

Application No. 2

Commission District 2 Community Council 8

APPLICATION SUMMARY

Applicant/Representative:	Tradewinds Associates, Ltd. / Jeffrey Bercow, Esq. Michael J. Marrero, Esq. Bercow Radell & Fernandez, PA. 200 South Biscayne Boulevard, Suite 850 Miami, Florida 33131
Location:	Southwest corner of NW 19 Avenue and NW 81 Street
Total Acreage:	3.79 Gross Acres, 3.24 Net Acres
Current Land Use Plan Map Designation:	“Low Density Residential Communities (2.5 to 6 dwelling units per gross acre)”
Requested Land Use Plan Map Designation:	“Medium Density Residential Communities (13 to 25 dwelling units per gross acre)”
Amendment Type:	Small-scale
Existing Zoning/Site Condition:	RU-1 / Application area is currently the site of a mobile homes park

RECOMMENDATIONS

Staff:	ADOPT WITH CHANGE <i>the small-scale application to re-designate the subject property to “Low-Medium Density Residential Communities (6 to 13 DUs/gross acre)”</i> (February 25, 2010)
North Central Community Council (8):	TO BE DETERMINED (March 2010)
Planning Advisory Board (PAB) Acting as Local Planning Agency:	TO BE DETERMINED (April 5, 2010)
Board of County Commissioners:	TO BE DETERMINED (May 5, 2010)
Final Action of Planning Advisory Board Acting as Local Planning Agency:	TO BE DETERMINED
Final Action of Board of County Commissioners:	TO BE DETERMINED

The Staff recommends to **ADOPT WITH CHANGE** the proposed small-scale Land Use Plan (LUP) map amendment. The original proposal is to re-designate the subject property from “Low Density Residential Communities (2.5 to 6 dwelling units per gross acre)” to “Medium Density Residential Communities (13 to 25 dwelling units per gross acre)”. However, Staff recommends the subject property be re-designated instead to “Low-Medium Density Residential Communities (6 to 13 DUs/gross acre)” based on the following considerations:

Principal Reasons for Recommendations:

1. Policy LU-8E of the Land Use Element of the CDMP requires amendments to the Adopted 2015-2025 LUP map to be evaluated according to factors such as, the proposed amendment’s ability to satisfy a deficiency in the Adopted 2015-2025 LUP map of the CDMP to accommodate projected population or economic growth in the County; whether the proposed amendment is compatible with abutting and nearby land uses; its impact to County services, environmental, and historical resources; and the extent to which the proposed amendment would promote transit ridership and pedestrianism if located within an Urban Center or major corridor.

On January 28, 2010, the Applicant submitted a Declaration of Restrictions limiting residential development on the application site to a maximum of 94 multi-family dwelling units. This number of dwelling units (DU) would create a density of 24 units per acre on the application site, which would not be compatible with the low density residential development (2.5 to 6 dwelling units per gross acre) adjacent to the site on the north and east.

Policy LU-4C of the Land Use Element of the CDMP states that “Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.” To insure that excessive density does not occur, staff supports when appropriate only a one-category increase in density over adjacent residential designations. Staff’s recommendation to re-designate the subject property to “Low-Medium Density Residential Communities (6 to 13 DUs/gross acre)” instead of the proposed “Medium Density Residential Communities (13 to 25 DUs/gross acre)” would be more compatible with and a more appropriate transition to the ‘low density’ single-family residential development located to the north (across NW 81 Street) and to the east (across NW 19 Avenue) of the application site (see Appendix A: Map Series). The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. The type of housing structures typically permitted in the medium density category includes townhouses and low-rise and medium-rise apartments.

2. The Department of Planning and Zoning, in cooperation with the County’s Public Works Department (PWD) performed a short-term traffic impact analysis to determine the impact the requested land use change would have on the roadways adjacent to and in the vicinity of the application site. The analysis, which considers reserved trips from approved development not yet constructed and programmed roadway capacity improvements listed in the first three years of the County’s 2010 Transportation Improvement Program (TIP), predicts that the roadways adjacent to the application site will continue to meet their adopted LOS standards with the application’s traffic impacts of each potential development scenario under the requested “Medium Density Residential

Communities (6 to 13 DUs/gross acre)” CDMP land use designation (see the “Traffic Impact Analysis” table on pg. 3-16 below). Furthermore, the subject application is located within the County’s Urban Infill Area, a Transportation Concurrency Exception Area (TCEA), which is an area where a proposed development will not be denied a concurrency approval for transportation facilities provided that the development is consistent with the adopted CDMP and meets the criteria established in the Concurrency Management Program of the Capital Improvements Element.

3. Maximum development on the application site under the proposed “Medium Density Residential” CDMP land use designation would not cause level of services for solid waste, potable water, sanitary sewer service, and parks to be violated. However, a new sanitary sewer pump station and force main will be necessary to provide a sanitary sewer connection to the subject property. In addition, Miami-Dade County Public Schools determined that schools serving the application site would have adequate capacity with or without approval of the proposed CDMP amendment (See “Staff Analysis” section below). Furthermore, according to Miami-Dade County Fire Rescue Department (MDFR), the proposed CDMP amendment would result in “minimal” impact to existing fire rescue services. Currently, MDFR plans to construct Station No. 67 (Arcola) at 1275 NW 79 Street. Construction is expected to be completed in 2012. MDFR reports that the Department owns the parcel where the Arcola Station would be located and funding for construction of the same has been allocated.
4. Policy LU-8E(v) of the Land Use Element of the CDMP states that for proposed land uses, “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.” The application site is located within ¼ mile of a standard bus stop served by Routes L, 17, and 22, with headways less than 20 minutes. Therefore, both the applicant’s request for “Medium Density Residential” and staff’s proposal of “Low-Medium Density Residential” would be land use designations that would promote transit ridership and pedestrianism, and would be at densities that support frequent bus service.
5. According to the Department of Environmental Resources Management (DERM) and the Office of Historic Preservation, the application site does not contain any historical, archaeological, or environmental resources. However, DERM analysis indicates that specimen-sized trees (trunk diameter 18 inches or greater) may exist on the application site. Section 24-49 of the Miami-Dade County Code (Code) provides for the preservation and protection of tree resources. Therefore, the applicant is required to obtain a Miami-Dade County Tree Removal Permit prior to the removal or relocation of any identified specimen-sized trees (see “Environmental Conditions” section on pg. 3-7 below).

STAFF ANALYSIS

Application Site

The application site of 3.79 gross acres (3.24 net acres) is located at the southwest corner of NW 19 Avenue and NW 81 Street. The southern border of the application site is within approximately 120 feet of NW 79 Street, which is designated a Major Roadway (3 or more lanes) on the Adopted 2015-2025 Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). The subject property is designated “Low Density Residential Communities (2.5 to 6 dwelling units per gross acre)” on the LUP map and is zoned RU-1 (Single Family Residence). The application site is located within the boundaries of the New Tradewinds Mobile Homes Park and contains 64 mobile homes and is licensed for 80 mobile home units.

The applicant proposes to redesignate the application site from “Low Density Residential” to “Medium Density Residential Communities (13 to 25 dwelling units per gross acres)”. With the current land use designation, the applicant could develop the property at maximum 22 single family detached homes, which would generate approximately 67 residents to the application site. Under the proposed “Medium Density Residential” CDMP land use category, the applicant would be able to develop the property at a maximum 94 multi-family homes, which would generate approximately 213 residents to the application site. On January 28, 2010, the applicant proffered a draft Declaration of Restrictions or covenant limiting the total number of dwelling units on the application site to no more than 94 units.

North Central Charrette Area Plan

The application site is located within the North Central Charrette Area. The Miami-Dade County Board of County Commissioners passed Resolution No. 497-04 accepting the North Central Charrette Area Plan Report and its recommendations on April 27 2004. . Some of the objectives of the North Central Charrette Area plan are to promote growth and infill development; to encourage local ownership of properties, businesses and development; to attract businesses (including retail and office uses) in order to promote a wide range of jobs easily accessible to residents and improve the community’s appearance (see North Central Miami-Dade Charrette Report, pg. 3).

The Draft North Central Urban Area District (NCUAD), which could be used to implement the area plan, proposes that the subject property be developed at a maximum density of six dwelling units per acre. It is important to note that the North Central Urban Area District is currently in draft form, and thus, has not been adopted by Miami-Dade County Board of County Commissioners.

Land Use and Zoning History

Miami-Dade County zoning districts and zoning code regulations were created in 1938. The subject property was initially designated GU (Interim District). In 1939, the application site was designated RU-3B (Bungalow Court District-10,000 sq. ft. net) and in 1947 the subject property was re-designated RU-1M(b) (Single-Family Modified Residential District-6,000 sq. ft. net); eventually in 1955, the application site was re-designated RU-1 (Single-Family Residential District-7,500 sq. ft. net). Currently, the Application site is not subject to any pending zoning hearing.

The application site is located in the New Tradewinds Mobile Homes Park, which was approved as Resolution No. 2367 by Miami-Dade County Board of County Commissioners (BCC) on December 23, 1946. On October 16, 2007, the BCC passed Resolution No. 1161-07 imposing a temporary moratorium on the issuance of building permits on 47 sites (including the subject property) being utilized as mobile homes parks in Miami-Dade County. The BCC on November 3, 2009 passed Resolution No. 1230-09 releasing the New Tradewinds Mobile Homes Park from the temporary moratorium.

Analysis of Alternative Housing for Residents

Section 723.83, Florida Statutes (F.S.), prohibits local governments and state agencies from approving an application for rezoning or taking any other official action that results in the removal or relocation of homeowners from a mobile home park, unless it is first determined if adequate mobile home parks or other suitable facilities exists to accommodate displaced homeowners. Miami Economic Associates, Inc., submitted to DP&Z staff an analysis (dated January 27, 2010) on behalf of Tradewinds Associates, Inc., to determine whether affordable dwelling units exists within a 10-mile radius of the Application site for displaced residents of the New Tradewinds Mobile Home Park (see Appendix E of this report). Appendices attached to this analysis include the current rent roll of residents dwelling on the Application site, an occupancy rate and rent survey of mobile home communities located in Miami-Dade County during 2009, summary file data from the 2000 U.S. Census concerning renter occupied housing, Miami-Dade affordable rental housing portfolio of The Cornerstone Group, calculation of affordable housing prices and residential sales under \$75,000 within a 10-mile radius of the Application site.

Adjacent Land Use and Zoning

The application site is situated in a generally residential area except for strips of commercial development along NW 79 Street and NW 22 Avenue (see Appendix A: Map Series). Single family homes are located to the north. Existing land uses to the east include detached single family homes, duplexes, a multi-family structure and a vacant lot. The properties to the west of the application site include a 3.85-acre vacant lot and a four-unit multi-family structure. South of the subject property, across NW 79 Street; are commercial uses including Budget Tires (a tire changing station), a Dollar Store, and the 79 Street Thrift City store. Additionally, there are several parcels along NW 79 Street that are vacant (see Appendix H: Photos of Application Site and Surroundings). The CDMP Land Use Plan map shows that properties immediately to the north, east and west of the application site are designated "Low Density Residential Communities (2.5 to 6 dwelling units per gross acre)" and properties adjacent to the south of the application site are designated "Business and Office." The properties adjacent to the east, west, and north of the application site are zoned RU-1 (Single Family Residential-7,500 sq. ft. net). Properties immediately to the south along NW 79 Street are zoned BU-2 (Special Business District).

Supply & Demand

Residential Land Analysis

In 2010, the combined vacant land for single-family and multi-family residential development in the Analysis Area (Minor Statistical Area 4.2) was estimated to have a capacity for about 3,664 dwelling units, with approximately 40 percent of these units intended as single-family. The

annual average residential demand in MSA 4.2 is projected to decrease from 17 units per year in the 2010-2015 period to 13 units in the 2020-2025 period. An analysis of the residential capacity, by type of dwelling units, shows depletion for both single-family and multi-family type units to occur beyond 2025 (see "Residential Land Supply/Demand Analysis" table below).

**Residential Land Supply/Demand Analysis
2010 to 2025**

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 2010	1,482	2,182	3,664
DEMAND 2010-2015	70	26	96
CAPACITY IN 2015	1,132	2,052	3,184
DEMAND 2015-2020	213	78	291
CAPACITY IN 2020	0	1,662	1,729
DEMAND 2020-2025	660	242	902
CAPACITY IN 2025	0	452	0
DEPLETION YEAR	2019	2025+	2021

Source: Miami-Dade Department of Planning and Zoning, Planning Research Section, 2010.

Notes

- Residential capacity is expressed in terms of housing units.
- Housing demand is an annual average figure based on proposed population projections.

Environmental Conditions

The following information pertains to the environmental conditions of the application site. All Yes entries are further discussed below. Additional information on all other environmental condition can be obtained through DERM.

Flood Protection

Federal Flood Zone	X - Base elevation undetermined
Stormwater Management Permit	Surface Water Management Permit
Drainage Basin	C-7 Canal (Little River)
County Flood Criteria	7 feet – Base elevation
Hurricane Evacuation Zone	NO

Biological Conditions

Wetlands Permits Required	NO
Native Wetland Communities	NO
Specimen Trees	YES
Natural Forest Communities	NO
Endangered Species Habitat	NO

Other Considerations

Within Wellfield Protection Area	NO
Archaeological/Historical Resources	NO
Hazardous Waste	NO

Drainage and Flood Protection

The application site lies within Flood Zone X, where the base flood elevation is undetermined as per the Federal Flood Insurance Rate Maps (FIRM) for Miami-Dade County (County). The nearest determined flood zone is AE, where the base elevation is 7 feet. According to the County's flood criteria, the site shall be filled to a minimum elevation of 7.0 feet and requires an additional 8 inches for residential and 4 inches for commercial structures. Flood protection for the application site is available through the C-7 Canal (Little River Canal).

According to the Miami-Dade County Department of Environmental Resources Management (DERM), a retention/detention system adequately designed to contain the run-off generated by a 5-year storm event onsite is required for the proposed development. In addition, the site shall be graded in a manner to prevent the flooding of adjacent properties during construction and thereafter. Interceptor swales shall be constructed on-site with no encroachment over adjacent properties. A Surface Water Management Permit from DERM may be required for the proposed development. Other permits by the Environmental Resource Regulation Division may be required.

Specimen Trees

The subject site may contain specimen-sized trees (trunk diameter 18 inches or greater). Section 24-49 of the Miami-Dade County Code (Code) provides for the preservation and protection of tree resources. Therefore, the applicant is required to obtain a Miami-Dade County Tree Removal Permit prior to the removal or relocation of any identified specimen-sized trees. The inspection also indicated that the application site contains prohibited trees as defined in Section 24-49.9 of the Code. These trees are exempted from permitting and must be removed from the application site prior to development.

Water and Sewer

Water Supply

The Biscayne Aquifer is the primary water supply source for the millions of people living in South Florida. However, overuse of this aquifer has resulted in lowered water levels in the Everglades, and is inconsistent with the goals of the Comprehensive Everglades Restoration Plan (CERP), which is designed to restore and preserve the water resources of the South Florida ecosystem, including the Everglades. In 2005, the South Florida Water Management District (SFWMD) promulgated new rules that prohibited withdrawals from the Biscayne Aquifer to accommodate future development. The SFWMD requires that all future development be linked to new water supply sources, either through alternative water supply or reuse projects. On November 15, 2007, the South Florida Water Management District Governing Board approved the Miami-Dade Water Supply Water Use Permit (WUP). The WUP details how the County will provide adequate water supply for its anticipated growth over a 20-year period. This permit is to be reviewed and updated every 5 years or sooner if needed. The projects that are planned to implement the 20-year WUP are contained in Table 1 in Objective WS-7 of the Water, Sewer and Solid Waste Element of the Comprehensive Development Master Plan (Water Supply Facilities Work Plan) and funded through the County's Capital Improvements schedules.

In August 2009, a permit compliance report prepared for WASD indicated that several projects originally contemplated in the WUP are no longer necessary to provide adequate water supply for the County's growth. This is in large due to the implementation of the County's adopted permanent landscape irrigation restrictions, which limits landscape watering to twice per week,

and the requirement of more efficient water use measures. As a result, water use demand in the County is approximately 35 mgd below the permitted Biscayne Aquifer pumpage level of 347 mgd. This decrease in water consumption has caused WASD to re-evaluate the need and/or timing of several alternative water supply projects in its WUP. The new schedule and requested permit modifications are currently being reviewed by the SFWMD.

The assessment of available water supply, as it relates to comprehensive plan amendments, is difficult given that there is no specific timing of the development. Therefore, to determine if adequate water supply will be available for the proposed amendment, an assumption of three years for project completion from final comprehensive plan amendment approval is made, for this project the year 2013 will be used. This timeframe allows for rezoning of the property, platting of property, permitting and construction. Additionally, this is the timeframe for which concurrency is applied.

As noted in the table below, the subject site is developed with 22 units of single-family detached homes [maximum development allowed under the current “Low-Density Residential Communities (2.5 to 6 DUs/gross acres)” CDMP land use category, which would generate the greatest demand for water and sewer service], the maximum water demand is estimated at 7,700 gpd (gallons per day). Maximum water demand under the proposed “Medium Density Residential Communities (13 to 25 DUs/gross acre)” CDMP land use category is estimated at 18,800 gpd. Additional water supply will be generated from those projects in the water supply listed in the CDMP (Table 1 in Objective WS-7), which will be completed by 2012. In addition, the County has developed a water allocation system, which will track all development projects receiving water from the Miami-Dade Water and Sewer utility. This allocation system will allow the County to track new or changed uses against the water supply allocated by the SFWMD permit.

Estimated Water Demand 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 Use				
1	SF-detached	22 units	350 gpd/unit	7,700
Proposed Use				
2	Multi-Family (Apts.)	94 units	200 gpd/unit	18,800

Source: Miami-Dade Department of Environmental Resource management, 2010

Notes

GPD means Gallons Per Day

Potable Water

The County's adopted level of service (LOS) standard for water treatment is based on a regional treatment system. This system is comprised of the Hialeah-Preston and Alexander Orr Water Treatment Plants. The LOS requires that the regional treatment system operate with a rated maximum daily capacity of no less than 2 percent above the maximum daily flow for the preceding year, and an average daily capacity 2 percent above the average daily system demand for the preceding 5 years. Based on the 12-month average (period ending 12-31-09) data provided by DERM, the regional treatment system has a DERM rated treatment capacity of 439.7 million gallons per day (mgd) and a maximum plant production of 345.8 mgd. As a result,

the regional system has approximately 94 mgd or 21.4% of treatment plant capacity remaining. Additionally, the system has a 12-month average demand (period ending 05-31-09) of 305.6 mgd, which is well within 2 percent of the system's 402.3 mgd permitted annual average withdrawal, and therefore meets the LOS standard for water treatment facilities.

Potable water service would be provided by WASD by connecting to an existing 8-inch main on NW 19 Avenue and extend a new 8-inch water main to the Application site. Any public water main extension within the property shall require a 12-inch minimum diameter main. If two or more fire hydrants are to be connected to a public water main extension within the property, the water system shall be looped with two points of connection.

Wastewater Facilities

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 Districts Wastewater Treatment Plants, operate with a capacity that is two percent above the average daily per capita flow for the preceding five years and a physical capacity of no less than the annual average daily sewer flow. The wastewater effluent must also meet all applicable federal, state, and county standards and all treatment plants must maintain the capacity to treat peak flows without overflow. The regional wastewater treatment system has a design capacity of 368 mgd and a 12-month average (period ending 12-31-09) of 301.49 mgd. This represents approximately 82% of the regional system's design capacity.

Based upon the residential development scenario (discussed under the Water Supply section above), it is estimated that this site will generate sewage flows of 18,800 gpd. These estimated flows will increase the plant's 12-month average flow to 126.749 mgd or 88.64% of the plant's design capacity and will not cause the adopted LOS standard for the regional wastewater system to be exceeded.

The closest available public sanitary sewer line to the application site is an existing 12-inch force main running north to south in NW 21 Avenue. The construction of a new private sanitary sewer pump station will be necessary in order to provide a sanitary sewer connection to the subject property. According to DERM, sewage flows from this site would then be directed to PS 30-0001 and then to the Central District Wastewater Treatment Facility. Pump Station 30-0001 has sufficient capacity to handle sewage flows that would be generated from the potential development on the application site. The treatment plant and pump station are currently working within the mandated criteria set forth in the First and Second Partial Consent Decree. At this time, the Central District Wastewater Treatment Plant has sufficient capacity to treat current discharge.

Solid Waste

The application site is located inside the Department of Solid Waste Management (DSWM) waste service area for garbage and trash collections. The adopted LOS standard for the County Solid Waste Management System is 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. As of FY 2009 -10, the DSWM is in compliance with our LOS. The DSWM does not actively compete for commercial collection at this time and the requested amendment will have no impact or any associated costs to the DSWM. Therefore, the DSWM has no objection to the proposed amendment.

Parks

The LOS standard for recreation open space provides for 2.75 acres of local recreation open space per 1,000 permanent residents in unincorporated areas; and adds that the County must provide open space of five acres or larger within three miles from a residential area. The application site is in Park Benefit District 1 (PBD-1), which has a surplus capacity of 414.73 acres when measured by the County concurrency level-of-services standard for the unincorporated area.

Local County-owned parks located within a two-mile radius of the application site are described in the “Local County Parks” table below, which lists the name, type, and acreage for each park. The nearest park to the application site is West Little River Park located at 2326 NW 84 Street, approximately 0.4 miles northwest of the application site. This park includes a small recreation center, four lighted basketball courts, and one lighted football field.

Local County Parks
Within a Two Mile Radius of the Application Site

Park Name	Classification	Acreage
27th Avenue Teen Center (Boxing)	Single-Purpose Park	1.44
Alonzo Kelly Park	Mini Park	0.50
Arcola Lakes Park	Community Park	18.81
Arcola Park	Community Park	4.02
Area 222	Mini Park	0.50
Area 225	Mini Park	0.39
Area 226	Mini Park	0.50
Area 227	Mini Park	0.50
Broadmoor Park	Neighborhood park	1.88
Broadway Park	Mini Park	0.50
Claire Rosichan Park	Mini Park	0.38
Drew Park	Neighborhood park	4.13
Fernville Park	Mini Park	0.48
Gladesview Park	Mini Park	0.92
Gwen Cherry Park	Community Park	38.55
Larchmont Park	Neighborhood park	4.43
Little River Park	Community Park	9.00
Martin Luther King Memorial park	Community Park	10.13
Marva Y. Bannerman Park and Pool	Community Park	3.92
Miami Shores Optimist Club	Single-Purpose Park	9.20
Northwest Highlands Park	Mini Park	0.80
Olinda park	Community Park	6.40
Partners park	Neighborhood park	5.80
Soar Park	Community Park	2.90
West Little River Park	Neighborhood park	4.42

Source: Miami Dade Parks and Recreation Department, 2010

The proposed land use change for this application has the potential to increase the residential population of the application site by 146 persons over the population generated by the existing land use designations, resulting in a need for an additional 0.40 acres of parks. The cumulative impact of all applications located in PBD-1 will increase the population by 1,778 and decrease the available reserve capacity for parks by 4.89 acres.

Park and Recreation Department staff recommends that the goals and principles of the County's *Parks and Open Space System Master Plan (OSMP)*, approved in 2008 by Miami-Dade County Board of County Commissioners, are taken into account for any development proposed for the Application site, and that future site planning at this location incorporate measures to reduce impacts to the County's park system.

Fire and Rescue Service

The application site is currently served by Miami-Dade County Fire Rescue Station No. 7, West Little River, located at 9350 NW 22 Avenue. This station is equipped with an Advance Life Support (ALS) engine and a Rescue unit totaling seven firefighters/paramedics 24 hours a day seven days a week. Furthermore, the Miami-Dade Fire Rescue Department (MDFR) plans to construct Station No. 67 (Arcola) at 1275 NW 79 Street. Construction is expected to be completed in 2012. MDFR owns the parcel and funding for construction of the station has been allocated.

According to Miami-Dade County Fire Rescue Department (MDFR) data, average travel time to incidents in the vicinity of the application site is approximately 4 minutes 52 seconds. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8 minutes at 90% of all incidents. Therefore, MDFR's average travel time to incidents in the vicinity of the application site complies with the performance objectives of national industry standards.

The current "Low Density Residential Communities (2.5 to 6 DUs/gross acre)" CDMP land use designation allows a potential development that would generate a total of 6 annual alarms. Under the proposed "Medium Density Residential Communities (13 to 25 DUs/gross acre)" CDMP land use designation, potential development is anticipated to generate a total of 26 annual alarms. According to MDFR, this will result in minimal impact to existing fire rescue services. According to Miami-Dade County Fire and Rescue Department, 1–30 annual alarms would have minimal impact to Fire and Rescue services, 31–69 annual alarms would have a moderate impact, and 70+ annual alarms would have a severe impact.

The required fire flow for the proposed CDMP designation is as follows: Medium Density Residential 2,000 gallons per minute (gpm). Additionally, each fire hydrant shall deliver no less than 500 gpm. Presently, there are no fire flow deficiencies in the vicinity of the Application site.

Public Schools

On July 17, 2009, the County's Educational Plan Amendment and Interlocal Agreement adopting a level of service standard for public school facilities (school concurrency), was found in compliance by the State of Florida Department of Community Affairs. The proposed LOS standard for public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) with relocatable classrooms. The County's land use applications have been reviewed based on this LOS standard and on projected planned public facilities in the Miami-Dade County Facilities Five-Year Work Plan. This review is an initial cursory review and no concurrency reservation is required at this stage. This review was conducted by Miami-Dade County Department of Planning and Zoning.

Students generated by this application will attend those schools identified in the "Concurrency Service Area (CSA) Schools" table below. If the subject application site were developed

exclusively for residential use, the student population of the schools serving the application site would be increased by an additional 40 students. Nineteen (19) students will attend Broadmoor Elementary, which has two hundred and twenty-three (223) seats available; nine (9) students will attend Madison Middle, which has three hundred and forty-four (344) seats available; and twelve (12) students will attend Miami Central Senior High, which has one thousand nine hundred and seventy-seven (1977) seats available.

Concurrency Service Area (CSA) Schools

CSA id	Facility Name	Available Capacity	Seats Required	LOS Met	Source Type
0521	Broadmoor Elementary	223	19	Yes	Current CSA
6391	Madison Middle	344	9	Yes	Current CSA
7251	Miami Central Senior	1977	12	Yes	Current CSA

Source: Miami-Dade County Department of Planning and Zoning, 2010
Miami-Dade County Public Schools, 2009

Based on the potential school capacity needs of this application and the present school capacity in the applicable CSA, this application would not cause to school LOS to fail.

Roadways

The Application site is a 3.79 gross-acres (3.24 net acres) parcel located at the southwest corner of NW 19 Avenue and NW 81 Street, inside the County’s Urban Infill Area (UIA). Primary access to the Application site is from NW 81 Street, a two-lane roadway, and from NW 79 Street/SR-974, a six-lane divided arterial, which provides access to other major north-south arterials. North-south expressways and arterials in close proximity to the application site include NW 7/SR-7, NW 17, NW 22, NW 27/SR-9, and NW 32 Avenues, and I-95. East-west expressways and arterials in close proximity to the application site include NW 54/SR-944, NW 62, NW 79, NW 95, NW 103/SR-932, and NW 119/SR-924 Streets.

The Department of Planning and Zoning, in cooperation with the County’s Public Works Department (PWD), performed a short-term traffic impact analysis to determine the impact the requested land use change would have on the roadways adjacent to and in the vicinity of the application site. The analysis was based on the potential maximum development that could occur under the requested “Medium Density Residential Communities (13 to 25 DUs/gross acre)” CDMP land use designation. One development scenario was analyzed under the requested land use designation. This Scenario assumed the Application site developed with residential use (94 multi-family units). The County’s traffic impact (concurrency) analysis identified the roadway segments adjacent to and in the vicinity of the application site that would be impacted by the proposed amendment.

Existing Conditions

The roadway operating conditions, levels of service, are represented by one of the letters “A” through “F,” with “A” generally representing the most favorable driving conditions and “F” representing the least favorable.

The existing operating conditions of the roadways analyzed are presented in the “Traffic Impact Analysis” table below, which shows the current peak period LOS for the subject roadway segments. The analysis indicates that the major roadways adjacent to and in the vicinity of the application site are operating at or above their adopted LOS standards.

Trip Generation

The “Estimated Peak Hour Trip Generation” table below identifies the estimated number of PM peak hour trips that would be generated by the existing and potential developments (Scenarios 1 and 2) under the current “Low Density Residential Communities (2.5 to 6 DUs/gross acre)” CDMP land use designation, and the potential development scenario that could occur under the requested “Medium Density Residential Communities (13 to 25 DUs/gross acre)” CDMP land use designation. If the application site were developed at the maximum residential density of 25 dwelling units per gross acre, for a total of 94 units, under the requested CDMP land use designation, it would generate approximately 21 more PM peak hour trips than the existing mobile home development, and approximately 42 more PM peak hour trips than the potential 22 single-family detached homes that could occur under the current “Low Density Residential” CDMP land use designation.

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

Application Number	Current Land Use Designation Assumed Use For Current CDMP Designation/ Estimated No. Of Trips	Proposed Land Use Designation Assumed Use For Requested CDMP Designation/ Estimated No. Of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use Designation
1 (Scenario 1)	Low Density Residential (2.5 to 6 DUs/ gross acre): 80 Mobile Home Units ¹ / 48	Medium Density Residential (13 to 25 DUs/gross acre): (94 Multifamily units) ² 69	+21
1 (Scenario 2)	Low Density Residential (2.5 to 6 DUs/ gross acre): 22 Single-Family units ¹ / 27	Medium Density Residential (13 to 25 DUs/gross acre): (94 Multifamily units) ² 69	+42

Source: Institute of Transportation Engineers, Trip Generation, 7th Edition, 2003; Miami-Dade County Public Works Department, February 2010.

Notes: ¹ Under the current Low Density Residential designation, two development scenarios were analyzed. Scenario 1 considers the existing use of the application site. The property is currently licensed for 80-unit Mobile Home Park. The 80-unit mobile home park is estimated to generate approximately 48 PM peak hour trips. Scenario 2 assumes the application site developed with residential use at the maximum density of 6 dwelling units per gross acre, allowed under current LUP designation, for a total of 22 single-family units. This development scenario is estimated to generate approximately 27 PM peak hour vehicle trips.

² Under the requested Medium Density Residential land use designation, one potential development scenario was analyzed. This development scenario assumes the application site developed at the maximum residential density of 25 dwelling units per gross acre for a total of 94 units. This development scenario is estimated to generate approximately 69 PM peak hour vehicle trips. The applicant submitted in support of this application a Declaration of Restrictions limiting the total number of units on the subject property to no more than 94 units.

Traffic Concurrency Evaluation

A recent evaluation of peak period traffic concurrency conditions as of January 2010, which considers reserved trips from approved development not yet constructed and programmed roadway capacity improvements listed in the first three years of the County’s 2010 Transportation Improvement Program (TIP), predicts that the roadways adjacent to the application site will continue to operate above their adopted LOS standards with the

application's traffic impacts of the potential development scenario under the requested "Medium Density Residential Communities (6 to 13 DUs/gross acre)" CDMP land use category (see the "Traffic Impact Analysis" table below).

Future Conditions

A long-term (Year 2025) traffic impact analysis is not required for Small-scale CDMP amendment applications such as the proposed amendment.

Application Impact

The "Estimated PM Peak Hour Trip Generation" table above identifies the estimated number of PM peak hour trips to be generated by the development scenarios that could occur under the requested "Medium Density Residential Communities" land use designation. If the application site were developed with 94 multi-family dwelling units under the requested land use designation, it would generate approximately 21 more PM peak hour trips than the existing 80-unit mobile home development, and approximately 42 more PM peak hour trips than the potential 22 single-family detached homes that could occur under the current "Low Density Residential" CDMP land use designation.

Currently, no roadway segment in the immediate vicinity of the application site exceeds the adopted LOS standard applicable to the roadways. Moreover, the trip distribution analysis indicates that although the requested "Medium Density Residential" land use designation would impact traffic concurrency on the roadways in the vicinity of the Application site, these roadways are not predicted to operate in violation of their adopted LOS standards.

Traffic Impact Analysis on Roadways Serving the Amendment Site
Roadway Lanes, Existing and Concurrency 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	Conc. LOS w/o Amend.	Amendment Peak Hour Trips	Total Trips With Amend.	Concurrency LOS with Amend.
Scenario 1: Medium Density Residential (94 Apartments) & 80-unit Mobile Home Park												
F-431	NW 27 Ave./SR 9	NW 79 Street to NW 103 Street	4 DV	E+50%	4,905	2,766	D	77	D	3	2,846	D(08)
F-20	NW 27 Ave./SR 9	NW 79 Street to NW 54 Street	4 DV	E+50%	4,905	2,529	D	238	D	3	2,770	D(08)
9372	NW 17 Ave.	NW 95 Street to NW 103 Street	4 DV	E+20%	3,264	1,352	B	6	B	2	1,360	B(08)
9370	NW 17 Ave.	NW 79 Street to NW 54 Street	4 DV	E+20%	3,720	1,592	C	217	C	4	1,813	C(08)
F-538	NW 79 St./SR 934	NW 27 Ave. to NW 37 Ave.	4 DV	E+50%	4,680	1,782	D	91	D	5	1,878	D(08)
9486	NW 79 St. /SR 934	NW 13 Ct. to NW 7 Ave.	4 DV	E+20%	3,264	1,595	D	142	D	4	1,741	D(08)
Scenario 2: Medium Density Residential (94 Apartments) & 22 Single-family dwelling units												
F-431	NW 27 Ave./SR 9	NW 79 Street to NW 103 Street	4 DV	E+50%	4,905	2,766	D	77	D	6	2,849	D(08)
F-20	NW 27 Ave./SR 9	NW 79 Street to NW 54 Street	4 DV	E+50%	4,905	2,529	D	238	D	6	2,773	D(08)
9372	NW 17 Ave.	NW 95 Street to NW 103 Street	4 DV	E+20%	3,264	1,352	B	6	B	5	1,363	B(08)
9370	NW 17 Ave.	NW 79 Street to NW 54 Street	4 DV	E+20%	3,720	1,592	C	217	C	8	1,817	C(08)
F-538	NW 79 St./SR 934	NW 27 Ave. to NW 37 Ave.	4 DV	E+50%	4,680	1,782	D	91	D	11	1,884	D(08)
9486	NW 79 St. /SR 934	NW 13 Ct. to NW 7 Ave.	4 DV	E+20%	3,264	1,595	D	142	C	6	1,743	D(08)

Source: Compiled by Miami-Dade County Department of Planning and Zoning; Miami-Dade Public Works Department and Florida Department of Transportation, January 2010.

Notes: DV= Divided Roadway

*County adopted roadway level of service standard applicable to the roadway segment: E +20% (120% capacity) for roadways serviced with transit service having 20 minutes headways inside the Urban Infill Area (UIA); E+50% (150% capacity) for roadway serviced with extraordinary transit such as 95 Express Bus.

() Indicates the year traffic count was taken and/or Level of Service updated

Under the current Low Density Residential designation, two development scenarios were analyzed. Scenario 1 considers the existing use of the application site. The subject application site is currently licensed for 80-unit Mobile Home Park. The 80-unit mobile home park is estimated to generate approximately 48 PM peak hour trips. Scenario 2 assumes the application site developed with residential use at the maximum density of 6 dwelling units per gross acre allowed under current LUP designation for a total of 22 single-family units. This development scenario is estimated to generate approximately 27 PM peak hour vehicle trips.

Under the proposed Medium Density Residential land use designation, one potential development scenarios was analyzed. This development scenario assumes the application site developed at the maximum residential density of 25 dwelling units per gross acre for a total of 94 units. This development scenario is estimated to generate approximately 69 PM peak hour vehicle trips. The applicant submitted in support of this application a Declaration of Restrictions limiting the total number of units on the subject property to no more than 94 units. In summary, the potential development, under the requested 'Medium Density Residential' CDMP land use designation, will generate 21 more PM peak hour trips than the existing mobile homes park, and 42 more PM peak hour trips than the potential development under the existing CDMP land use designation. The concurrency analysis is based on the net increase in PM peak hour trips for each scenario.

Transit Service

Existing Service

The area within the application site is served by Metrobus Routes L, 12, 17, 21, 22, 79/79 Street MAX, and 246/Night Owl. The “Metrobus Route Service Summary” table below shows the existing service frequency in summary form.

Route(s)	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (mid-days)	Evenings (after 8pm)	Overnight	Saturday	Sunday		
L	12	12	15	60	15	20	0.1	F
12	30	30	40	N/A	20	20	0.3	F
17	15	30	60	N/A	30	30	0.2	F
21	30	30	60	N/A	20	20	0.3	F
22	15	30	60	N/A	30	30	0.2	F
79/79 Street MAX	24	N/A	N/A	N/A	N/A	N/A	0.1	E / F
246/Night Owl	N/A	N/A	N/A	60	60	60	0.3	F

Source: Institute of Transportation Engineers, Trip Generation, 7th Edition, 2003; Miami-Dade County Public Works Department, February 2010.

Notes

L means Metrobus local route service

F means Metrobus feeder service to Metrorail

E means Metrobus Express or Limited-Stop service

Future Conditions

Transit improvements to the existing Metrobus service, such as realignments to the current routes and a new Metrobus route, are being planned for the next ten years as noted in the 2019 Recommended Service Plan of the *2009 Transit Development Plan* (TDP). The “Metrobus Recommended Service Improvements” table below shows the Metrobus service improvements programmed for the existing routes serving the application site. The projected bus service adjustments for these routes are estimated to cost no additional operating or capital costs.

Route(s)	Improvement Description
L	No planned improvements.
12	Remove Civic Center loop, keep alignment on NW 12th Avenue. City of Miami to implement Health District Circulator.
17	No planned improvements.
21	No planned improvements.
22	No planned improvements.
79/79 Street MAX	No planned improvements.

Route(s)	Improvement Description
246/Night Owl	No planned improvements.

Source: 2009 Transit Development Plan, Miami-Dade Transit, December 2009.

Major Transit Projects

Regarding future transit projects in the vicinity of the Application site, a rail extension to the Miami-Dade/Broward county line from the existing Dr. Martin Luther King, Jr. Metrorail station is being planned by Miami-Dade Transit, as part of the People’s Transportation Plan Rapid Transit Improvements. It consists of a 9.5 mile corridor along NW 27 Avenue north of NW 79 Street.

In addition, the South Florida East Coast Corridor is being studied by the Florida Department of Transportation (FDOT) District 4 and their consultants. This study is a regional effort that includes Miami-Dade, Broward and Palm Beach counties, and extends 85 miles from downtown Miami to Jupiter. Within Miami-Dade County, the study area runs from downtown Miami to the Broward County line (13.6 miles) along the Florida East Coast (FEC) Railroad/Biscayne Boulevard corridor. Currently, the project is evaluating station locations throughout the corridor.

Application Impacts

A preliminary analysis was performed in Traffic Analysis Zone (TAZ) 410 where the application site is located. If the proposed amendment is granted, the expected transit impact produced by the application site is minimal and can be absorbed by the scheduled improvements to transit in the area.

Aviation

Miami-Dade County Aviation Department (MDAD) analyzed the Application and has determined that the proposed Land Use Plan map amendment is compatible with airport operations.

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

All CDMP amendment applications are evaluated for consistency with pertinent CDMP Objectives, Policies, Land Use Plan Concepts and other Plan provisions. The specific objectives, policies and Land Use Plan Concepts that materially apply to the requested amendment are indicated below in summary following the specific item. For the specific language see the Adopted Components Comprehensive Development Master Plan, October 2006 Edition, as amended through May, 2009.

Based On Applicant’s Proposed Designation

The following CDMP goals, objectives, policies, concepts, and guidelines will be enhanced if the Applicant’s proposed designation is approved:

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

- Policy LU-10A: Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or undeveloped areas, high intensity activity centers, mass transit supportive development, and mixed used projects to promote energy conservation;
- Objective LU-11: Miami-Dade County shall take specific measures to promote redevelopment of dilapidated or abandoned buildings and the renovation, rehabilitation or adaptive reuse of existing structures;
- Land Use Concept 8: Rejuvenate decayed areas by promoting redevelopment, rehabilitation, infilling and the development of activity centers containing a mixture of land uses;
- Objective HO-6: Increase affordable housing opportunities for extremely low, very low, low, moderate-income households, including workforce housing options, within reasonable proximity to places of employment, mass transit and necessary public services in existing urbanized areas;

The following CDMP goals, objectives, policies, concepts, and guidelines will be impeded if the Applicant's proposed designation is approved:

- Policy LU-4C: Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic;
- Land Use Concept 7: Preserve sound and stable residential neighborhoods;
- Policy 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:
 - (iii): Be compatible with abutting and nearby land uses and protect the character of established neighborhoods;
- Policy HO-2C: Foster a diversity of affordable housing types defined by the County's Comprehensive Development Master Plan to include single-family detached housing, single-family attached and duplex housing, multi-family housing and manufactured homes.

Based On DP&Z's Proposed Designation

The following CDMP goals, objectives, policies, concepts, and guidelines will be enhanced if Staff's proposed designation is approved:

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

- Policy LU-4C: Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic;
- Land Use Concept 7: Preserve sound and stable residential neighborhoods;
- Policy 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:
 - (iii): Be compatible with abutting and nearby land uses and protect the character of established neighborhoods;
- Policy LU-10A: Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or undeveloped areas, high intensity activity centers, mass transit supportive development, and mixed used projects to promote energy conservation;
- Objective LU-11: Miami-Dade County shall take specific measures to promote redevelopment of dilapidated or abandoned buildings and the renovation, rehabilitation or adaptive reuse of existing structures;
- Land Use Concept 8: Rejuvenate decayed areas by promoting redevelopment, rehabilitation, infilling and the development of activity centers containing a mixture of land uses;
- Policy HO-6A: Promote the location of housing for extremely low, very low, low, and moderate-income households, including workforce housing options, near employment centers or premium transportation services through the application of CDMP planning provisions and cooperation with County agencies which provide affordable housing.

The following CDMP goals, objectives, policies, concepts, and guidelines will be impeded if Staff's proposed designation is approved:

- Policy 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:
 - (iii): Be compatible with abutting and nearby land uses and protect the character of established neighborhoods;
- Policy HO-2C: Foster a diversity of affordable housing types defined by the County's Comprehensive Development Master Plan to include single-family detached housing, single-family attached and duplex housing, multi-family housing and manufactured homes.

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APPENDICES

Appendix A Map Series

Appendix B Amendment Application

Appendix C Miami-Dade County Public Schools Analysis

Appendix D Applicant's Traffic Study

Appendix E Analysis of Alternative Housing for Residents

Appendix F Fiscal Impact Analysis

Appendix G Proposed Declaration of Restrictions

Appendix H Photos of Application Site and Surroundings (from site visit)

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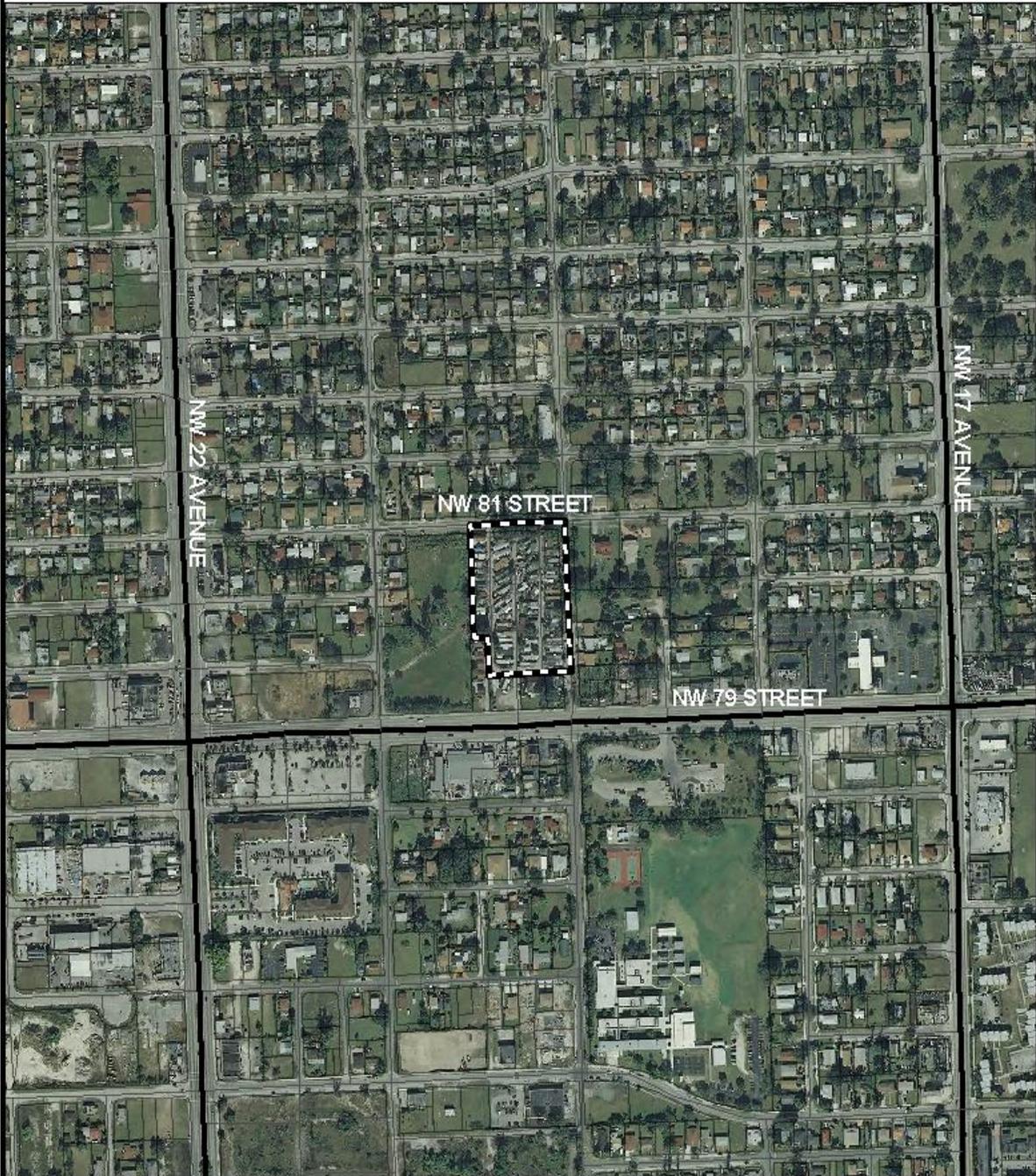
APPENDIX A

Map Series

- Aerial Photo
- Current Zoning Map
- Existing Land Use Map
- CDMP Land Use Map
- Proposed CDMP Land Use Map

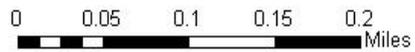
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APPLICATION NO. 2 AERIAL PHOTO

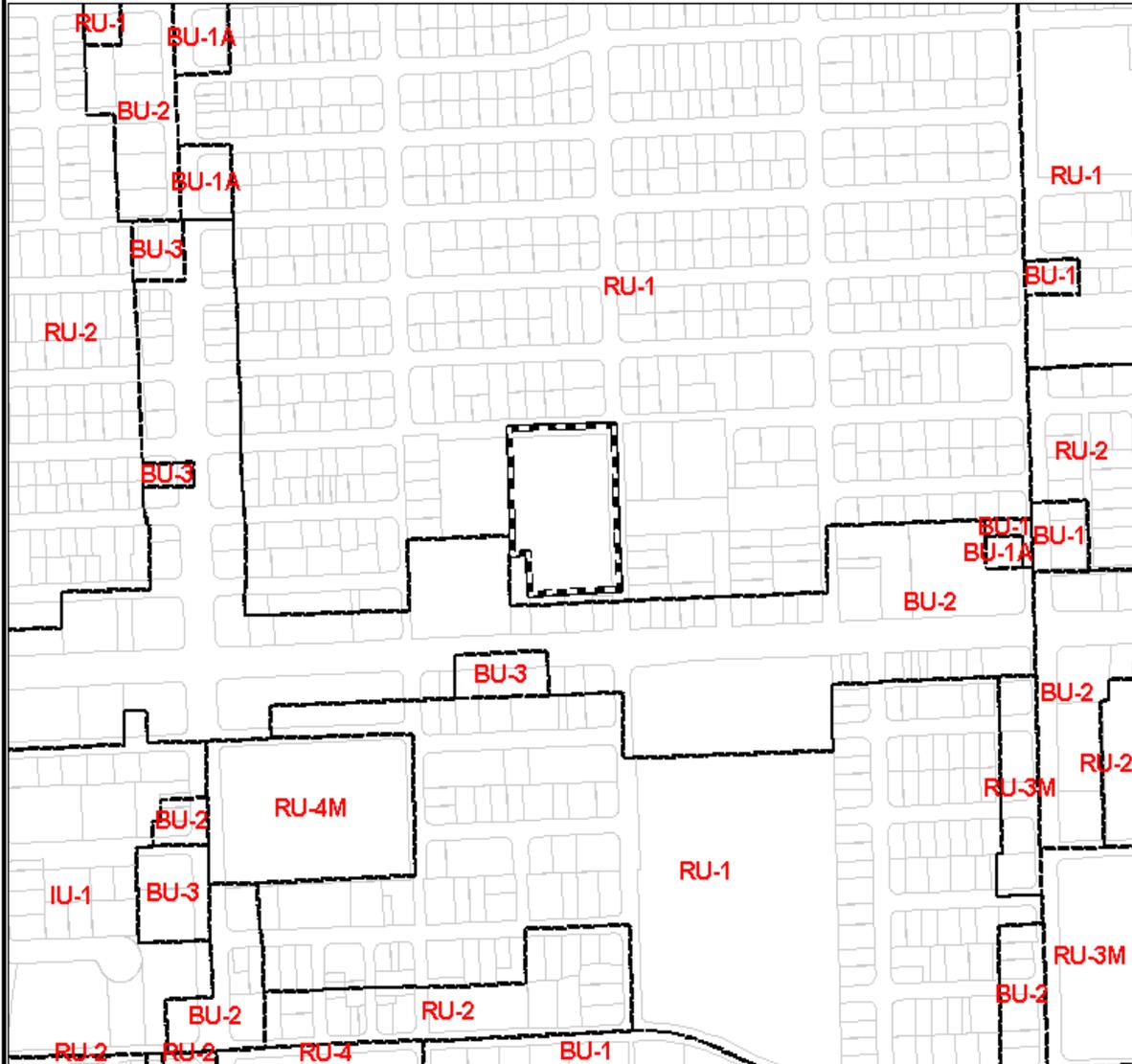


 APPLICATION AREA

Source: Miami-dade County
Department of Planning and Zoning, December 1, 2009



APPLICATION NO. 2 ZONING MAP



APPLICATION AREA

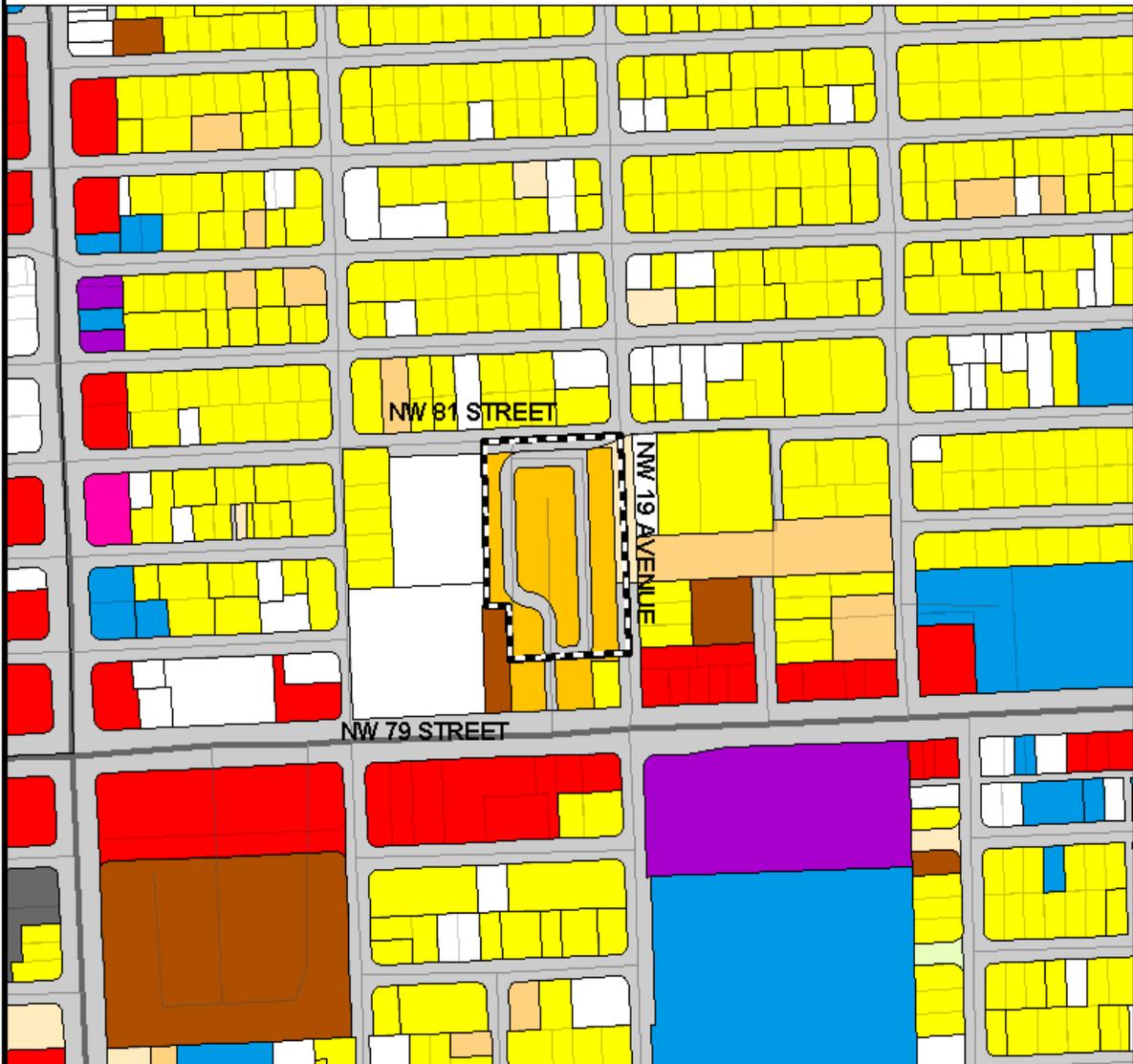
Source: Miami-Dade County
Department of Planning and Zoning, December 1, 2009

- BU-1 BUSINESS DISTRICT (NEIGHBORHOOD)
- BU-1A BUSINESS DISTRICT (LIMITED)
- BU-2 BUSINESS DISTRICT (SPECIAL)
- BU-3 BUSINESS DISTRICT (LIBERAL)
- IU-1 INDUSTRIAL DISTRICT (LIGHT MANUFACTURING)
- RU-1 SINGLE FAMILY RESIDENTIAL (7,500 sq. ft. net)
- RU-2 TWO FAMILY RESIDENTIAL (7,500 sq. ft. net)
- RU-3M MINIMUM APARTMENT HOUSE (12.9 DUs / net acre)
- RU-4 FOUR-UNIT APARTMENT DISTRICT (7,500 sq. ft. net)
- RU-4M MODIFIED APARTMENT HOUSE DISTRICT (35.9 DUs / net acre)



0 0.05 0.1 0.15 Miles

APPLICATION NO. 2 EXISTING LAND USE

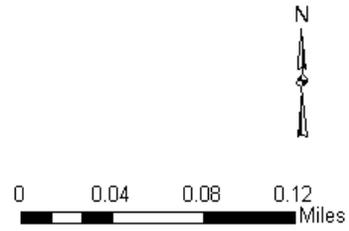


APPLICATION AREA

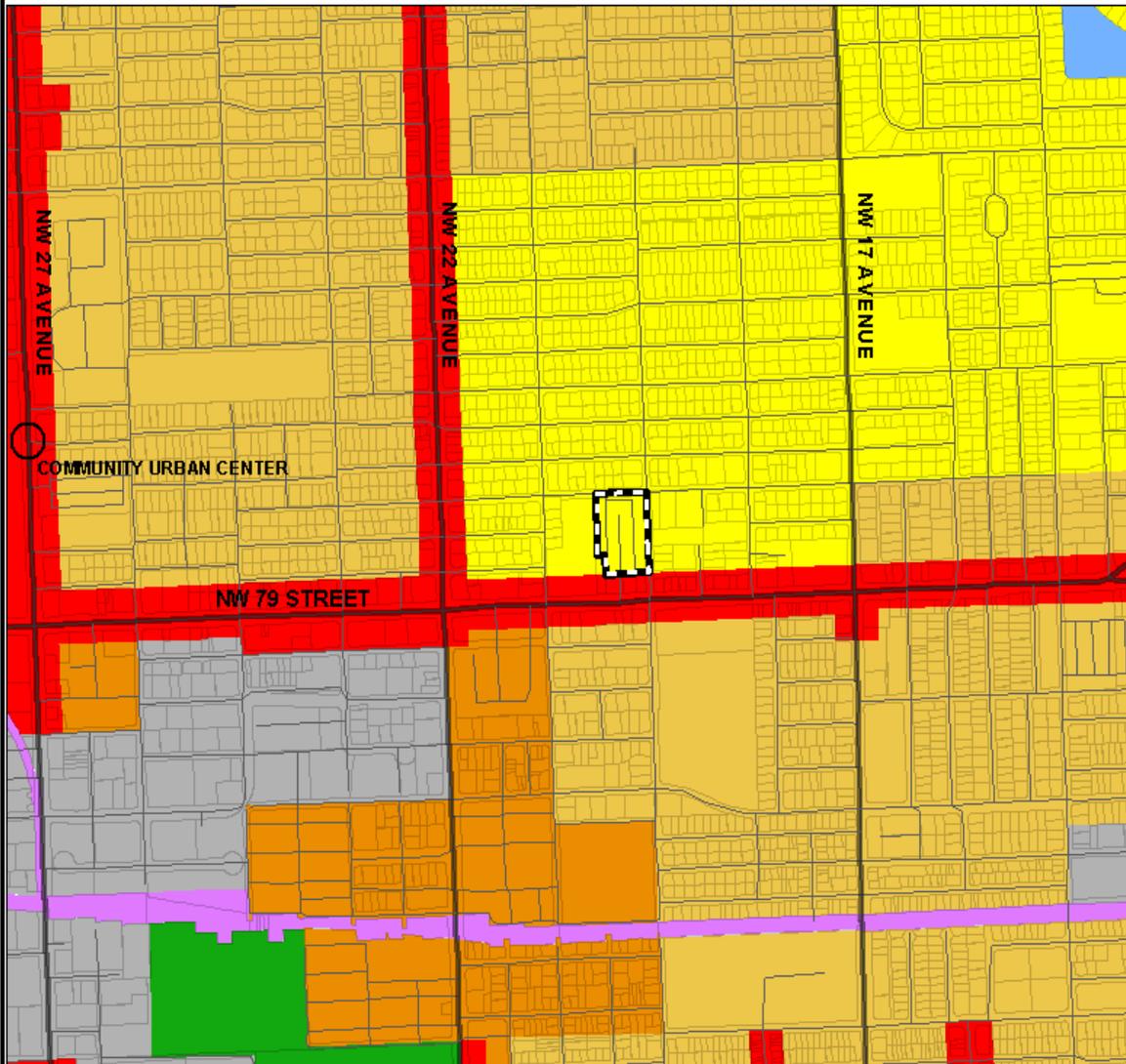
EXISTING LAND USE

- | | |
|-----------------------|----------------------|
| SINGLE FAMILY | PUBLIC SCHOOLS |
| TWO FAMILY (DUPLEXES) | HOUSE OF WORSHIP |
| MULTI FAMILY | GOV./PUB. ADMIN. |
| OFFICE BUILDING | PARKING |
| SALES AND SERVICES | SOLID WASTE DISPOSAL |
| INDUSTRIAL | VACANT, GOV. OWNED |
| | VACANT, PRIVATE |

Source: Miami-Dade County
Department of Planning and Zoning, December 1, 2009



APPLICATION NO. 2 CDMP LAND USE



Source: Miami-Dade County
Department of Planning and Zoning, December 1, 2009



APPLICATION AREA

CDMP LAND USE

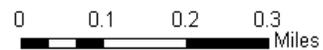
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- LOW-MEDIUM DENSITY RESIDENTIAL (6.0 - 13 DU/AC)
- MEDIUM DENSITY RESIDENTIAL (13 - 25 DU/AC)
- INDUSTRIAL/OFFICE
- BUSINESS AND OFFICE
- PARKS AND RECREATION
- TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)
- WATER

STREETS

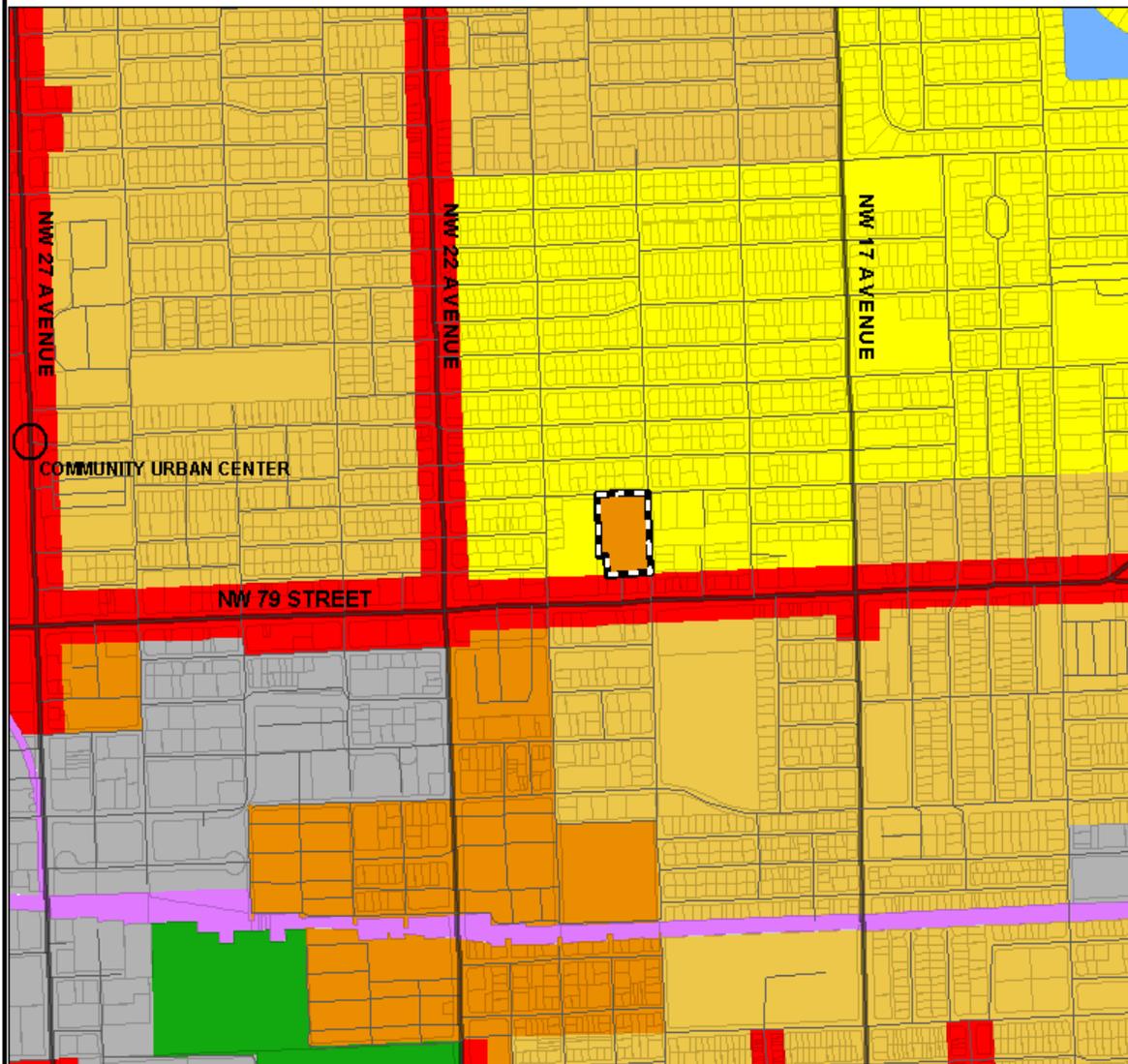
- MAJOR ROADWAYS (3 OR MORE LANES)
- MINOR ROADWAYS (2 LANES)
- STREET

URBAN CENTERS

- COMMUNITY URBAN CENTER



APPLICATION NO. 2 PROPOSED CDMP LAND USE



Source: Miami-Dade County
Department of Planning and Zoning, December 1, 2009



APPLICATION AREA

CDMP LAND USE

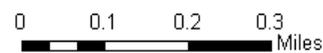
- LOW DENSITY RESIDENTIAL (2.5 - 6.0 DU/AC)
- LOW-MEDIUM DENSITY RESIDENTIAL (6.0 - 13 DU/AC)
- MEDIUM DENSITY RESIDENTIAL (13 - 25 DU/AC)
- INDUSTRIAL AND OFFICE
- BUSINESS AND OFFICE
- PARKS AND RECREATION
- TRANSPORTATION (ROW, RAIL, METRO RAIL, ETC.)
- WATER

STREETS

- MAJOR ROADWAYS (3 OR MORE LANES)
- MINOR ROADWAYS (2 LANES)
- STREET

URBAN CENTERS

- COMMUNITY URBAN CENTER



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APPENDIX B

Amendment Application

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**SMALL SCALE AMENDMENT REQUEST
TO THE
LAND USE ELEMENT/LAND USE PLAN MAP
OCTOBER 2009-2010 AMENDMENT CYCLE**

2009 NOV -2 P 3 26

**MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

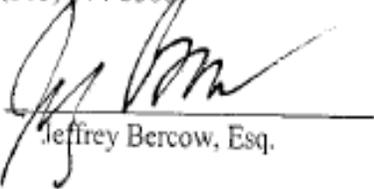
PLANNING & ZONING
METROPOLITAN PLANNING SECT

1. APPLICANT

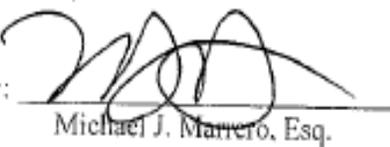
Tradewinds Associates, Ltd.
2100 Hollywood Boulevard
Hollywood, Florida 33020

2. APPLICANT'S REPRESENTATIVES

Jeffrey Bercow, Esq.
Michael J. Marrero, Esq.
Bercow, Radell & Fernandez, P.A.
200 South Biscayne Boulevard
Suite 850
Miami, Florida 33131
(305) 374-5300

By: 
Jeffrey Bercow, Esq.

Date: October 30, 2009

By: 
Michael J. Marrero, Esq.

Date: October 30, 2009

3. DESCRIPTION OF REQUESTED CHANGES

An amendment to the Comprehensive Development Master Plan Land Use Plan Map is requested.

A. A change to the Land Use Element, Land Use Plan Map (item A. 1 in the fee schedule) is requested.

B. Description of Application Area

The Application Area consists of the residentially designated 3.24 acres of a 3.79 acre tract located in Section 10, Township 53, and Range 41 in unincorporated Miami-Dade County (the Property"). See attached survey. The Applicant proposes to redesignate these 3.24 acres.

C. Acreage

Application area: 3.24 acres.

Acreage owned by Applicant: 0 acres.

D. Requested Changes

- 1) It is requested that the Application Area be redesignated on the Land Use Plan Map from Low Density to Medium Density.
- 2) It is requested that this Application be processed as a small-scale amendment under the expedited procedures.

4. REASONS FOR AMENDMENT

The Property. The Property is an irregularly shaped parcel situated on the north side of N.W. 79th Street just west of NW 19th Avenue, currently designated as Low Density Residential and Business and Office. The majority of the Application Area is zoned RU-1, while the southern portion of the Property adjacent to N.W. 79th Street is zoned BU-2. Currently, a mobile home park is located on the Property. Based upon the Property's proximity to major transportation corridors within Miami-Dade County, this is a substandard use of the Property. Additionally, the Property is located within the Urban Infill Area (UIA). The Property abuts single family to the north and duplexes and single-family homes located to the east. There is a large vacant commercial parcel situated to the west and several commercial uses situated to the south.

North Central Miami-Dade Charrette. The Property is located within the boundaries of the North Central Miami-Dade Charrette. The Citizens' Requests within the North Central Miami-Dade Charrette Report, adopted by the Board of County Commissioners of Miami-Dade County on April 27, 2004, included requests for home ownership, improvements along the edge of corridors, enhancements to main community arteries, infill trailer parks and the creation of a community identity. All of these goals could be enhanced by the adoption of this request. The Charrette Report further identified resident concerns with the aesthetic appearance of the North Central area. As to NW 79th Street, one criticism was that the corridor is dedicated almost exclusively to automobile traffic and no pedestrian traffic. A significant redevelopment of the parcels fronting NW 79th Street, such as the Application Area, will contribute to the aesthetic revival of the NW 79th Street corridor.

Consistency with CDMP Objectives and Policies. This application addresses several policies and objectives within the Land Use Element and Housing Element of the CDMP.

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 or 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.

The application will redevelop what has become an eyesore for the community, a deteriorating trailer park. The existing New Tradewinds Mobile Home Park is blighted and in very poor condition. Furthermore, although its capacity is for 80 units which could serve as much as 400 residents, only about 40 residents live there today. The proposed affordable housing development will enhance the aesthetic character of the neighborhood and eliminate a blighted, underutilized park

Policy LU-1C – Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized area, 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.

Specifically, Policy LU-1C within the Land Use Element states that the County shall give priority to redevelopment of substandard properties in currently urbanized areas. The trailer park use of the Property is a substandard use. In addition, the Application Area is located within a heavily urbanized area within North Central Miami-Dade County.

Policy LU-1F – To promote housing diversity and to avoid creation of monotonous developments, Miami-Dade County shall vigorously promote the inclusion of a variety of housing types in all residential communities through its area planning, zoning, subdivision, site planning and housing finance activities, among others. In particular, Miami-Dade County shall review its zoning and subdivision practices and regulations and shall amend them, as practical, to promote this policy.

The application further the inclusion of a variety of housing types in all residential communities. The area surrounding the Application Area includes many single-family homes. The inclusion of higher density affordable housing units in the area will promote Policy LU-1F by providing a variety of housing sizes and styles for residents of the neighborhood.

Policy LU-1K – Miami-Dade County will maintain and enhance the housing assistance and housing programs addressed in the Housing Element as a means to improve conditions of extremely low, very low, low and moderate income residents. This includes the provision of affordable workforce housing.

AND

Policy 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 of Urban Form contained in this Element.

AND

Policy HO-2C – Foster a diversity of affordable housing types defined by the County’s Comprehensive Development Master Plan to include single-family detached housing, single-family attached and duplex housing, multi-family housing and manufactured homes.

AND

Policy HO-6C – Priority should be given to assisting affordable workforce housing projects which are proximate to employment concentrations, mass transit, or have easy access to a range of public services.

AND

Policy MT-5D - The County shall promote increased affordable housing development opportunities within proximity to areas served by mass transit.

The Land Use and Housing Elements, and the Mass Transit Subelement of the Transportation Element of the CDMP puts great emphasis on the importance of providing affordable housing. The application will result in the construction of over 80 affordable or workforce housing units along a major corridor (NW 79th Street). The Property is also less than one mile from the Northside Metrorail Station, just one stop away from the Tri-Rail. Because of its proximity to a major corridor and to mass transit stations, the Property is an ideal location for affordable housing as it will facilitate pedestrian friendly opportunities for its residents.

Policy LU-8F – The Urban Development Boundary (UDB) should contain developable land having capacity to sustain projected countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report (EAR) plus a 5-year surplus (a total 15-year Countywide supply beyond the date of EAR adoption). The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in Policy LU-7F. The adequacy of non-residential land supplies shall be determined on the basis of land supplies in subareas of the County appropriate to the type of use, as well as the Countywide supply within the UDB. The adequacy of land supplies for neighborhood and community-oriented business and office uses shall be determined on the basis of localized subarea geography such as Census Tracts, Minor Statistical Areas (MSAs) and combinations thereof. Tiers, Half-Tiers and combinations therefore shall be considered along with the Countywide supply when evaluating the adequacy of land supplies for regional commercial and industrial activities.

Land Supply. The Property is located within the eastern part of the North Central Miami-Dade planning analysis tier. Table 5 of the Planning Considerations Report for the April and October 2008 states that the capacity, or supply, of multi-family and single family housing is expected to be depleted by the year 2017. Since the depletion year for the residential capacity in the North Central Miami-Dade planning analysis tier is expected to be reached in less than 8 years, it is appropriate to begin to increase the number of residential units in the residential inventory for the North Central Miami-Dade planning analysis tier in 2009.

The redesignation of this Property to a higher residential density category would also be consistent with Policy LU-8F within the Land Use Element which requires that the Urban Development Boundary (UDB) contain developable land having capacity to sustain projected Countywide residential demand for a period of 15 years of residential capacity beyond the date of adoption of the most recent evaluation and appraisal report (EAR). On a Countywide basis, Table 3 of the Planning Considerations Report for the April and October 2008 shows that the depletion year for both types of housing is 2018. Based upon an anticipated depletion year of 2018 and the mandatory UDB residential capacity set forth in Policy LU-8F, it is clear that now is an appropriate time to add residential capacity within Miami-Dade County.

Policy 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.

Compatibility. Compatibility issues will be primarily addressed during the site plan process for the redevelopment project. However, the affordable housing residential community proposed for the Property is certainly compatible with surrounding uses. The project will be a welcome addition for the commercial uses surrounding it, and is compatible with the single family and duplex housing which it abuts. Furthermore, its proximity to mass transit and major roadways will enhance the accessibility to the site.

In addition, the Applicant believes that the site has a lot of potential to incorporate urban design. Placing buildings along NW 79th Street will line the main entry points of the Property with activated buildings that will act as deterrents to criminal acts and create an interior parking area

surrounded, at least on three sides, by activated uses that will again increase security. Furthermore, NW 79th Street is a half-section line road where activity is encouraged. The current underutilized mobile home park on the Property is inconsistent with the Guidelines for Urban Form. Typically, the design of development is handled at the zoning phase and more attention will be given to the design at that time.

Infrastructure. The Property is within the Urban Infill Area (UIA), therefore it is deemed to be in compliance with Transportation Currency. The Applicant believes that both water and sewer connections are available adjacent to the site. As to potable water, the Planning Considerations Report for the April and October 2008 Cycles states that all of the County's water treatment plants are currently operating within the LOS standards. This application should not have a significant impact. The same report addresses sewer capacity but warns that since some areas are at or close to capacity, DERM addresses the availability of water and sewer service on a case by case basis. Although the Applicant does not anticipate that the approval of this application will result in a deficiency in the LOS, the Applicant will work with DERM to address any potential concerns.

Schools. Pursuant to the Planning Considerations Report for the April and October 2008, the capacity of public schools in each planning area is measured by the Florida Inventory of School Houses (FISH) Rate. The FISH Rates for the North Central East area as follows are below 100% utilization: Elementary – 84.9%; Middle School – 70.4% and High School – 99.7%. As a result, the Applicant's project will not adversely impact the level of service of public schools in the area.

Historical and Environmental Resources. There are no historically or archeologically significant structures on the Property. Therefore, this application will have no impact on the County's historical or environmental resources.

5. ADDITIONAL MATERIAL SUBMITTED

- 1) Survey
- 2) Aerial Photograph
- 3) Section Map

The Applicant reserves the right to supplement the application with additional documentation within the time permitted by the Code of Miami-Dade County.

6. COMPLETE DISCLOSURE FORMS: See attached.

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

APPLICANT

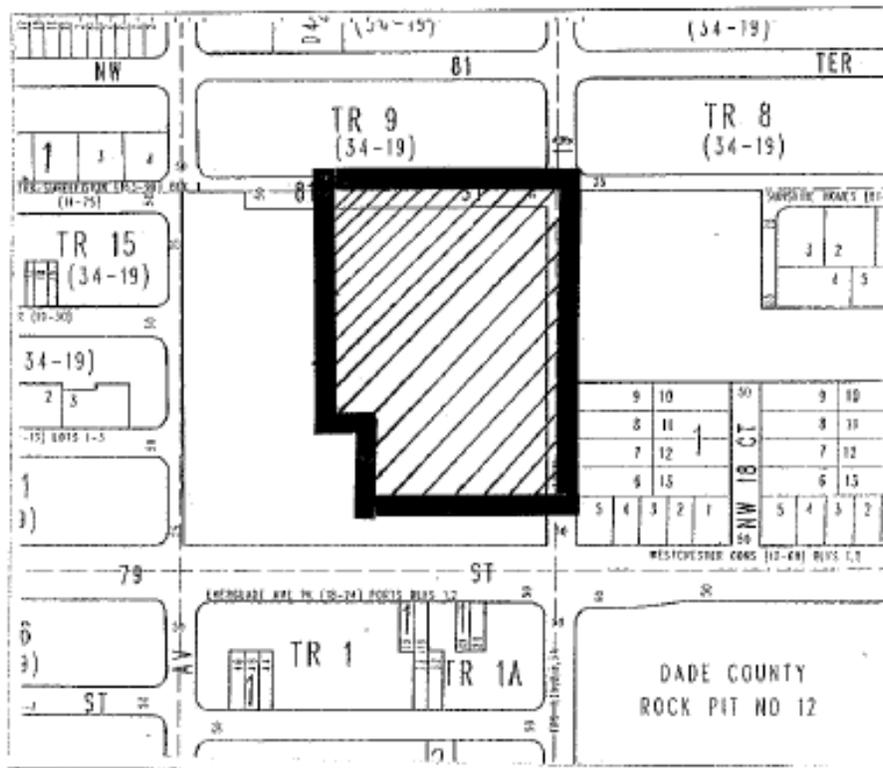
Tradewinds Associates, Ltd.
2100 Hollywood Boulevard
Hollywood, Florida 33020

REPRESENTATIVES

Jeffrey Bercow, Esq. and Michael Marrero, Esq.
Bercow Radell & Fernandez, P.A.
200 South Biscayne Boulevard, Suite 850
Miami, Florida 33131
(305) 374-5300

DESCRIPTION OF SUBJECT AREA

The Property consists of two parcels that contain 3.79 net acres located in Section 10, Township 55 Range 41. With the ROW, the Application Area contains 3.78 gross acres. The parcels are identified by Folio Nos. 30-3110-000-0020 and 30-3110-000-0010.



 APPLICATION AREA
 AREA OWNED BY APPLICANT

SCALE
1" = 200'

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APPENDIX C

Miami-Dade County Public Schools Analysis

Please see Pg. I-12 of this Initial Recommendation Report. The analysis was performed by DP&Z staff.

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APPENDIX D

Applicant's Traffic Study

The applicant submitted a traffic study report prepared by Traft Tech Engineering, Inc., dated February 25, 2010. The traffic study is herein included.

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February 25, 2010

Mr. Michael J. Marrero, Esq.
Becow, Radell & Fernandez P.A.
Zoning, Land Use and Environmental Law
200 S. Biscayne Boulevard, Suite 850
Miami, Florida 33131

Re: **Cornerstone / Tradewinds Associates – Traffic Impact Analysis**

Dear Mr. Marrero:

Per your request, Traf Tech Engineering, Inc. conducted a traffic impact analysis associated with a 3.79-acre parcel located on the northwest corner of NW 79th Street and NW 19th Avenue in Miami-Dade County, Florida. Figure 1 on the following page depicts the location of the parcel and the adjacent transportation network near the site.

The trip generation comparison analysis was performed using the trip generation equations/rates published in the Institute of Transportation Engineer's (ITE) *Trip Generation* manual (8th Edition). The trip generation comparison analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. The analysis was based on the following assumptions:

EXISTING LAND USE

- Low-Density Residential (6 units per acre, or 22 units in 3.79 acres)
- Site is currently licensed for 80 mobile homes

PROPOSED LAND USE

- Medium-Density Residential (25 units per acre): maximum potential development is 94 apartment units, however, proposed for the site are 81 affordable housing units

According to ITE's *Trip Generation* manual (8th Edition), the trip generation equations/rates used for the existing and proposed land uses are:

MOBILE HOME PARK (ITE Land Use 240)

Daily Trip Generation
 $\text{Ln}(T) = 1.06 \text{Ln}(X) + 0.92$
Where T = number of daily trips
X = number of vehicles/pads



Traf Tech
ENGINEERING, INC.

PROJECT LOCATION MAP

FIGURE 1
Tradewinds Associates
Miami-Dade County, Florida

AM Peak Hour

$$T = 0.27 (X) \text{ (16\% inbound and 84\% outbound)}$$

Where T = number of AM peak hour trips

X = number of vehicles/pads

PM Peak Hour

$$\ln(T) = 0.89 \ln(X) - 0.35 \text{ (63\% inbound and 37\% outbound)}$$

Where T = number of PM peak hour trips

X = number of vehicles/pads

APARTMENT (ITE Land Use 220)

Daily Trip Generation

$$T = 6.06 (X) + 123.56$$

Where T = number of daily trips

X = number of dwelling units

AM Peak Hour

$$T = 0.49 (X) + 3.73 \text{ (20\% inbound and 80\% outbound)}$$

Where T = number of AM peak hour trips

X = number of dwelling units

PM Peak Hour

$$T = 0.55 (X) + 17.65 \text{ (65\% inbound and 35\% outbound)}$$

Where T = number of PM peak hour trips

X = number of dwelling units

SINGLE FAMILY HOME (ITE Land Use 210)

Daily Trip Generation

$$\ln(T) = 0.92 \ln(X) + 2.71$$

Where T = number of daily trips

X = number of dwelling units

AM Peak Hour

$$T = 0.70 (X) + 9.74 \text{ (25\% inbound and 75\% outbound)}$$

Where T = number of AM peak hour trips

X = number of dwelling units

PM Peak Hour

$$\ln(T) = 0.90 \ln(X) + 0.51 \text{ (63\% inbound and 37\% outbound)}$$

Where T = number of PM peak hour trips

X = number of dwelling units

Using the above-listed equations from the ITE document, a trip generation comparison analysis was undertaken between the existing and proposed land uses. An additional

comparison was undertaken between the existing use (mobile homes) and the proposed 81 affordable-housing units. The results of this effort are documented in Tables 1 and 2.

TABLE 1				
Trip Generation Comparison Analysis				
Current Use versus Potential Use Under Existing Land Use Designation				
Land Use	Size	Number of Trips		
		Daily	AM Peak	PM Peak
EXISTING LAND USE				
Mobile Homes	80 units	261	22	35
POTENTIAL DEVELOPMENT (Current Land Use Designation)				
SF Residential	22 units	258	25	27
Difference	-	-3	+3	-8

Source: ITE Trip Generation Manual (8th Edition)

TABLE 2				
Trip Generation Comparison Analysis (Mobile Homes versus Proposed Use)				
Cornerstone / Tradewinds Associates				
Land Use	Size	Number of Trips		
		Daily	AM Peak	PM Peak
EXISTING MOBILE HOME PARK				
Mobile Home	80 units	261	22	35
PROPOSED LAND USE				
Residential (Apt)	94 units	693	50	69
Difference	-	+432	+28	+34

Source: ITE Trip Generation Manual (8th Edition)

As indicated in Table 1, the potential development under the existing land use designation is projected to generate approximately 3 less daily trips, approximately 3 new AM peak hour trips, and approximately 8 less trips during the typical afternoon peak period, when compared against the current use. Moreover, when the existing mobile homes are compared against the proposed land use (refer to Table 2), the proposed use is projected to generate approximately 432 new daily trips, approximately 28 new AM peak hour trips, and approximately 34 new trips during the typical afternoon peak hour. Therefore, the additional trips generated by the proposed land-use change are considered minimal from a traffic engineering standpoint.

Additionally, a review of the traffic concurrency stations located in the vicinity of the subject project indicate that ample roadway capacity is available in order to absorb the minimal traffic impacts generated by the proposed land-use change. Table 3 below presents the traffic concurrency situation of the nearby count stations.

**TABLE 3
RESERVE CAPACITY
Cornerstone / Tradewinds Associates**

Station No.	Location	Peak Hour Capacity¹	Peak Hour Trips²	Available Peak Hour Capacity³
F-20	NW 27 th Ave S. of NW 79 th St	4,905	2,767	2,138
F-431	NW 27 th Ave S. of NW 103 rd St	4,905	2,843	2,062
F-538	NW 79 th St W. of NW 27 th Ave	4,680	1,873	2,807
9370	NW 17 th Ave S. of NW 79 th St	3,720	1,809	1,911
9372	NW 17 th Ave N. of NW 95 th St	3,264	1,358	1,906
9486	NW 79 th Street W. of I-95	3,264	1,737	1,527

Source: Miami-Dade County and FDOT (November 30, 2009)

In summary, the proposed land-use change associated with the Cornerstone / Tradewinds Associates site is projected to generate minimal traffic impacts to the surrounding street system. Furthermore, ample roadway capacity is available near the project site in order to absorb the minimal traffic impacts generated by the proposed land-use change.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer

¹ Maximum level of service capacity.

² Existing traffic volumes plus peak hour trips associated with approved, but not built, developments.

³ Total peak hour trips minus peak hour capacity (reserved trips).

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APPENDIX E

Analysis of Alternative Housing for Residents

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Miami Economic Associates, Inc.

January 27, 2010

Mr. Marc C. LaFerrier
Director
Department of Planning & Zoning
Miami-Dade County
Miami, Florida

**Re: CDMP Application No. 2
October 2009 CDMP Amendment Cycle**

Dear Mr. La Ferrier

Miami Economic Associates, Inc. (MEAI) has performed an analysis to evaluate whether redevelopment of the New Tradewinds Mobile Home Park property that is the subject of the above-captioned application to amend to the Miami-Dade County Comprehensive Development Plan (CDMP) can be undertaken without leaving the Park's current residents without appropriately-priced housing. The application, which has been filed on behalf of Tradewinds Associates, Ltd, relates to 3.24 acres of land located on the north side of N.W. 79th Street, west of N.W. 19th Avenue. It seeks to have the property re-designated on the Land Use Plan map from Low Density residential to Medium Density Residential in order to facilitate a maximum development of 114 new affordable or work force housing units.

New Tradewinds Mobile Home Park is a blighted facility with 84 pads. The current rent roll, a copy of which is provided in Appendix 1, shows that only 64, or just over 75 percent, of the pads are occupied. Redevelopment of the New Tradewinds property in the manner described above will, of course, result in the displacement of the existing residents. Those being dislocated will need to be compensated in accordance with provisions of the Florida Statutes. However, their relocation will only be possible if units are available that they will be able to afford. The focus of MEAI's analysis was determine whether such units are likely to be available.

Mobile Home Parks

Appendix 2 contains a survey of manufactured or mobile home communities in Miami-Dade County conducted by JLT & Associates in May 2009. The survey compiled data on 15 communities including 2 that limit their resident households to those comprised of people 55 years of age or older. The other 13 not age-restricted. Key findings from the survey are as follows:

The 15 communities surveyed contained a total of 6,406 home sites or pads, 5,916 of which, 92 percent, are occupied. With respect to the 490 vacant home sites, 187 are in the 2 age-restricted communities. The remaining 303 vacant units are unrestricted in terms of age.

- The average rent being paid in the 15 surveyed communities is \$504, \$312 in the age-restricted communities, \$517 in the unrestricted communities.
- Five of the 15 communities charged average rents at the time of the survey below \$400, i.e. at a level consistent with what the current residents of New Tradewinds are paying. Included in this group are the 2 age-restricted communities and 3 unrestricted communities. These communities contain a total of 453, or 92 percent, of the 490 vacant home sites in the surveyed communities. Of these lower priced vacant home sites, 187 are age-restricted, 266 unrestricted.
- Only 2 of the vacant home sites, both in a age-restricted community in which the average rent is below \$400, are located within a 10-mile radius of New the Tradewinds Mobile Home Park.

Rental Apartments

For the purpose of this analysis, MEAI has assumed that all of the households currently residing in the New Tradewinds Mobile Home Park are categorized as Very Low Income households; i.e. their annual incomes are below 50 percent of the Area Median Income (AMI) for Miami-Dade County which, according to the U.S. Department of Housing and Urban Development, was \$50,300 when last reported in March 2009. Assuming that these households pay no more than 30 percent of the their income for their housing. Taking into consideration that these households will need to pay utility charges as well as rent, MEAI estimates that they will need to pay less than \$625 per month in rent.

Appendix 3 contains data from the U.S. Census that shows that at the time of the 2000 Census, 174,566 of the 326,833 rental units in Miami-Dade County, or 53.4 percent, rented for less than \$600 per month. It further shows 94,943 of the units charging rents of less than \$600 per month, or 54.3 percent of all such units, were located in Zip Code areas within a 10-mile radius of the New Tradewinds property.

Appendix 4 contains data from the U.S. Census' American Community Survey for 2008 for Miami-Dade County. It shows that during the period from 2000 to 2008, the number of units within Miami-Dade County charging rents below \$600 per month declined to 62,451. The 2008 American Community Survey provides no data at the Zip Code level. However, if it is assumed that the geographic distribution of units still approximates that which existed in 2008, then MEAI estimates that there are approximately 33,973 rental units within a 10-mile radius of the New Tradewinds property. Accommodation of the 64 households currently occupying units at New Tradewinds Mobile Home Park would require less than 0.2 percent of these units to be vacant.

As shown in Appendix 4, at the time of the 2008 American Community Survey, there were an estimated 34,085 vacant units for rent, or over 10 percent of the County's total supply of 329,355 rental units. On this basis, MEAI believes that it is highly likely that considerably more than 0.2 percent of the rental units charging less than \$600 per month in rent that are located within a 10-mile radius of the New Tradewinds property are vacant. In this regard, MEAI provides the following information:

- Miami-Dade County has created a service known as "Housing Central" that allows property owners to list houses for sale and units for rent. As shown in Appendix 5, there are currently 156 units in Miami-Dade County listed for rents between \$0 and \$600 per month. Based on a review of the information contained in Appendix 4, MEAI determined that at least 108 of those units are located within a 10-mile radius of the New Tradewinds property.
- Appendix 6 contains a list of affordable housing projects owned by the Cornerstone Group or affiliated entities. An entity affiliated with the Cornerstone Group is the contract purchaser of the New Tradewinds property and the likely developer of the new affordable or work force housing proposed for it. Review of the information contained in Appendix 5 shows that 35 of Cornerstone's 3,960 units located within a 10-mile radius of the New Tradewinds property are vacant. Pinnacle Housing Group and Carlisle Development Group, two of the other major affordable housing developers, in addition to the Cornerstone Group, operating in Miami-Dade, have more than 2,000 affordable units located within a 10-mile radius of the New Tradewinds property, probably at least a few of which are vacant. It should be noted that none of the units listed on Housing Central are owned by Cornerstone, Pinnacle or Carlisle.

For-sale Housing

As discussed above, MEAI has assumed for the purpose of this analysis that all of the households currently residing in the New Tradewinds Mobile Home Park are categorized as Very Low Income households. Assuming that these households pay no more than 30 percent of their income for shelter inclusive of principal, interest and real estate taxes as well as both casualty and mortgage insurance, they could afford to purchase a home at a price up to \$76,264 in the current interest rate environment. MEAI basis this conclusion is the material contained in Appendix 7.

As documented in Appendix 8, a review of the records of the Miami-Dade County Property Appraiser for residential real estate sales within a 10-mile radius of the New Tradewinds property for the period from January 1, 2009 through December 31, 2009, showed that in excess of 1,300 units were purchased for prices at or below \$76,000. MEAI recognizes that this figure is likely higher than it would be in better economic times because it includes a number of sales of foreclosed units as well as short sales. In this regard, 2 points are noted which are as follows:

- The number is more than 20 times the number of current New Tradewinds residents; and
- It is likely that the sale of foreclosed units and short sales will continue to occur for another year to 2 years.

MEAI further notes, as shown in Appendix 9, that there are currently 19 units listed on the County's Housing Central website for prices below \$75,000. A review of data compiled by the South Florida Multiple Listing Service showed that on January 26, 2010, a total of 865 units listed at prices below

Mr. Marc C. Laferrier, Director
Department of Planning & Zoning
Miami-Dade County
January 27, 2010
Page 4

\$75,000 within a 10-mile radius of the New Tradewinds property, including both single-family detached and multi-family units, as summarized below¹:

Price Range	Single-Family	Multi-Family	Total
Under \$25,000	16	18	34
\$25,000 - \$49,999	107	349	456
\$50,000 - \$74,999	160	215	375
Total	283	682	895

Closing

Based on the analysis we performed, MEAI believes that if the current residents are displaced from the New Tradewinds Mobile Home Park to facilitate a maximum development of 114 new affordable or work force housing units, they will be able to find affordable alternative housing.

Sincerely,
Miami Economic Associates, Inc.



Andrew Dolkart
President

¹ Given the bulkiness of the documentation, it has not been appended but can be provided upon request.

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 this Application No. 2 of the October 2009 Cycle of 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 owners or will require general taxpayer support and includes an estimate of that support.

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

Solid Waste Services

Concurrency

Since the Department of Solid Waste Management (DSWM) assesses capacity on a system-wide basis, in part, on existing waste delivery commitments from both the private and public sectors, it is not possible or necessary to make determinations concerning the adequacy of solid waste disposal facilities relative to each individual application. Instead, the DSWM issues a periodic assessment of the County's status in terms of 'concurrency' that is, the ability to maintain a minimum of five (5) years of waste disposal capacity system-wide. The County is committed to maintaining this level in compliance with Chapter 163, Part II F.S. and currently exceeds this standard.

Residential Collection and Disposal Service

The incremental cost of adding a residential unit to the DSWM Service Area, which includes the disposal cost of waste, is offset by the annual fee charged to the user. Currently, that fee is \$439 per residential unit. For a residential dumpster account, the current fee is \$339. As of September 30, 2009, the average residential unit generated 2.28 tons of waste, which includes garbage, trash and recycled waste. This value is a 28.75% decrease of the average 3.2 tons reported annually for the April 2009 CDMP applications. The decrease is explained by the general decrease in tonnage collected and disposed of due to a decrease in the number of households receiving service as a result to foreclosure or other circumstance, and the decrease in actual generation of waste by existing residents. As reported in March 2009 to the State of Florida, Department of Environmental Protection, for the fiscal year ending September 30, 2008, the full cost per unit of providing waste collection service was \$490, including disposal and other collection services such as illegal dumping clean-up and code enforcement. The full cost for providing service and residential fee charged for the year ending September 30, 2009 will be available for publication by March 31, 2010.

Waste Disposal Capacity and Service

The incremental and cumulative cost of providing disposal capacity for DSWM Collections, municipalities and other haulers are paid for by the users. For FY 2009 -10, the DSWM charged a disposal tipping fee at a contract rate of \$59.77 per ton to DSWM Collections and to those private haulers and municipalities with long term disposal agreements with the Department. For non-contract haulers, the rate is \$78.90 per ton in FY 2009 -10. 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 targeted to ensure capacity in operations. Landfill closure is funded by a portion of the Utility Service Fee charged to all retail customers of the County's Water and Sewer Department and the municipal water and sewer departments.

Water and Sewer

The Miami-Dade County Water and Sewer Department provides for the majority of water and sewer service 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 actual labor and material 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 \$1.351 per 1,000 gallons for the water and \$1.564 per 1,000 gallons for the sewer. The connection fee was based on providing a 1-inch service line and meter. Assuming the subject site is developed with 94 units of multi-family apartments (maximum development allowed under the proposed re-designation of "Medium Density Residential Communities (13 to 25 DUs/gross acre)", which would generate the greatest demand for water and sewer service), the fees paid by the developer would be \$26,132 for water impact fee, \$105,280 for sewer impact fee, \$1,300 per unit for connection fee, and \$20,003 for annual operating and maintenance costs based on approved figures through September 30, 2009.

Flood Protection

The Department of Environmental Resource Management (DERM) is restricted to 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

This application does not propose an increase in residential development from its current "Office/Residential" CDMP land use designation. Since there is sufficient concurrency capacity to accommodate potential additional students, there are no capital costs. If at time of issuing a development order and reserving student stations for the development, pursuant to the school concurrency, there is not sufficient capacity, the capital costs will be addressed at that time.

Public School	Number of Additional Students	Capital Costs	Total
Broadmoor Elementary	19	\$0	\$0
Madison Middle	9	\$0	\$0
Miami Central Senior	12	\$0	\$0

Total Potential Capital Cost: \$0

Fire Rescue

Data from Miami-Dade County Fire and Rescue Department is pending.

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APPENDIX G

Proposed Declaration of Restrictions

On January 28, 2010 the applicant submitted a Declaration of Restrictions limiting residential development on the application site to a maximum of 94 units.

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BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: 305-377-6238
E-MAIL: MMarrero@BRZoningLaw.com

VIA U.S. MAIL AND ELECTRONIC MAIL

January 28, 2010

Mr. Mark Woerner
Metropolitan Planning Section
Department of Planning and Zoning
Stephen P. Clark Center
111 NW 1st Street, 12th Floor
Miami, Florida 33128

Re: October 2009 CDMP Amendment Application for Tradewinds Associates, Ltd.
- Covenant

Dear Mr. Woerner:

As you know, our office submitted an application to amend the Future Land Use Map on behalf of Tradewinds Associates, Ltd. for an approximately 3.24 acres of a 3.79 acre tract located on the north side of NW 79th Street between 19th and 20th Avenues.

Enclosed please find a draft copy of a proposed covenant being proffered by the Owner. Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely yours,

Michael J. Marrero

2010 JAN 28 P 4: 03

PLANNING & ZONING
METROPOLITAN PLANNING SECT

This instrument was prepared by:

Name: Michael J. Marrero, Esq.

Address: Bercow Radell, & Fernandez, P.A.
200 S. Biscayne Boulevard, Suite 850
Miami, FL 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owner holds the fee simple title to approximately 3.79 acres of land in Miami-Dade County, Florida, described in Exhibit "A," attached to this Declaration (the "Property"), which statement as to title is supported by the attorney's opinions attached to this Declaration as Exhibit "B";

WHEREAS, 3.24 acres of the Property is the Application Area that is the subject of a Comprehensive Development Master Plan ("CDMP") Amendment Application No. 2 of the October 2009 Amendment Cycle;

WHEREAS, the Owner has sought a Land Use Plan amendment to change the designation of the Application Area from "Low Density Residential" to "Medium Density Residential";

NOW THEREFORE, in order to assure the Miami-Dade County (the "County") that the representations made by the Owner during the consideration of the Application will be abided by the Owner, its successors and assigns, freely, voluntarily, and without duress, makes the following Declaration of Restrictions covering and running with the Property:

Limitation on Residential Units. The total number of residential units on the Property shall be limited to no more than 94 units.

Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be

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binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

Modification, Amendment, Release. This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the then owner(s) of the fee simple title to the Property, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. Any such modification or release shall be subject to the provisions governing amendments to Comprehensive Plans, as set forth in Chapter 163, Part II, Florida Statutes or successor legislation that may, from time to time, govern amendments to Comprehensive Plans (hereinafter "Chapter 163"). Such modification or release shall also be subject to the provisions governing amendments to the CDMP as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulations governing modifications to the CDMP. In the event that the Property is incorporated within a new municipality that amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Miami-Dade County Code, then modifications or releases of this Declaration shall be subject to Chapter 163 and the provisions of such ordinances as may be adopted by such successor municipality for the adoption of amendments to its comprehensive plan; or, in the event that the successor municipality does not adopt such ordinances, subject to Chapter 163 and the provisions of the municipality's ordinances that

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apply to the adoption of district boundary changes. Should this Declaration be so modified, amended, or released, the Director of the Department of Planning and Zoning or the executive officer of a successor department, or, in the absence of such Director or executive officer, by his or her assistant in charge of the office in his/her office, shall execute a written instrument effectuating and acknowledging such modification, amendment, or release.

Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if

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any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion

Recordation and Effective Date. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owner following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the Application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Planning and Zoning Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

Acceptance of Declaration. The Owner acknowledges that acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners retains its full power and authority to deny each such application in whole or in part and decline to accept any conveyance.

Owner. The term Owner shall include all heirs, assigns, and successors in interest.

[Execution Pages Follow]

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APPENDIX H

Photos of Application Site and Surroundings

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Application Site (Mobile Home Park)



Single-Family Homes Immediately North of Application Site
Across NW 81 Street



Vacant Site Adjacent to the West of the Subject Property



Small Business Operations Immediately South of the Subject Property
Across NW 79 Street