

Application No. 1

Commission District 2 Community Council 8

APPLICATION SUMMARY

Applicant/Representative:	Blanca M. Castro/Blanca M. Castro. 12041 SW 3 Street Miami, Florida 33184
Location:	Northwest corner of the intersection of NW 103 Street and NW 32 Court
Total Acreage:	0.66 Gross; 0.35 Net
Current Land Use Plan Map Designation:	"Low-Medium Density Residential Communities (6 to 13 DU/gross acre)"
Requested Land Use Plan Map Designation:	"Business and Office"
Amendment Type:	Small-scale
Existing Zoning/Site Condition:	RU-2 (Two-Family Residential District)/Single-family residential structure on the site.

RECOMMENDATIONS

Staff:	ADOPT AS A SMALL-SCALE AMENDMENT (August 25, 2011)
North Central Community Council (8):	NO QUORUM (September 12, 2011)
Planning Advisory Board (PAB) acting as the Local Planning Agency:	TO BE DETERMINED (October 17, 2011)
Board of County Commissioners: (Small-Scale Final Action)	TO BE DETERMINED (November 16, 2011)
Final Action of PAB acting as the Local Planning Agency (if transmitted):	TO BE DETERMINED (March, 2012)
Final Action of Board of County Commissioners (if transmitted):	TO BE DETERMINED (April, 2012)

Staff recommends to **ADOPT** as a small-scale amendment the proposed amendment to the Adopted 2015-2025 Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) to redesignate the subject property from “Low-Medium Density Residential Communities (6 to 13 DU/gross acre)” to “Business and Office” based on the Staff analysis as summarized in the “Principal Reasons for Recommendations” below.

Principal Reasons for Recommendations:

1. Policy LU-8E of the CDMP Land Use Element requires applications requesting amendments to the LUP map to be evaluated according to factors such as (i) the proposed development’s ability to satisfy a deficiency in the LUP map to accommodate projected population or economic growth in the County, (ii) impacts to County services, (iii) compatibility with abutting and nearby land uses, (iv) impacts to environmental and historical resources, (v) and the extent to which the proposed CDMP land use would promote transit ridership and pedestrianism pursuant to Objective LU-7 and associated policies.

- i *Need:* The subject property is located in Minor Statistical Area (MSA) 4.2, which contains 118.1 acres of vacant commercially zoned or designated land. The average annual absorption rate of the vacant commercial land projected for the 2011-2030 period in the MSA 4.2 is 0.54 acres per year. At the projected rate of absorption, the MSA will deplete its supply of vacant commercially zoned or designated land after the year 2030. Therefore, the proposed development would not satisfy a deficiency in the LUP map to accommodate projected population or economic growth in the County.

However, if the proposed CDMP amendment application is approved and the subject property is developed with a commercial use, the County’s housing supply would be reduced by one (1) residential unit. Additionally, the subject property has the potential to be developed with a maximum of eight (8) residential units under its current CDMP Land Use designation of “Low-Medium Density Residential Communities”. Therefore, the proposed CDMP amendment, if approved, would have a negligible impact on the County’s housing supply.

- ii *Public Facilities and Services:* The impacts that would be generated from the maximum development allowable on the application site under the proposed “Business and Office” land use category would not cause a violation in adopted level of services for public facilities and services.

However, the application site is currently served by a septic tank and drainfield system and the closest point of sanitary sewer connection is located approximately 3,400 feet away, which may not be within feasible distance from the site. Therefore, the proposed land use may require a septic tank and drainfield system for wastewater disposal. Miami-Dade County Code stipulates that certain non-residential uses may not be approved if they generate wastewater other than domestic sewage or if they exceed the maximum allowable sewage loading for septic tanks. Thus, at the time of zoning or development approval, the applicant would be required to enter into a land use restrictive covenant in favor of Miami-Dade County to provide that only domestic sewage would be discharged into the septic tank.

- iii *Compatibility:* The proposed CDMP LUP map amendment is compatible with the gas station property located immediately east of the application designated “Business and

Office” on the LUP map and can be compatible with residentially designated single-family homes abutting and adjacent to the application site. The adjacent areas to the north of the subject property is designated “Low Density Residential (2.5 to 6 DU/gross acre)” and the areas immediately to the west and south are designated “Low-Medium Density Residential (6 to 13 DU/gross acre)”. At the time of zoning and site plan review, measures (such as the provision of adequate buffering etc...) should be taken to ensure compatibility with the adjacent residentially designated areas.

- iv *Environmental and Historical Resources:* There are no historical resources on the application site. The subject property, however, may contain specimen-sized trees (trunk diameter of 18 inches or greater). Section 24.9.2(II) of the Code of Miami-Dade County requires that specimen-sized trees be preserved when reasonably possible. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any specimen-sized trees on the application site.
- v *Transit Ridership and Pedestrianism:* The application site is not located within an urban center or transit corridor but is within ¼ of a mile of a standard bus stop served by Metrobus Routes 32 and 33 along NW 103 Street, with peak period headways of 24 and 30 minutes respectively. The application site is accessible by sidewalks and could promote transit ridership.

STAFF ANALYSIS

Application Site

The application site is a 0.66 gross acre site (0.35 net acres) located inside the Urban Infill Area (UIA), an area given priority for infill development. The application site is situated at the northwest corner of the intersection of NW 103 Street and NW 32 Court with roadway frontage on NW 103 Street, a section line road, and designated a “Major Roadway” on the Adopted 2015-2025 Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). (See “CDMP Land Use” map in Appendix A: Map Series).

Existing Land Use

There is an existing 1,150 sq. ft. residential structure on the application site that is in generally fair condition.

Existing Zoning

The application site is zoned RU-2 (Two-Family Residential District) which allow single-family and duplexes on 7,500 square feet (sq. ft.) net lots. (See “Zoning Map” in Appendix A: Map Series).

Land Use Plan Map Designation

The application site is currently designated “Low-Medium Density Residential Communities” on the LUP map of the CDMP, which allows residential uses at a density between 6 and 13 dwelling units (DU) per gross acre (see “CDMP Land Use” map in Appendix A: Map Series). The types of housing typically found in areas designated with the referenced CDMP land use category include single-family homes, townhouses, and low-rise apartments. The applicant requests a change of the LUP map land use designation on the application site from “Low-Medium Density Residential Communities” to “Business and Office.” The “Business and Office” CDMP land use category allows the full range of sales and service activities that includes retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, entertainment and cultural facilities, and residences.

Zoning History

Miami-Dade County zoning districts and zoning code regulations were first created in 1938. Based on the 1938 zoning code, the application site was originally zoned GU (Interim), which allows land uses based upon the character of the surrounding neighborhood. On February 11, 1947, the Miami-Dade Board of County Commissioners adopted Resolution No. 2423 approving a zoning district boundary change, on property that included the application site, from GU (Interim) to the current RU-2 zoning on the subject property.

Adjacent Land Use and Zoning

Existing Land Uses

Parcels adjacent to the north and west of the application site and immediately south across NW 103 Street, are developed with single-family residences that are generally in good condition. The property immediately east of the application site, across NW 32 Court, is developed with a Chevron Gas Station. Neighborhood retailers such as La Primera Grocery Store and the 103rd Street Tire Center are located approximately 1,070 feet west of the application site along NW 103 Street, between NW 35 and NW 36 Avenues.

Land Use Plan Map Designations

Properties to the south and west of the application site, abutting NW 103 Street, are designated “Low-Medium Density Residential Communities (6 to 13 DU/gross acre)”. The properties further south and to the north of the application site are designated “Low Density Residential Communities (2.5 to 6 DU/gross acre)” on the Adopted 2015-2025 LUP map of the CDMP. The property immediately to the east, across NW 32 Court, is designated “Business and Office” (see “CDMP Land Use” map in Appendix A: Map Series).

Zoning

The properties adjacent to the north and south of the application site are zoned RU-1 (Single-Family Residential District), which allow single-family dwelling units on 7,500 sq. ft. net lots. Properties immediately west of the application site are zoned RU-2. (See “Zoning Map” in Appendix A: Map Series). The Property immediately to the east of the application site, across NW 32 Court, is zoned BU-1A (Limited Business District). The purpose of the BU-1A Zoning District is to “provide for retail and service convenience facilities which satisfy the essential and frequent needs of the adjacent residential neighborhood as well as more specialized commercial facilities which may serve several neighborhoods” (see Section 33-246 of the Code of Miami-Dade County.)

Supply and Demand for Commercial/Residential Land

Commercial

The subject property is located in Minor Statistical Area (MSA) 4.2. Currently, there are 118.1 acres of vacant, commercially zoned or designated land in the subject MSA. The average annual absorption rate of commercially zoned or designated vacant land projected for the 2011-2030 period in MSA 4.2 is 0.54 acres per year. At the projected rate of absorption, the referenced MSA will be depleted of its supply of commercially zoned or designated land after the year 2030 (see “Projected Absorption of Land for Commercial Uses” table below). If approved, the proposed amendment would add 0.35 acres or approximately 8 months supply to the County’s commercial land supply.

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

Analysis Area	Vacant Commercial Land 2011 (Acres)	Commercial Acres in Use 2011	Annual Absorption Rate 2011-2030 (Acres)	Projected Year of Depletion	Total Commercial Acres per Thousand Persons	
					2020	2030
MSA 4.2	118.1	415.00	0.54	2030+	6.0	5.9

Source: Miami-Dade County Department of Planning & Zoning, Planning Division, Research Section, July 2011.

Analysis of the Trade Area

The trade area analysis identifies the total acreage of in-use commercial property and vacant but commercially zoned or designated within a 1.5 mile radius from the center of the application site. The analysis shows that currently there are 239.8 acres of existing commercial uses and 9.8 acres of vacant commercially zoned or designated land. Most of the vacant parcels are located to the west of the application site along NW 103rd Street up to NW 37 Avenue, and east of the application site along NW 27th and NW 22nd Avenues (see “Trade Area Map” in Appendix A: Map Series).

Trade Area Analysis

Application No.	Trade Area Radius	Vacant Commercial Land (Acres)	Commercial Acres in Use 2011
1	1.5	9.8	239.8

Source: Miami-Dade Department of Planning & Zoning, Planning Research Section, July 2011.

Residential

The combined vacant land for single-family and multi-family residential development countywide in 2011 was estimated to have a capacity for about 129,443 dwelling units, with about 31.2 percent of these units intended for single-family. The annual average residential demand countywide is projected to increase from 11,418 units per year in the 2011-2015 period to 12,084 units in the 2025-2030 period. An analysis of the residential capacity by type of dwelling units shows absorption of single-family units occurring in year 2017 and for multi-family in year 2027 (see "Residential Land Supply/Demand Analysis" table below). The supply of residential land for both single-family and multi-family units is projected to be depleted in the year 2021.

However, if the proposed CDMP amendment application is approved and the subject property is developed with a commercial use, the County's housing supply would be reduced by one (1) residential unit. Additionally, the subject property has the potential to be developed with a maximum of eight (8) residential units under its current CDMP Land Use designation of "Low-Medium Density Residential Communities". Therefore, the proposed CDMP amendment, if approved, would have a negligible impact on the County's housing supply.

Residential Land Supply/Demand Analysis 2011 to 2030: Countywide

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 2011	40,370	89,073	129,443
DEMAND 2011-2015	6,293	5,125	11,418
CAPACITY IN 2015	15,198	68,573	83,771
DEMAND 2015-2020	6,602	5,448	12,050
CAPACITY IN 2020	0	41,333	23,521
DEMAND 2020-2025	6,492	5,726	12,218
CAPACITY IN 2025	0	12,703	0
DEMAND 2025-2030	6,809	5,275	12,084
CAPACITY IN 2030	0	0	0
DEPLETION YEAR	2017	2027	2021

Residential capacity is expressed in terms of housing units.

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

Source: Miami-Dade Department of Planning and Zoning, Planning Research Section, 2011.

Environmental Conditions

Flood Protection

County Flood Criteria, National Geodetic Vertical Datum (NGVD)	+6.0 feet
Stormwater Quality Management	5-year/1-day storm event
Drainage Basin	C-7
Federal Flood Zone	AH-9

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
Hazardous Waste	NO

Tree Preservation

The subject property may contain specimen-sized trees (trunk diameter 18 inches or greater). Section 24-49.2(II) of Chapter 24, the Code of Miami-Dade County (Code) requires that specimen trees be preserved whenever reasonably possible and County policy supports the preservation of urban trees to help reduce temperatures and to shelter pedestrians. (CDMP Policy CON-8A and CON-8H) A Tree Removal Permit is required prior to the removal or relocation of any trees subject to the Code. Developers for this site are advised to contact the Miami-Dade County Department of Environmental Resources (DERM) staff (305-372-6600) for information regarding tree permitting requirements prior to development.

Drainage and Flood Protection

This proposed amendment has been reviewed to ensure that resulting development can comply with the County's Stormwater Management (Drainage) Level of Service Standards (LOS). Stormwater management standards include a flood protection component and a water quality component. The County's water quality standard helps protect water quality by minimizing the pollutants carried offsite in rainwater. This standard requires all stormwater to be retained on-site utilizing a properly designed seepage or infiltration drainage system for a 5-year storm/1-day storm event; these systems are designed to filter the most harmful pollutants from rainwater draining from the site. (CDMP Policy CON-5A)

The flood protection standard helps to ensure that proposed development does not cause flooding on adjacent properties and roads. This standard requires that site grading and development accommodates full on-site retention of rainwater from the 25-year/3-day storm event. The site shall be filled to the County's minimum required flood elevation for this area or the base flood elevation established by Federal Flood Insurance Rate Maps (FIRM) for this area of Miami-Dade County, whichever is higher. The application site lies within Flood Zone AH-9 as per the federal FIRM maps. Off-site flood protection is provided by the C-7 canal, operated by the South Florida Water Management District (SFWMD).

Additionally, any new development will require a DERM Class II permit if the proposed drainage system contains an outfall or overflow system in, on, or upon any water body of Miami-Dade County.

Air Quality Management

The County works to reduce human exposure to air pollution (CDMP Objective CON-1) and to reduce carbon dioxide levels (Policy CON-1J) and minimizing vehicle emissions through reduced congestion, travel time and vehicle trips helps to minimize air pollutants. The County acknowledges that allowing multiple land use types (horizontal mixed use) within a neighborhood when designed, configured and operated in compatible ways, can help reduce the number of vehicle trips residents take to access workplaces, shopping, and other services (CDMP Policy LU-9U). The County supports the concept of live-work units, which allow workers to live within the same buildings in which they work, again reducing the need for vehicle commutes to a workplace (CDMP Policy LU-9P). These types of pedestrian-oriented developments that allow Miami-Dade County residents to depend less on auto travel, are consistent with important County policies designed to reduce congestion, improve the safety and revitalization of urban neighborhoods, and minimize emissions from personal vehicle use which cause air pollution. It should be noted that air quality modeling for roadway segments, intersections, and parking facilities is required in certain circumstances to reduce congestion.

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, which is inconsistent with the goals of the Comprehensive Everglades Restoration Project (CERP), designed to restore and preserve water resources in the South Florida ecosystem, including the Everglades. In 2005, the South Florida Water Management District promulgated new rules that prohibited withdrawals from the Biscayne Aquifer to accommodate future development. The SFWMD requires that all future developments be linked to new water supply sources, either through alternative water supply or reuse projects.

Effective January 11, 2011, Miami-Dade County Water and Sewer Department (WASD) implemented a Water Supply Certification Program to assure water supply is available to all users as required by Policies CIE-5D and WS-2C of the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD 20-year Water Use Permit (WUP). All new construction, addition, renovation or changes in use resulting in an increase in water consumption will require a Water Certification Letter. This certification letter is issued at the time an Agreement, Verification Form or Ordinance Letter is offered; or during the Plat process prior to the final development order. At that time, the project will be evaluated for water supply availability and a water supply reservation will be made.

Although a Water Certification Letter is not required at the time of CDMP application, the applicant should be cognizant of the County's focus on water conservation and requirements to comply with its 20-year Water Use Permit.

Water Treatment Plant Capacity

The County's adopted level of service (LOS) standard for water treatment is based on the regional treatment system. 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 (CDMP Policy WS-2A(1)). Based on the 12-month average (period ending 12-31-10), the regional treatment system has a rated treatment capacity of 439.74 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 23.35% of treatment plant capacity remaining.

The application site would be served by the Hialeah/Preston Water Treatment Plant. This plant has sufficient capacity to provide current water demand and provides water that meets federal, state, and county drinking water standards.

The requested land use designation for this application site would allow a maximum of either 6,098 square feet of retail use or 16 multifamily dwelling units. As noted in the "Estimated Water Demand by Land Use Scenario" table below, if the application site were developed with retail, water demand from the application site is estimated at 610 gallons per day (gpd). If the application site were developed with 16 multifamily units, the estimated water demand could reach 2,400 gpd. Water demand estimates under this proposed CDMP land use designation will not cause the adopted level of service standard for potable water to be violated.

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)
<u>Current Potential Development</u>				
Low Medium Density Residential	SF Residential	8 dwelling units	180 gal/unit	1,440
<u>Proposed Potential Development</u>				
Business and Office	Retail	6,098 sq. ft.	10 gal/100 sq. ft.	610
OR				
Business and Office	MF Residential	16 dwelling units	150 gal/unit	2,400

Source: Miami-Dade County Water and Sewer Department, July 2011.

Water System Connectivity

The applicant may connect to the existing 16-inch water main that abuts the application site along N.W. 103rd Street. The applicant may be required to extend a new twelve (12)-inch water main onto the site, depending on the development specifications. As noted above, a Water Supply Certification Letter will be required prior to connection for this project. Connectivity will be based upon water supply availability.

Water Conservation

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

Sewer Treatment Plant Capacity

The County's adopted level of service standard for wastewater treatment and disposal requires that the regional wastewater treatment and disposal system operate at 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. (CDMP Policy WS-2(2)).

The closest sanitary sewer main to the application site directs wastewater flow to pump station 30-0488, then either pump station 30-1310 or pump station 30-0536, then station 30-300 and finally to WASD's North District Wastewater Treatment Plant. The aforementioned pump stations are currently working within the mandated criteria set forth in the First and Second Partial Consent Decree¹. The North District Wastewater Treatment Plant has sufficient capacity to treat current wastewater generation from this site.

Sewer System Connectivity

The existing residence on the application site is served by a septic tank and drain field system. The closest sanitary sewer is a 16-inch force main located on NW 32nd Avenue and NW 112th Street, approximately 3,400 feet north and west from this site. Said sanitary sewer main may not be within feasible distance for the subject site. However, as stipulated in the Code, certain nonresidential land uses that would be permitted in the proposed land use designation may not be approved if they generate wastewater other than domestic sewage and/or they exceed the maximum allowable sewage loading for septic tanks. If a septic tank use could be allowed on this property the applicant would be required to enter into a land use restrictive covenant in favor of Miami-Dade County which provides that the only liquid waste which shall be generated, disposed of, discharged or stored shall be domestic sewage discharge into a septic tank.

In addition, County CDMP Policy WS-4C states that within the Urban Development Boundary, Miami-Dade County shall strongly discourage the use of septic tanks. The policy states that septic tanks should not be permitted for the disposal or discharge of industrial or other non-domestic waste however that septic tanks may be permitted, in accordance with the restrictions mentioned in the paragraph above, where connection to a public sewer is not feasible.

If connection to the sanitary sewer system is required for the specific multifamily or business land uses proposed, the developer would be required to construct a private pump station. The developer would connect to the existing 16-inch sanitary sewer force main on NW 32nd Avenue and NW 112th Street, and extend a new eight (8)-inch sanitary sewer force main to the developer's property. Any proposed sewer extension inside the developer's property shall be eight (8)-inch minimum.

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 level of service standard for

¹ The Miami-Dade Water and Sewer Department (WASD) regional wastewater treatment and disposal facilities have limited available capacity. Consequently, approval of development orders which will generate additional wastewater flows are evaluated by DERM on a case-by-case basis. Approvals are only granted if the application for any proposed development order is certified by DERM so as to be in compliance with the provisions and requirements of the settlement agreement between Miami-Dade County and the State of Florida Department of Environmental Protection (FDEP) and also with the provisions of the United States Environmental Protection Agency consent decree.

the County's 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. 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 (CDMP Policy SW-2A). As of FY 2010-11, the DSWM is in compliance with this standard. The DSWM does not actively compete for non-residential waste collection at this time and the development of the application site would not cause the DSWM to violate its LOS standard.

Parks

The adopted Level of Service (LOS) standard for recreation open space requires 2.75 acres per 1,000 permanent residents in unincorporated Miami-Dade County, and the County must provide open space of five acres or larger within three miles of residential development (CDMP Policy ROS-2A). The subject application site is in Park Benefit District 1 (PBD-1), which has a surplus capacity of 407.2 acres when measured by the County concurrency LOS standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons in UMSA. The "County Local Parks" table below indicates that there are six local parks within a 2-mile radius of the application site, three of which (Little River Park, Miami Shores Optimist Club and Amelia Earhart Park) are larger than the required five acres (or larger) park. The nearest park to the application site is the Little River Park, approximately 0.8 miles from the application site.

**County Local Parks
Within a 2-Mile Radius of Application Site**

Park Name	Acreage	Classification
Little River Park	10.28	Community Park
Broadmoor Park	1.78	Neighborhood Park
West Little River Park	4.46	Neighborhood Park
Miami Shores Optimist Club	10.11	Single-Purpose Park
Arcola Park	4.09	Community Park
Amelia Earhart Park	530.22	District Park

Source: Miami Dade Parks and Recreation Department, August 2011

If the applications site is developed with residential uses as may be permitted under the requested "Business and Office" land use designation, this application has the potential to increase population on the application site by 36 persons, resulting in an impact of 0.1 acres of parkland based on the adopted minimum LOS standard for the provision of local recreation open space. This potential park acreage demand is well within the surplus capacity of the PBD-1 and would not cause a violation of the adopted park LOS standard. If the property is developed with commercial use, it would not generate any residential population then the CDMP Open Space Standards would not apply.

Fire and Rescue Service

The application site is currently served by Miami-Dade County Fire Rescue Station No. 26 (Opa Locka), located at 3190 NW 119 Street. This station is equipped with an Advanced Life Support

(ALS) Aerial and Rescue unit, and is staffed with seven (7) firefighter/paramedics 24 hours a day, seven days a week.

According to Miami-Dade County Fire Rescue Department (MDFR), average travel time to incidents in the vicinity of the application site is approximately 3 minutes and 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. Travel time to incidents in the vicinity of the application site complies with the performance objective of national industry standards.

The application site's current CDMP land use designation of "Low-Medium Density Residential" will allow a potential development that is anticipated to generate 3 annual alarms. The proposed CDMP land use designation of "Business and Office" will allow a potential development on the application site that is anticipated to generate 5 annual alarms. The 5 annual alarms will result in a minimal impact to existing fire rescue services. Presently, fire and rescue service in the vicinity of the application site is adequate.

The minimum fire flow required for "Business and Office" land use designation is 3,000 gallons per minute (gpm). Fire hydrants shall be spaced a minimum of 300 feet from each other and shall deliver not less than 1,000 gallons per minutes (gpm). Presently, there are no fire flow deficiencies in the vicinity of the application site.

Public Schools

The adopted level-of-service (LOS) standard for public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) with relocatable classrooms. A "planning level review", which is a preliminary school concurrency analysis, was conducted on this application. This analysis is in accordance with Miami-Dade County's adopted Educational Element of the Comprehensive Development Master Plan (CDMP) and the Interlocal Agreement (ILA) for Public School Facility Planning between Miami-Dade County and Miami-Dade County Public Schools, and based on the adopted LOS standard for public schools, current available capacity and current school attendance boundaries.

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

Application Impact

If the subject application is approved and the application site is developed with residential use as allowed in the "Business and Office" land use category, six (6) school age students could be generated by this application. Of these, three (3) students would be assigned to attend Henry E.S. Reeves Elementary School, but this school currently has no seats available (Broadmoor Elementary School in the adjacent Concurrency Service Area currently has 513 seats available); one (1) student would be assigned to attend Madison Middle School, which currently has 142 seats available; and two (2) students would be assigned to attend Miami Central Senior High, which currently has 948 seats available. The table below identifies the "Concurrency Service Area (CSA) Schools" that the students generated by this application would attend.

Concurrency Service Area (CSA) Schools

Facility Name	Net Available Capacity	Seats Required	LOS Met	Source Type
Henry E.S. Reeves Elementary School	-94	3	No	Current CSA
Broadmoor Elementary School	248	3	Yes	Adjacent CSA
Madison Middle School	142	1	Yes	Current CSA
Miami Central Senior High School	948	2	Yes	Current CSA

Source: Department of Planning and Zoning, 2011; Miami-Dade County Public Schools, 2011

Note:

An impact reduction of 15.3% was included for charter and magnet schools (schools of choice)

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

Aviation

Miami-Dade County Aviation Department (MDAD) reviewed the proposed CDMP amendment and determined that the proposal is compatible with airport operations.

Roadways

Application No. 1 is a 0.66 gross-acre (0.35 net-acre) site located at the northwest corner of the intersection of NW 32 Court and NW 103 Street in unincorporated Miami-Dade County inside the Urban Infill Area (UIA)², the County's designated Transportation Concurrency Exception Area (TCEA). The Concurrency Management Program in the Capital Improvement Element (CIE) states that "...development located within the UIA will not be denied a concurrency approval for transportation facilities provided that the development is otherwise consistent with the adopted Comprehensive Development Master Plan (CIE p. IX-17).

Existing Conditions

Primary access to the subject site is from NW 103 Street and NW 32 Court. NW 103 Street, a major six-lane east-west arterial, provides access to major regional corridors such as NW 27 Avenue, NW 17 Avenue, NW 7 Avenue and I-95 to the east; and NW 42 Avenue, NW 57 Avenue, NW 67 Avenue, NW 72 Avenue, and SR 826/Palmetto Expressway to the west. Such corridors are the major travel corridors that provide accessibility to the application site and other areas of the County. NW 27 Avenue is a major north-south, four-lane arterial from NW 79 Street to NW 103 Street and a six-lane arterial from NW 103 Street to SR 9, which provides access to SR 826 on the north and SR 112/Airport Expressway and SR 836/Dolphin Expressway on the south.

² UIA is defined as that part of Miami-Dade County located east of, and including, SR 826 (Palmetto Expressway) and NW/SW 77 Avenue, excluding the area north of SR 826 and west of I-95, and the City of Islandia (Comprehensive Development Master Plan, pages II-8 and IX-17).

The operating condition, level of service (LOS), of a roadway segment is represented by one of the letters "A" through "F", with A generally representing the most favorable driving conditions and F representing the least favorable.

Existing traffic conditions on the major roadways currently monitored by the County and the State adjacent to and in the vicinity of the application site are listed in the "Traffic Impact Analysis on Roadways Serving the Application Site" Table below. Current traffic conditions on SR 932/NW 103 Street, between NW 42 Avenue and NW 27 Avenue and from NW 27 Avenue to I-95, are acceptable at LOS B and C, respectively – the adopted LOS standard is E; traffic conditions on SR 9/NW 27 Avenue, between SR 9 and NW 103 Street and from NW 103 Street to NW 79 Street, are acceptable at LOS C and D, respectively – the adopted LOS standard is E+50%; and traffic conditions on NW 32 Avenue, between NW 119 Street and NW 103 Street and from NW 103 Street to NW 62 Street, are acceptable at LOS D and B, respectively – the adopted LOS standard is E+50%.

Trip Generation

Two development scenarios were analyzed for traffic impact under the requested CDMP land use designation of "Business and Office." Scenario 1 assumes the application site developed with commercial use only (a maximum of 6,098 sq. ft. of retail space); and Scenario 2 assumes the application site developed with residential use only (a maximum of 16 apartments). Residential development may be authorized to occur in the Business and Office land use category at a density up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway. If the subject site were developed with retail use, it is estimated that it would generate more trips (approximately 74 PM peak hour trips) than the current single-family residential unit (2 PM peak-hour trips) on the site. In contrast, Scenario 2 shows that if the site were developed with residential use only (16 apartments) it would generate approximately four (4) more PM peak hour trips than the current CDMP land use designation of "Low Medium Density Residential (6-13 DUs/Acre)." See "Estimated Peak Hour Trip Generation" table below.

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

Application Number	Assumed Use for Current CDMP Designation/ Estimated No. Of Trips	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 Medium Density Residential (6-13 DU/acre)"/ One single-family unit	"Business & Office" 6,098 sq. ft. total/ ¹	
	2	74	+ 72
1 (Scenario 2)	8 Townhouses ² /	16 Apartments ³ /	
	6	10	+ 4

Source: Institute of Transportation Engineers, Trip Generation, 7th Edition, 2003; Miami-Dade County Department of Planning and Zoning and Public Works Department, July 2011.

Notes: ¹ Scenario 1 assumes maximum potential commercial development (6,098 sq. ft. of retail space) on the application site under the requested "Business and Office" land use designation. Total PM Peak hour trips were reduced a maximum of 25 percent due to pass-by trips.

² The application site is zoned RU-2 (Two-Family Residential District) which allows single-family and duplexes (6 townhouses) on 7,500 square feet (sq. ft.) net lots. Currently, the application site is improved with a 1,050 sq. ft. single-family home.

³ Scenario 2 assumes residential development (16 Multi-family dwelling units) on the application site under the requested "Business and Office" land use designation.

Traffic Concurrency Evaluation

An evaluation of peak-period traffic concurrency conditions as of July 14, 2011, which considers reserved trips from approved development not yet constructed, programmed roadway capacity improvements listed in the first three years of the adopted 2012 Transportation Improvement Program (TIP), and the application's traffic impacts, indicates that none of the roadway segments adjacent to or in the vicinity of the application site evaluated is predicted to operate in violation of their adopted LOS standards. This condition is applicable to the two development scenarios analyzed. See the "Traffic Impact Analysis" table below. No roadway capacity improvement projects adjacent to or in the vicinity of the application site listed in either the County's adopted 2012 TIP or 2035 Long Range Transportation Plan (LRTP).

Traffic Impact Analysis on Roadways Serving the Application Site
Roadway Lanes, Existing and Concurrency Peak Period Operating Level of Service

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.	Amend-ment Peak Hour Trips	Total Trips With Amend.	Conc. LOS with Amend.
Scenario 1: Commercial Retail (6,098 sq ft.)												
F-431	NW 27 Ave.	NW 79 St. to NW 103 St.	A4	E+50%	5100	2824	D	32	D	14	2870	D (2010)
F-23	NW 27 Ave.	NW 103 St. to SR 9	A6	E+50%	7725	3358	C	47	C	7	3412	C (2010)
9424	NW 32 Ave.	NW 62 St. to NW 103 St.	A4	E+50%	5475	1774	B	18	B	12	1804	B (2010)
9426	NW 32 Ave.	NW 103 St. to NW 119. St.	A4	E+50%	3060	1553	D	11	D	6	1570	D (2010)
F-1214	NW 103 St./SR 932	I-95 to NW 27 Ave.	A6	E	5150	2094	C	4	C	19	2117	C (2010)
F-1215	NW 103 Ave./SR 932	NW 27 Ave. to NW 42 Ave.	A6	E	5360	2966	B	23	B	16	3005	B (2010)
Scenario 2: Business and Office with Residential Development (16 Multi-family dwelling units)												
F-431	NW 27 Ave.	NW 79 St. to NW 103 St.	A4	E+50%	5100	2824	D	32	D	2	2858	D (2010)
F-23	NW 27 Ave.	NW 103 St. to SR 9	A6	E+50%	7725	3358	C	47	C	1	3406	C (2010)
9424	NW 32 Ave.	NW 62 St. to NW 103 St.	A4	E+50%	5475	1774	B	18	B	2	1794	B (2010)
9426	NW 32 Ave.	NW 103 St. to NW 119. St.	A4	E+50%	3060	1553	D	11	D	1	1565	D (2010)
F-1214	NW 103 St./SR 932	I-95 to NW 27 Ave.	A6	E	5150	2094	C	4	C	2	2100	C (2010)
F-1215	NW 103 Ave./SR 932	NW 27 Ave. to NW 42 Ave.	A6	E	5360	2966	B	23	B	2	2991	B (2010)

Source: Compiled by Miami-Dade County Department of Planning and Zoning; Miami-Dade Public Works Department and Florida Department of Transportation, July 2011.

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 I-95 Express Bus Route.

() Indicates the year traffic count was taken

Scenario 1 assumes maximum potential commercial development (6,098 sq. ft. of retail space) on the application site under the requested "Business and Office" land use designation.

Scenario 2 assumes residential development only (16 Multi-family dwelling units) on the application site under the requested "Business and Office" land use designation.

Transit

Existing Service

The subject application site and surrounding areas are served by Metrobus Routes 27, 32, 33, and 97/27 Avenue MAX. The table below shows the existing service frequencies of these routes in summary form.

Metrobus Route Service Summary

Route(s)	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (Midday)	Evenings (After 8 pm)	Overnight	Saturday	Sunday		
27	15	15	30	60	20	30	0.5	F
32	24	30	30	n/a	40	60	0.1	F
33	30	30	60	n/a	30	30	0	L
97	20	45	n/a	n/a	n/a	n/a	0.5	F/E

Source: Adopted 2011 Transit Development Plan (July 2011), Miami-Dade Transit.

Notes: L = Metrobus local route service

F = Metrobus feeder service to Metrorail

E = Express Metrobus service

Future Conditions

Transit improvements to the existing Metrobus service in the immediate area, such as the replacement of an existing route with a new enhanced route and/or route alignment extensions/expansions planned for the next ten years as noted in the 2021 Recommended Service Plan within the “2011 Transit Development Plan” are listed in the “Metrobus Recommended Service Improvements” table below.

Metrobus Recommended Service Improvements

Route(s)	Improvement Description
27	No planned improvements.
32	No planned improvements.
33	No planned improvements.
97/27 th Avenue MAX	Route to be transformed to NW 27 Avenue Enhanced Bus, connecting to MIC.

Source: Adopted 2011 Transit Development Plan (July 2011), Miami-Dade Transit.

Based on the CDMP threshold for traffic and/or transit service objectives within one half-mile distance, no estimated operating or capital costs of the projected bus service improvements to Route 27 are associated with this application.

Major Transit Projects

Regarding future transit projects within this area, Miami-Dade Transit (MDT) is developing plans for premium transit services in the corridors listed in the approved People’s Transportation Plan. These services—enhanced bus corridors and express bus services— will incrementally build local ridership first to justify major improvements later. Enhanced bus services include modern, high-tech buses running in straighter, more direct routes, and running more frequently with

fewer stops. They will appear on various corridors, including NW 27 Avenue, which will be developed incrementally along this corridor to provide enhanced bus service from the Miami Intermodal Center (MIC) to the Broward County Line (NW 215 Street).

Application Impacts

A preliminary analysis performed in Traffic Analysis Zone (TAZ) 264, where this application site is located, indicates that if this CDMP amendment is approved, the expected transit impact produced by the potential development scenarios will be minimal and can be absorbed by the scheduled improvements planned to the existing transit service in the area.

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

The following CDMP goals, objectives, policies, concepts, and guidelines would be furthered if the proposed CDMP land use amendment is approved.

- LU-2A. All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE).
- LU-4A: When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.
- LU-4D: Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the compatible and complementary elements and buffer any potentially incompatible elements.
- LU-8B: Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.
- LU-8E. Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated to consider consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:
 - 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.

Guidelines for Urban Form No. 11: Allocate suitable and sufficient sites for industrial and business districts to accommodate future employment needs.

TC-1D: Issuance of all development orders for new development or significant expansions of existing development shall be contingent upon compliance with the Level of Service standards contained in Policy TC-1B, except as otherwise provided in the "Concurrency Management Program" section of the Capital Improvements Element.

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

The following CDMP goals, objectives, policies, concepts, and guidelines could be impeded if the proposed CDMP land use amendment is approved.

LU-1G: Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots.

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.

WS-4C: Within the Urban Development Boundary, Miami-Dade County shall strongly discourage the use of septic tanks. Throughout the County, additional septic tanks should not be permitted for the disposal or discharge of industrial or other non-domestic waste nor should they be permitted where seasonally high water table will impair proper functioning. Septic tanks should be avoided in wellfield protection areas or where private wells are in use. Under the regulations and procedures established by the Board of County Commissioners, septic tanks may be permitted outside of the Urban Development Boundary and where connection to a public sewer is not feasible.

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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: Fiscal Impact Analysis

Appendix F: Proposed Declaration of Restrictions

Appendix G: Photos of Site and Surroundings

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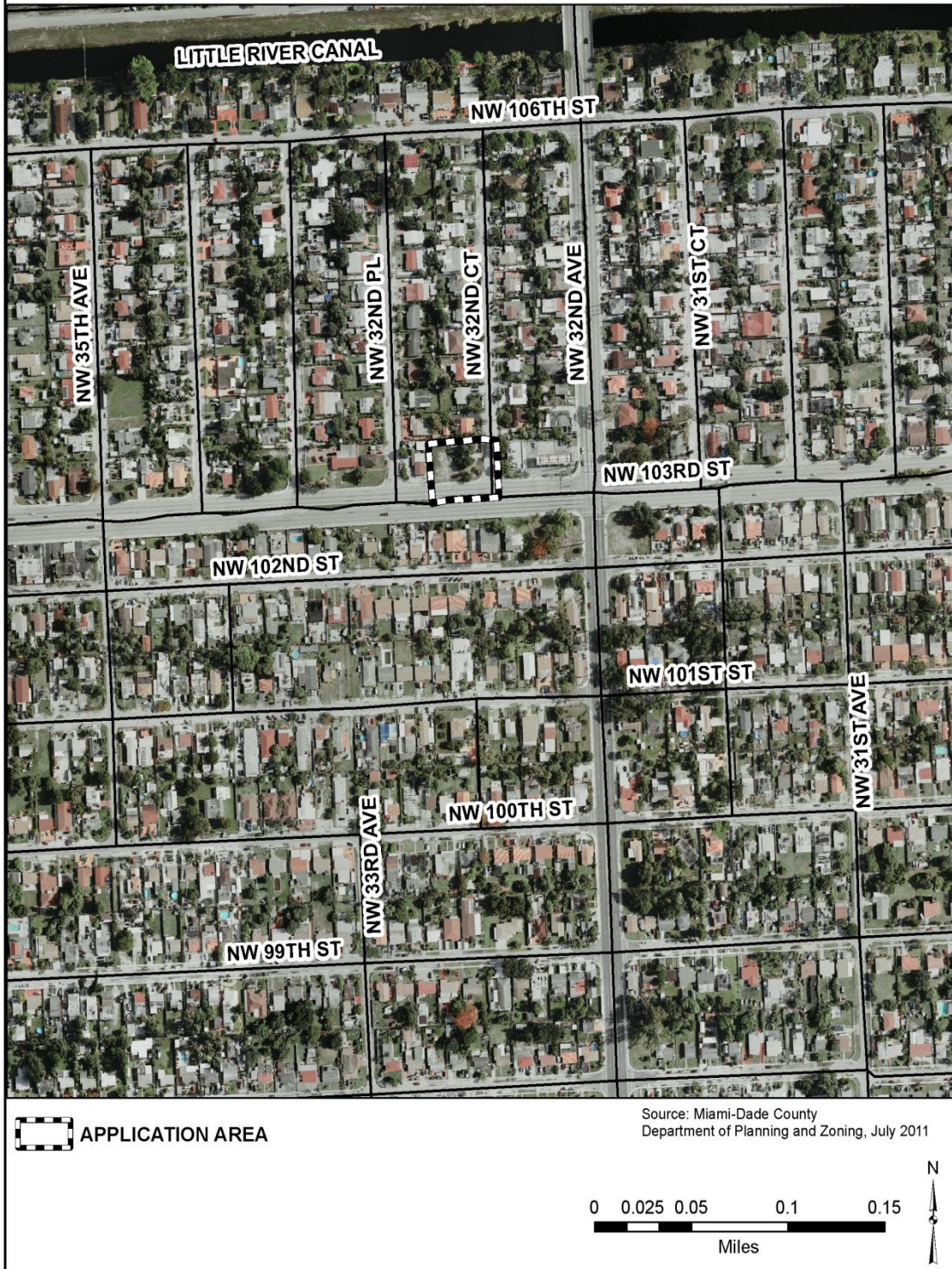
APPENDIX A

Map Series

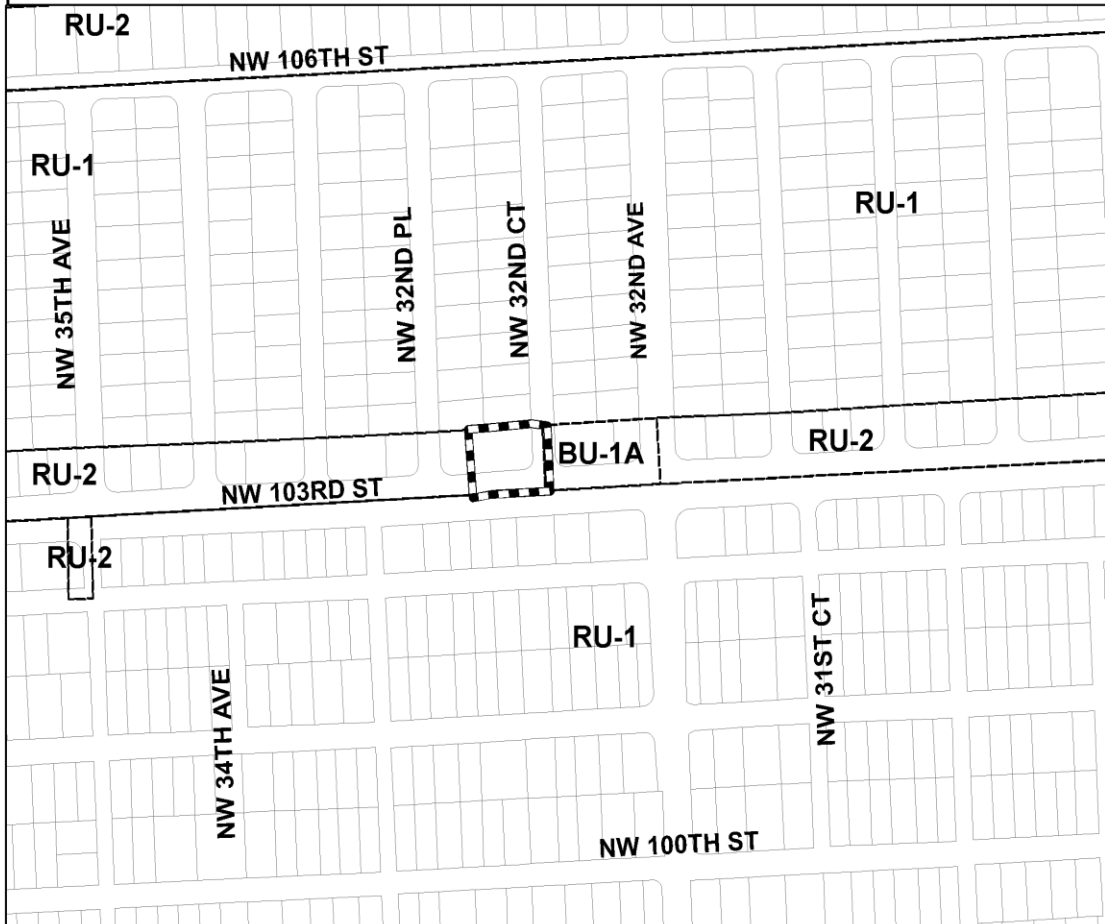
- Aerial Photo
- Current Zoning Map
- Existing Land Use Map
- Zoning Map
- Trade Area Map

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APPLICATION NO. 1 AERIAL PHOTO



APPLICATION NO. 1 ZONING MAP



APPLICATION AREA

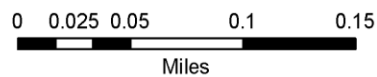
Source: Miami-Dade County
Department of Planning and Zoning, July 2011

ZONING DISTRICTS

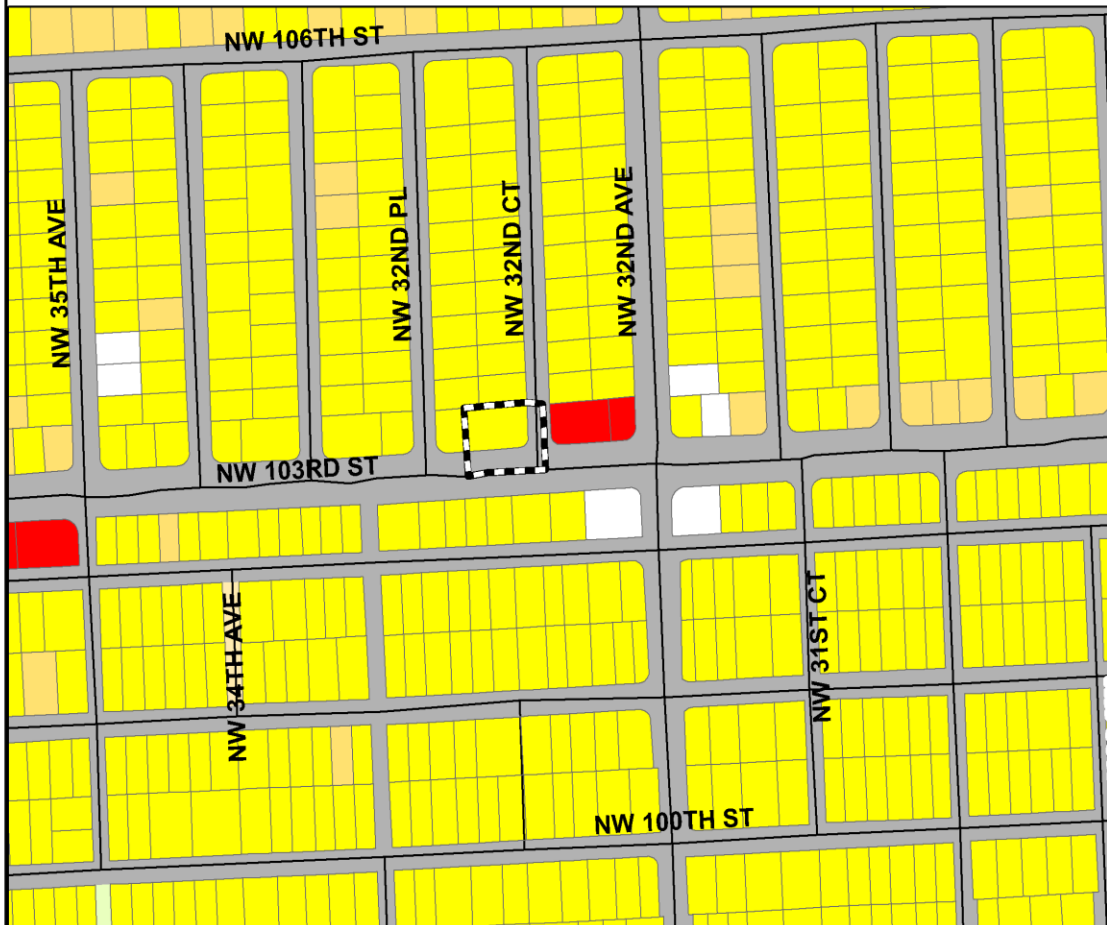
RU-1 SINGLE FAMILY RESIDENTIAL (7, 500 sq. ft. net)

RU-2 TWO FAMILY RESIDENTIAL (7, 500 sq. ft. net)

BU-1A LIMITED BUSINESS



APPLICATION NO. 1 EXISTING LAND USE



APPLICATION AREA

Source: Miami-Dade County
Department of Planning and Zoning, July 2011

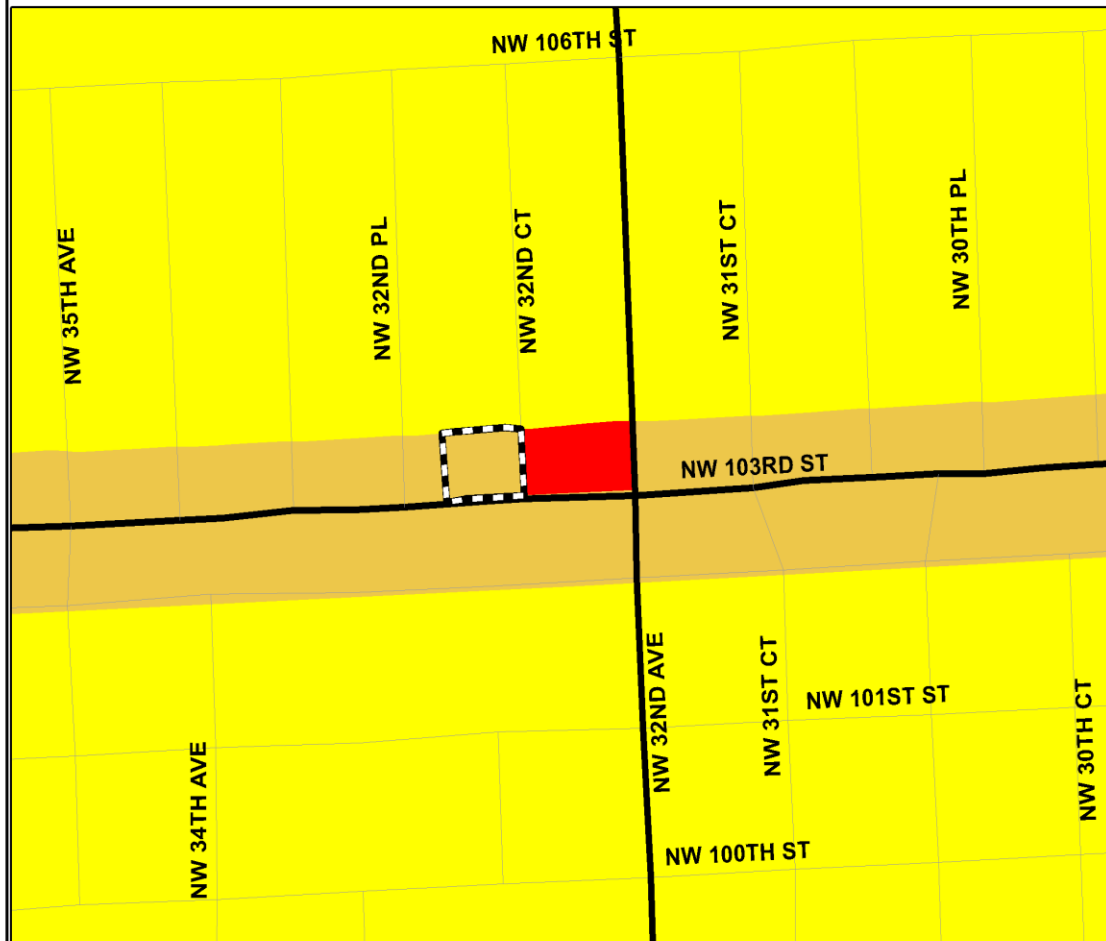
EXISTING LAND USE

- SINGLE FAMILY
- TWO FAMILY (DUPLEXES)
- COMMERCIAL
- VACANT, PRIVATE

0 0.025 0.05 0.1 0.15
Miles



APPLICATION NO. 1 CDMP LAND USE



APPLICATION AREA



LOW DENSITY (2.5-6 DU/AC)



LOW-MEDIUM DENSITY (6-13 DU/AC)

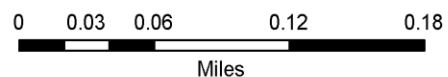


BUSINESS AND OFFICE

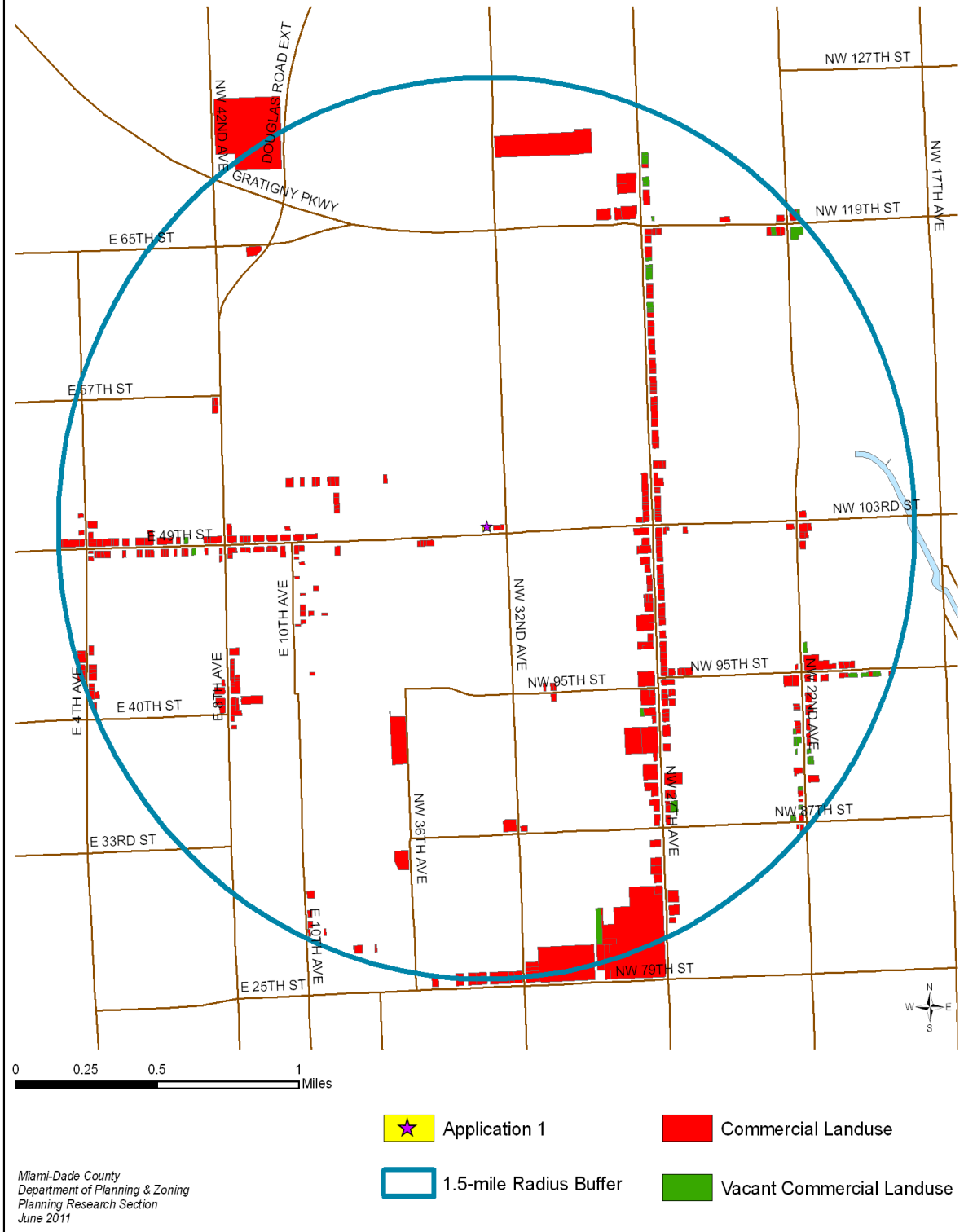


MAJOR ROADWAYS (3 OR MORE LANES)

Source: Miami-Dade County
Department of Planning and Zoning, July 2011



TRADE AREA MAP: APPLICATION NO. 1



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APPENDIX B

Amendment Application

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**APPLICATION TO AMEND THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

1. APPLICANTS

BLANCA M CASTRO
120 41 SW 3 STREET
MIAMI FL 33 184
(305) 480 - 0646

2. APPLICANT REPRESENTATIV

BLANCA M CASTRO
120 41 SW 3 STREET
MIAMI FL 33 184

BY: 

(SIGNATURE OF APPLICANT'S REPRESENTATIVE)

04/12/2011

DATE

3. DESCRIPTION OF REQUESTED CHENGE

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

B. DESCRIPTION OF THE SUBJECT PROPERTY

Subject property consist of .35 acres located at : lot 12 end 13 , Block 14 , less the south 15 feet Thereof , the SECOND ADDITION TO ACME GULFAIR, according to the plat thereof , recorded in Plat Book 44 , Page 68 , of the Public Records of Miami – Dade County , Florida .

Parcel Identification Number : 30-2133-002-3070

Property is located on the north side of NW 103 Street at the very corner of 32 Ct

C. GROSS AND NET ACREAGE

Application area : .66 gross acres
.35 net acres

D. REQUESTED CHENGE

1.It is requested that the application area be redesignated on the Land Use Plan map from LOW- MEDIUM DENSITY RESIDENTIAL (5-13 DU/AC.) TO BUSINESS AND OFFICE.

2.It is requested that this application be processed as a Small-Scale Amendment under Under the expedited procedures.

4 . REASON FOR AMENDMENT

The property is located at the corner next to the gas station on the main street that is Already commercial all the way to the palmetto express way beginning 4 blocks away in The city of Hialeah. We also believe that the neiborhood is going to look better than now .

5.ADDITIONAL MATERIAL SUBMITTED

Traffic Analysis is not necessary

6.COMPLETE DISCLOSURE FORM

Attachments : To Maps
One Aerial Photo
Boundary Survey

LOCATION MAP FOR APPLICATION
TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

APPLICANT: BLANCA M CASTRO

DESCRIPTION OF SUBJECT AREA

Subject property consist of .35 acres located at : lot 12 and 13 , Block 14 , less the south 15 feet
Thereof , the SECOND ADDITION TO ACME GULFAIR , according to the plat thereof , recorded in Plat
Book 44 , Page 68 , of the Public Records of Miami – Dade County , Florida .

Parcel Identification Number : 30-2133-002-3070

MAP



APPLICATION AREA



AREA OWNED BY APPLICANT

Not to Scale



B. M. C

B-4

DISCLOSURE OF INTEREST

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

1. APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: Blanca M. Castro - 12041 SW 3rd St Miami FL 33184

APPLICANT B: _____

APPLICANT C: _____

APPLICANT D: _____

APPLICANT E: _____

APPLICANT F: _____

APPLICANT G: _____

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

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

	APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
A	<u>Blanca M. Castro</u>	<u>Blanca M. Castro</u>	<u>30-2133-002-3076</u>	<u>0.35 Acres</u>
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____

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

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER (Attach Explanation)
A Blanca Castro - Owner				

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

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

INDIVIDUAL'S NAME AND ADDRESS	PERCENTAGE OF INTEREST
Blanca M. Castro - 12041 SW 37 th St Miami FL 33184	100%

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

CORPORATION NAME: N/A

NAME, ADDRESS, AND OFFICE (if applicable)	PERCENTAGE OF STOCK
N/A	

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

TRUSTEES
NAME:

N/A

BENEFICIARY'S NAME AND ADDRESS

PERCENTAGE OF
INTEREST

N/A

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

PARTNERSHIP NAME:

N/A

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF
INTEREST

N/A

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

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

Date of Contract: _____

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

N/A

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

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

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
Blanca M. Castro - 12041 SW 3 rd St	100 %
Miami FL 33184	

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

CORPORATION NAME:

N/A

NAME, ADDRESS, AND OFFICE (if applicable)

PERCENTAGE OF STOCK

N/A

N/A

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

TRUSTEE'S NAME:

N/A

BENEFICIARY'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

N/A

N/A

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

**PARTNERSHIP
NAME:** _____

N/A

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF
OWNERSHIP

N/A

N/A

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

NAME, ADDRESS, AND OFFICE (if applicable)

PERCENTAGE OF
INTEREST

N/A

N/A

Date of Contract: _____

N/A

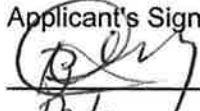
If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

N/A

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

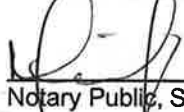
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and behalf.

Applicant's Signatures and Printed Names


Blanca M. Castro

Sworn to and subscribed before me

this 12th day of April, 2011


Michelle Sada.
Notary Public, State of Florida at Large (SEAL)



My Commission Expires:

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

APPENDIX C

Miami-Dade County Public Schools Analysis

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Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Alberto M. Carvalho

Miami-Dade County School Board
Perla Tabares Hantman, Chair
Dr. Lawrence S. Feldman, Vice Chair
Dr. Dorothy Bendross-Mindingall
Carlos L. Curbelo
Renier Diaz de la Portilla
Dr. Wilbert "Tee" Holloway
Dr. Martin Karp
Dr. Marta Pérez
Raquel A. Regalado

August 12, 2011

VIA ELECTRONIC MAIL

Mr. Jose Alberto Jimenez
12041 SW 3 Street
Miami, Florida 33184

**RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS
BLANCA M. CASTRO – APRIL 2011 APPLICATION No. 1
LOCATED AT 12041 SW 3 STREET, MIAMI
PH3011080200136 – Folio No. 3021330023070**

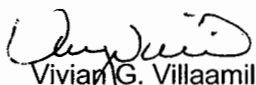
Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreements for Public School Facility Planning in Miami-Dade County, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (Schools Planning Level Review).

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the land use application would yield a maximum residential density of 16 multifamily units, which generates 6 students; 3 elementary, 1 middle and 2 senior high students. **At this time, the schools serving the area have sufficient capacity available to serve the application.** However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent. **As such, this analysis does not constitute a Public School Concurrency approval.**

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

Sincerely,


Vivian G. Villaamil
Director I

VGv:mo
L084
Attachment

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



Concurrency Management System (CMS)

Miami Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System Preliminary Concurrency Analysis

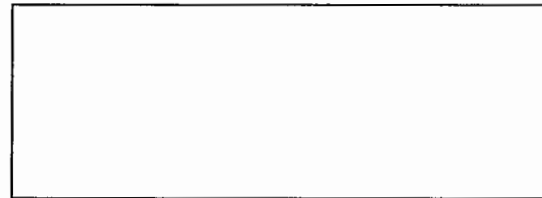
MDCPS Application Number: PH3011080200136 Local Government (LG): Miami-Dade
 Date Application Received: 8/2/2011 2:32:20 PM LG Application Number: April 2011 - Application 1
 Type of Application: Public Hearing Sub Type: Land Use
 Applicant's Name: Blanca M. Castro
 Address/Location: 12041 SW 3 Street, Miami FL 33184
 Master Folio Number: 3021330023070
 Additional Folio Number(s):

PROPOSED # OF UNITS 16

SINGLE-FAMILY DETACHED UNITS: 0

SINGLE-FAMILY ATTACHED UNITS: 0

MULTIFAMILY UNITS: 16



CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
4491	HENRY E S REEVES ELEMENTARY	-94	3	0	NO	Current CSA
4491	HENRY E S REEVES ELEMENTARY	0	3	0	NO	Current CSA Five Year Plan
6391	MADISON MIDDLE	142	1	1	YES	Current CSA
7251	MIAMI CENTRAL SENIOR HIGH	948	2	2	YES	Current CSA
ADJACENT SERVICE AREA SCHOOLS						
521	BROADMOOR ELEMENTARY	513	3	3	YES	Adjacent CSA
*An Impact reduction of 15.3% included for charter and magnet schools (Schools of Choice).						

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

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

APPENDIX D

Traffic Study

Not required for small-scale amendments

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APPENDIX E

Fiscal Impact Analysis

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Fiscal Impacts On Infrastructure and Services

On October 23, 2001, the Board of County Commissioners adopted Ordinance No. 01-163 requiring the review procedures for amendments to the Comprehensive Development Master Plan (CDMP) to include a written evaluation of fiscal impacts for any proposed land use change. The following is a fiscal evaluation of the April 2011 Cycle Application No. 1 to amend the CDMP from County departments and agencies responsible for supplying and maintaining infrastructure and services relevant to the CDMP. The evaluation estimates the incremental and cumulative costs of the required infrastructure and service, and the extent to which the costs will be borne by the property owner(s) or will require general taxpayer support and includes an estimate of that support.

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

Solid Waste Services

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

Currently, the household waste collection fee is \$439 per residential unit, which also covers costs for waste disposal, bulky waste pick up, illegal dumping clean-up, trash and recycling center operations, curbside recycling, home chemical collection centers, and code enforcement. As of September 30, 2010, the average residential unit generated 2.27 tons of waste, which includes garbage, trash and recycled waste. This value is consistent with the average 2.28 tons reported annually for the April 2010 Cycle CDMP amendment applications. As reported to the State of Florida, Department of Environmental Protection, for FY 2009-10, the full cost per residential unit of providing waste collection service was \$429.

Waste Disposal Capacity and Service

The cost of providing disposal capacity for Waste Collection Service Area (WCSA) customers, municipalities and private haulers is paid for by system users. For FY 2010-2011, the DSWM charges at a contract disposal rate of \$60.30 per ton to DSWM Collections and to those private haulers and municipalities with long-term disposal agreements with the Department. The short-term disposal rate is \$79.50 per ton in FY 2010-2011. These rates adjust annually with the Consumer Price Index, South Region. In addition, the DSWM charges a Disposal Facility Fee to private haulers equal to 15 percent of their annual gross receipts, which is used to ensure availability of disposal capacity in the system. Landfill closure is funded by a portion of the Utility Service Fee charged to all retail customers of the County's Water and Sewer Department.

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 \$1.3785 per 1,000 gallons for the water and \$1.5708 per 1,000 gallons for the sewer. The connection fee was based on providing a 1-inch service line and meter. In addition, if the application site is built with 16 units of multi-family homes (maximum development allowed under the proposed CDMP land use designation of "Business and Office", which would generate the greatest demand for water and sewer service), the annual operating and maintenance costs for water and sewer service for the proposed development is estimated at \$2,584. This estimate is 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

The proposed amendment could generate six (6) additional students, if approved and developed with residences. The average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$39,294. Since there is sufficient concurrency capacity to accommodate the 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 addressed at that time.

Fire Rescue

Information Pending

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APPENDIX F

Proposed Declaration of Restrictions

The deadline for the applicant to submit a Declaration of Restriction (covenant) is July 28, 2011.
No covenant was submitted by the applicant prior to this deadline.

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APPENDIX G

Photos of Application Site and Surroundings

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Application site along NW 32 Court



Existing residential structure on site



Gas station at the NW 103 Street and NW 32 Avenue intersection