

<div><h1>Application No. 4</h1><div>Commission District 9 Community Council 14</div></div>

APPLICATION SUMMARY

Applicant/Representative:	Ricadri Group, LLC / Juan J. Mayol, Esq., Gloria Velazquez, Esq. & Pedro Gassant, Esq., Holland & Knight
Location:	Northeast corner of SW 200 Street and SW 127 Avenue
Total Acreage:	±2.97 Gross/Net Acres
Current Land Use Plan Map Designation:	“Low Density Residential (2.5 to 6 dwelling units per gross acre)”
Requested Land Use Plan Map Designation and other changes:	“Business and Office”
Amendment Type:	Small-Scale
Existing Zoning District/Site Condition:	EU-1 / Developed with 3 single-family dwelling unit

RECOMMENDATIONS

Staff:	ADOPT AS A SMALL-SCALE AMENDMENT (September 2017)
Kendall Community Council (12):	TO BE DETERMINED (September 14, 2017)
Planning Advisory Board (PAB) Acting as the Local Planning Agency:	TO BE DETERMINED (October 2, 2017)
Final Action of Board of County Commissioners:	TO BE DETERMINED (November 8, 2017)

Staff recommends **ADOPT** the proposed small-scale amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2020 and 2030 Land Use Plan (LUP) map to redesignate the ±2.97 gross-acre application site from “Low Density Residential” to the “Business and Office” land use category for the following reasons:

Principal Reasons for Recommendation:

1. The application seeks to change the land use designation for the application site to facilitate the redevelopment of the site for commercial uses, consistent with provisions of the CDMP. Objective LU-1, Policy LU-1C and Policy LU-10A of the CDMP Land Use Element require the County to give priority to redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where urban services and facilities have the capacities to accommodate additional demand. The site is currently developed with a single-family residential unit. Under the current CDMP land use designation of “Low Density Residential,” the site could be developed with 17 single-family detached units. Under the requested “Business and Office” designation the site could be developed with 51,749 square feet of retail development or with a maximum of 38 residential units. As discussed in Principal Reason No. 2.ii. below, existing public facilities have adequate capacities to accommodate the impacts that would be generated by the development of the application site, if the requested “Business and Office” designation is approved.

Furthermore, the application site is located within an emerging commercial node at the intersection of SW 200 Street and SW 127 Avenue (both section-line roads) and approval of the application would be consistent with Land Use Element Policy LU-1G that requires business developments to occur in clusters or nodes at major roadway intersections. If the application is approved, the commercial node at the intersection of SW 200 Street and SW 127 Avenue would increase to ±24.07 acres of retail space. The most recent commercial development that was approved near the application site occurred in October 2016 on ±1.83 acres on the south side of SW 200 Street and ±212 feet west of SW 127 Avenue. Approval of the application would expand the “Business and Office” designated acreage within the northeast corner of the intersection to consistent with the trend of development within the emerging commercial node.

2. Approval of the application would be generally consistent with the criteria for evaluating Land Use Plan map amendment applications pursuant to Policy LU-8E of the CDMP Land Use Element. Policy LU-8E requires LUP map amendment applications to be evaluated according to factors such as (i) the ability of the proposed amendment to satisfy a deficiency in the LUP map to accommodate projected population or economic growth of the County, (ii) impacts to County facilities and services, (iii) compatibility with abutting and nearby land uses, (iv) impacts to environmental and historical resources, and (v) the extent to which the proposed land use would promote transit ridership and pedestrianism pursuant to Objective LU-7 and associated policies. Each factor is discussed below.
 - i. *Need to Accommodate Economic or Population Growth:* Approval of the application would not significantly impact the supply of commercial land but could facilitate economic growth and generate additional employment in the area.

The Supply and Demand Analysis conducted in Minor Statistical Area 7.2 indicates that there are 67.1 acres of vacant commercial land in the MSA 7.2. Commercial land in the MSA is being absorbed/developed at a rate of 5.7 acres per year and the vacant

commercial land in the MSA is thereby projected to be depleted by year 2029. Approval of the application would increase the commercial land supply by ± 2.97 acres, approximately 6 months of supply (see Supply and Demand Analysis on page 4-10.)

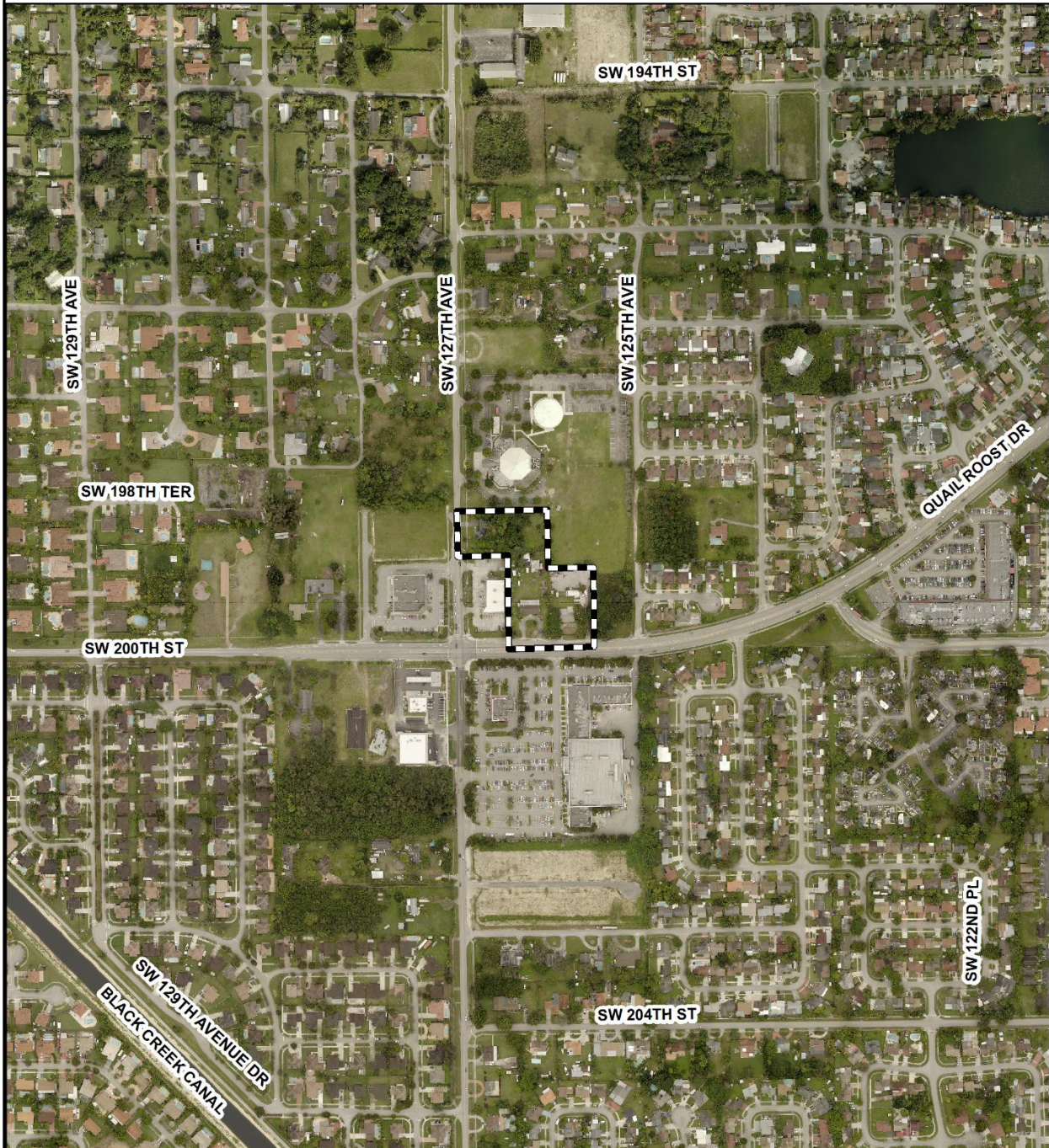
- ii. *Public Facilities and Services:* Approval of the application would be consistent with the CDMP Capital Improvements Element Objective CIE-3 that requires CDMP land use decisions not cause a violation in adopted level of standards for public facilities and services. The impacts that would be generated from the maximum potential development on the site (51,749 square feet of retail), if the application is approved, would not cause a violation in the level of service standards for public services and facilities.
- iii. *Compatibility:* The requested "Business and Office" CDMP land use designation and the maximum potential retail development on the application site, if the application is approved, would be generally compatible with the existing commercial uses adjacent to the west of the application site, such as the AutoZone auto parts store and a Walgreens Pharmacy located further west of the site, across SW 127 Avenue. The proposed commercial uses would also be compatible with existing uses adjacent to the south of the application site, across SW 200 Street, such as the Publix shopping center, Subways, MetroPCS, Little Caesars Restaurant and other small retail operations. The proposed retail development would be compatible with the vacant properties abutting to the east and the Upper Room Assembly of God Church abutting to the north of the application site.
- iv. *Environmental and Historic Resources:* Approval of the application would not impact historic or archeological resources, as no such resources are on the application site, but could impact environmental resources. The application site is located within the outer wellfield protection zone of the South Miami Heights Wellfield Complex. Consequently, any development on the application site will be subject to the provisions of Section 24-43 of the Code regarding the prohibition of hazardous wastes on the property to ensure protection of the wellfield.

Furthermore, the site contains tree resources including specimen tree resources that are to be preserved pursuant to Section 24-49.2(II) of the Code and CDMP Policy Con-8A. Site plan development must be consistent with the requirements to preserve specimen trees except in cases where DERM has determined that a specimen tree cannot be preserved pursuant to Section 24-49.2(4)(II)(2) of the Code.

- v. *Transit Ridership and Pedestrianism:* The application, if approved, could support transit ridership and pedestrianism. CDMP Land Use Element Policy LU-8E(v) states (page I-16), "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."

The application site is not directly served by Metrobus service. However, the nearest existing bus service to the application site is Metrobus Route 52, which provides local route service and feeder service to Metrorail at 30-minute headways during the AM/PM peak periods, 45 minutes headways during the off-peak (middays) periods on middays, 60 minutes headways during evening hours after 8 pm, 45 minute headways on Saturdays and 60 minutes headways on Sundays. The nearest bus stop for this route is $\frac{1}{4}$ from the application site, which complies with the $\frac{1}{4}$ mile distance requirement for the land use to be considered as a use that would support transit ridership and pedestrianism.

APPLICATION NO. 4 AERIAL PHOTO



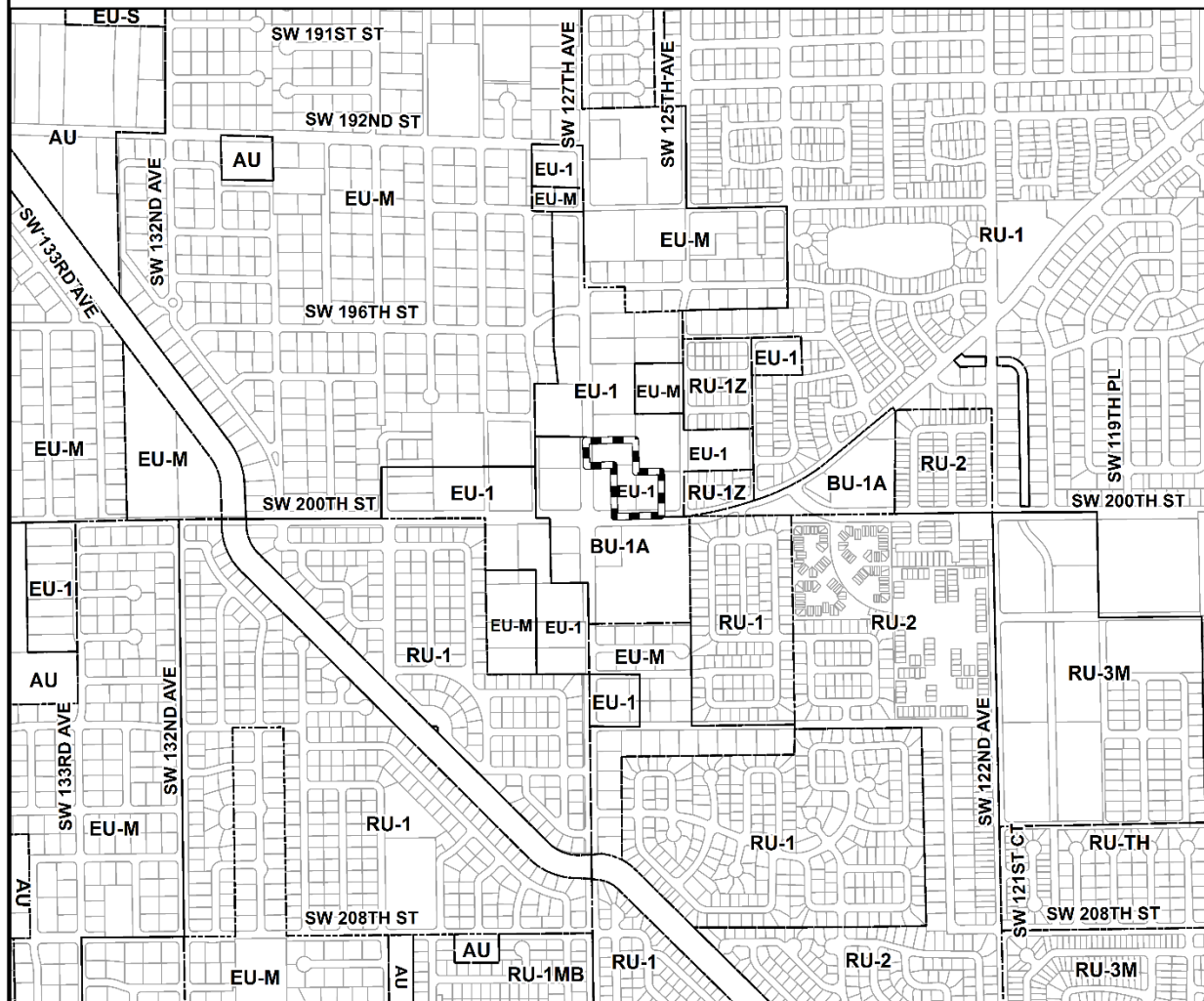
APPLICATION AREA

Source: Department of Regulatory and Economic Resources
July 2017

0 0.2 Miles



APPLICATION 4 ZONING MAP

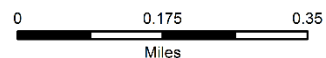


APPLICATION AREA

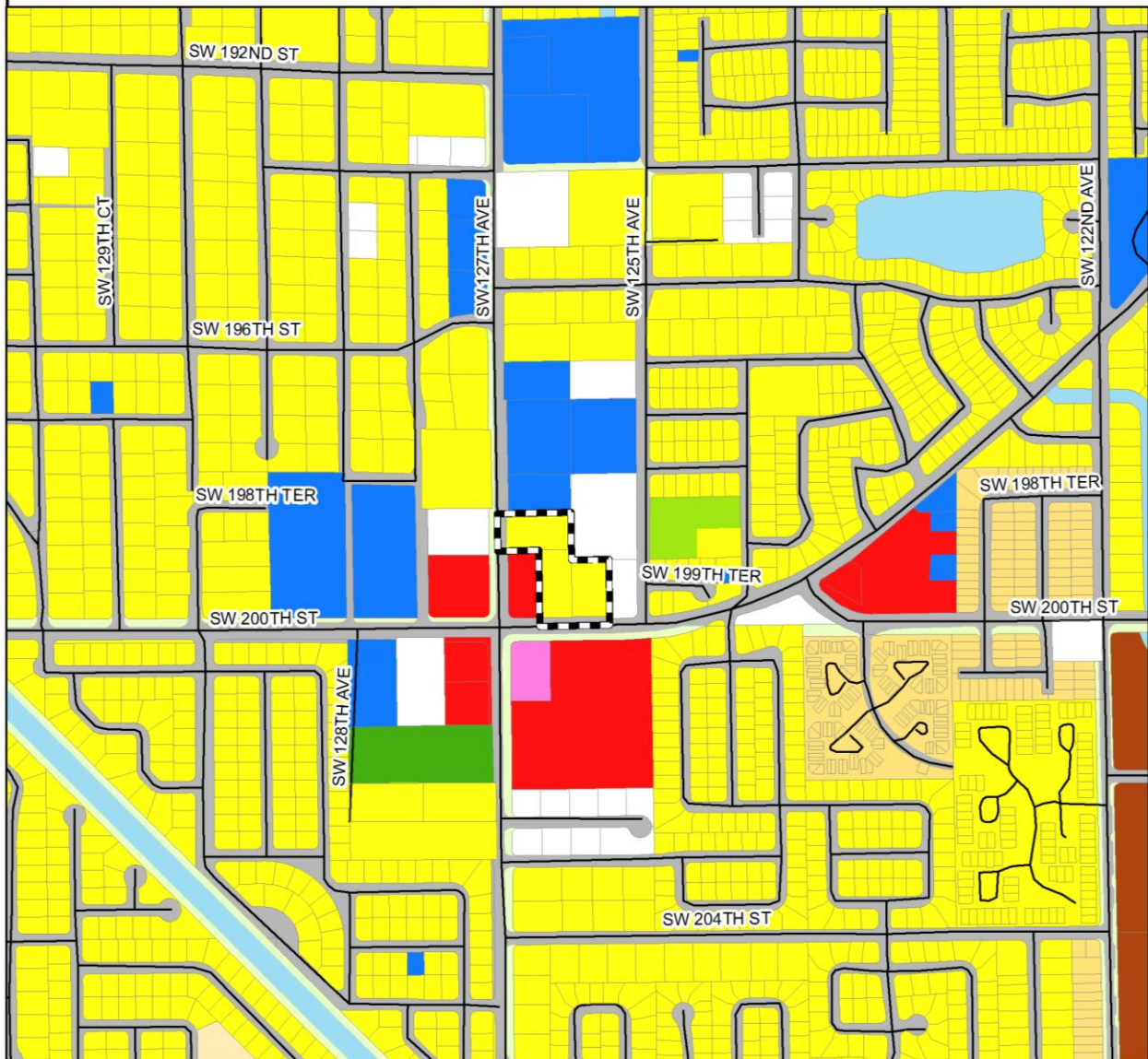
Source: Department of Regulatory and Economic Resources
July 2017

ZONING DISTRICTS

- AU AGRICULTURAL / RESIDENTIAL 5 ACRES GROSS
- BU-1A BUSINESS DISTRICTS, LIMITED
- EU-1 ESTATES, SINGLE-FAMILY, 1 ACRE OR MORE IN AREA
- EU-M ESTATES MODIFIED, SINGLE-FAMILY, MINIMUM LOT AREA 15,000 FT2 NET
- EU-S ESTATE USE, SUBURBAN SINGLE-FAMILY 25,000 FT2 GROSS
- RU-1 SINGLE-FAMILY RESIDENTIAL
- RU-1MB MODIFIED SINGLE-FAMILY RESIDENTIAL
- RU-1Z SINGLE-FAMILY RESIDENTIAL, ZERO LOT LINE
- RU-2 TWO-FAMILY RESIDENTIAL DISTRICT
- RU-3M MINIMUM APARTMENT HOUSE
- RU-TH TOWNHOUSE



APPLICATION NO. 4 EXISTING LAND USE



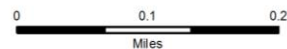
APPLICATION AREA

EXISTING LAND USE

- SINGLE-FAMILY
- TWO-FAMILY DUPLEXES
- LOW-DENSITY MULTI-FAMILY
- COMMERCIAL, SHOPPING CENTERS
- OFFICE
- INSTITUTIONAL
- STREETS, ROADS, EXPRESSWAYS, RAMPS
- STREETS RIGHT OF WAY
- AGRICULTURE

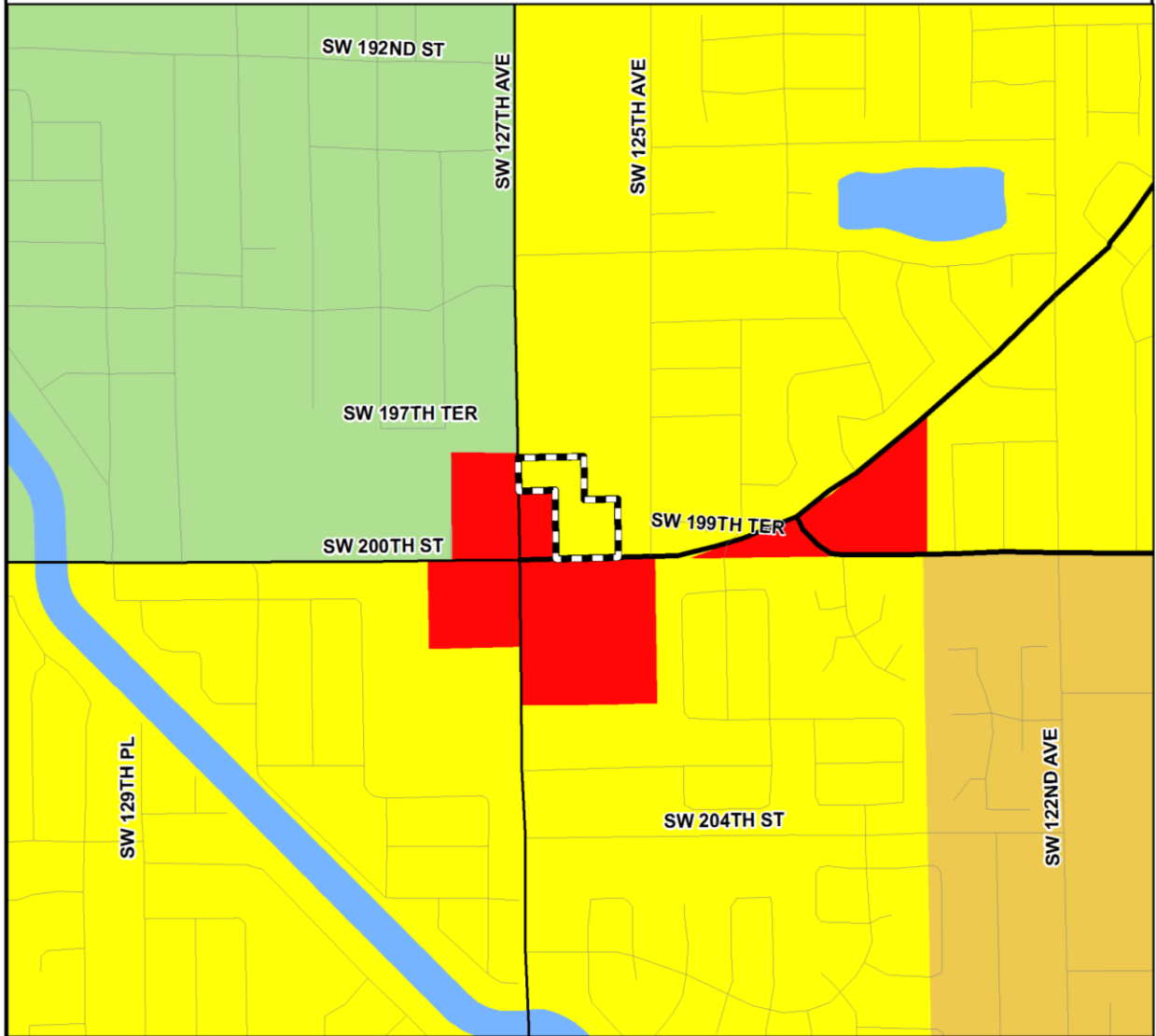
- PARKS, PRESERVES, CONSERVATION AREAS
- VACANT GOVERNMENT OWNED, UNPROTECTED
- VACANT PRIVATELY OWNED, UNPROTECTED
- INLAND WATERS

Source: Department of Regulatory and Economic Resources
July 2017



APPLICATION NO. 4

CDMP LAND USE



APPLICATION AREA

Source: Department of Regulatory and Economic Resources
July 2017

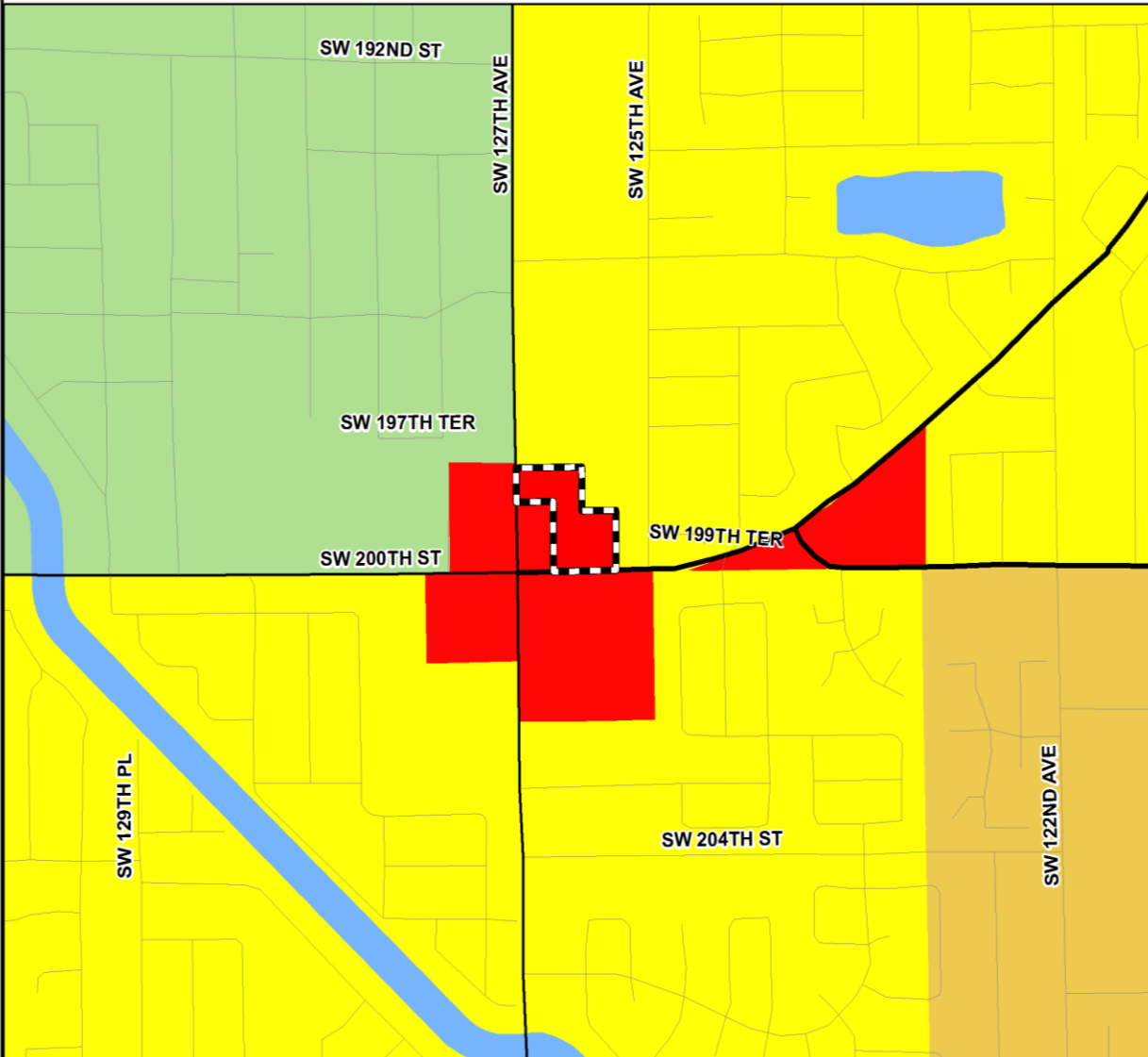
CDMP LAND USE

- ESTATE DENSITY (1-2.5 DU/AC)
- LOW DENSITY (2.5-6 DU/AC)
- LOW-MEDIUM DENSITY (6-13 DU/AC)
- BUSINESS AND OFFICE
- WATER
- MINOR ROADWAYS (2 LANES)

0 0.125 0.25
Miles



APPLICATION NO. 4 PROPOSED CDMP LAND USE

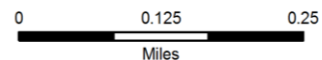


APPLICATION AREA

Source: Department of Regulatory and Economic Resources
July 2017

CDMP LAND USE

- ESTATE DENSITY (1-2.5 DU/AC)
- LOW DENSITY (2.5-6 DU/AC)
- LOW-MEDIUM DENSITY (6-13 DU/AC)
- BUSINESS AND OFFICE
- WATER
- MAJOR ROADWAYS (3 OR MORE LANES)
- MINOR ROADWAYS (2 LANES)



STAFF ANALYSIS

Application Site

Location

The ±2.97-acre site is located generally at the northeast corner of SW 200 Street and SW 127 Avenue in unincorporated Miami-Dade County (see “Aerial Photo” on page 4-4).

Existing Land Use

The application site comprises three parcels that are developed with 3 single-family dwelling units that are in good condition (see “Aerial Photo” map on page 4-4).

Land Use Plan Map Designation/Request

The application site is currently designated “Low Density Residential” on the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map (see “CDMP Land Use” map on page 4-7). The “Low Density Residential” CDMP land use category allows residential densities between 2.5 and 6 dwelling units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded. The Applicant requests to redesignate the application site on the LUP map to “Business and Office” (see “Proposed CDMP Land Use” map on page 4-8). 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 and cultural facilities, and residences.

Under its current CDMP land use designation, the application site could be developed with a maximum of 17 single-family detached units. Under the Applicant’s requested “Business and Office” CDMP land use designation, the application site could be developed with a maximum of 51,749 square feet of retail or 38 residential units including townhomes.

Zoning

The application site is currently zoned EU-1, which permits single-family estates on one gross acre lots (see “Zoning Map” on page 4-5).

Zoning History

Miami-Dade County zoning districts and zoning code regulations were first created in 1938. On December 21, 1948, then Miami-Dade County Zoning Commission adopted Resolution No. 3066 approving a zoning district boundary change on the application site from EU-1 (One Acre Estates) to BU-1A (Limited Business). On August 1, 1957 the Zoning Commission adopted Resolution No. 61 approving a zoning district boundary change on the application site from BU-1A to the current EU-1 zoning district.

Adjacent Land Use and Zoning

Existing Land Uses

The property west of the application site, beyond SW 127 Avenue, is developed with an AutoZone Auto Parts store. The property abutting to the north of the site is developed with the Upper Room Assembly of God Church. Abutting to the east of the application site are vacant lots and single-family residences further east, beyond SW 125 avenue. The property to the

south of the application site, across SW 200 Street, is developed with a Publix shopping center and small fast-food and retail operations, such as a Subways, MetroPCS, Little Caesars Restaurant, a Dollar store, a liquor store, and a Karate school (see “Existing Land use” map on page 4-6.)

Land Use Plan Map Designations

The area adjacent to the north and east of the application site is designated “Low Density residential” on the CDMP Adopted 2020 and 2030 LUP map. The areas adjacent to the south of the site, across SW 200 Street, and adjacent to the west are designated “Business and Office.” The area further west, beyond SW 127 Avenue is designated “Business and Office.” The area adjacent to the northwest of the site is designated “Estate Density Residential,” which allows 1 to 2.5 dwelling units per acre (see “CDMP Land Use” map on page 4-7).

Zoning

Properties adjacent to the north of the application site are zoned EU-1 (Single-Family Estates) and EU-M (Estate Modified – 15,000 sq. ft. net) developed with a house of worship. Properties to the east of the site are zoned EU-1 and RU-1Z (Single-Family Zero Lot Line) and comprise the vacant lots and single-family residences. Properties to the south, abutting to the west and further west of the site, beyond SW 127 Avenue, are zoned BU-1A (Business Limited). The purpose of the BU-1A zoning district is to provide for retail and service convenience facilities, which satisfy the essential and frequent needs of the adjacent residential neighborhood as well as the more specialized commercial facilities, which may serve several neighborhoods (see “Zoning Map” on page 4-5).

Supply and Demand Analysis

The capacity of the LUP map to accommodate population or economic growth is generally expressed in acres of vacant land zoned or designated for residential and non-residential development. In the context of this small-scale Application No. 2 land capacity is analyzed at the localized or Minor Statistical Area (MSA) level.

In 2017, the combined vacant land for single-family and multi-family residential development in the Analysis Area (Minor Statistical Area 7.2) was estimated to have a capacity for about 6,965 dwelling units, with about 74 percent of these units intended for multi-family use. The annual average residential demand in this Analysis Area is projected to increase from 514 units per year, in the 2017-2020 period, to 668 units in the 2025-2030 period. An analysis of the residential capacity by type of dwelling units shows the depletion of single-family type units occurring in 2021, and for multi-family type beyond 2030 (see “Residential Land Supply/Demand Analysis” table below). The supply of residential land for both single-family and multi-family type units is projected to be depleted by the year 2029.

The “Residential Land Supply/Demand Analysis” table below addresses the residential land supply and demand in the Analysis Area without the effect of the projected CDMP amendment. This Application is a small-scale amendment requesting a change from “Low Density Residential” to “Business and Office.” Given the existing capacity in the Analysis Area, this application, if approved, will not have a significant impact on the supply of single or multi-family units and will not have a significant impact on the depletion year. If the site were developed with residential uses, approval of the application would add a maximum of 38 townhomes to the supply of single-family units in the Analysis Area.

Residential Land Supply/Demand Analysis
2015 to 2030: (MSA 7.2)

ANALYSIS DONE SEPARATELY FOR EACH TYPE, I.E. NO SHIFTING OF DEMAND BETWEEN SINGLE & MULTI-FAMILY TYPE	STRUCTURE TYPE		
	SINGLE-FAMILY	MULTIFAMILY	BOTH TYPES
CAPACITY IN 2017	1,838	5,127	6,965
DEMAND 2015-2020	393	121	514
CAPACITY IN 2020	266	4,643	4,909
DEMAND 2020-2025	439	135	574
CAPACITY IN 2025	0	3,968	2,039
DEMAND 2025-2030	510	158	668
CAPACITY IN 2030	0	3,178	0
DEPLETION YEAR	2021	2030+	2029

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 Land

The Analysis Area for this Application (MSA 7.2) contained 199.10 acres of in-use commercial uses in 2017 and an additional 67.10 acres of vacant land zoned or designated for business uses. The annual average absorption rate for the 2017-2030 period is 5.70 acres per year. At the projected rate of absorption, the study area will deplete its supply of commercially zoned land beyond the year 2029 (see "Projected Absorption of Land for Commercial Uses" table below). Approval of the application would add ± 2.97 acres to the supply of commercial land in the Analysis Area or 6.25 months.

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	Projected Year of Depletion	Total Commercial Acres per Thousand Persons	
			2017-2030 (Acres)		2020	2030
MSA 7.2	67.10	199.10	5.70	2029	4.2	4.3

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

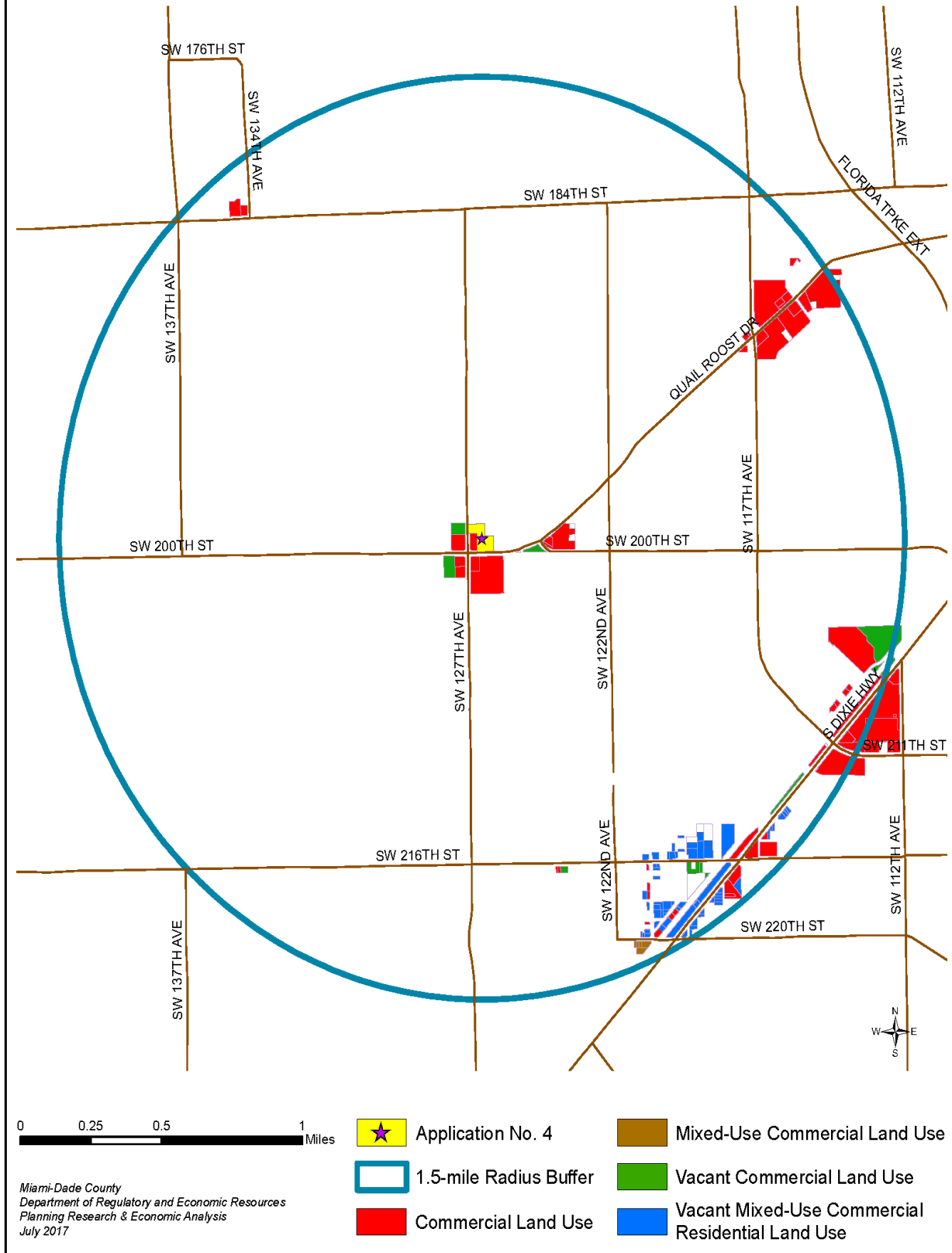
Trade Area Analysis

An analysis of the trade area, 1.5 miles around the proposed project, for this Application was conducted. The result of the analysis shows that there are 99.30 acres of existing commercial uses, and 33.94 acres of vacant commercially zoned or designated land (see "Trade Area Analysis" table below and the "Trade Area Map" on page 4-12 below).

Trade Area Analysis			
Application	Trade Area Radius	Vacant Commercial Land (Acres)	Commercial Acres in Use 2017
4	1.5	33.94	99.30

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

TRADE AREA MAP: APPLICATION NO. 4



Environmental Conditions

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

Flood Protection

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

Biological Conditions

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

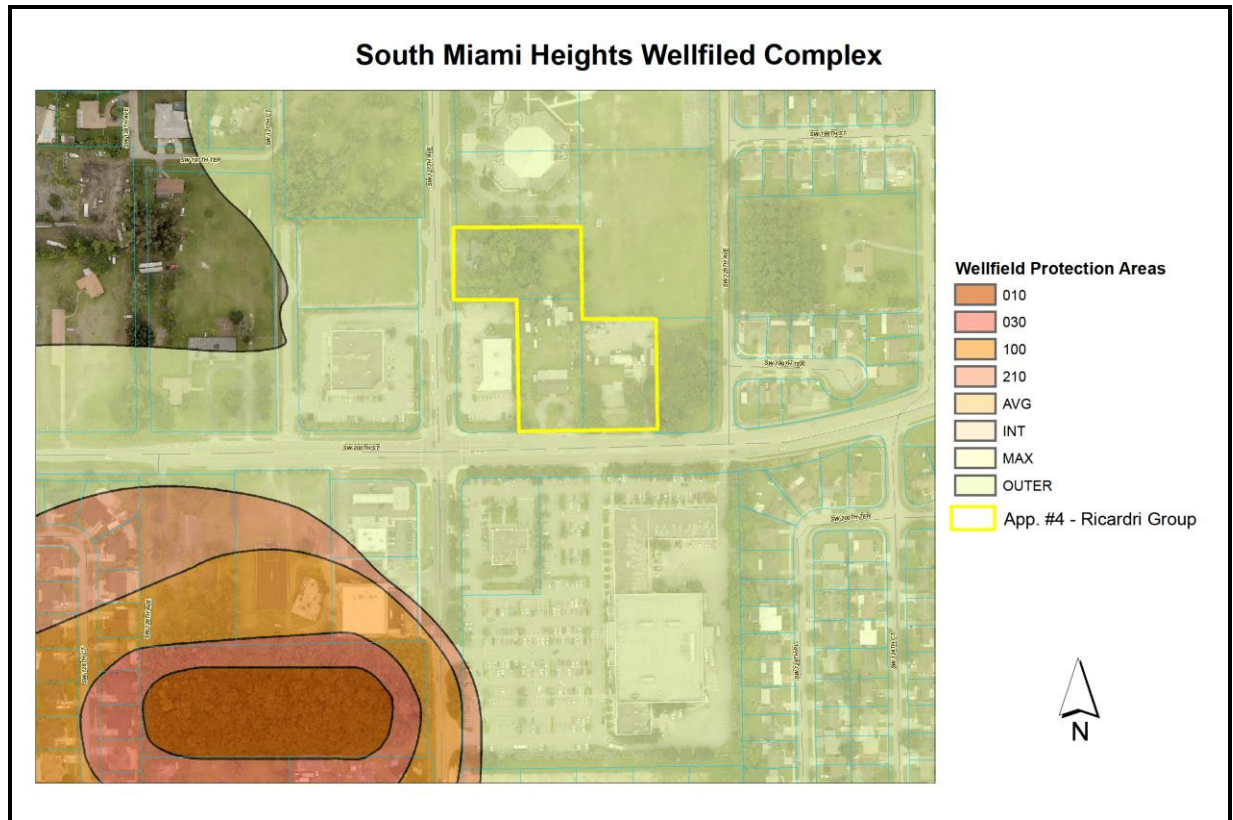
Other Considerations

Within Wellfield Protection Area	Yes – South Miami/Outer Travel Time
Contaminated Site	No DERM records

Wellfield Protection

Application No. 4 is located within the outer wellfield protection zone of the South Miami Heights Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in Section 24-43 of the Code.

Pursuant to CON-3A of the CDMP Conservation Element and Section 24-43(5) of the Code, hazardous materials and hazardous wastes are prohibited within this wellfield protection area. Furthermore, the Code requires that the owner of the subject property shall submit a covenant to DERM prohibiting hazardous wastes on the property. The covenant shall be submitted to and approved by DERM before approval of development orders for non-residential uses.



Pollution Remediation

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

Drainage and Flood Protection

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

The subject property is not located within a Special Flood Hazard Area in FEMA Flood Insurance Rate Maps (FIRM). Any development will have to comply with the requirements of Chapter 11C of the Code for flood protection.

The site shall be filled to a minimum elevation of 7 feet, NGVD (County Flood Criteria). For construction of habitable structures within the subject application, the Lowest Floor Elevation requirement shall be the highest elevation in NGVD of the following references:

- Average crown of road fronting the property, plus 8 inches for residential, or plus 4 inches for commercial.
- County Flood Criteria 7 feet NGVD, plus 8 inches for residential, or plus 4 inches for commercial.
- Elevation of the back of the sidewalk (if any) fronting the property, plus 8 inches for residential, or plus 4 inches for commercial.

- The stage generated by retention on-site of the 100-year rainfall event according to stage-storage calculations must be equal or less than the Base Flood Elevation.

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

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

Natural Resources

Application No. 4 site contains tree resources including specimen tree resources. Specimen trees are protected by Section 24-49.2(II) of the Code and CON-8A of the CDMP. Site plan development must be consistent with the requirements to preserve specimen trees except in cases where DERM has determined that a specimen tree cannot be preserved pursuant to Section 24-49.2(4)(II)(2) of the Code. The approval of this land use application shall not be construed as an approval to remove specimen trees due to a determination of unreasonable loss of usable space pursuant to Section 24-49.2(4)(II)(2)(b) of the Code.

In accordance with Section 24-49.9 of the Code and 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 residential development (Scenario 1) under the current CDMP Land Use designation is estimated at 3,740 gallons per day (gpd). The maximum water demand for retail development (Scenario 1) or residential development (Scenario 2) under the Requested CDMP Land Use designation is estimated at 5,175 gpd and 6,840 gpd, respectively. This represents an increase of up to 3,100 gpd over the demand under the current CDMP land use designations. A Water Supply Certification Letter will be required at the time of development, at which time the proposed project will be evaluated for water supply availability and a water supply reservation will be made.

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

Scenario	Use (Maximum Allowed)	Quantity (Units or Square Feet)	Water Demand Multiplier (Section 24-43.1 Miami-Dade Code)	Projected Water Demand (gpd)
Current CDMP Potential				
1	Single Family Res	17 units	220gpd/unit	3,740 gpd
Requested CDMP Designation				
1	Retail	51,749 sq. ft.	10gpd/100 sq. ft.	5,175 gpd
2	Townhouse	38 units	180gpd/unit	6,840 gpd

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

Water Supply and Connectivity:

Application No. 4 is located within the MDWASD franchised water service area. The source of potable water for this area is the Alexander Orr Water Treatment Plant which is owned and operated by MDWASD. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-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 SW 127th Avenue and along SW 200th Street to which the developer may connect to provide service to the property. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) points of connection.

At this time, there is a planned project fronting the western boundary of the subject application, along SW 127th Avenue, for the development of a 7,453 sq. ft. auto parts store. This project has a WASD VF No. 201659204.

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

The proposed land use would be required to connect to the public sanitary sewer system pursuant to Chapter 24 of the Code. There is an existing 8-inch gravity sewer main located at the intersection of SW 127th Court and SW 200th Street to which the developer may connect and extend an 8-inch gravity sewer main heading easterly along SW 200th Street to SW 127th Avenue and then heading northerly along said Avenue to the northwest corner of the property (approximately 825 feet).

This gravity main discharges the sewage flow to pump stations 30-0534, 30-0522 and then to the South District Wastewater Treatment Plant. The aforementioned sanitary sewer pump stations as well as the South District Wastewater Treatment Plant are owned and operated by Miami Dade Water and Sewer Department; in addition, they are currently working within the mandated criteria set forth in the Consent Decree Case: NO. 1:12-cv-24400-FAM, effective Dec 6, 2013.

Solid Waste

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

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 “Low Density Residential” to “Business and Office.” In addition to the full range of sales and service activities, however, the “Business and Office” land use category also allows residential uses that are not out of character with nearby development patterns. In the event that townhomes or two story condominiums with separate means of ingress and egress are constructed at the site, the DSWM will provide waste collection service. Because the DSWM does not actively compete for waste collection service for commercial establishments at this time, waste collection services for commercial establishments developed at the site will most likely be provided by a private waste hauler. The requested amendment will have no fiscal impact or any associated costs; therefore, DSWM has no objection to the proposed change.

Parks

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

Level of Service Standard

CDMP Policy ROS-2A establishes the adopted minimum Level of Service (LOS) standard for the provision of recreation open space in the Miami-Dade County. This CDMP policy requires the County to provide a minimum of 2.75 acres of local recreation open space per 1,000 permanent residents in the unincorporated areas of the County and a County-provided, or an annexed or incorporated, local recreation open space of five acres or larger within a three-mile distance from residential development. The acreage/population measure of the LOS standard is calculated for each Park Benefit District. A Park Benefit District is considered below LOS standard if the projected deficiency of local recreation open space is greater than five acres. Currently, PBD-3 has a surplus capacity of 160.91 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 (Ben Shavis, Charles Burr, Cutler Ridge Skate Park, Eureka, Goulds Wayside, Lincoln City Park #1, Lincoln Estates, Losner, MedSouth and Quail Roost) are smaller than the required five-acre park.

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

Park Name	Acreage	Classification
Ben Shavis Park	0.86	Mini Park
Caribbean Park	5.17	Neighborhood Park
Charles Burr Park	3.80	Neighborhood Park
Cutler Ridge Skate Park	3.60	Single Purpose Park
Debbie Curtin Park	9.78	Neighborhood Park
Eureka Park	4.42	Community Park
Eureka Villas Park	5.30	Neighborhood Park
Fairwood Park	7.93	Neighborhood Park

Park Name	Acreage	Classification
Goulds Park	31.10	Community Park
Goulds Wayside Park	2.68	Neighborhood Park
Lincoln City Park #1	0.50	Mini Park
Lincoln Estates Park	0.82	Mini Park
Losner Park	0.55	Mini Park
MedSouth Park	4.48	Neighborhood Park
Quail Roost Park	2.47	Neighborhood Park
Serena Lakes Park	5.14	Neighborhood Park
Sharman Park	6.71	Neighborhood Park
Silver Palms Park 1	1.05	Neighborhood Park
Silver Palms Park 2	1.30	Neighborhood Park
Silver Palms Park 3	0.81	Neighborhood Park
Silver Palms Park 4	1.09	Neighborhood Park
Silver Palms Park 5	0.83	Neighborhood Park
Silver Palms Park 6	1.93	Neighborhood Park
Silver Palms Park 7	6.20	Neighborhood Park
South Miami Heights Park	5.97	Neighborhood Park
West Perrine Park	9.14	Community Park
West Perrine Senior Center	2.59	Single Purpose Park
William Randolph Community Park	10.57	Neighborhood Park

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

Application Impacts

The potential development of the site under the existing CDMP land use designation could potentially generate a population of 54, and result in an impact of 0.15 acres based on the minimum Level of Service standard for the provision of local recreation open space.

The potential for residential development under the proposed land use designation is estimated to generate a population of 122. The concurrency analysis for this scenario results in an impact of 0.34 acres based on the minimum Level of Service standard for the provision of local recreation open space and thereby reducing the surplus parkland acreage within PB-3 from 160.91 to 160.57 acres. However, the minimum Level of Service standard would continue to be met.

Fire and Rescue Service

The application area is currently served by Miami-Dade Fire Rescue (MDFR) Station No. 52 (South Miami Heights) located at 12105 Quail Roost Drive. The station is equipped with a Rescue and a Tanker, totaling seven (7) 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 4 minutes and 45 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 Miami-Dade Fire Rescue Department has no objection to this application.

The MDFR Department has determined that the current "Low Density Residential" land use designation of the application site would allow development that would potentially generate nine (9) annual alarms. The proposed "Business and Office" designation is anticipated to generate fifteen (15) 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 17 students. This number includes a reduction of 24.18% to account for charter and magnet schools (schools of choice). Of the 17 students, 8 are expected to attend elementary schools, 4 are expected to attend middle schools and 5 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
South Miami Heights Elementary	41	8	8	Yes	Current CSA
Cutler Bay Middle	408	4	4	Yes	Current CSA
Miami Southridge Senior	264	5	5	Yes	Current CSA

Source: Miami-Dade County Public Schools, July 2017
 Miami-Dade County Department of Regulatory and Economic Resources, July 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.

Roadways

The application site is a ±2.97-acre property located on the northeast corner of SW 200 Street/Quail Roost Drive and SW 127 Avenue/Burr Road in unincorporated Miami-Dade County. SW 200 Street is a four-lane divided roadway east of SW 127 Avenue and a two-lane undivided roadway west of SW 127 Avenue. SW 200 Street connects to Turnpike which is about 2 miles to the east of the site. SW 127 Avenue is a two-lane undivided roadway which connects to SW 184 Street in the north and SW 216 Street in the south. Both SW 184 Street and SW 216 Street have connections to Turnpike in the east. Access to the site is provided from SW 127 Avenue and SW 200 Street.

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 “Low Density Residential (2.5 – 6 DU/Ac.),” under this land use designation it is currently developed with 3 Single Family units. The potential development under the current CDMP land use designation of “Low Density Residential” is expected to generate approximately 4 PM peak hour trips. 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 51,749 sq. ft. of Retail uses (scenario 1) or 38 single family dwelling units (scenario 2). Scenario 1, which is 51,749 sq. ft. of retail uses would generate 254 PM peak hour trips and Scenario 2, which is 38 single family attached dwelling

units would generate 24 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 4 PM peak hour trips and under the requested CDMP land use designation of “Business and Office” is expected to generate approximately 254 PM peak hour trips or approximately 250 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. 4	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	“Low Density Residential” (2.5-6 du/ac)	“Business and Office”	
Scenario 1	3 Single Family ¹ Units	51,749 sq. ft. Retail ²	
Trips Generated	4	254	+ 250
Scenario 2	3 Single Family ¹ Units	38 single family attached ³ Units	
Trips Generated	4	24	+ 20

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 Single Family Residential is 210.

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

³ – ITE Land Use Code used for Single Family Attached Residential 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" - 51,749 sq. ft. retail uses													
1116	SR 994	SW 127 Ave. to SW 129 Ave.	2 DV	E	1,600	1,355	C	180	1,535	D	21	1,556	D
9890	SW 200 St.	SR 994 to US 1	2 DV	D	1,197	643	D	43	686	D	36	722	D
9790	SW 127 Ave	SW 216 St. to SW 232 St.	2 DV	D	1,197	876	D	162	1,038	D	42	1,080	D
9788	SW 127 Ave	SW 184 St. to SW 200 St.	2 DV	D	1,440	903	C	144	1,047	C	74	1,121	C
0054	SR 994	HEFT to SW 117 Ave.	4 DV	E	3,580	2,752	C	114	2,866	C	81	2,947	C

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 "Low Density Residential" the application site is currently developed with 3 Single Family units and under the requested CDMP land use designations of "Business and Office" the application site is assumed to be developed with 51,749 sq. ft. of Retail uses. The potential development scenarios under the current CDMP land use designation are expected to generate approximately 4 PM peak hour trips and the requested change in CDMP land use designation would generate 254 PM peak hour trips, which is 250 PM peak hour trips more than the existing CDMP designation.

The existing traffic condition and 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. See "Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation" Table above.

Other Roadway Improvements

SW 200 Street/Caribbean Boulevard from Quail Roost Drive to US-1 is a Priority 1 project in the Miami Dade TPO's 2040 Long Range Transportation Plan for widening from 2/3 lanes to 4/5 lanes.

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.

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

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

- LU-1. The location and configuration of Miami-Dade County's urban growth through the year 2030 shall emphasize concentration and intensification of development around centers of activity, development of well-designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.
- LU-1C. Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.
- LU-1G. Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to relate to adjacent development, and large uses should be planned and designed to serve as an anchor for adjoining smaller businesses or

the adjacent business district. Granting of commercial or other non-residential zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.

- LU-4A. When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.
- LU-7. Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a safe place, pedestrian and bicycle friendly environment that promotes mobility for people of all ages and abilities through the use of rapid transit services.
- LU-8E. Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated to consider consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved would:
- i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;
 - ii) Enhance or impede provision of services at or above adopted LOS Standards;
 - iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods;
 - iv) Enhance or degrade environmental or historical resources, features or systems of County significance; and
 - v) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.
- LU-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.
- CON-8A. Specimen trees and Natural Forest Communities in Miami-Dade County shall be protected through the maintenance and enforcement of the County's Tree and Forest Protection and Landscape Code, as may be amended from time to time. The County's Natural Forest Inventory shall be revised periodically to reflect current Natural Forest Community conditions. A Natural Fore Community shall not be removed from the inventory unless its quality and resource values have been degraded to the point where it cannot be restored.

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

Guideline No. 4. Intersections of section line roads shall serve as focal points of activity, hereafter referred to as activity nodes. Activity nodes shall be occupied by any nonresidential components of the neighborhood including public and semi-public uses. When commercial uses are warranted, they should be located within these activity nodes. In addition, of the various residential densities which may be approved in a section through density averaging or on an individual site basis, the higher density residential uses should be located at or near the activity nodes.

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**

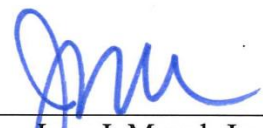
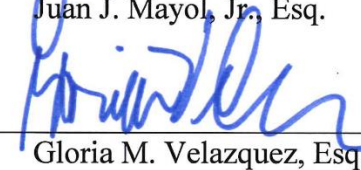
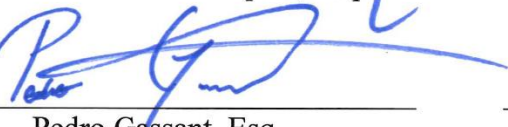
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ZONING PLANNING DIVISION

1. APPLICANT

Ricadri Group, LLC
7920 SW 58th Street
Miami, Florida 33143

2. APPLICANT'S REPRESENTATIVES

Juan J. Mayol, Jr., Esq.
Gloria M. Velazquez, Esq.
Pedro Gassant, Esq.
Holland & Knight, LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131-2847
(305) 374-8500 (o)
(305) 679-6305 (f)

By: 	<u>5/31/17</u>
Juan J. Mayol, Jr., Esq.	Date
By: 	<u>5/31/17</u>
Gloria M. Velazquez, Esq.	Date
By: 	<u>5/31/17</u>
Pedro Gassant, Esq.	Date

3. DESCRIPTION OF REQUESTED CHANGE

- A. Changes to the Land Use Plan Map. Applicant requests a change to the Land Use Plan (LUP) map designation on the subject property from "Low Density Residential" and "Business and Office".

To
Rd.

B. Description of the Subject Property (the "Property").

The Property contains approximately ± 2.97 gross acres (± 2.97 net acres) and is located near the intersection of SW 127th Ave and SW 200 Street (Quail Roost Drive), in Section 1, Township 56 South, Range 39, as more particularly described in the sketch and legal attached to this application as Exhibit "A."

C. Gross and Net Acreage.

Application area: ± 2.97 gross acres (± 2.97 net acres)

Acreage Owned by Applicant: 1.99 acres; .98 acres under contract.

D. Requested Change.

1. Applicant requests that the Property be re-designated on the Land Use Plan map from "Low Density Residential" to "Business and Office."
2. Applicant requests that the Application be processed as an expedited small scale amendment.

4. REASONS FOR AMENDMENT

The Applicant is requesting the re-designation of the Property from "Low Density Residential" to "Business and Office". The Property consists of three parcels, with a total area of ± 2.97 gross acres (± 2.97 net acres). The requested amendment seeks a re-designation of the Property from "Low Density Residential" to "Business and Office" on the Future Land Use Map. The proposed amendment will allow for the redevelopment of the Property with commercial uses to serve the surrounding residential area. The Property is currently unimproved, except for Parcel 3, which contains a one-story structure.

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

The proposed re-designation of the Property to "Business and Office" is also compatible with the surrounding commercial and educational uses in the area. The parcels directly to the south and west of the Property are designated as "Business and Office" under the Future Land Use Map and are currently developed with commercial uses. Specifically, the existing commercial uses at the intersection of SW 200th Street and SW 127th Avenue include a Walgreens pharmacy, an O'Reilly Auto Parts store on the west corner across SW 127 Avenue, an AutoZone store

abutting directly west of the Property, a 7-Eleven and Family Dollar store on the southwest corner of the intersection and a Publix, Bank of American and a commercial shopping plaza to the south. To the east of the Property is vacant land, which is currently being developed as an educational facility as part of the existing religious institution to the north. This re-designation would complete the commercial activity node. The future commercial redevelopment of the Property will create the necessary transition between the residentially designated properties to the east - past the vacant property and the existing commercial uses to the west. The re-designation would also provide commercial uses to serve the surrounding residential community.

Additionally, approval of the proposed amendment would further the implementation of the following CDMP goals, objectives and policies:

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

LAND USE POLICY 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.

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

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

LAND USE POLICY LU-1M: In formulating or amending development regulations, Miami-Dade County shall avoid creating disincentives to redevelopment of blighted areas. Where redevelopment occurs within the urban area, requirements for contributions toward provision of public facilities may be moderated where underutilized facilities or surplus capacities exist, and credit toward required infrastructure contributions may be given for the increment of development replaced by development.

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

LAND USE POLICY LU-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.

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

5. ADDITIONAL MATERIAL SUBMITTED

Additional items in support of this application may be submitted at a later date.

6. COMPLETED DISCLOSURE FORMS

Attached as Exhibit "C"

Attachments: Legal Descriptions for the Property and Parcels - Exhibit "A"
Location Map for Application - Exhibit "B"
Disclosure of Interest Form - Exhibit "C"
Aerial Photograph – Exhibit "D"
Section Sheet – Exhibit "E"

EXHIBIT "A"

LEGAL DESCRIPTION FOR PROPERTY

Parcel 1:

FOLIO: 30-6901-004-0200

THE SOUTH 1/2 OF TRACT 22, " QUAIL ROOST ESTATES ", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, AT PAGE 94, OF THE PUBLIC RECORDS, OF MIAMI-DADE COUNTY, FLORIDA.

Parcel 2:

M FOLIO: 30-6901-004-0230

THE EAST 144.00 FEET OF TRACT 23, LESS THE SOUTH 5.00 FEET THEREOF, " QUAIL ROOST ESTATES ", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, AT PAGE 94, OF THE PUBLIC RECORDS, OF MIAMI-DADE COUNTY, FLORIDA.

AND ALSO LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PORTION OF TRACT 23, " QUAIL ROOST ESTATES ", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, AT PAGE 94, OF THE PUBLIC RECORDS, OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE 1/4, OF SAID SECTION 1, TOWNSHIP 56 SOUTH, RANGE 39 EAST; THENCE RUN NORTH 89 DEGREES 14 MINUTES 16 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 1 FOR A DISTANCE OF 178.03 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 45 MINUTES 44 SECONDS WEST, FOR A DISTANCE OF 40.00 FEET TO THE POINT OF INTERSECTION WITH A LINE 5.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 23, AS SHOWN ON THE ABOVE MENTIONED PLAT, ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF QUAIL ROOST DRIVE (S.R. 994), AS SHOWN ON STATE FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP FOR SECTION 87091-MISC AS RECORDED IN ROAD MAP BOOK 124, AT PAGE 48, OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING OF THE HEREINAFTER TO BE DESCRIBED PARCEL OF LAND; THENCE RUN NORTH 00 DEGREES 43 MINUTES 27 SECONDS WEST, FOR A DISTANCE OF 5.00 FEET TO THE POINT OF INTERSECTION WITH A LINE 45.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 1; THENCE RUN NORTH 89 DEGREES 14 MINUTES 16 SECONDS EAST, ALONG SAID PARALLEL LINE FOR A DISTANCE OF 47.02 FEET TO A POINT; THENCE RUN SOUTH 86 DEGREES 56 MINUTES 53 SECONDS EAST, FOR A DISTANCE OF 75.17 FEET TO THE POINT OF INTERSECTION WITH THE ABOVE MENTIONED RIGHT OF WAY LINE WHICH IS 5.00 FEET NORTHERLY OF SAID SOUTH LINE OF SAID TRACT 23; THENCE RUN SOUTH 89 DEGREES 14 MINUTES 16 SECONDS WEST, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 122.02 FEET TO THE POINT OF BEGINNING.

ABBREVIATIONS AND LEGENDS

Parcel 3:

Folio No. 30-6901-004-0131
12555 SW Quail Roost Drive

QUAIL ROOST ESTS PB 44-94
W164.38FT OF TRACT 16
LESS S5FT FOR R/W

EXHIBIT "B"

LOCATION MAP FOR APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

APPLICANTS / REPRESENTATIVE

Ricadri Group LLC / Juan J. Mayol, Jr., Esq., Gloria M. Velazquez, Esq. and Pedro Gassant, Esq.

DESCRIPTION OF SUBJECT AREA

The Property contains approximately ± 2.97 gross acres (± 2.97 net acres) and is located on the northeast corner of SW 127th Ave and SW 200 Street (Quail Roost Drive), in Section 1, Township 56 South, Range 39, more particularly described in the sketch and legal attached to this application.

LOCATION MAP



1. Ricadri Group, LLC, Applicant and Owner (Parcel 1 and 2) 1.99 gross/net acres
2. Fred and Linda Frybarger, Owner (Parcel 3) .98 gross/net acres

EXHIBIT "C"

DISCLOSURE OF INTEREST

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

1. APPLICANT (S) NAME AND ADDRESS:

APPLICANT:

Ricadri Group, LLC
7920 SW 58th Street
Miami, Florida 33143

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

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

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
Ricadri Group LLC	30-6901-004-0230, 30-6901-004-0200	(Parcel 1 & 2)	+/- 1.99 gross/net acres
	30-6901-004-0131	(Parcel 3)	+/- .98 gross/net acres

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

APPLICANT	OWNER	CONTRACTOR FOR PURCHASE	LESSEE	OTHER (Attach Explanation)
	X	X (Parcel 1 & 2)		
		X (Parcel 3)(Pending)		

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

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

INDIVIDUAL'S NAME AND ADDRESS	PERCENTAGE OF INTEREST
	%

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

CORPORATION NAME Ricadri Group LLC, a Florida limited liability company

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
Adriana Guerrero	50%
Ricardo Guerrero	25%
Jacquelyn Guerrero	25%
7920 SW 58th Street	
Miami, Florida 33143	

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

TRUSTEES NAME: _____

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

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

PARTNERSHIP NAME: _____

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

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

NAME AND ADDRESS

PERCENTAGE OF INTEREST

Date of Contract May 2017

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

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

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

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

Fred and Linda Frybarger (Parcel 3)

100%

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

CORPORATION NAME: _____

NAME, ADDRESS AND OFFICE (if applicable)

PERCENTAGE OF STOCK

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

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

Ricadri Group LLC

By: _____

Name: _____

Title: _____

Sworn to and subscribed before me

this 26 day of May, 2017

[Signature]
Notary Public, State of Florida at Large (SEAL)

My Commission Expires:



Laura Maria Hernandez
Commission # GG059153
Expires: January 2, 2021
Bonded thru Aaron Notary

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 FMGM 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.

EXHIBIT "D"

AERIAL PHOTOGRAPH

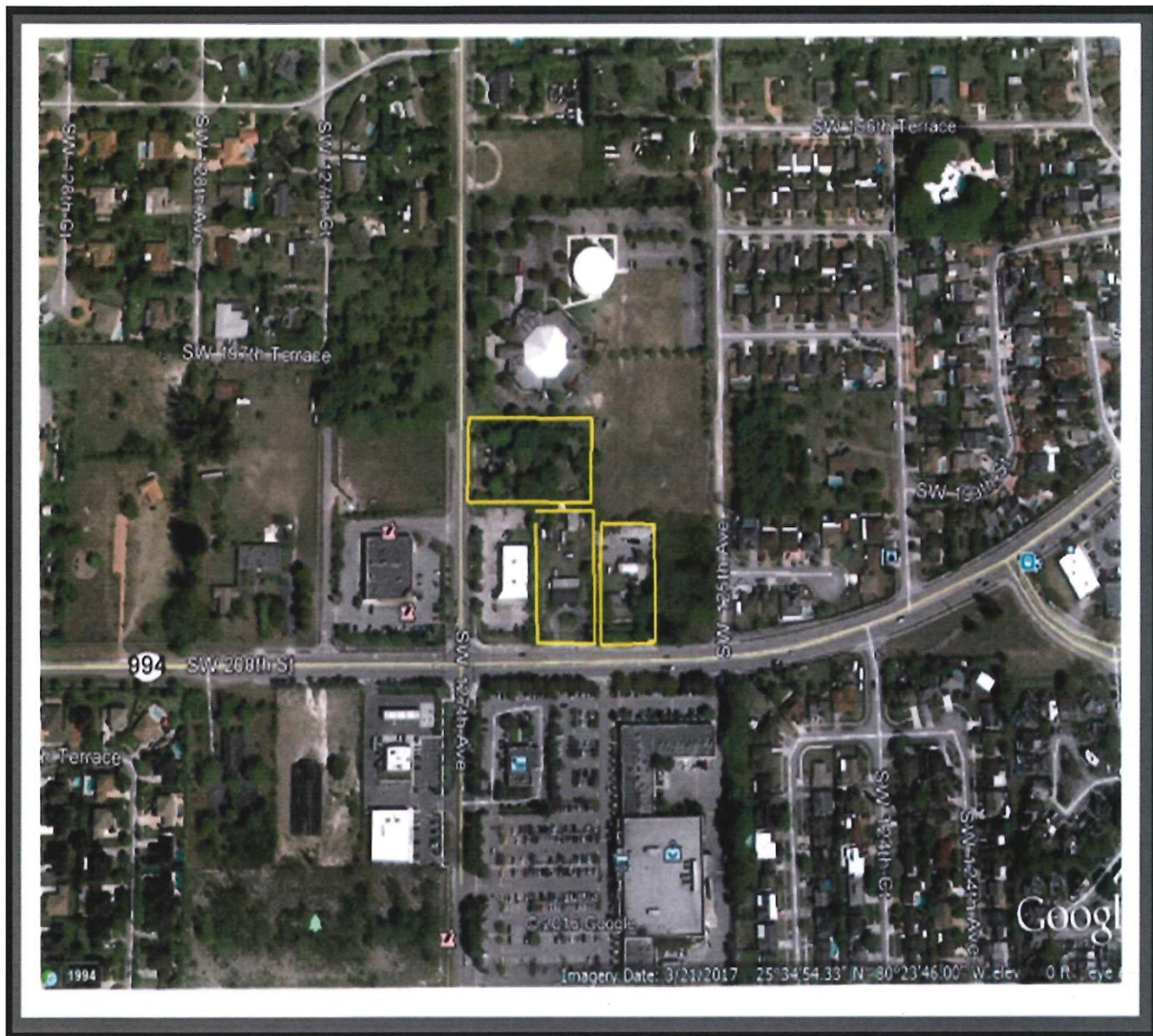


EXHIBIT "E"
SECTION SHEET

See attached.

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

July 13, 2017

VIA ELECTRONIC MAIL

Mr. Juan Mayol
Holland & Knight, LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

juan.mayol@hklaw.com

**RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS
RICADRI GROUP, LLC C/O JUAN J. MAYOL, HOLLAND & KN
(CDMP Application 4 May 2017 Cycle) LOCATED AT 19875 SW 127 AVENUE
PH3017070300378 – FOLIO Nos.: 3069010040200, 3069010040230, 3069010040131**

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 38 single-family attached units, which generate 17 students: 8 elementary, 4 middle and 5 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-21

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) • ariio@dadeschools.net



Concurrency Management System (CMS)

Miami Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System Preliminary Concurrency Analysis

MDCPS Application Number: PH3017070300378 Local Government (LG): Miami-Dade
 Date Application Received: 7/3/2017 10:02:21 AM LG Application Number: CDMP Application 4 May 2017 Cycle
 Type of Application: Public Hearing Sub Type: Land Use
 Applicant's Name: Ricadri Group, LLC c/o Juan J. Mayol, Holland & Kn
 Address/Location: 701 Brickell Avenue, Suite 3300, Miami FL 33131-2847
 Master Folio Number: 3069010040200
 Additional Folio Number(s): 3069010040230, 3069010040131,

PROPOSED # OF UNITS 38
 SINGLE-FAMILY DETACHED UNITS: 0
 SINGLE-FAMILY ATTACHED UNITS: 38
 MULTIFAMILY UNITS: 0

CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
5281	SOUTH MIAMI HEIGHTS ELEMENTARY	41	8	8	YES	Current CSA
6111	CUTLER BAY MIDDLE	408	4	4	YES	Current CSA
7731	MIAMI SOUTHRIDGE SENIOR	264	5	5	YES	Current CSA

ADJACENT SERVICE AREA SCHOOLS

*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 C

Applicant's Traffic Impact Report

Not Required for Small-Scale Amendments

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APPENDIX D

Proffered Declaration of Restrictions

No Declaration of Restrictions Submitted

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APPENDIX E

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. 4 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

Waste Disposal Capacity and Service

The adopted level of service standard (LOS) for the County 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, which is not anticipated to have a negative impact on disposal service.

The applicant intends to develop commercial uses on the property to serve the surrounding residential area and complete the commercial activity node located at the intersection of Quail Roost Drive and SW 127th Avenue. In addition to the full range of sales and service activities, however, the “Business and Office” land use category also allows residential uses that are not out of character with nearby development patterns. Based on surrounding land use patterns, attached single family homes may also be developed on the subject parcels. In the event that townhomes or two story condominiums with separate means of ingress and egress are constructed at the site, the DSWM will provide waste collection service. Because the DSWM does not actively compete for waste collection service for commercial establishments at this time, waste collection services for commercial establishments developed at the site will most likely be provided by a private waste hauler.

Waste Disposal Capacity and Service

The cost of providing disposal capacity for Solid Waste Service Collection Area (WCSA) customers, municipalities and private haulers is paid for by System users. In FY 2016-17, 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 a change to the CDMP Land Use Plan map to redesignate a ±2.97-gross acre site from "Low Density Residential (2.5 to 6 DU/Ac.)" to "Business and Office." The application site could be developed with a maximum of 51,739 square feet of commercial uses under the proposed CDMP land use designation of "Business and Office." If the application site is developed with commercial uses, the water connection charges/impact fees would total \$7,193; the sewer connection charges/impact fees would total \$28,979; and the water service line and meter connection fees would total \$1,300. The annual operating and maintenance cost is estimated at \$6,329.

The application site could also be developed with a maximum of 38 townhomes under the proposed CDMP land use designation of "Business and Office." If the application site is developed with 38 townhomes, the water connection charges/impact fees would total \$9,508; the sewer connection charges/impact fees would total \$38,304; and the water service line and meter connection fees would total \$1,300. The annual operating and maintenance cost is estimated at \$8,365.

The estimated cost of installing the required 100 linear feet of 12-inch water main for the site to connect to the County's regional water system is estimated at \$36,400. The estimated cost of installing the required 825 linear feet of 8-inch sanitary gravity sewer main is \$244,844. The total potential cost for connecting to the regional water and sewer system including engineering fees (10%) and contingency fees (15%) is estimated at \$281,244.

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 is 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 application site could be developed with 38 townhomes under the proposed CDMP land use designation of "Business and Office," which is estimated to generate 17 students. An analysis of school concurrency requirements indicates there are sufficient student capacity at all levels: elementary, middle and high schools. The average cost for K-12 grade students amounts to \$9,337 per student. Of the 17 students, 8 will attend elementary schools, 4 will attend middle schools students and 5 will attend senior high schools. The total annual operating cost for additional students residing in this development, if approved, would total \$158,729. 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 MDFR Department has determined that the current "Low Density Residential" land use designation of the application site would allow development that would potentially generate nine (9) annual alarms. The proposed "Business and Office" designation is anticipated to generate fifteen (15) 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.

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APPENDIX F

Photos of Site and Surroundings

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Application site
North view from SW 200 Street



Commercial establishments
south of the application site across SW 200 Street



Retail establishment
west of the application site across SW 127 Avenue



Residential area east of the application site
Across SW 125 Avenue