the City of Miami and are allowed to be developed with a range uses including residential uses at a maximum density of 150 units per acre, based on the City’s T6-8-0 zoning (see “Adjacent Land Use and Zoning” section on page 1-13 below). Accordingly, the hypothetical scenario was developed to analyze the impacts to County services and facilities if the abutting lands within the City were to be residentially developed and thereby form the basis for the application site to be subsequently eligible for a higher density residential development. This hypothetical scenario assumes development on the application site at a maximum Floor Area Ratio (FAR) of 2.0 with residential units at an average size of 1,000 square feet. The analysis of the hypothetical scenario of 129 multifamily units are presented herein as the maximum residential development scenario.

Location

The application site is a ± 1.5 -acre parcel comprised of four lots, altogether located on the west side of NW 31 Avenue and ± 140 feet north of NW 36 Street and 121 feet south of NW 38 Street, in unincorporated Miami-Dade County (see “Aerial Photo” on page 1-5). The application site is within the County’s Urban Infill Area (UIA), where infill development and redevelopment are prioritized. In addition, the southern border of the application site abuts the property within the limits of the City of Miami.

Existing Land Use

The application site is an unoccupied/abandoned car sales and services facility. A sales office building and an open building/shelter with car service bays exist on the application site. (See Appendix I: Photos of Site and Surroundings).

Land Use Plan Map Designation

The application site is currently designated "Industrial and Office" on the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map (see "CDMP Land Use" map on page 1-7). Uses allowed in areas designated "Industrial and Office" on the LUP map include manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses. Also included are construction and utility-equipment, maintenance yards, utility plants, public facilities, hospitals and medical buildings.

Additionally, the "Industrial and Office" land use category text on CDMP Land Use Element page 1-39 provides in part:

"If the land is the subject of an application for rezoning, zoning approval or a plan amendment and is located in a Minor Statistical Area (MSA) with less than a 15-year supply of industrial land, in order to receive approval for a non-industrial use, the applicant must demonstrate that such use will not have a significant adverse impact on future industrial development". The relevant Minor Statistical Area has an 8-year supply of industrial land."

The Applicant requests to redesignate the application site on the LUP map to "Business and Office" (see "Proposed CDMP Land Use" map on page 1-9). The "Business and Office" CDMP land use category allows the full range of sales and service activities that includes retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, entertainment, cultural facilities and residential development. Residential uses are permitted in the Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity.

Under the current CDMP land use designation, the site could be developed with a maximum of 32,473 square feet of industrial uses. Under the applicant's requested "Business and Office" designation, the application site could be developed with a maximum of 25,979 square feet of retail or 32 multi-family residential units based on the density of the residentially developed properties adjoining the application site on the north. Notwithstanding the provisions of the "Business and Office" land use designation requested in the application, the application was also evaluated under a hypothetical scenario with 129 multifamily residential units. This hypothetical scenario was developed in consideration of Policy ICE-1F of the CDMP Intergovernmental Coordination Element that requires the County to consider compatibility with adopted land use plans of adjacent municipalities as a factor in reviewing proposed changes to the Land Use Plan map. The abutting lands to the south of the site are within the City of Miami and are allowed to be developed with a range uses including residential uses at a maximum density of 150 units per acre, based on the City's T6-8-0 zoning (see "Adjacent Land Use and Zoning" section on page 1-13 below). Accordingly, the hypothetical scenario was developed to analyze the impacts to County services and facilities if the abutting lands within the City were to be residentially developed and thereby form the basis for the application site to be subsequently eligible for a higher density residential development. This hypothetical scenario assumes development on the application site at a maximum Floor Area Ratio (FAR) of 2.0 with residential units at an average size of 1,000

square feet. The analysis of the hypothetical scenario of 129 multifamily units are presented herein as the maximum residential development scenario.

However, it must be noted that the actual densities or intensities of development approvable on a given site may be significantly lower than the maximum where necessary to conform with an overriding Plan policy, or to ensure compatibility of the development with its surroundings. The total permissible development may be significantly less than the maximum allowed under the CDMP due to land use compatibility and other site-related considerations. Therefore, the above stated 129 units may not be attainable on the application site based on the requirements of the applicable land development regulations and compatibility standards.

Zoning

The application site is currently zoned IU-1 (Light Industrial). The IU-1 Zoning District permits non-intensive manufacturing and industrial uses such as adult entertainment, adult day care center, aircraft hangars and repair shops, aircraft assembling and manufacturing, animal hospitals within soundproof, air-conditioned buildings, armories, arsenals, auditoriums, auto painting, top and body work (see "Zoning" map on page 1-6).

Zoning History

Miami-Dade County zoning districts and zoning code regulations were first created in 1938. On June 9, 1960, Miami-Dade Board of County Commissioners approved Resolution No. 5276 approving a zoning district boundary change on the application area from RU-3B (Bungalow Court bungalow homes on 10,000 square foot lots) to IU-1 (Light Industry). Several non-use variances of zoning and a special exception were approved for the application site through Resolution No. CZAB8-18-98 on July 1, 1998 by the Miami-Dade County Community Zoning Appeals Board 8. The approved non-use variances were on increased gross building area, reduced width of greenbelt along property lines abutting rights-of way, permitting of automobile sales agencies on major access roads, reduced size of property to allow subject automobile sales agencies, reduced setback and spacing requirements from interior property line and to permit open aluminum roofed structure, and permit auto repairs and storage under an open metal canopy. The one special exception approved on the property was to permit automotive repairs in connection with an existing used automobile sales agency located within 500 feet of a residential district.

Adjacent Land Use and Zoning

Existing Land Uses

Properties abutting and adjacent to the west of the application site are the Latin Motors car sales and service facility, a light manufacturing operation and a warehouse. Properties abutting to the north of the site and south of SW 38 Street include a lot used to store ceramic products, two (2) single family homes and three (3) duplex homes. Further north across NW 38 Street include two duplex residential units, warehouses, and light industrial uses. There are also parking lots abutting southwest of the site and south of NW 37 Street. Properties adjacent to the east of the application site across NW 31 Avenue are developed with mobile homes in the Royal Duke Mobile Home Park. Abutting to the south of the application site is a parking lot owned by the Applicant within the City of Miami that fronts onto NW 36 Street and SW 31 Avenue.

Land Use Plan Map Designations

The surrounding properties to the east, north and west of the application site are designated "Industrial and Office" on the LUP map. The properties abutting to the south of the site within the City of Miami, are depicted as "Business and Office" on the LUP map (see "CDMP Land Use" map on page 1-8), and "General Commercial" in the City's Neighborhood Plan.

Zoning

Properties abutting to the west and north of the application site are zoned IU-1 (Light Industrial) except one of the abutting duplex residential units to the north that is zoned RU-3B. The properties further to the west of the site along the east side of NW 32 Avenue are properties zoned BU-3 (Liberal Business District) and BU-1 (Neighborhood Business District) to the northwest of the site. Properties adjacent to the east of the site across NW 31 Avenue are zoned RU-3B which allow bungalows (including mobile homes) on 10,000 net square foot lots (see "Zoning" map on page 1-6). Properties abutting to the south of the application site are within the City of Miami and are zoned T6-8-O, which permits a variety of mixed land uses including residential, lodging, office, commercial and civic uses.

Supply and Demand Analysis

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

Industrial

The analysis area for Application 1 (MSA 4.6) contained 310.40 acres of in-use industrial uses in 2017 and an additional 26.60 acres of vacant land zoned or designated for industrial uses. The annual average absorption rate for the 2017-2030 period is 2.58 acres per year. At the projected rate of absorption, reflecting the past absorption rates of industrial uses, the study area will deplete its supply of industrially zoned land the year 2027 (see table below).

Projected Absorption of Land for Industrial Uses Indicated Year of Depletion and Related Data				
Analysis Area	Vacant Industrial Land 2017 (Acres)	Industrial Acres in Use 2017	Annual Absorption Rate 2017-2030 (Acres)	Projected Year of Depletion
MSA 4.6	26.60	310.40	2.58	2027

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

Residential

The combined vacant land for single-family and multi-family residential development in the analysis area (Minor Statistical Area 4.6) in 2017 was estimated to have a capacity for about 4,450 dwelling units, with about 95 percent of these units intended as multi-family. The annual average residential demand in this analysis area is projected to increase from 195 units per year in the 2017-2020 period to 247 units in the 2025-2030 period. An analysis of the residential capacity by type of dwelling units shows the depletion of single-family type units occurring in 2019 and for multi-family beyond 2030 (see table below). The supply of residential land for both single-family and multi-family units is projected to be depleted beyond 2030.

Residential Land Supply/Demand Analysis
2015 to 2030: Application 1 (MSA 4.6)

ANALYSIS DONE SEPARATELY FOR EACH TYPE, I.E. NO SHIFTING OF DEMAND BETWEEN SINGLE & MULTI-FAMILY TYPE	STRUCTURE TYPE		
	SINGLE-FAMILY	MULTIFAMILY	BOTH TYPES
CAPACITY IN 2017	205	4,245	4,450
DEMAND 2015-2020	84	111	195
CAPACITY IN 2020	0	3,912	3,865
DEMAND 2020-2025	92		212
		120	
CAPACITY IN 2025	0	3,301	2,805
DEMAND 2025-2030	107	140	247
CAPACITY IN 2030	0	3,612	1,570
DEPLETION YEAR	2019	2030+	2030+

Residential capacity is expressed in terms of housing units.

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

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

Commercial

The analysis area for Application 1 (MSA 4.6) contained 273.80 acres of in-use commercial uses in 2017 and an additional 23.20 acres of vacant land zoned or designated for business uses. The annual average absorption rate for the 2017-2030 period is 1.15 acres per year. At the projected rate of absorption, the study area will deplete its supply of commercially zoned land beyond the year 2030 (see table below).

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

Analysis Area	Vacant Commercial Land 2017 (Acres)	Commercial Acres in Use 2017	Annual Absorption Rate 2017-2030 (Acres)	Projected Year of Depletion	Total Commercial Acres per Thousand Persons	
					2020	2030
MSA 4.6	23.20	273.80	1.15	2030+	5.5	5.0

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

Economic Analysis

An economic analysis (Appendix page E) submitted by Miami Economic Associates (MEA) by letter dated June 21, 2017 in support of the application was reviewed by staff. Comments from this review are as follows:

The MEA letter, page 2, indicates that the additional housing units, if built in accordance with this amendment, would be affordable to low-income and moderate-income households. The 1-bedroom units would be affordable to households earning more than 69 percent of AMI (\$51,800), and the 2-bedroom units would be affordable to households earning more than 92 percent of AMI. The 2-bedroom units fall into the category of workforce housing. According to the anticipated rent levels and HUD income data, this would be true. However, it should be noted that there is no commitment proffered by the applicant to these representations. Also, on page 2 of the MEA letter, it is represented that directly north of the property subject to the amendment there is single-

family and multifamily housing. This is correct. However, it bears emphasizing that this residential area consists of five duplexes and two single family detached units surrounded by industrial and commercial uses. South of the subject property across 36th Street, there are also industrial and office uses. Furthermore, the MEA report cites the recent amendment granted to a property 5 blocks to the west of the subject property as support for this amendment. Despite the proximity, that site is different in that it is a mobile-home park site adjacent to existing high-density residential development, and vacant land. It is qualitatively different than the subject property which would be, if approved, residential development abutted by industrial and some residential uses in the midst of industrial-commercial uses.

On page 2 and 3 of the MEA letter several advantages are listed that are intended to present the case that the land use should be changed to Business and Office. However, it can also be argued that these advantages also make the subject parcels appropriate for industrial use. These include close proximity to MIA, as well as other commercial districts and good access to transit allowing workers to get to the area.

The MEA letter provides a reasonable estimate of the economic impact, albeit, on a nonrecurring basis for the construction of the housing units. The letter then goes on to count the various impact fees, permit fees, and water and sewer connection fees as fiscal benefits to the County. However, these fees merely offset the incremental costs to the County resulting from the project. These costs were not considered in the letter. In a similar manner, incremental ad valorem taxes and recurring fees such as utility taxes, franchise fees and water and sewer service fees are counted as a fiscal benefit while excluding enumeration of the incremental cost of services resulting from the development. While it may be true that residential uses generate greater revenues of these types, it is also true that they generate greater expenses.

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	AE
Stormwater Management Permit	Not required for development less than 2 Acres impervious
County Flood Criteria, National Geodetic Vertical Datum (NGVD)	6 feet

Biological Conditions

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

Other Considerations

Within Wellfield Protection Area	No
Contaminated Site	No DERM records

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

The site shall be filled to a minimum elevation of 6 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 feet NGVD, plus 8 inches for residential, or plus 4 inches for commercial.
- Elevation of the back of the sidewalk (if any) fronting the property, plus 8 inches for residential, or plus 4 inches for commercial.
- The Base Flood Elevation for this area is found to be 8.0 feet N.G.V.D. (taken from the FIRM for Miami Dade County).
- The stage generated by retention on-site of the 100-year rainfall event according to stage-storage calculations must be equal or less than the Base Flood Elevation.

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

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

Natural Resources

Amendment No. 1 site contains tree resources including specimen tree resources (trees with a trunk diameter at breast height of 18 inches or greater). Specimen trees are protected by Section 24-49.2(II) of the Code and CON-8A of the CDMP. Site plan development must preserve all specimen tree resources on site 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 application shall not be construed as an approval to remove specimen trees due to a determination of unreasonable loss of usable space pursuant to Section 24-49.2(4)(II)(2)(b) of the Code.

In accordance with Section 24-49.9 of the Code and CON-8I of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

Endangered Species

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

Water and Sewer

Water Treatment Plant Capacity

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

The rated treatment capacity of the Miami-Dade Water and Sewer Department regional water treatment system is 449.74 million gallons per day (MGD). To maintain sufficient capacity in accordance with the level of service standard outlined in CDMP Policy WS-2A, the regional system shall operate with a rated maximum daily capacity no less than two percent above the maximum daily flow for the preceding year and an average two percent above the average daily flow for the preceding five years. Therefore, the total available water treatment plant capacity based on CDMP Policy WS-2A is 72.89 MGD. This is calculated using the available plant capacity (449.74 MGD), subtracting 102% of the maximum day flow (346.61 MGD) and subtracting the water that is reserved through development orders (30.24 MGD).

As noted in the "Estimated Water Demand/Sewer Flow for Proposed Development by Land Use Scenario" table below, the maximum water demand for Industrial development (Scenario 1) under the current CDMP Land Use designation is estimated at 812 gallons per day (gpd). The maximum water demand for retail development (Scenario 1) or residential development (Scenario 2) development under the Requested CDMP Land Use designations, are estimated at 2,598 gpd and 19,350 gpd respectively. This represents an increase of up to 18,538 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	Industrial	32,473 sq. ft.	2.5 gpd/100 sq. ft.	812 gpd
Requested CDMP Designation				
1	Retail	25,979 sq. ft.	10gpd/100 sq.ft.	2,598 gpd
2	Multi-family	129 units	150gpd/unit	19,350 gpd

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

Water Supply and Connectivity:

Application No. 1 is located within the MDWASD franchised water service area. The source of potable water for this area is the Hialeah-Preston Water Treatment Plant which is owned and operated by MDWASD. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the County's CDMP. The plant is presently producing water that meets Federal, State, and County drinking water standards.

The proposed land use would be required to connect to public water pursuant to Chapter 24 of the Code. There is an existing 16-inch water main along NW 36th Street to which the developer may connect and extend a new 12-inch water main heading north along NW 31st Avenue to the northeast corner of the property. Any public water main extension within the property shall be 12-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) points of connection.

Sewer Treatment Plant Capacity

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

The Miami-Dade County Water and Sewer Department regional wastewater treatment system capacity is the sum of the daily treatment capacity of the three wastewater treatment plants. The regional wastewater treatment system can treat up to 375.5 MGD. The Sanitary Sewer Level of Service (LOS) standard presented in the CDMP requires the regional system to have sufficient capacity to treat 102% of the average daily sewage demand of the preceding 5 years. The available capacity is calculated by subtracting 102% of the annual average flow (308.44 MGD) for the preceding 5 years and the capacity reserved for development orders (38.76 MGD) from the system capacity (375.5 MGD). Therefore, the available wastewater treatment plant capacity is 28.3 MGD.

Sewer System Connectivity:

Application No. 1 is located within the MDWASD franchised sewer service area. The wastewater flows for this application will be transmitted to the Central District Wastewater Treatment Plant (CDWWTP) for treatment and disposal. Currently, there is average wastewater treatment capacity for this application consistent with Policy WS-2A(2) of the CDMP.

The proposed land use would be required to connect to the public sanitary sewer system pursuant to Chapter 24 of the Code. There is a 12-inch gravity sewer in NW 31st Avenue, abutting the property to which the developer may connect and extend a new 8-inch gravity sewer to the property as required to provide sewer service to the developer's property. Any proposed gravity sewer extension inside the developer's property shall be 8-inch minimum diameter.

The 12-inch sanitary sewer gravity main directs the sewage flow to sanitary sewer pump stations 30-0086, 30-0001 and then to the MDWASD Central District Wastewater Treatment Plant. These pump stations and the Central District Wastewater Treatment Plant are owned and operated by MDWASD and are currently working within the mandated criteria set forth in the Consent Decree Case: NO. 1:12-cv-24400-FAM, effective Dec 6, 2013.

Solid Waste

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

effort to comply with State regulations concerning recycling, household chemical waste management and the closure and maintenance of solid waste sites no longer in use.

Level of Service Standard

CDMP Policy SW-2A establishes the adopted Level of Service (LOS) standard for the County's Solid Waste Management System. This CDMP policy requires the County to maintain sufficient waste disposal capacity to accommodate waste flows committed to the System through long-term contracts or interlocal agreements with municipalities and private waste haulers, and anticipated uncommitted waste flows, for a period of five years. The DSWM assesses the solid waste capacity on a system-wide basis since it is not practical or necessary to make a determination concerning the adequacy of solid waste disposal capacity relative to individual applications. As of FY 2016-2017, the DSWM is in compliance with the Countywide Waste Management System's adopted LOS standard.

Application Impacts

The application requests redesignation of the site from "Industrial and Office" to "Business and Office." The "Business and Office" designation may result in the development of either multifamily or commercial establishments, as defined in Chapter 15 of the County Code. The DSWM does not actively compete for waste collection service for multifamily or commercial establishments at this time. Waste collection services will, therefore, most likely be provided by a private waste hauler. The requested amendment will have no 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 1 (PBD-1), which generally encompasses the area of the County north of SW 8 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-1 has a surplus capacity of 128.25 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; eleven parks (Kendale Lakes SP Tax Dist Lot 1, 38, and Tract A3a, Kendale, Rock Ridge, Royale Green, Sabal Chase, Sandpiper, Westwind Lakes SP TX Dist TR FP2, and Westwood) are smaller than the required five-acre park.

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

Park Name	Acreage	Classification
Arvida Park	7.55	Neighborhood Park
Bent Tree Park	5.68	Neighborhood Park
Bird Lakes Park	8.86	Community Park
Calusa Club Estates Park	6.99	Neighborhood Park
Deerwood Bonita Lakes Park	11.03	Community Park
Devon Aire Park	12.43	Community Park
Forest Lakes Park	5.67	Neighborhood Park
Hammocks Community Park	21.51	Community Park
Kendale Lakes Park	15.53	Community Park
Kendale Lakes SP Tax Dist Lot 1	0.57	Mini Park
Kendale Lakes SP Tax Dist Lot 38	0.44	Mini Park
Kendale Lakes SP Tax Dist Tract A3a	0.46	Mini Park
Kendale Park	3.86	Neighborhood Park
Kendall Green Park	25.89	Neighborhood Park
Kendall Soccer Park	43.14	Single Purpose Park
Kings Meadow Park	5.44	Neighborhood Park
Lago Mar Park	11.07	Neighborhood Park
McMillan Park	20.83	Single Purpose Park
Millers Pond Park	12.85	Community Park
Olympic Park	7.08	Neighborhood Park
Rock Ridge Park	4.54	Neighborhood Park
Royale Green Park	3.38	Neighborhood Park
Sabal Chase Park	4.43	Neighborhood Park
Sandpiper Park	4.74	Neighborhood Park
Sgt. Joseph Delancy Park	10.46	Community Park
Snapper Creek Park	5.62	Neighborhood Park
Sugarwood Park	7.82	Neighborhood Park
Three Lakes Park	15.72	Single Purpose Park
Water Oaks Park	5.05	Neighborhood Park
West Kendale Lakes Park	5.03	Neighborhood Park
Westwind Lakes Park	20.75	Community Park
Westwind Lakes SP TX Dist TR A	9.20	Neighborhood Park
Westwind Lakes SP TX Dist TR FP2	2.70	Neighborhood Park
Westwind Lakes SP TX Dist TR G	5.04	Neighborhood Park
Westwind Lakes SP TX Dist TR GP1	5.12	Neighborhood Park
Westwood Park	4.33	Community Park
Wild Lime Park	1.81	Community Park

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

Application Impacts

The potential development of the site under the existing CDMP land use designation does not generate a population, and the concurrency analysis for this scenario has no impact based on the Level of Service standard for the provision of local recreational open space.

The potential for residential development under the proposed land use designation is estimated at 129 residential units with an estimated population of 274 persons. The concurrency analysis for this scenario results in an impact of 0.75 acres based on the minimum Level of Service standard for the provision of local recreation open space and thereby reducing the surplus park acreage within PBD-1 from 128.25 to 126.75 acres, but the minimum level of service standard will continue to be met.

Fire and Rescue Service

The application area is currently served by Miami-Dade Fire Rescue (MDFR) Station No. 2 (Model Cities) located at 6460 NW 27 Avenue. The station is equipped with an Aerial, two Rescue units, and a Battalion Chief totaling eleven (11) 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 39 seconds. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8 minutes at 90% of all incidents. Presently, travel time to incidents in the vicinity of the application site complies with the performance objective of national industry standards.

Level of Service Standard for Fire Flow and Application Impacts

CDMP Policy WS-2A establishes the County's minimum Level of Service standard for potable water. This CDMP policy requires the County to deliver water at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi, unless otherwise approved by the Miami-Dade Fire Rescue Department. A minimum fire flow of 3,000 gallons per minute (GPM) is required for the proposed land use. Fire hydrants shall be spaced a minimum of 300 feet apart and shall deliver not less than 1,000 GPM.

The MDFR Department has determined that the current "Industrial and Office" land use designation of the application site would allow development that would potentially generate two (2) annual alarms. The proposed "Business and Office" designation is anticipated to generate nine (9) annual alarms, and would have a minimal impact to existing fire-rescue services. Currently, fire and rescue service in the vicinity of the subject site is adequate.

Public Schools

Level of Service Standard

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

A planning level review, which is considered a preliminary school concurrency analysis, was conducted on this application based on the adopted LOS standard for public schools, the Interlocal Agreement (ILA) for Public Facility Planning between Miami-Dade County and Miami-Dade County Public Schools, and current available capacity and school attendance boundaries. If capacity is not available at the school of impact, the 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, as defined in CDMP Policy EDU-2C.

Section 7.5 of the ILA provides for "Public Schools Planning Level Review" (Schools Planning Level Review), of CDMP amendments containing residential units. This type of review does not constitute a public school concurrency review and, therefore, no concurrency reservation is

required. Section 7.5 further states that “...this section shall not be construed to obligate the County to deny or approve (or to preclude the County from approving or denying) an application.”

Application Impact

This application, if approved, may increase the student population of the schools serving the application site by an additional 26 students. This number includes a reduction of 24.18% to account for charter and magnet schools (schools of choice). Of the 26 students, 14 are expected to attend elementary schools, 6 are expected to attend middle schools and 6 are expected to attend senior high schools. The students will be assigned to those schools identified in the “Concurrency Service Area (CSA) Schools” table below. At this time, the schools have sufficient capacity available to serve the application.

Concurrency Service Area (CSA) Schools

Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
Melrose Elementary	-13	14	0	No	Current CSA/5 Year Plan
Brownsville Middle	651	6	6	Yes	Current CSA/
Miami Northwestern Senior	730	6	6	Yes	Current CSA
Adjacent Concurrency Service Area Schools					
Lorah Park Elementary	121	14	14	Yes	Adjacent CSA

Source: Miami-Dade County Public Schools, August 2017

Miami-Dade County Department of Regulatory and Economic Resources, August 2017

Note: CSA means Concurrency Service Area

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

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 of the Code of Miami-Dade County as it pertains to airport zoning. Since the subject property is in close proximity to Miami International Airport, the applicant is required to coordinate with MDAD and the Federal Aviation Administration to review any proposed temporary and permanent structures for airspace impact. The applicant will need to file with the FAA for any structure reaching or exceeding 75 feet. MDAD will need to evaluate any airspace impacts—the applicant must coordinate with MDAD for the required MDAD-issued airspace/land use letter of determination.

Roadways

The application site is a ±1.49-acre property located ±110 feet north of NW 36 Street and west of NW 31 Avenue in unincorporated Miami-Dade County. NW 31 Avenue, a two-lane undivided roadway, provides the only access on the east side of the application site. South of the site is NW 36 Street, a four-lane divided highway, which provides connections to US 27/Okeechobee Road in the west. North of the site is NW 38 Street, a two-lane undivided roadway and west of the site is NW 32 Avenue, a four-lane divided roadway. North of the application site is SR 112/Airport Expressway with the closest interchange access on NW 29 Avenue.

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 2016) and the County (Year 2016), are operating at acceptable levels of service. See “Traffic Impact Analysis on Roadways Serving the Amendment Site” Table below.

Trip Generation

The current CDMP land use designation for the application site is “Industrial and Office,” under this land use designation it could potentially be developed with 32,473 sq. ft. of industrial uses. The requested CDMP land use designation for the application site is “Business and Office,” under this land use designation it could potentially be developed with 25,979 sq. ft. of retail uses (scenario 1) or 129 multi-family dwelling units (scenario 2). Scenario 1, which is 25,979 sq. ft. of retail uses generate 160 PM peak hour trips and Scenario 2, which is 129 Multi-family units generate 85 PM peak hour trips. Since scenario 1 generates more trips than scenario 2, it is the maximum development potential under the requested CDMP land use designation. The maximum development potential scenarios under each the existing and requested CDMP Land Use Plan designations were analyzed for traffic impacts. The potential development under the current CDMP land use designation is expected to generate approximately 31 PM peak hour trips and under the requested CDMP land use designation of “Business and Office” is expected to generate approximately 160 PM peak hour trips or approximately 129 more PM peak hour trips than the current CDMP designation. See “Estimated PM Peak Hour Trip Generation” Table below.

Traffic Concurrency Evaluation (Concurrency)

An evaluation of peak-period traffic concurrency conditions as of May 2017, which considers reserved trips from approved development not yet constructed, programmed roadway capacity improvements listed in the first three years of the County's adopted 2018 *Transportation Improvement Program (TIP)*, and the PM peak hour trips estimated to be generated by the development scenarios assumed to be developed under the requested CDMP LUP map designation, determined that all roadways—adjacent to and in the vicinity of the application site—that were analyzed have available capacity to handle the additional traffic impacts that would be generated by the application. The “Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation” Table below shows that all roadways analyzed are projected to operate at acceptable levels of service.

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

Application No. 1	Current CDMP Designation and Assumed Use/ Estimated No. Of Trips	Requested CDMP Designation and Assumed Use/ Estimated No. Of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use Designation
Land Use	"Industrial and Office"	"Business and Office"	
Scenario 1	32,473 sq. ft. Industrial ¹	25,979 sq. ft. Retail ²	
Trips Generated	31	160	+ 129
Scenario 2	32,473 sq. ft. Industrial ¹	129 Multi-Family units ³	
Trips Generated	31	85	+ 54

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

Notes: ¹ – ITE Land Use Code used for Industrial is 110.

² – ITE Land Use Code used for Retail is 820.

³ – ITE Land Use Code used for Multi-family is 220.

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

Sta. Num.	Roadway	Location/Link	Num. Lanes	Adopted LOS Std.*	Peak Hour Cap.	Peak Hour Vol.	Existing LOS	Approved D.O's Trips	Total Trips With D.O's Trips	Conc. LOS w/o Amend.	Amend-ment Peak Hour Trips	Total Trips With Amend.	Concurrency LOS with Amend.
Requested CDMP Designation: "Business and Office" - 25,979 sq. ft. retail uses													
9418	NW 28 St.	NW 27 Ave. to N River Dr.	2 DV	E	1,269	683	D	40	723	D	19	742	D
9422	NW 32 Ave.	NW 36 St. to NW 62 St.	4 DV	E+50%	4,833	1,280	C	677	1,957	C	17	1,974	C
0107	NW 36 St.	NW 42 Ave. to NW 27 Ave.	4 DV	E+50%	4,560	1,351	D	104	1,455	D	59	1,514	D
0417	NW 27 Ave.	SR 112 to NW 46 St.	4 DV	E+50%	4,560	2,520	D	191	2,711	D	22	2,733	D
5080	NW 36 St.	NW 27 Ave. to NW 17 Ave.	4 DV	E+50%	4,560	1,241	C	266	1,507	D	43	1,550	D
Source: Compiled by the Miami-Dade County Department of Regulatory and Economic Resources and Florida Department of Transportation, July 2017. Notes: DV= Divided Roadway; UD=Undivided Roadway. * County adopted roadway level of service standard applicable to the roadway segment: D (90% capacity); E (100% capacity); E+20% (120% capacity); E+50% (150% capacity) for roadways serviced with mass transit having 20 minutes or less headways in the Urban Infill Area (UIA).													

Application Traffic Impact

The maximum development potential scenarios under the existing and requested CDMP Land Use Plan designations were analyzed for traffic impacts. Under the current CDMP land use designation of "Industrial and Office" the application site is assumed to be developed with the 32,473 sq. ft. of industrial uses and under the requested CDMP land use designation of "Business and Office" the application site is assumed to be developed with 25,979 sq. ft. of retail uses. The potential development under the current CDMP land use designation is expected to generate approximately 31 PM peak hour trips. The requested change in CDMP land use designation would generate 129 PM peak hour trips more than the existing CDMP designation.

The existing traffic condition and traffic concurrency analysis determined that all roadways adjacent to and in the vicinity of the application site 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.

Other Roadway Improvements

NW 37 Avenue is programmed to be widened to 5 lanes.

Transit

Existing Service

The application site is currently served by Metrobus Routes 36 and 110 (Route J). There is a Metrobus stop on the north side of NW 36 Street ±130 feet east of NW 32 Avenue, and across and on the south side of NW 36 Street. The service frequencies of these routes are shown in the "Metrobus Route Service Summary" table below.

Routes	Metrobus Route Service Summary Service Headways (in minutes)					Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8 pm)	Saturday	Sunday		
36	20	30	15	30	30	0.1	L/F
110 (Route J)	20	30	30	30	30	0.1	L/F

Source: Draft 2017 *Transit Development Plan*, Miami-Dade Transit (December 2016 Line Up), July 2017.

Notes: L means Metrobus Local route service; F means Metrobus feeder service to Metrorail.

Recent Service Improvements

There were no service improvements made for Routes 36 or 110 in 2016.

Future Service Improvements

Two service improvements are planned for Route 36 for implementation in 2017 which include the extension of all of the last eastbound trips to Allapattah Station seven days a week as well as extending the route to the future Dolphin Station on weekdays only.

Long-Term Vision: Major Transit Projects

No major transit projects are being planned in the immediate vicinity of the subject site.

Application Impacts

A preliminary analysis performed in the Traffic Analysis Zone (TAZ) 468 where the subject application is located, indicates that if the application is approved, the expected incremental transit impacts generated by the requested land use amendment are minimal and can be handled by the existing transit service in the area.

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

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

- LU-1C. Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.
- LU-4D. Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the compatible and complementary elements and buffer any potentially incompatible elements.
- LU-8A. Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; a variety of affordable housing options; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial, cultural, community, and senior centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.
- LU-8E. Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated for consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:
 - i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;
 - ii) Enhance or impede provision of services at or above adopted LOS Standards;
 - iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and
 - iv) Enhance or degrade environmental or historical resources, features or systems of County significance; and
 - v) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.
- LU-10A. Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, moderate to high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation. To facilitate and promote such development Miami-Dade County shall orient its public facilities and infrastructure planning efforts to minimize and reduce deficiencies and establish the service capacities needed to support such development.

ICE-1F. Miami-Dade County shall consider compatibility with adopted land use plans of adjacent municipalities as a factor in reviewing proposed changes to the Land Use Plan map or to a municipal plan.

APPENDICES

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APPENDIX A

Amendment Application

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**APPLICATION TO AMEND THE LAND USE PLAN MAP OF THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN FROM INDUSTRIAL AND
OFFICE TO BUSINESS AND OFFICE**

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Date

5/31/17

3. DESCRIPTION OF REQUESTED CHANGE

A. Amendment of the Adopted 2020 and 2030 Land Use Plan map so that Application Area (defined below) is "Business and Office."

B. Description of the Application Area

Subject property consists of approximately 1.5 acres located in Section 21, Township 53, Range 41. The property is more accurately described in the attached Exhibit B. The property is located on the west side of NW 31st Avenue, the east of NW 32nd Avenue, south of NW 38th Street and north of NW 36th Street (the "Application Area").

C. Total Gross Acres in Application Area: 1.491 gross acres (1.491 net acres)
Total Gross Acres owned by Applicant: 0 gross acres (0 net acres)

D. It is requested that Application Area be redesignated on the Land Use Map from "Industrial and Office" to "Business and Office."

E. It is requested that this application be processed as a small-scale amendment under the expedited procedure.

4. REASONS FOR AMENDMENT

The applicant requests to change the “Industrial and Office” land use designation of the Application Area to “Business and Office” in order to facilitate the Application Area’s redevelopment from its automotive use to multifamily residential apartments. The proposed multifamily residential project would also include the property to the south of the Application Area which is located in the City of Miami and is zoned T6-8-O. The scale and intensity of the proposed multifamily residential project will be compatible with that of the surrounding area and will represent a vast improvement over the current use. The Application Area is in close proximity to Miami International Airport, one of the largest employers in Miami-Dade County, and is located in an area which is in need of affordable housing due to its accessibility to public transportation. Furthermore, the Application Area is within the County’s Urban Infill Area (“UIA”), in which infill and redevelopment is prioritized.

The requested change and the proposed development are compatible with existing and future uses surrounding the Application Area. Although the area is designated “Industrial and Office,” there are existing single family and multifamily residences located directly north of the Application Area. Furthermore, on April 26, 2017, the Board of County Commissioners passed and adopted an ordinance which approved a small-scale amendment to the CDMP which redesignated approximately 1.8 acres of land located on the west side of NW 36 Avenue and north of NW 36 Street from “Industrial and Office” to “Business and Office” in order to permit the applicant to construct multifamily housing. As noted by Garrett Rowe, Section Supervisor, Metropolitan Planning, and indicated in the minutes from public hearing at which this application was discussed on March 20, 2017, the area along NW 36 Street is undergoing a transition and several multifamily buildings are either built or under construction. The property that was the subject of this ordinance is located approximately five blocks west of the Application Area. Accordingly, the change requested by this application should also be recommended for approval by the Department of Regulatory and Economic Resources and approved by the Board of County Commissioners.

This application is consistent with and will further several of the CDMP Land Use Element Objectives and Policies as follows:

Objective LU-1

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.

The Application Area is underdeveloped and contiguous to existing urban development where capacity exists to accommodate additional demand.

Objective LU-8

Miami-Dade County shall maintain a process for periodic amendment to the Land Use Plan map consistent with the adopted Goals, Objectives and Policies of this plan, which will provide that the Land use Plan Map accommodates projected countywide growth.

LU-8A. Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; a variety of affordable housing options; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities Density patterns should reflect the Guidelines for Urban Form contained in this Element.

The proposed amendment to the Application Area is consistent in recent trends in location and design of residential units. It will provide affordable housing options in an area that is seeing demand due to its proximity to mass transit and business centers. The Application Area is located close or is accessible via mass transit to major employment areas and commercial centers. This change is reflective of the Guidelines for Urban Form as it encourages a variety of residential types and densities within a section, placing the higher density residential uses near the activity nodes and major roadways. The Application Area will serve as a transition area suitable for higher residential densities.

Objective LU-10

Energy efficient development shall be accomplished through metropolitan land use patterns, site planning, landscaping, building design, and development of multimodal transportation systems.

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.

The proposed amendment will permit redevelopment of an underdeveloped urban area, and in doing so, will promote emergency conservation. The Application Area is an ideal location for workforce housing due to its close proximity and easy accessibility to public transportation.

5. LOCATION MAP

See attached Exhibit A.

6. ADDITIONAL MATERIALS SUBMITTED

N/A

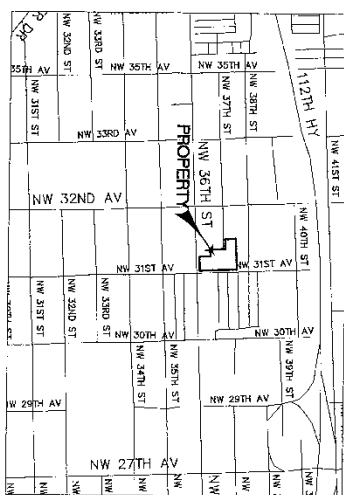
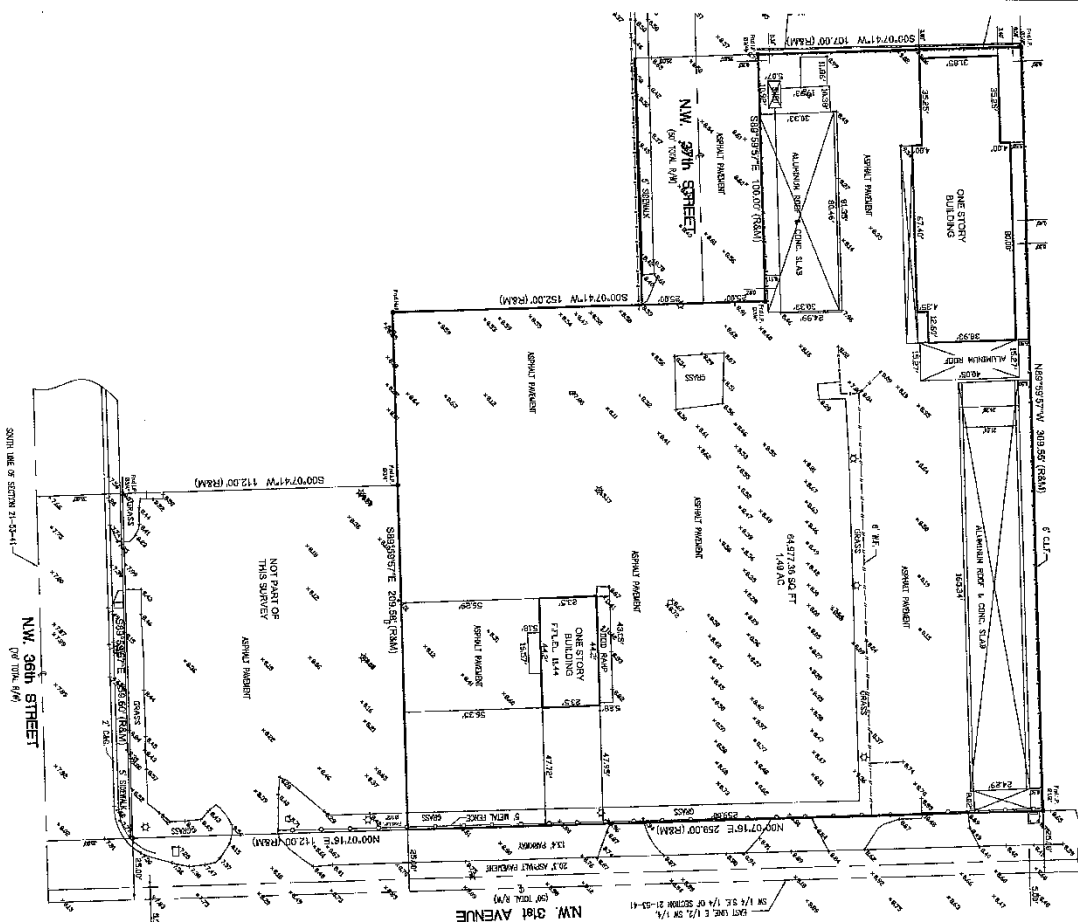
7. LEGAL DESCRIPTION

See attached Exhibit B.

8. DISCLOSURE OF INTEREST

See attached Exhibit C.

MIA_ACTIVE 4613007.1



LOCATION SKETCH

SCALE: NTS

LEGEND AND ABBREVIATIONS

[illegible]

JOB No. 17-05 CLIENT: ELIAS KASABIAN
PROPERTY ADDRESS: 3101 NW 36 ST, MIAMI FL 33142
LEGAL DESCRIPTION: (FURNISHED BY CLIENT)

[illegible]

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD, UNDERGROUND ENCROACHMENTS IF ANY, NOT LOCATED.

SURVEYOR'S NOTES:

ELEVATION INFORMATION

DATES ON THE ABOVE IMPROVEMENT HAVE ANY OF THE FOLLOWING DESCRIBED PROPERTY IS SITUATED WITHIN ZONE AS F.X.
 OR REVENUE ON 09-11-02 THE ABOVE DESCRIBED PROPERTY IS SITUATED WITHIN ZONE AS F.X.
 BASE RATIO LOCATION 8.0 / N/A CHANGING 100033 JUNE NUMBER 0211 SURVEY
 ELEVATION (FEET) 1013 TO 1019.0, 1790 DITTO
 COUNTY BROOKHOLM CSDS 00-0031 ELEVATION 9.1-11.0 FEET BAL LOCATION
 CERTIFIED TO
 DUS WASSER

MAC
 Project
 client
 Main
 Plan

MAO SERVICES, INC.
Professional Land Surveyors, Measuring
CERTIFICATE NO. 18, 1054
STATE OF FLORIDA
Main Line: (352) 961-1317
Fax: (352) 961-1325

LEONARDO MAQUEIRA, P.S.M.
CERTIFICATE No. L.S.-5982

STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE, DATE AND THE ORIGINAL
PRESSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Exhibit B

PARCEL "A"

THE NORTH 107.00 FEET OF THE SOUTH 406.00 FEET OF THE WEST 100.00 FEET OF THE EAST 1/2 OF THE SW 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 21, TOWNSHIP 53 SOUTH, RANGE 41 EAST, LYING IN DADE COUNTY FLORIDA.

AND

PARCEL "C"

THE NORTH 259.00 FEET OF THE SOUTH 406.00 FEET OF THE EAST 1/2 OF THE SW 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 21, TOWNSHIP 53 SOUTH, RANGE 41 EAST, LESS THE WEST 100.00 FEET THEREOF AND LESS THE EAST 25.00 FEET THEREOF AND LESS THE WEST 100.00 FEET OF THE EAST 125.00 FEET OF THE NORTH 107.00 FEET AND LESS THE WEST 100.00 FEET OF THE EAST 125.00 FEET OF THE SOUTH 102.00 FEET THEREOF, LYING IN DADE COUNTY, FLORIDA.

AND

PARCEL "D"

THE NORTH 107 FEET OF THE SOUTH 406.00 FEET OF THE EAST 125.00 FEET OF THE EAST 1/2 OF THE SW 1/4 OF THE S/W 1/4 OF THE SE 1/4 OF SECTION 21, TOWNSHIP 53 SOUTH, RANGE 41 EAST, LESS THE EAST 25.00 FEET THEREOF, LYING IN DADE COUNTY, FLORIDA.

AND

PARCEL "E"

THE SOUTH 102.00 FEET OF THE NORTH 259.00 FEET OF THE SOUTH 406.00 FEET OF THE EAST 125.00 FEET OF THE EAST 1/2 OF THE SW 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 21, TOWNSHIP 53 SOUTH, RANGE 41 EAST, LESS THE EAST 25.00 FEET THEREOF, LYING IN DADE COUNTY, FLORIDA.

Exhibit C

DISCLOSURE OF INTEREST

1. APPLICANT(S) NAME AND ADDRESS:

Elias Kasabdjji, 782 NW 42nd Avenue, Miami, FL 33126

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 in Acres
Elias Kasabdjji	WPB VENTURES LLC	30-3121-000-1224	0.23
Elias Kasabdjji	WPB VENTURES LLC	30-3121-000-1225	0.77
Elias Kasabdjji	WPB VENTURES LLC	30-3121-000-1223	0.25
Elias Kasabdjji	WPB VENTURES LLC	30-3121-000-1221	0.25

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

Applicant	Owner	Lessee	Contract Purchaser	Other
Elias Kasabdjji			X	

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

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

Individual's Name and Address	Percentage of Interest
N/A	N/A

- b. If the applicant is a corporation, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each.

Corporation Name: N/A

Name, Address and Office	Percentage of Stock
N/A	N/A

- 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.

Trustee's Name: N/A

Beneficiary's Name and Address	Percentage of Interest
N/A	N/A

- d. If the applicant is a partnership, limited liability company, 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 (Members)	Percentage of Interest
N/A	N/A

- e. If the applicant is a 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.


Name and Address	Percentage of Interest
Elias Kasabdj	100%

Date of Contract:

[Signature Page follows]

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

Applicant's Signature and Printed Name:



ELIAS KASABDJI

Sworn to and subscribed before me

this 21st day of MAY, 2017



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

Miami-Dade County School Board

Dr. Lawrence S. Feldman, Chair

Dr. Marta Pérez, Vice Chair

Dr. Dorothy Bendross-Mindingall

Susie V. Castillo

Dr. Steve Gallon III

Perla Tabares Hantman

Dr. Martin Karp

Lubby Navarro

Mari Tere Rojas

August 30, 2017

VIA ELECTRONIC MAIL

Mr. Simon Ferro, Esquire
Gunster
600 Brickell Avenue, Suite 3500
Miami, FL 33131

sferro@gunster.com

**RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS
ELIAS KASABDJI C/O SIMON FERRO, GUNSTER, YOKLEY - CDM APP 1 MAY 2017 CYCLE
LOCATED AT 3101 NW 36 STREET
PH3017080101192 – FOLIO Nos.: 3031210001224, 3031210001225, 3031210001223,
3031210001221**

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 129 multifamily attached units, which generate 26 students: 14 elementary, 6 middle and 6 senior high students. At this time, all school levels have sufficient capacity available to serve the application. However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent. As such, this analysis does not constitute a Public School Concurrency approval.

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

Best regards,

Nathaly Simon
Supervisor

NS:ns

L-73

Enclosure

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

Planning, Design & Sustainability

Ms. Ana Rijo-Conde, Deputy Chief Facilities & Eco-Sustainability Officer • 1450 N.E. 2nd Ave. • Suite 525 • Miami, FL 33132
305-995-7285 • 305-995-4760 (FAX) • ario@dadeschools.net



Concurrency Management System (CMS)

Miami Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System Preliminary Concurrency Analysis

MDCPS Application Number: PH3017080101192 Local Government (LG): Miami-Dade
 Date Application Received: 8/1/2017 10:57:27 AM LG Application Number: CDMP App 1 May 2017
 Type of Application: Public Hearing Sub Type: Cycle
 Applicant's Name: Elias Kasabdji c/o Simon Ferro, Gunster, Yoakley &
 Address/Location: 600 Brickell Avenue, Suite 3500, Miami FL 33131
 Master Folio Number: 3031210001224
 Additional Folio Number(s): 3031210001225, 3031210001223, 3031210001221,

PROPOSED # OF UNITS 129

SINGLE-FAMILY DETACHED UNITS: 0

SINGLE-FAMILY ATTACHED UNITS: 0

MULTIFAMILY UNITS: 129

CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
3181	MELROSE EL	-13	14	0	NO	Current CSA
3181	MELROSE EL	0	14	0	NO	Current CSA Five Year Plan
6031	BROWNSVILLE MIDDLE	651	6	6	YES	Current CSA
7411	MIAMI NORTHWESTERN SENIOR	730	6	6	YES	Current CSA

ADJACENT SERVICE AREA SCHOOLS

3041	LORAH PARK ELEMENTARY	121	14	14	YES	Adjacent CSA
------	-----------------------	-----	----	----	-----	--------------

*An Impact reduction of 24.18% included for charter and magnet schools (Schools of Choice).

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

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

APPENDIX E

Economic Impact Analysis

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Miami Economic Associates, Inc.

RECEIVED

2017 JUN 26 P 3: 34

PLANNING DIVISION

June 21, 2017

Mr. Jack Osterholt
Director
Department of Regulatory and Economic Resources
Miami-Dade County
Miami, Florida

**Re: Application to Amend the Miami-Dade County CDMP
May 2017 Cycle Application No. 1**

Dear Mr. Osterholt:

Miami Economic Associates, Inc. (MEAI) has analyzed the above-referenced application to amend the Miami-Dade County Comprehensive Development Master Plan (CDMP) in order to evaluate whether its request to re-designate 1.491 gross acres of land in the central portion of Miami-Dade County from Industrial and Office to Business and Office merits approval based on economic considerations. The property that is the subject of the referenced application (the "Subject Property") has historically been the site of a used car lot and is located north of NW 36th Street, south of SR 112 and west of NW 31st Avenue in an unincorporated portion of the County. However, it only enjoys direct access to NW 31st Avenue. The two properties that lie between the Subject Property and NW 36th Street are within the boundaries of the City of Miami. However, one of those two properties, the one on the northwest corner of the NW 36th Street/NW 31st Avenue intersection is owned by the same entity as the Subject Property.

The purpose of the referenced application is to allow the Subject Property and the property in the City of Miami which is under common ownership and with frontage on NW 36th Street to be redeveloped with 192 multifamily rental apartment units. The proposed project, which will be known as Atlantika 36, will be seven stories in height, consistent with the T-6-8-O zoning that has been applied to the City of Miami portion of the project site. That zoning

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Mr. Jack Osterholt, Director
Department of Regulatory and Economic Resources
Miami-Dade County
June 21, 2017
Page 2

category permits develop at a density of 150 units per acre. The proposed apartments will include 1-bedroom and 2-bedroom units that will rent for \$900 and \$1,200 per month, respectively. At those rent levels, all of the units will be affordable to households with incomes between 50 and 80 percent of the Area Median Income (AMI) for Miami-Dade County, which is currently \$51,800, and qualify as low income housing as that term is defined by the U.S. Department of Housing and Urban Development (HUD) In determining whether housing is appropriately affordable to very low, low and moderate income households, HUD assumes that housing cost should not exceed 30 percent of monthly gross income.

The purpose of this letter is apprise of the findings of our analysis.

Summary of Findings

MEAI believes that the referenced application to amend the CDMP should be approved based on the following findings of our analysis:

- Although the area in which the Subject Property is located is designated Industrial and Office on the Miami-Dade County's approved land use map, there are existing single-family and multi-family units located directly north of the Subject Property. Furthermore, on April 26, 2017, the Board of County Commissioners approved a small-scale application to amend the CDMP which re-designated approximately 1.8 acres of land located on the west side of NW 36th Avenue and north of NW 36th Street from Industrial and Office to Business and Office to permit the applicant to construct multi-family rental units. The minutes of the meeting at which that application, which was filed by Sweet River Harbor, LLC, was considered show that Mr. Garrett Rowe of the County's Metropolitan Planning staff noted that the area along NW 36th Street is undergoing transition and several multi-family buildings are either built or under construction. The Sweetwater River Harbor property is located approximately five blocks west of the Subject Property and almost directly across the street from Pinnacle Plaza, a multi-family affordable housing project.
- The transition to residential use that is occurring along the portion of NW 36th Street in which the Subject Property is located reflects several factors, including the following:
 - The area is in close proximity to Miami International Airport, one of Miami-Dade County's largest employment centers, and within reasonable commutation distance of major employment centers in Downtown Miami, the Miami Design District and Downtown Coral Gables. Further, another significant employment center is expected in the near to mid-term to emerge in the Palmer Lake area, which is located almost directly to the south on the south side of the Miami River.
 - The area is served by Metrobus Routes 36 and 110, which provide local service with the area with connection (feeder service) to the Allapattah Metrorail Station. Metrobus Route 110 also provides connection/feeder service to the

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Mr. Jack Osterholt, Director
Department of Regulatory and Economic Resources
Miami-Dade County
June 21, 2017
Page 3

Miami Intermodal Center (MIC) located south of Palmer Lake about 1.5 to 2 miles away. Finally, the Subject Property is less than 0.5 miles from Tri-rail's Hialeah Market Station.

- Re-designation of the Subject Property with a land use category that permits multi-family residential would be consistent with a number of provisions of the CDMP including:
 - Land Use Policy 1C which states that Miami-Dade County shall give priority to in-fill development on vacant sites in currently urbanized area, and re-development of sub-standard sites or undeveloped environmentally suitable urban areas where all necessary services urban services and facilities are projected to have capacity to accommodate additional demand.
 - Land Use Policy 8A which states that Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors (among others) as projected availability of service and infrastructure capacity and proximity and accessibility to employment.
 - Policy ICE-1F of the Intergovernmental Coordination Element which requires the County to consider compatibility with adopted land use places of adjacent municipalities. As discussed previously, the Subject Property abuts land within the City of Miami along NW 36th Street that are designated and zoned for a range of uses including, among others, multi-family housing at a height and density consistent what is being proposed for development.
 - A number of other provisions that promote increased transit ridership and pedestrianism as well as the provision of affordable housing.
- It is also consistent with Housing Goal 1 of the CDMP which establishes that it is a role of the County to "ensure the provision of housing that will be affordable to all current and future Miami-Dade County residents, regardless of type or income". However, the County has a severe shortage of affordable and workforce housing as MEAI knows because Mr. Andrew Dolkart, the firm's President, is a former member of the Board of Directors of Habitat for Humanity of Greater Miami and former Chair of two task forces appointed by the Miami-Dade County Board of County Commissioners to address issues relating to provision of greater amounts of affordable and workforce housing within the County. Additionally, an article entitled Affordable housing crisis threatens Miami-dade, say local leaders in *The Miami Herald* on May 6, 2016, reported that nearly 40 percent of working households in Miami devoted at least 50 percent of their income to housing rather than the 30 percent that HUD considers appropriate. In that article, County Mayor Carlos Gimenez is quoted saying, "Frankly, our government resources are not enough to address the problem (of the shortage of affordable housing). Government can not do it alone". Based on the preceding, MEAI believes that a private-sector project such as the proposed Atlantika 36 with its 192 low income units would be a great benefit to the community.

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- The CDMP Land Use Element text on page I-39 provides that when "Industrial and Office" designated land in a MSA with less than a 15-year supply of industrial land is the subject of an application, approval of a non-industrial use will require that it be demonstrated that the re-designation for such use will not adversely impact future industrial development. The Subject Property is currently designated on the County's land use map and zoned for industrial use; however it is currently serving as a used car lot, a retail use. its 1.491 gross acres represent less than 6.0 percent of the 25.4 vacant acres that the County's planners estimated still existed in MSA 4.6 where the property is located as of April, 2017. However, they further estimate that those 25.4 acres will be fully depleted by 2026, which means that MSA 4.6 does not have a 15-year supply of industrially-designated vacant land. They also estimated in April, 2017, that the vacant industrial land countywide will require more than 21 years to fully deplete at the current countywide rate of absorption. Accordingly, MEAI does not believe that re-designation of the Subject Property for residential use will adversely impact the County's ability to accommodate industrial development to a significant degree.
- Development of the proposed residential units on the Subject Property will be economically and fiscally beneficial to Miami-Dade County as discussed below.

Economic Benefits

- The primary economic benefit will be the employment that the project will generate on a non-recurring basis during the period in which the proposed units are being constructed. Information provided to MEAI by the Applicant estimates that that development of the proposed units on the Subject Property will cost \$16.8million in terms of hard costs for site work, unit construction and project landscaping and amenities. With the assistance of the Minnesota IMPLAN Input-Output Model, MEAI estimates the amount spent on hard costs will support 309 jobs inclusive of 179 direct construction jobs on-site, 65 jobs in businesses related to the construction sector (indirect jobs) and 64 jobs in businesses across the economy in which the direct and indirect workers spend their earnings (induced jobs). The earnings of the direct, indirect and induced workers throughout the construction period will approximate \$14.9 million.

Fiscal Benefits

- Prior the period in which the proposed multi-family units are being constructed, general building permit fees will, according to Miami-Dade County's building permit fees schedule, need to be paid in the amount \$21,688. Additional building permit fees will also need to be paid by the plumbing, electrical, structural, mechanical, roofing, swimming pool and fire safety system contractors. However, insufficient information is currently available to estimate the amount of these trade-related building permit fees. There is also insufficient information available to estimate the water and sewer connection fees that will need to be paid. Finally, impact fees for roads, police, fire and parks will need

Mr. Jack Osterholt, Director
 Department of Regulatory and Economic Resources
 Miami-Dade County
 June 21, 2017
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to be paid to Miami-Dade County in the total amount of \$1,747,555 while school impact fees will need to be paid to the Miami-Dade Public School District in the amount of \$258,509.

- Once construction of the proposed multi-family units is completed, ad valorem taxes will need to be paid on an annual recurring basis to the various funds of Miami-Dade County and the Miami-Dade County Public School District as well as to the Children's Trust in the amounts shown in the table below. The taxes estimated assume a taxable value of \$17.5 million, which a figure essentially equivalent of the amount that will be spent to construct Atlantika 36 in terms of hard costs plus the land value of the portion of its site located in Miami-Dade County if it were valued as residential property. The land value used in this analysis is based on the assessed value of the land underlying other nearby multi-family residential properties.

Jurisdiction	Rate/\$1000 Taxable Value	Taxes
Miami-Dade County		
General Fund	4.6669	\$ 81,671
Debt Service Fund	0.4000	\$ 7,000
Fire Fund	2.4207	\$ 42,362
Fire Debt Service Fund	0.0075	\$ 131
Library Fund	0.2840	\$ 4,970
UMSA Fund	1.9283	\$ 33,745
Total		\$ 169,879
Miami-Dade County Public Schools		
Operating	7.1380	\$ 124,915
Debt Service	0.1840	\$ 3,220
Total		\$ 128,135
Children's Trust	0.5000	\$ 8,750

Source: Applicant, Miami-Dade County Property Appraiser; Miami Economic Associates, Inc.

With respect to the table above, the following points are noted.

- For the purpose of this analysis, it has been assumed that all portions of the proposed apartment structure will be located on the portion of the site that is located within Miami-Dade County. However, in reality a portion of the units are likely to be located on the portion of the site in the City of Miami. If that occurs, the total amount collected in City of Miami and UMSA ad valorem taxes will be greater than the amount shown above for UMSA taxes; however, UMSA's amount will be lower. The stated assumption was made because MEAI does not currently have sufficient information to determine what percentage of the project will be located within the City of Miami.

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Mr. Jack Osterholt, Director
Department of Regulatory and Economic Resources
Miami-Dade County
June 21, 2017
Page 6

- The amount of ad valorem taxes collected by Miami-Dade County for all of its funds in the current fiscal year was less than \$9,500.
- The ad valorem tax amounts that the proposed multi-family units will generate are likely to be greater than the amount that would be generated even if an industrial or office user could be attracted to the Subject Property because the amount of development will significantly more intense. Further given the history of the property, the odds of attracting an industrial or office user are considered slim.
- Development of the proposed multi-family units will also generate non-ad valorem revenues for the County on an annual recurring basis, most notably in the form of utility taxes and franchise fees and water and sewer service fees. Residential use generally generates greater revenues of these types than industrial or office uses.

Closing

MEAI firmly believes that adoption of the referenced amendment to the CDMP is in the best interest of Miami-Dade County, hence merited.

Sincerely,
Miami Economic Associates, Inc.



Andrew Dolkart
President

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APPENDIX F

Fiscal Impact Analysis

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Fiscal Impacts On Infrastructure and Services

On October 23, 2001, the Board of County Commissioners adopted Ordinance No. 01-163 requiring the review procedures for amendments to the Comprehensive Development Master Plan (CDMP) to include a written evaluation of fiscal impacts for any proposed land use change. The following is a fiscal evaluation of Application No. 1 of the May 2017 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

The adopted level of service standard (LOS) for the County Public Works and Waste Management System is as follows: to maintain sufficient waste disposal capacity to accommodate waste flows committed to the System through long term contracts or interlocal agreements with municipalities and private waste haulers, and anticipated uncommitted waste flows, for a period of five (5) years. As of FY 2016-17, the Department of Solid Waste Management (DSWM) is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth in demand, inclusive of the application reviewed here, which is not anticipated to have a negative impact on disposal service.

Residential Collection and Disposal Service

Currently, the household waste collection fee is \$439 per residential unit, which also covers costs for waste disposal, bulky waste pick up, illegal dumping clean-up, trash and recycling center operations, curbside recycling, home chemical collection centers, and code enforcement.

Fiscal Impact – Waste Disposal Capacity and Service

The cost of providing disposal capacity for WCSA customers, municipalities and private haulers is paid for by System users. In FY 2015-16, the DSWM charges a contract disposal rate of \$66.79 per ton to DSWM Collections and those private haulers and municipalities with long-term disposal agreements. The short-term disposal rate is \$88.06 per ton in FY 2016-17.

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

Water and Sewer

The Miami-Dade County Water and Sewer Department (WASD) provides for the majority of water and sewer service needs throughout the county. The cost estimates provided herein are preliminary and final project costs will vary from these estimates. The final costs for the project and resulting feasibility will depend on the actual labor and materials costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. The water impact fee was calculated at a rate of \$1.39 per gallon per day (gpd), and the sewer impact fee was calculated at a rate of \$5.60 per gpd. The annual operations and maintenance cost was based on \$1.4547 per 1,000 gallons for water and \$1.8958 per 1,000 gallons for sewer.

The applicant requests to redesignate a ± 1.5 gross acre parcel from "Industrial and Office" to "Business and Office" that would allow the application site to be developed at a maximum of 129 multi-family dwelling units. If the site is developed at maximum development, the water connection charge is estimated at \$26,897; the water service line and meter connection fees would cost \$1,300; the sewer connection charges are estimated at \$33,264; and the annual operating and maintenance costs would total \$108,360. In addition, the estimated cost of installing the required 400 linear feet of 12-inch water main to connect the proposed development to the County's regional water system is estimated at \$145,532. Furthermore, the estimated cost of installing the required 50 linear feet of 8-inch gravity sewer main is estimated at \$14,839. The total potential cost for connecting the proposed development to the regional water and sewer system including an engineering fee of 13% is estimated at \$160,371.

Drainage and Flood Protection

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

Additionally, DERM staff notes that new development, within the urbanized area of the County, is assessed a stormwater utility fee. This fee commensurate with the percentage of impervious area of each parcel of land, and is assessed pursuant to the requirements of Section 24-61, Article IV, of the Code of Miami-Dade County. Finally, according to the same Code Section, the proceedings may only be utilized for the maintenance and improvement of public storm drainage systems.

Based upon the above noted considerations, it is the opinion of DERM that Ordinance No. 01-163 will not change, reverse, or affect these factual requirements.

Public Schools

The proposed amendment, if approved and the site developed with residences, could result in 26 additional students. The average cost for K-12 grade students amounts to \$9,337 per student. Of the 26 students, 14 will attend elementary schools, 6 will attend middle schools students and 6 will attend senior high schools. The total annual operating cost for additional students residing in this development, if approved, would total \$242,762. 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 current COMP designation of "Industrial and Office" will allow a potential development which would generate two (2) annual alarms. The proposed COMP designation of "Business and Office" would allow a proposed potential development that is anticipated to generate nine (9) annual alarms. The 9 annual alarms will result in a minimal impact to existing fire rescue service. Presently, Miami-Dade County Fire and Rescue (MDFR) indicates that fire and rescue service in the vicinity of the application site is adequate.

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APPENDIX G

Photos of Site and Surroundings

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View to the north of the application site with car service bays in the background



East view to the Royal Duke Mobile Home Park east of the application site across NW 31 Avenue



A parking lot for Tarpon Automotive Group used car dealership abutting south of the application site and fronting NW 36 Street in the City of Miami with ACE Electronic Components and Equipment Company in the background across NW 36 Street



Existing residential homes abutting the application site to the north viewed east from NW 38 Street with partial view of an industrial use warehouse at the immediate right corner