

FINAL RECOMMENDATION

LUCKY START AT THE HAMMOCKS, LLC APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

FOR MIAMI-DADE COUNTY, FLORIDA

January 2014



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FINAL
RECOMMENDATION

LUCKY START AT THE HAMMOCKS, LLC APPLICATION TO AMEND THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN

January 2014

Miami-Dade County
Department of Regulatory and Economic Resources
Stephen P. Clark Center
111 NW 1 Street
Miami, Florida 33128-1972
(305) 375-2835

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INTRODUCTION

This report contains the final recommendation of the Miami-Dade County Department of Regulatory and Economic Resources (Department) on the pending Lucky Start at the Hammocks, LLC Application requesting amendments to the Miami-Dade County Comprehensive Development Master Plan (CDMP).

Previous Actions

The table entitled “Summary of Recommendations” presented on the following pages summarizes the recommendations of the Department, affected Community Councils and the Planning Advisory Board (PAB) as well as the previous action taken by the Board of County Commissioners on the pending Lucky Start at the Hammocks, LLC CDMP Application. Following this summary table is the revised recommendation by the Department that provides additional relevant information on the pending application.

Additional Information

Prior to the transmittal public hearing by the Board of County Commissioners (Board), the applicant, by letter dated March 21, 2013, submitted a revised application (Appendix A) for consideration at the Board’s April 2, 2013 hearing. At this hearing the Board instructed that the revised Lucky Start at the Hammocks, LLC, Application be transmitted to the State Land Planning Agency and other state and regional review agencies (reviewing agencies). The Board’s transmittal action was to “Transmit with Change as requested by the applicant and with the proffered Declaration of Restrictions”.

In the revised application (Appendix A), the application requested that the ±57.42 gross-acre application site be redesignated from “Industrial and Office” to “Low Medium Density Residential” on Parcel A (±29.62 gross acres) and Parcel B (±22.86 gross acres), and “Business and Office” on Parcel B (±4.94 gross acres).

TABLE 1
SCHEDULE OF ACTIVITIES
LUCKY START AT THE HAMMOCKS, LLC, CDMP AMENDMENT APPLICATION

Application Filing	July 18, 2012
Application Complete	October 11, 2012
Initial Recommendation Report released by Department	November 13, 2012
West Kendall Community Council (CC 11) Hearing	December 11, 2012
Planning Advisory Board (PAB), acting as Local Planning Agency (LPA), Public Hearing to formulate Recommendations Regarding Transmittal and Subsequent Final Action	December 17, 2012 County Commission Chamber 111 NW 1 Street Miami, Florida 33128
Miami-Dade Board of County Commissioners Hearing and Action on Transmittal of Proposed Amendments to the State Land Planning Agency and other State and Regional Review Agencies (Reviewing Agencies)	January 17, 2013 County Commission Chamber 111 NW 1 Street Miami, Florida 33128
Transmittal to the Reviewing Agencies	February 2013
Receipt of comments from the Reviewing Agencies	May 17 to June 18, 2013
Public Hearing and Final Action: Miami-Dade Board of County Commissioners	January 23, 2014

Summary of Recommendations
Lucky Start at the Hammocks, LLC, Application to Amend the
Comprehensive Development Master Plan (CDMP) for Miami-Dade County, Florida
January 23, 2014

Application Type	Applicant/Location/Acreage/ Requested Amendment	BCC District	Department Initial Recommendation November 13, 2012	West Kendall Community Council Recommendation & Resolution # December 11, 2012	Local Planning Agency Recommendation December 17, 2012	BCC Recommendation April 2, 2013*	Department Final Recommendation January, 2014	BCC Final Action January 23, 2014
Standard	<p>Lucky Start at the Hammocks, LLC/Juan Mayol Esq. & Joseph Goldstein, Esq.</p> <p>West of SW 147 Avenue between SW 112 Street and SW 120 Street (on the south side of Hammocks Boulevard)</p> <p>Requested CDMP amendment:</p> <p>1. Redesignate the ±57.42-gross acre application site on the CDMP Adopted 2015-2025 Land Use Plan (LUP) map:</p> <p style="padding-left: 40px;">From: "Industrial and Office"</p> <p style="padding-left: 40px;">To: "Low-Medium Density Residential" on Parcels A and B, and "Business and Office" on Parcel C</p> <p>2. Add a Proffered Declaration of Restrictions in Appendix A to the CDMP Land Use Element (revised request)</p>	District 11	Transmit	Transmit and Adopt with Acceptance of the Proffered Declaration of Restrictions (CC11-03-12)	Transmit and Adopt with Acceptance of the Proffered Declaration of Restrictions	Transmit with Change as requested by the Applicant and with the Proffered Declaration of Restrictions. [Change is to redesignate the site to Low-Medium Density Residential (±51.49 Acres) and Business and Office ±4.92 Acres)]	Adopt with Change as Transmitted and with Acceptance of the Proffered Declaration of Restrictions	

Source: Miami-Dade County Department of Regulatory and Economic Resources (Department)

Notes: BCC means Miami-Dade Board of County Commissioners; DU/Ac means dwelling units per gross acre; CC11: West Kendall Community Council
 * BCC public hearing of January 17, 2013 was continued to February 21, 2013, then to March 6, 2013 and was concluded on April 2, 2013.

<p style="text-align: center;">LUCKY START AT THE HAMMOCKS, LLC APPLICATION TO AMEND THE CDMP Commission District 11 Community Council 11</p>

APPLICATION SUMMARY

Applicant/Representative:	Lucky Start at the Hammocks, LLC, c/o Jorge Fernandez, Manager/Juan J. Mayol, Esq. and Joseph G. Goldstein, Esq., Holland & Knight LLP
Location:	West of SW 147 Avenue between SW 112 Street and SW 120 Street (on the south side of Hammocks Boulevard)
Total Acreage:	±57.42 Gross Acres/±53.47 Net Acres
Current Land Use Plan Map Designation:	"Industrial and Office"
Requested Land Use Plan Map and Other Changes (as revised per the applicant's request of March 21, 2013)	<ol style="list-style-type: none"> 1. "Low Density Residential" on Parcel A (±29.62 gross acres) and Parcel B (±22.86 gross acres), and "Business and Office" on Parcel B (±4.94 gross acres) 2. Add a Proffered Declaration of Restrictions in Appendix A to the CDMP Land Use Element (revised request)
Initially Requested Land Use Plan Map Changes:	<i>"Low-Medium Density Residential" on Parcels A and D (±16.89 & ±12.73 gross acres), "Business and Office" on Parcel B (±9.18 gross acres), and "Medium Density Residential" (±18.62 gross acres) on Parcel C</i>
Amendment Type:	Standard Concurrent DRI/CDMP Amendment
Existing Zoning/Site Condition:	IU-C/Vacant

RECOMMENDATIONS

Staff: (Final)	ADOPT WITH CHANGE AS TRANSMITTED AND WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS (January 2014)
Staff: (Initial)	TRANSMIT (November 13, 2012)
West Kendall Community Council:	TRANSMIT AND ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS (December 11, 2012)
Planning Advisory Board (PAB) acting as Local Planning Agency:	TRANSMIT AND ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS (December 17, 2012)
Board of County Commissioners (Board)	TRANSMIT WITH CHANGE AS REQUESTED BY THE APPLICANT AND WITH THE PROFFERED DECLARATION OF RESTRICTIONS. [Change is to redesignate the site to Low-Medium Density Residential (±51.49 acres) and Business and Office ±4.92 acres] (April 2, 2013)
Final Action of the Board	TO BE DETERMINED (January 23, 2014)

Staff recommends to **ADOPT WITH CHANGE AS TRANSMITTED AND WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS** the proposed amendment based on the Staff analysis summarized in the Principal Reasons for Recommendation below:

Principal Reasons for Recommendation:

- A. Upon evaluation of the application as originally filed, staff recommended 'transmittal' of the application without an indication of the ultimate action that should be taken by the Board of County Commissioners (Commission). This recommendation was published in the "Application and Initial Recommendation, Lucky Start at the Hammocks, LLC, Application to Amend the Comprehensive Development Master Plan" (Initial Recommendations report) dated November 13, 2012. The primary reason for the recommendation of transmittal was due to the fact that the application has merits, but, staff had concerns with the application and believed that the concerns could be addressed during the amendment process. Staff's primary concern was regarding compatibility of the application with the adjacent Kendall Tamiami Executive Airport. Staff expressed the primary concerns in Principal Reason No. 1 of the November 2012 Initial Recommendations report, and outlined that the concerns could be adequately addressed by the applicant through proffers in a Declaration of Restrictions (covenant).

Subsequent to the publication of the November 2013 Initial Recommendations report, the applicant proffered a covenant that adequately addressed staff's concerns regarding compatibility with the adjacent airport. The covenant includes, among others, commitments to provide notice to all purchasers and lessees of property within the application site to be notified of the proximity to and the impacts from the airport; to the incorporation of a minimum 25 decibel noise level reduction into the design and construction of the dwelling units on the property; and to grant an aviation easement to the County for airplane flights over the property. These commitments were included in the proffered covenant considered in the prior public hearing of the Commission and the public hearing of the Planning Advisory Board and the affected Community Council 11.

In Principal Reason No. 3(ii) of the November 2012 Initial Recommendations report, staff indicated that its review of the Applicant's Transportation Analysis report was ongoing and that staff would address any outstanding issues with the Applicant. Staff finalized its review of the report and determined that the impacts generated by the application would not cause a violation in the adopted level of service standards for impacted roadways.

- B. The applicant, by letter dated March 21, 2013, submitted a revised application (see Appendix A) that was transmitted by the Board at its April 2, 2013 public hearing to the State Land Planning Agency and other state and regional agencies (reviewing agencies). The revised application reduced the intensity and density of the development proposed for the application site and seeks to facilitate 398 residential units and 40,000 square feet of commercial uses as compared to the 611 residential units and 50,000 square feet of commercial uses that the original application sought to facilitate. The reduction in development intensity and density reduces the impacts that would be generated by the proposed development and would not cause any violation in adopted level of service standards for public services and facilities.

The original/initial application requested the redesignation of the ±57.42 gross-acre application site to "Low-Medium Density Residential" on Parcel A (±16.89 gross acres) and on Parcel D (±12.73 gross acres), "Business and Office" on Parcel B (±9.18 gross acres),

and "Medium Density Residential" on Parcel C (± 18.62 gross acres). The revisions to the application include reconfiguring and reducing the number of parcels within the application site from four parcels (A, B, C and D) down to three parcels (A, B and C) and elimination of the request for Medium Density Residential on the site. The application, as revised, now seeks the redesignation of the ± 57.42 gross-acre application site from "Industrial and Office" to "Low-Medium Density Residential" on Parcel A (± 29.62 gross acres) and on Parcel B (± 22.86 gross acres), and "Business and Office" on Parcel C (± 4.94 gross acres). See the Proposed Future Land Use map on page 11 herein.

- C. The State Land Planning Agency and other state and regional agencies (reviewing agencies) reviewed the transmitted application and issued correspondence identifying no comments on the application, with the exception of the Florida Fish and Wildlife Conservation Commission (FWC). The FWC commented that burrowing owls have been documented on the adjacent Kendall Tamiami Executive Airport and given nature of the application site there is the potential for burrowing owls to be located on the application site. The FWC recommends that a survey be conducted prior to development activities on the site to determine if active owl burrows exist on the site. The FWC further recommends that if burrowing owls exist on the site then development on the site should follow the Florida Wildlife Commission's "Burrowing Owl Nest Protection Guideline and Procedures in Urban Areas". The applicant has addressed the FWC's comments through including language (Paragraph 6) in the proffered Declaration of Restrictions that requires an owl survey be conducted prior to the issuance of a building permit for development on the site and to follow the "Burrowing Owl Nest Protection Guideline and Procedures in Urban Areas" should owl burrows exist on the property.

The Principal Reasons presented in the November 2012 Initial Recommendations report are presented below and are generally maintained, except as discussed in and modified by Principal Reason A above. *[Principal Reasons No. 1, No. 2, No. 3 (i) and 3(ii) are modified as discussed above and the differences are indicated in italics and square brackets after each reason below].*

1. Staff recommends transmittal of the application because the application has merits, but, staff has concerns with the application, and believes that the concerns can be addressed during the amendment process. Staff's primary concern is regarding the compatibility of the proposed development with the adjacent Kendall-Tamiami Executive Airport, discussed in Reason No. 2 below. Pursuant to Article XL of the Miami-Dade County Code, the airport's Land Use Zoning classifications that apply to and regulate development on properties adjacent the airport, prohibits residential development on the application site. However, the Miami-Dade Aviation Department indicates that residential development could be allowed on the site, subject to conditions, based the current Land Use Compatibility Guidelines of the Federal Aviation Authority and Chapter 333, Florida Statutes (also discussed in Reason No. 2 below). The conditions under which the site could be compatible with the airport would be appropriately expressed in a Declaration of Restrictions (covenant) proffered by the applicant as part of the application and the associated zoning application. Transmittal of the application allows time for the appropriate proffers to be made. *[The referenced proffers were made by the applicant by covenant addressing staff's concerns as discussed above.]*
2. The application proposes to change the "Industrial and Office" Land Use Plan map designation on the ± 57.42 -gross acre application site to facilitate the development of 611 residential units and 50,000 square feet of commercial uses on the subject property, generally in accordance with the CDMP provisions for the "Industrial and Office" category. The CDMP Land Use Element text on page I-40 provides that when "Industrial and Office" designated land in a Minor Statistical Area with less than a 15-year supply of industrial land is subject to an application, in order to receive approval of a non-industrial use it must be demonstrated that such use will not adversely impact future industrial development. The application proposes development on the

subject property within Minor Statistical Area (MSA) 6.2, which has approximately an 8-year supply of industrial land. *[The revised application of March 21, 2013 and the associated Notice of Proposed Change to the Hammocks Development of Regional Impact reduce the maximum proposed development to 398 residential units and 40,000 square feet of commercial uses.]*

The lands to the west, north and northeast of application site are developed with residences and are for the most part residentially designated on the Land Use Plan map; the abutting Garden Estates development to the west is designated "Business and Office". The abutting land the east is developed with offices and designated "Industrial and Office" and land further east beyond SW 147 Avenue is designated "Business and Office" and "Industrial and Office". The Kendall-Tamiami Executive Airport is to the south beyond SW 120 Street. It is unlikely that the areas adjacent to the application site, primarily the residential developments and the airport, would be redeveloped in future to an industrial use. Furthermore, the "Industrial and Office" designated land along SW 120 Street in the vicinity of the application site are developed with industrial and/or other uses. The application site is the only vacant industrial parcel in the area along SW 120 Street and its development to the proposed non-industrial uses would not precipitate the conversion of additional industrial land in the area to other uses. Therefore, approval of the application would not impact future industrial development within the vicinity of the application site or the wider MSA.

3. Land Use Element Policy LU-8E requires that Land Use Plan map amendment applications be evaluated against factors such as the proposed development's i) ability to satisfy a deficiency in the Land Use Plan map to accommodate projected population or economic growth in the County; ii) impacts to County services at or above level of service (LOS) standards; iii) compatibility with abutting and nearby land uses; iv) impacts to environmental and historical resources; and v) promotion of transit ridership and pedestrianism in accordance with Land Use Element Objective LU-7. These factors are addressed as follows:

- i. *Need:* Approval of this application, re-designating the subject property from "Industrial and Office" to 'Low-Medium Density Residential', "Medium Density Residential" and "Business and Office" would increase the residential capacity within Minor Statistical Area (MSA) 6.2 by 611 residential units or approximately 1-year worth of residential supply. The MSA is projected to deplete its residential land supply by the year 2022 and approval of the application would change the projected depletion to year 2023. The application would add ±7.07 net acres to the commercial land supply, which would not significantly impact the commercial land supply in the MSA, which is projected to be depleted by the year 2028. On the other hand, the application would reduce the industrial land supply within the MSA by ±53.42 net acres or approximately 2½ years of supply, thereby changing the depletion year for industrially zoned or designated land from year 2021 to year 2018. However, the countywide industrial land supply is projected to be depleted beyond the year 2030 and the application if approved would not significantly impact the countywide supply of industrial land.

The application would neither satisfy nor create a deficiency in the countywide land supply to accommodate projected population or economic growth. However, the application would cause MSA 6.2 to deplete its industrial land supply approximately 2½ years earlier than projected while adding 611 residential units to the MSA's residential supply. Increasing the residential capacity within the County's urbanized area relieves the pressure to move the County's adopted Urban Development Boundary for additional residential development. *[The revised application of March 21, 2013 and the associated Notice of Proposed Change to the Hammocks Development of Regional Impact reduce the proposed development to 398 residential units or approximately 9-months of residential supply and 40,000 square feet of commercial development.]*

- ii. *Public Facilities and Services:* With the exception of impacts to roadways, the impacts that would be generated by the application, if approved, would not cause public facilities and services to operate in violation of their adopted level of service (LOS) standards. The Applicant's transportation consultant submitted a Transportation Analysis report which staff is currently reviewing and will address any outstanding issues with the Applicant. *[Staff's analysis confirmed the application's impacts would not cause a violation in adopted LOS standards for roadways]*
- iii. *Compatibility:* The proposed amendment to the CDMP Adopted 2015 and 2025 Land Use Plan (LUP) map to redesignate the subject property from "Industrial and Office" to "Low-Medium Density Residential", "Medium Density Residential" and "Business and Office" is generally compatible with the surrounding areas to the west, north and east, but generally not compatible with the area to the south. The area to the west is designated "Business and Office", "Industrial and Office" and "Low Density Residential" and developed with single and multifamily residences. The area to the north is designated "Low-Medium Density Residential" and is also developed with single and multifamily residences. The area to the east is designated "Industrial and Office" and is developed with offices (the Beckman Coulter office complex). The area to the south is designated "Transportation Terminals" and is developed with the Kendall-Tamiami Executive Airport.

Land Use Element Policy LU-4B provides for the protection of uses (such as the airport) that generate significant noise, vibration, or truck or rail traffic from damaging encroachment by new incompatible uses such as residential uses. Furthermore, Aviation Subelement Objective AV-7 requires the County to maximize compatibility between the airports and surrounding communities. 'Article XL. - Kendall Tamiami Executive Airport Zoning' of the Miami-Dade County code, regulates development on properties at and adjacent to the Kendall-Tamiami Executive Airport. As discussed in the 'Existing Land Use and Applicable Development Regulations' section on page 2-2, a ±37-acre portion of the subject property south of SW 115 Street is within the airport's Inner District (ILZ) Land Use Zoning classification, which prohibits new residential development.

However, in accordance with Aviation Subelement Policy AV-7B, the Miami-Dade Aviation Department is currently seeking to amend the Land Use Zoning classifications for the Kendall-Tamiami Executive Airport based on the Federal Aviation Authority's Land Use Compatibility Guidelines. Policy AV-7B requires the County to update the airport compatibility zoning ordinances to promote compatible land uses around County airports including the Kendall-Tamiami Executive Airport based on guidelines recommended in the Florida Department of Transportation Federal Aviation Regulation and Chapter 333 of the Florida Statutes.

In 2007, the Miami-Dade Aviation Department conducted an environmental assessment for the extension to Runway 9R-27L at the southern end of the Kendall-Tamiami Executive Airport, which included 75 and 65 decibel (db) noise contours that were approved by the Federal Aviation Authority. The Miami-Dade Aviation Department indicates that the approved noise contours will replace the existing Inner District (ILZ) and Outer District (OLZ) airport Land Use Zoning classifications, respectively. Similar to the airport's Inner and Outer Districts, the 75 and 65 decibel noise contours prohibit residential development, but unlike the Districts that extend significantly beyond airport boundaries, the noise contours are primarily contained within the airport property (except for an area to the south of the airport). Residential development is allowed, subject to conditions, in areas adjacent to the airport such as the application site that are within noise contours of lower than 65 decibels. Such conditions require commitment from the applicant to provide notice to prospective buyers and lessees within the proposed development of potential safety risks, noise impacts, and the frequency of airport operations; to provide an aviation easement

over the property to the county; and to include a minimum 25 decibel noise level reduction into the design and construction of the proposed residential units. Such commitments are being made by the applicant in a Declaration of Restrictions (covenant) proffered as part of a[n] associated zoning application. Therefore, the proposed development with the proffered covenant commitments would be generally compatible with the airport, and would be similar to the Garden Estates residential development abutting to the west of the application site. The Garden Estates residential development was approved by the Board of County Commissioners in November 2006 (Resolution Z39-06) subject to similar covenant commitments. *[The referenced commitments were made by the applicant by covenant as discussed above.]*

- iv. *Environmental and Historical Resources:* There are no archaeological or historical resources on the application site, but, environmental resources could be impacted by the proposed development on the application site. The application site contains tree resources that are to be preserved pursuant to Section 24.49 of the Code of Miami-Dade County. Additionally, the site contains prohibited trees that are to be removed pursuant to Section 24.49 of the Code.
- v. *Transit Ridership and Pedestrianism:* The application site is not located within an urban center or a transit corridor, and is not within 1/4 mile of an existing or planned transit station, transit center, or bus stop to be considered to promote transit ridership and pedestrianism pursuant to Objective LU-7. However, the application site is approximately 0.3 miles from the nearest bus stop, would be accessible to transit service, and therefore, could support mass transit use in the area.

The following pages (pages 7 through 12) present a series of the maps depicting the application site, its existing conditions, and current and requested future land use designations.

THE HAMMOCKS DRI/CDMP APPLICATION AERIAL PHOTO



APPLICATION AREA



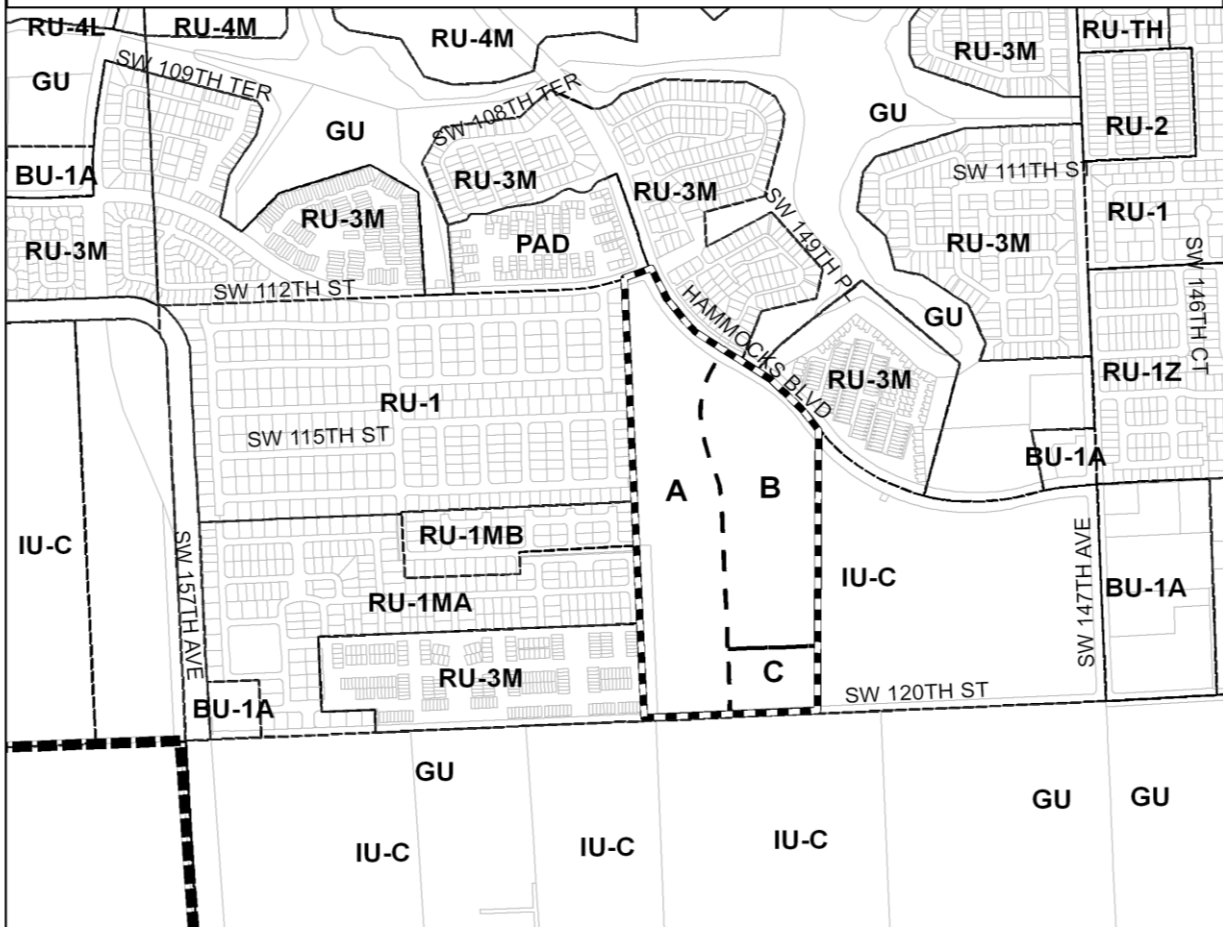
2020 URBAN DEVELOPMENT BOUNDARY

Source: Miami-Dade County
Department of Regulatory and Economic Resources
January 2014

0 0.25 Miles



THE HAMMOCKS DRI/CDMP APPLICATION ZONING MAP



APPLICATION AREA

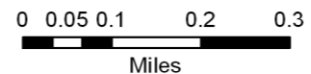


2020 URBAN DEVELOPMENT BOUNDARY

ZONING DISTRICTS

GU	INTERIM DISTRICT
RU-1	SINGLE FAMILY RESIDENTIAL (7, 500 sq. ft. net)
RU-1Z	SINGLE FAMILY ZERO LOT LINE DEVELOPMENT RESIDENTIAL (4, 500 sq. ft. net)
RU-1M(a)	SINGLE FAMILY MODIFIED RESIDENTIAL (5, 000 sq. ft. net)
RU-1M(b)	SINGLE FAMILY MODIFIED RESIDENTIAL (6, 000 sq. ft. net)
RU-2	TWO FAMILY RESIDENTIAL (7, 500 sq. ft. net)
RU-3M	MINIMUM APARTMENT HOUSE (12.9 units/net acre)
RU-TH	TOWNHOUSE (8.5 units/net acre)
PAD	PLANNED AREA DEVELOPMENT (20 acres minimum. Mixed residential and convenience retail services.)
RU-4L	LIMITED APARTMENT HOUSE (23 units/net acre)
RU-4M	MODIFIED APARTMENT HOUSE (35.9 units/net acre)
BU-1A	LIMITED BUSINESS
IU-C	INDUSTRIAL DISTRICT CONDITIONAL

Source: Miami-Dade County
Department of Regulatory and Economic Resources
January 2014



THE HAMMOCKS DRICDMP APPLICATION EXISTING LAND USE



APPLICATION AREA

2020 URBAN DEVELOPMENT BOUNDARY

EXISTING LAND USE

SINGLE-FAMILY

TWO-FAMILY DUPLEXES

LOW-DENSITY MULTI-FAMILY

TOWNHOUSES

COMMERCIAL, SHOPPING CENTERS

OFFICE

INSTITUTIONAL

INDUSTRIAL INTENSIVE

INDUSTRIAL

AIRPORTS, PORTS

STREETS, ROADS, EXPRESSWAYS, RAMPS

AGRICULTURE

PARKS, PRESERVES, CONSERVATION AREAS

CANAL RIGHT-OF-WAY

VACANT, PRIVATELY OWNED

INLAND WATERS

0 0.125 0.25 0.5

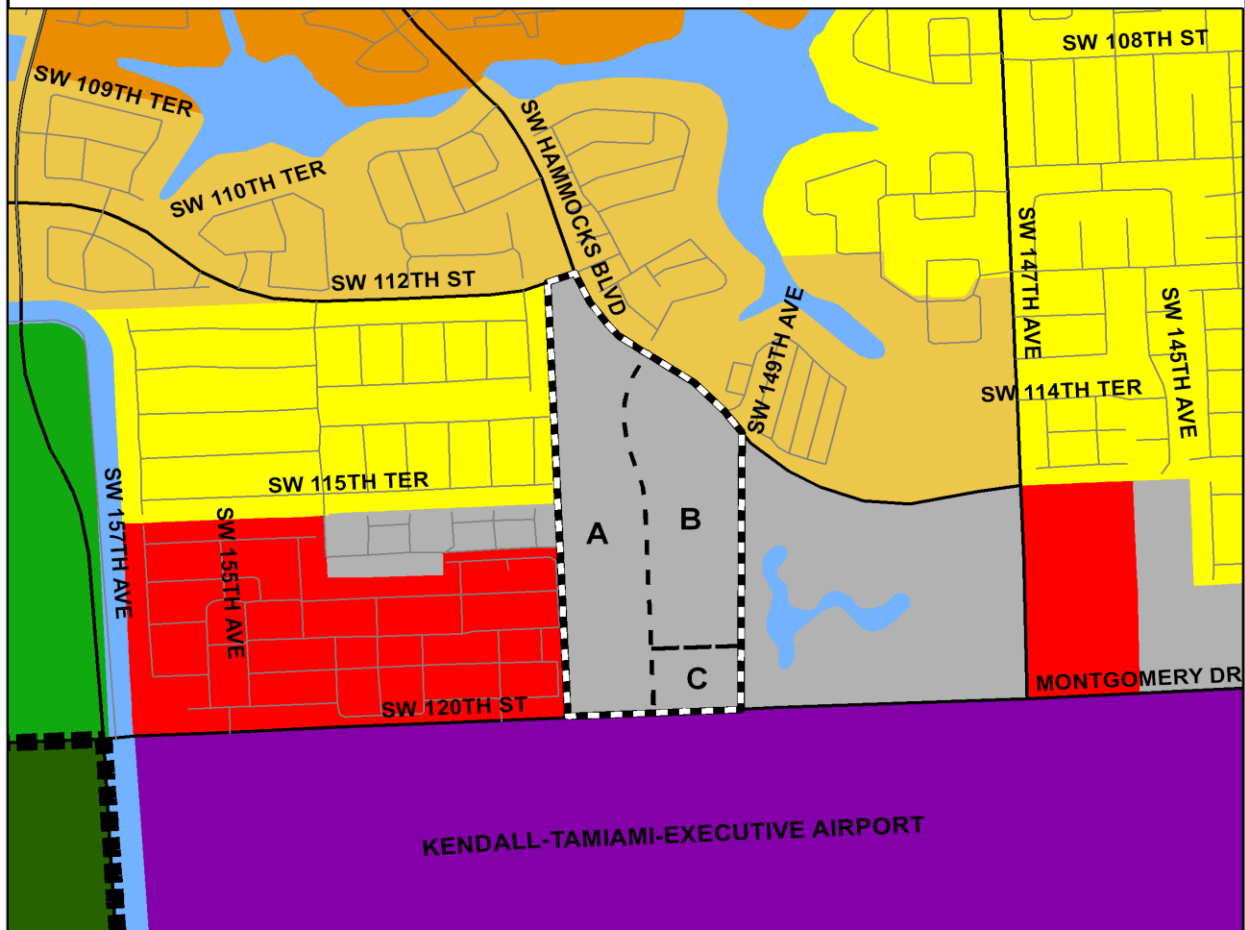
Miles



Source: Miami-Dade County
Department of Regulatory and Economic Resources
January 2014

THE HAMMOCKS DRI/CDMP APPLICATION

CDMP LAND USE



APPLICATION AREA

CDMP LAND USE

- LOW DENSITY RESIDENTIAL (2.5-6 DU/AC)
- LOW-MEDIUM DENSITY RESIDENTIAL (6-13 DU/AC)
- MEDIUM DENSITY RESIDENTIAL (13-25 DU/AC)
- INDUSTRIAL AND OFFICE
- BUSINESS AND OFFICE
- PARKS AND RECREATION
- AGRICULTURE
- WATER
- TERMINALS

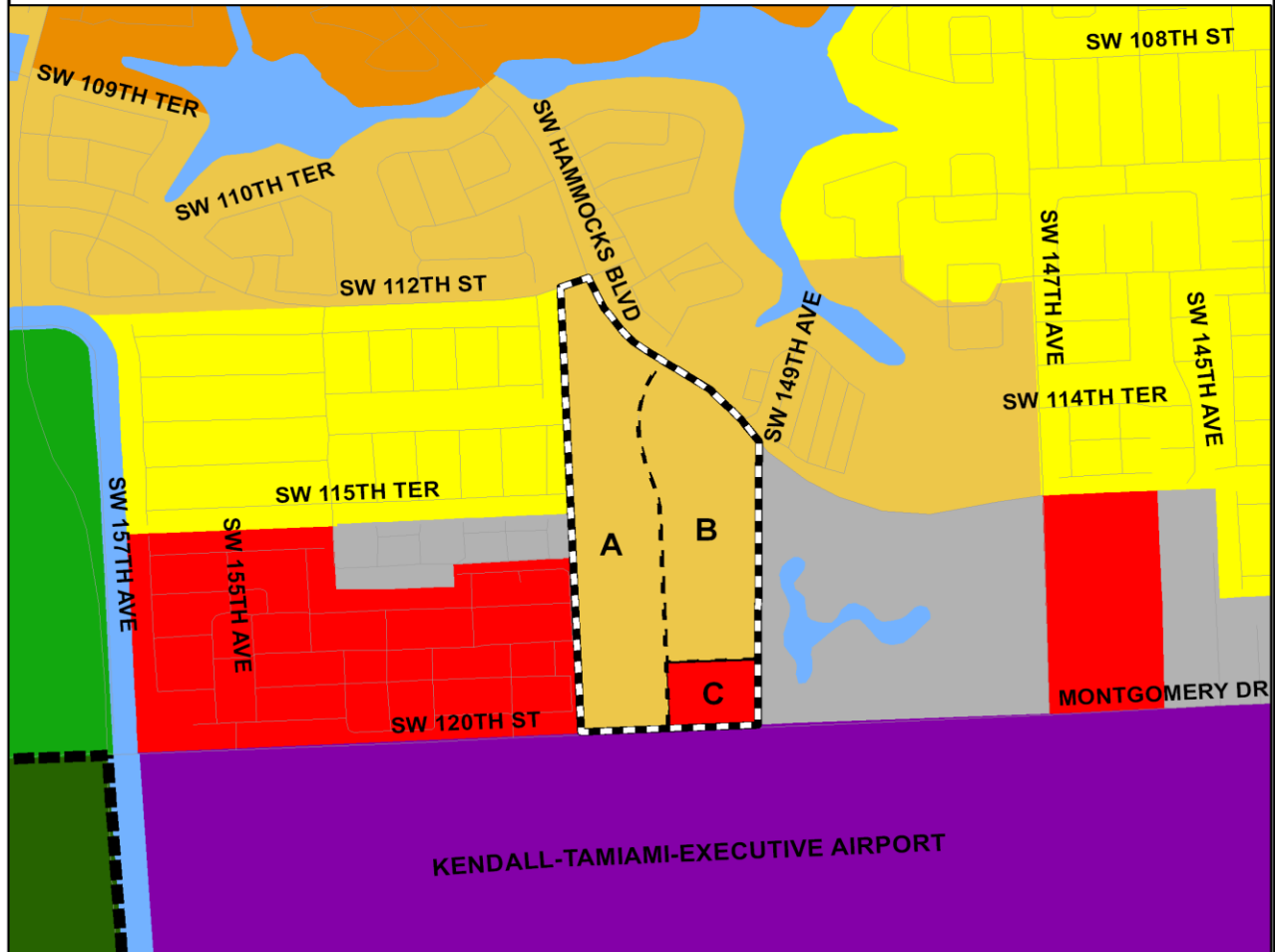
- MAJOR ROADWAYS (3 OR MORE LANES)
- 2020 URBAN DEVELOPMENT BOUNDARY

Source: Miami-Dade County
Department of Regulatory and Economic Resources
January 2014

0 0.05 0.1 0.2 0.3
Miles



THE HAMMOCKS DRI/CDMP APPLICATION PROPOSED FUTURE LAND USE



APPLICATION AREA

Source: Miami-Dade County
Department of Regulatory and Economic Resources
January 2014

CDMP LAND USE

- LOW DENSITY RESIDENTIAL (2.5-6 DU/AC)
- LOW-MEDIUM DENSITY RESIDENTIAL (6-13 DU/AC)
- MEDIUM DENSITY RESIDENTIAL (13-25 DU/AC)
- INDUSTRIAL AND OFFICE
- BUSINESS AND OFFICE
- PARKS AND RECREATION
- AGRICULTURE
- WATER
- TERMINALS

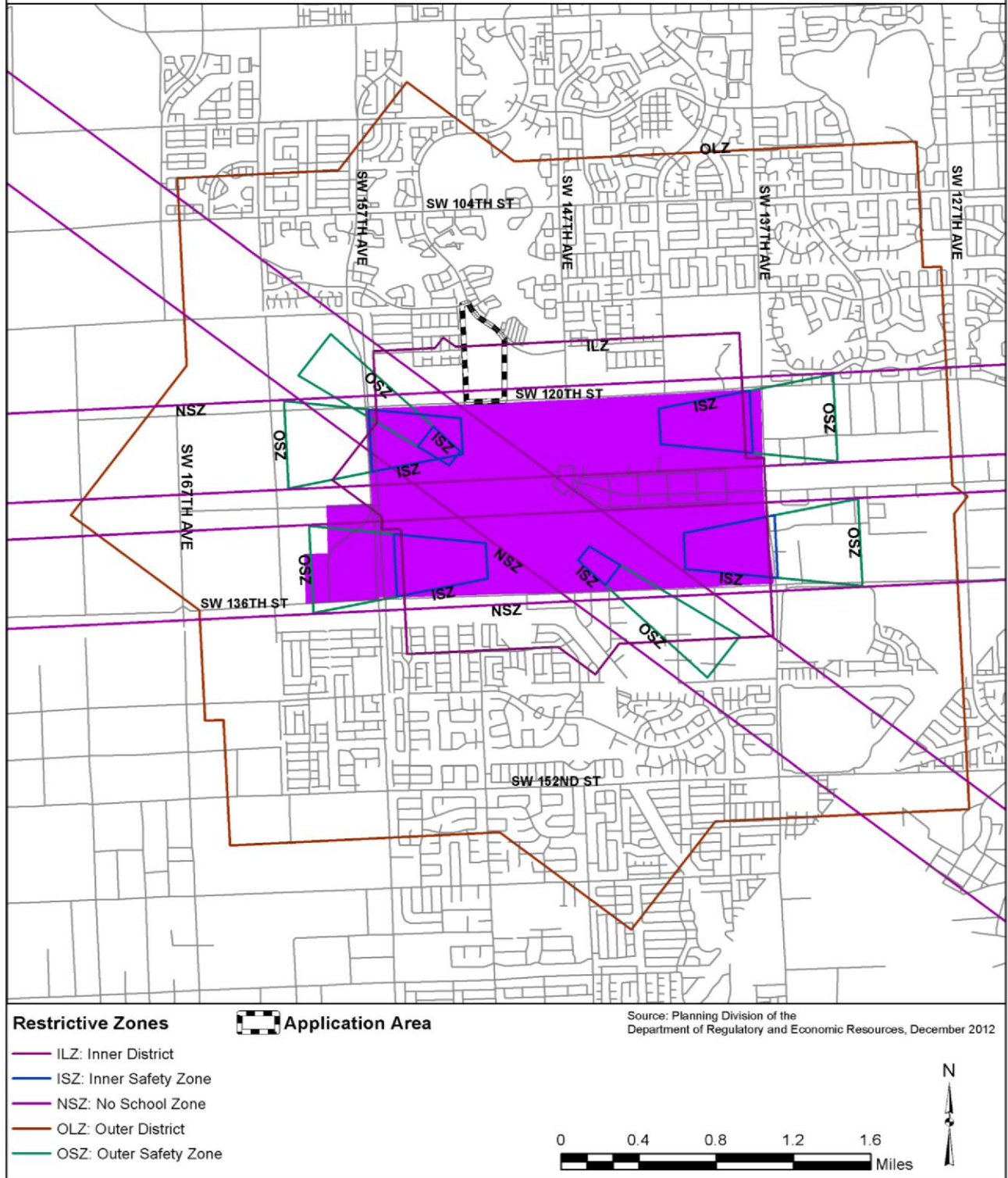
MAJOR ROADWAYS (3 OR MORE LANES)

2020 URBAN DEVELOPMENT BOUNDARY

0 0.05 0.1 0.2 0.3
Miles



THE HAMMOCKS DRI/CDMP APPLICATION KENDALL-TAMIAMI EXECUTIVE AIRPORT OVERLAY ZONING



APPENDIX A

APPLICATION TO AMEND THE LAND USE PLAN MAP OF THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

Revised March 2013

1. APPLICANT

Lucky Start At The Hammocks, LLC
c/o Jorge Fernandez, Manager
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Juan J. Mayol, Jr., Esq.

3/21/13

Date

By: 

Joseph G. Goldstein, Esq.

3/21/13

Date

3. DESCRIPTION OF REQUESTED CHANGE

- A. Changes to the Land Use Plan Map. Applicant requests changes to the Land Use Plan (LUP) map designation on the subject property from "Industrial and Office" to "Low-Medium Density Residential" and "Business and Office."
- B. Description of the Subject Property (the "Property").

The Property contains approximately ±54.42 gross acres (±53.47 net acres) and is located on the east side of theoretical S.W. 152nd Avenue between Hammocks

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PLANNING & ZONING
METROPOLITAN PLANNING SECT

Boulevard and S.W. 120th Street, in Section 09, Township 55 South, Range 39 East. The Property comprises a portion of Tract "A" of Amerifirst Park, according to the Plat thereof, as recorded in Plat Book 124, at Page 65, of the Public Records of Miami-Dade County, Florida, and is more particularly described in Exhibit "A" to this application.

C. Gross and Net Acreage.

Application area: ±56.41 gross acres (±53.47 net acres)

Acreage Owned by Applicant: Same as above.

D. Requested Change.

Applicant requests that the Property be re-designated on the Land Use Plan map from INDUSTRIAL AND OFFICE to LOW-MEDIUM DENSITY RESIDENTIAL on +/-51.49 gross acres (identified as Parcel A consisting of +/-30.29 gross acres and Parcel B consisting of +/-21.20 gross acres) and BUSINESS AND OFFICE on +/-4.92 gross acres (identified as Parcel C).

4. REASONS FOR AMENDMENT

The Applicant is requesting the re-designation of the Property from "Industrial and Office" to "Low-Medium Density Residential" and "Business and Office." The Property consists of ±56.41 gross acres (±53.47 net acres) and is located on the east side of theoretical S.W. 152nd Avenue between Hammocks Blvd. and S.W. 120th Street, within The Hammocks Development of Regional Impact ("DRI"). The Hammocks, one of the first DRIs in the State, was originally approved in 1974 as a 1,096 acre mixed-use development that featured an array of residential housing types, retail, industrial and office uses, and community facilities including parks, lakes, and schools. Over the last 38 years, The Hammocks has been developed into a well-known enclave in the West Kendall community. The Property, however, has remained vacant.

The Property has direct frontage on two major roadways S.W. 120th Street and Hammocks Boulevard. The lack of development on the Property, despite the development of the surrounding community, is evidence that the "Industrial and Office" designation is not the most appropriate designation for the Property. The proposed land use designations will enable the Property to be rezoned and developed with a mix of attached and detached single-family residential units and general commercial uses. The approval of these requests will help to meet the existing and increasing demand for residential housing and business-type services that are essential to the growing population of residents in the surrounding community and will provide easily accessible commercial space to serve those residents.

Current Miami-Dade County population projections show a sustained demand for housing through the year 2025, ranging from 14,155 to 11,441 dwelling units per year from 2008 through the 2025. Based on countywide supply and demand, the remaining residential capacity of vacant land within the UDB is projected to be depleted in the year 2018. Single-family supply is projected to be exhausted in 2014, less than 18 months from now. The Property is located in

Minor Statistical Area (MSA) 6.2. MSA 6.2 is generally bounded by S.W. 88th Street (North Kendall Drive) on the north, S.R. 821 on the east, S.W. 184th Street on the south, and S.W. 197th Avenue on the west. MSA 6.2, including the Property, is located in the larger South Central Planning Analysis Tier, in the subtier which lies to the west of the Homestead Extension of Florida's Turnpike (HEFT). In accordance with the Population Estimates and Projections for the years 2000, 2015, and 2025, the South Central Tier has sufficient capacity to accommodate projected demand through the year 2017 only. Single-family supply was projected to be exhausted by 2011, whereas the multi-family supply is projected to be depleted beyond 2025. While commercial land in MSA 6.2 is projected to be depleted in the year 2022, commercial land in the adjacent MSA 6.1 will be exhausted in 2015, less than three years from today. The data indicates an urgent need for additional residential and commercial land supply not only in this region of Miami-Dade County but countywide. As a contrast, the countywide supply of vacant industrial land is projected to be sufficient through 2039.

The proposed amendments are consistent with the Goals, Objectives and Policies of the Comprehensive Development Master Plan elements. The proposed development of the Property with a mix of residential and business uses will be more compatible with the character of the surrounding area than the existing "Industrial and Office" designation. The Hammocks is a well-established residential development with pockets of community-oriented retail. The addition of new housing options and neighborhood retail will serve as infill development that will accommodate the projected population or economic growth of the West Kendall community. With respect to connectivity and accessibility, the Property is located along Metrobus routes 104, 136, and 204, which connect to the MetroRail, Miami-Dade Transit Park & Ride lots, Miami-Dade College, various commercial corridors, and area retail. The proximity of the Property to the Metrobus routes will promote transit ridership and pedestrianism for its residents, their visitors, and patrons of the "Business and Office" portion of the development.

Based on the foregoing, the Applicant believes that the approval of this application would be a timely improvement to the Land Use Plan map and will help to satisfy the inadequate supply of residential and commercial services within the UDB. Furthermore, the approval of the proposed amendments will promote infill development for this otherwise highly developed portion of West Kendall and, in effect, facilitate the completion of The Hammocks DRI development program.

Accordingly, approval of the requested Amendment would advance the following CDMP objectives and policies:

LAND USE OBJECTIVE 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.

LAND USE POLICY 1C. Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all

necessary urban services and facilities are projected to have capacity to accommodate additional demand.

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

LAND USE POLICY 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.

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

LAND USE POLICY 1O. Miami-Dade County shall seek to prevent discontinuous, scattered development at the urban fringe particularly in the Agriculture Areas, through its CDMP amendment process, regulatory and capital improvements programs and intergovernmental coordination activities.

LAND USE OBJECTIVE 2: Decisions regarding the location, extent and intensity of future land use in Miami-Dade County, and urban expansion in particular, will be based upon the physical and financial feasibility of providing, by the year 2015, all urbanized areas with services at levels of service (LOS) which meet or exceed the minimum standards adopted in the Capital Improvements Element.

LAND USE POLICY 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).

LAND USE OBJECTIVE 8: Miami-Dade County shall maintain a process for periodic amendment to the Land Use Plan Map, consistent with the adopted Goals, Objectives and Policies of this Plan, which will provide that the Land Use Plan Map accommodates projected countywide growth.

LAND USE POLICY 8B: Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial

distribution of the residential population, among other salient social, economic and physical considerations.

LAND USE POLICY 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; and
- iv. Enhance or degrade environmental or historical resources, features or systems of County significance; and
- v. If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.

LAND USE POLICY 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 thereof shall be considered along with the Countywide supply when evaluating the adequacy of land supplies for regional commercial and industrial activities.

LAND USE OBJECTIVE 10: Energy efficient development shall be accomplished through metropolitan land use patterns, site planning, landscaping, building design, and development of multi-modal transportation systems.

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

5. ADDITIONAL MATERIAL SUBMITTED

In connection with this application, a Notification of a Proposed Change to The

Hammocks Development of Regional Impact was submitted to Miami-Dade County, the South Florida Regional Planning Council, and the Department of Economic Opportunity in accordance with Section 2-116.1 of the Miami-Dade County Code and Section 380.06(19) of the Florida Statutes. Additional items in support of this application may be submitted at a later date.

6. COMPLETED DISCLOSURE FORMS

Attached as Exhibit "B"

Attachments: Legal Descriptions for the Property and Parcels - Composite Exhibit "A"
Disclosure of Interest Form - Exhibit "B"
Location Map for Application - Exhibit "C"
Aerial Photograph – Exhibit "D"
History and Development Status of the Hammocks DRI – Exhibit "E"
Approved and Proposed Development for the ±56.41 Gross Acres– Exhibit "F"
Trip Generation Analysis of Approved and Proposed Uses – Exhibit "G"
Water, Sewer and Solid Waste Usage and Generation – Exhibit "H"

Composite Exhibit "A"

Legal Description for Property:

A PORTION OF TRACT "A" OF "AMERIFIRST PARK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127 AT PAGE 65 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

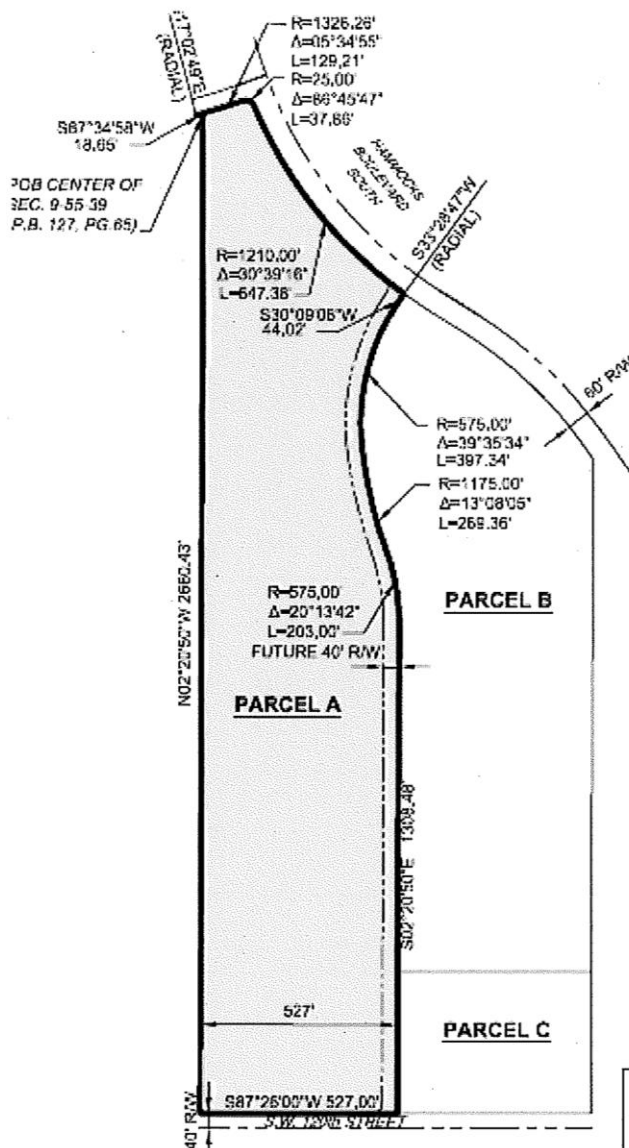
BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE N02°20'50"W, AS BASIS OF BEARING ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9, FOR A DISTANCE OF 2660.44 FEET TO THE CENTER OF SAID SECTION 9; THENCE S87°34'58"W FOR A DISTANCE OF 18.65 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS S17°02'49"E; THENCE 129.21 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING RADIUS OF 1326.26 FEET AND A CENTRAL ANGLE OF 05°34'55" TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 37.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°45'47" TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 720.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET AND A CENTRAL ANGLE OF 34°08'03" TO A POINT OF TANGENCY; THENCE S60°00'00"E FOR A DISTANCE OF 127.20 FEET TO A POINT OF CURVATURE; THENCE 422.97 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1090.00 FEET AND A CENTRAL ANGLE OF 22°14'00" TO A POINT OF TANGENCY; THENCE S37°46'00"E FOR A DISTANCE OF 50.50 FEET TO A POINT OF INTERSECTION WITH A LINE 1040.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9; THENCE S02°20'50"E ALONG SAID LINE FOR A DISTANCE OF 1744.04 FEET TO A POINT OF INTERSECTION WITH A LINE 40.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9; THENCE S87°26'00"W ALONG SAID LINE FOR A DISTANCE OF 1040.01 FEET TO THE POINT OF BEGINNING. CONTAINING 2,328,995 SQUARE FEET OR 53.47 ACRES, MORE OR LESS.

Legal Description for "Low-Medium Density Residential" Parcel (Parcels A and B):

Parcel A

A PORTION OF TRACT "A" OF THE AMERIFIRST PARK PLAT AS SHOWN IN P.B. 127, PG. 65 OF THE MIAMI-DADE COUNTY PUBLIC RECORDS LYING WITHIN SECTION 9, TOWNSHIP 55 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE CENTER OF SAID SECTION 9; THENCE S87°34'58"W FOR A DISTANCE OF 18.65 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS S17°02'49"E; THENCE 129.21 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1326.26 FEET AND A CENTRAL ANGLE OF 05°34'55" TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 37.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°45'47" TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 647.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET AND A CENTRAL ANGLE OF 30°39'16" TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS S33°28'47"W; THENCE S30°09'08"W FOR A DISTANCE OF 44.02 FEET TO A POINT OF CURVATURE; THENCE 397.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 39°35'34" TO A POINT OF INTERSECTION WITH A COMPOUND CURVE; THENCE 269.36 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1175.00 FEET AND A CENTRAL ANGLE OF 13°08'05" TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 203.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 20°13'42" TO A POINT OF TANGENCY; THENCE S02°20'50"E ALONG A LINE 527.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 1308.48 FEET; THENCE S87°26'00"W ALONG THE NORTH RIGHT-OF-WAY LINE OF S.W. 120TH STREET FOR A DISTANCE OF 527.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9; THENCE N02°20'50"W ALONG SAID WEST LINE FOR A DISTANCE OF 2660.43 FEET TO THE POINT OF BEGINNING, CONTAINING 1,250,118 SQUARE FEET OR 28.70 ACRES, MORE OR LESS.

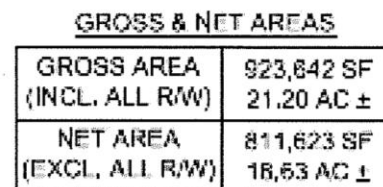


Parcel B

A PORTION OF TRACT "A" OF THE AMERIFIRST PARK PLAT AS SHOWN IN P.B. 127, PG. 65 OF THE MIAMI-DADE COUNTY PUBLIC RECORDS LYING WITHIN SECTION 9, TOWNSHIP 55 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 9; THENCE S87°34'58"W FOR A DISTANCE OF 18.65 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS S17°02'49"E; THENCE 129.21 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1326.26 FEET AND A CENTRAL ANGLE OF 05°34'55" TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 37.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°45'47" TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 647.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET AND A CENTRAL ANGLE OF 30°39'16" TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THENCE CONTINUE 73.48 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET AND A CENTRAL ANGLE OF 03°28'47" TO A POINT OF TANGENCY; THENCE S60°00'00"E FOR A DISTANCE OF 127.20 FEET TO A POINT OF CURVATURE; THENCE 422.97 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1090.00 FEET AND A CENTRAL ANGLE OF 22°14'00" TO A POINT OF TANGENCY; THENCE S37°46'00"E FOR A DISTANCE OF 50.50 FEET; THENCE S02°20'50"E ALONG A LINE 1040.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 1366.17 FEET; THENCE S87°26'00"W ALONG A LINE 417.87 FEET NORTH OF AND PARALLEL TO THE S.W. 120TH STREET CENTER LINE FOR A DISTANCE OF 513.00 FEET; THENCE N02°20'50"W FOR A DISTANCE OF 930.61 FEET TO A POINT OF TANGENCY; THENCE 203.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 20°13'42" TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 269.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1175.00 FEET AND A CENTRAL ANGLE OF 13°08'05" TO A POINT OF INTERSECTION WITH A COMPOUND CURVE; THENCE 397.34 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 39°35'34" TO A POINT OF TANGENCY; THENCE N30°09'08"E FOR A DISTANCE OF 44.02 FEET TO THE POINT OF BEGINNING. CONTAINING 885,023 SQUARE FEET OR 20.32 ACRES, MORE OR LESS.



Legal Description for "Business and Office" Parcel (Parcel C):

A PORTION OF TRACT "A" OF THE AMERIFIRST PARK PLAT AS SHOWN IN P.B. 127, PG. 65 OF THE MIAMI-DADE COUNTY PUBLIC RECORDS LYING WITHIN SECTION 9, TOWNSHIP 55 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 9; THENCE S87°34'58"W FOR A DISTANCE OF 18.65 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS S17°02'49"E; THENCE 129.21 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1326.26 FEET AND A CENTRAL ANGLE OF 05°34'55" TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 37.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°45'47" TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 647.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET AND A CENTRAL ANGLE OF 30°39'16"; THENCE CONTINUE 73.48 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET AND A CENTRAL ANGLE OF 03°28'47" TO A POINT OF TANGENCY; THENCE S60°00'00"E FOR A DISTANCE OF 127.20 FEET TO A POINT OF CURVATURE; THENCE 422.97 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1090.00 FEET AND A CENTRAL ANGLE OF 22°14'00" TO A POINT OF TANGENCY; THENCE S37°46'00"E FOR A DISTANCE OF 50.50 FEET; THENCE S02°20'50"E ALONG A LINE 1040.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 1366.17 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THENCE CONTINUE S02°20'50"E ALONG A LINE 1040.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 377.87 FEET; THENCE S87°26'00"W ALONG THE NORTH RIGHT-OF-WAY LINE OF S.W. 120TH STREET FOR A DISTANCE OF 513.00 FEET; THENCE N02°20'50"W ALONG A LINE 527.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 377.87 FEET; THENCE N87°26'00"E FOR A DISTANCE OF 513.00 FEET TO THE POINT OF BEGINNING. CONTAINING 193,849 SQUARE FEET OR 4.45 ACRES, MORE OR LESS.

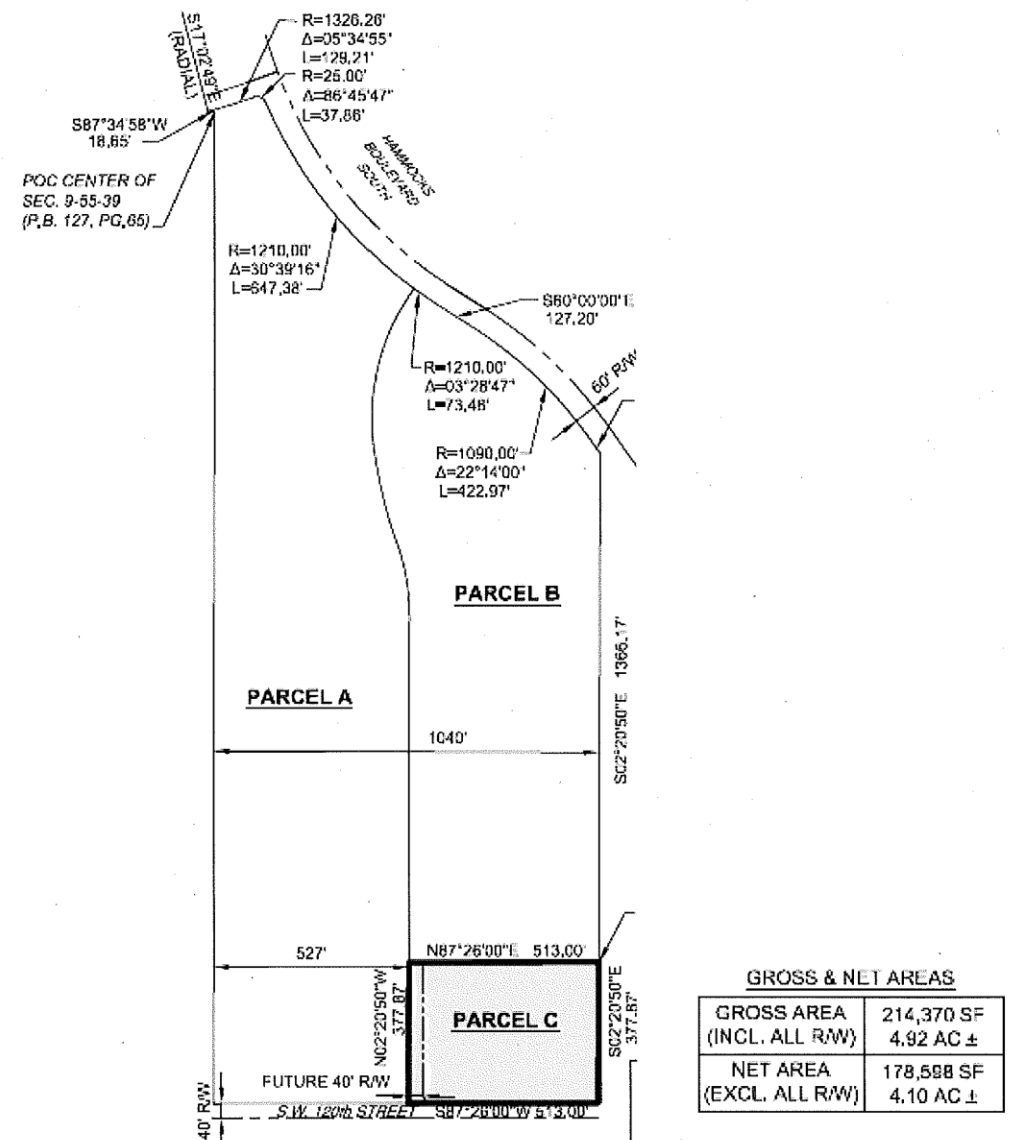


EXHIBIT "C"

LOCATION MAP FOR APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

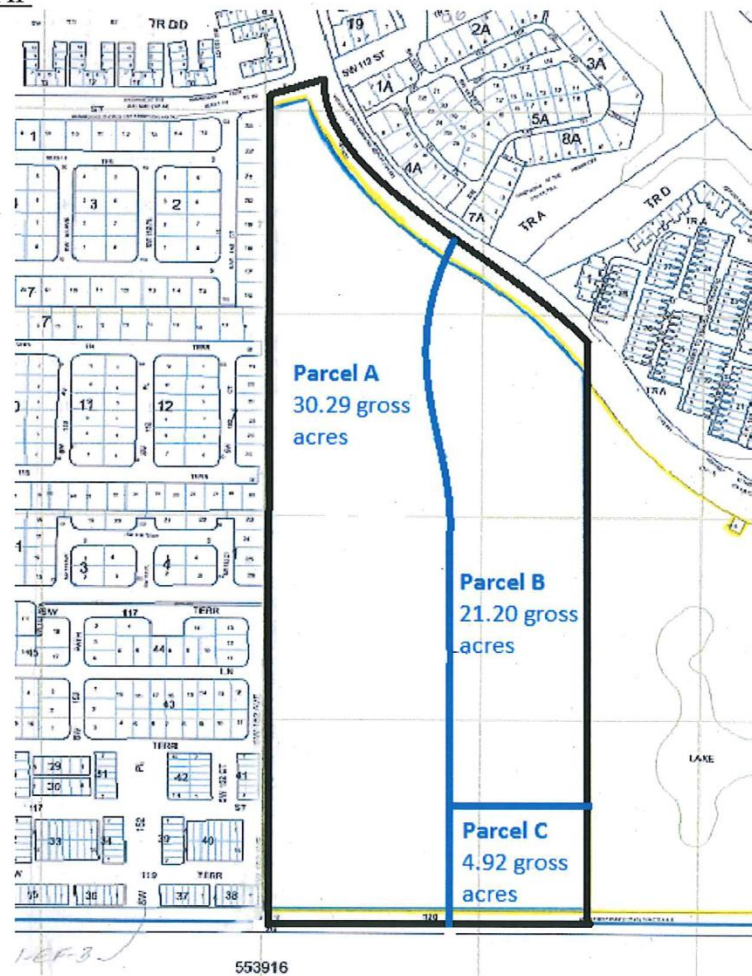
APPLICANTS / REPRESENTATIVE

Lucky Start at the Hammocks, LLC / Juan J. Mayol, Jr., Esq.

DESCRIPTION OF SUBJECT AREA

The Property consists of approximately ± 56.41 gross acres (± 53.47 net acres) of land located in Section 09, Township 55, Range 39, in unincorporated Miami-Dade County, Florida. The Property lies on the east side of theoretical S.W. 152nd Avenue between Hammocks Blvd. and S.W. 120th Street, and is more specifically described in Exhibit "A" to this application.

LOCATION MAP



Property is 100% owned by the Applicant

Miami Economic Associates, Inc.

March 16, 2013

Mr. Jack Osterholt
Deputy Mayor
Miami-Dade County
111 NW First Street
29th Floor
Miami, FL 33128

Re: Hammocks/Garden Estates East

Dear Mr. Osterholt:

Miami Economic Associates, Inc. (MEAI) has analyzed the above-captioned application to amend the Miami-Dade County Comprehensive Development Master Plan (CDMP) which was filed simultaneously with a Notice of Proposed Change (NOPC) that seeks to modify the development order for The Hammocks Development of Regional Impact (DRI). The purpose of our analysis was to evaluate whether a need exists to re-designate approximately 54.42 gross acres (53.47 net acres) of land located on the east side of theoretical S.W. 152nd Avenue between Hammocks Boulevard and S.W. 120th Street (the Subject Property) from Industrial and Office to Low-Medium Residential (49.5 gross acres) as well as Business and Office (4.92 gross acres).

Adoption of the proposed amendment would enable the Subject Property to be developed with a mixture of residential uses including 139 detached single-family units, 265 attached single-family units (townhouses) as well as up to 40,000 square feet of general business use inclusive of retail, personal service and office space.

In conducting our analysis, consideration has been given to the following objectives of the CDMP

6861 S.W. 89th Terrace Miami, Florida 33156
Tel: (305) 669-0229 Fax: (866) 496-6107 Email: meaink@bellsouth.net

Mr. Jack Osterholt
Miami-Dade County
March 16, 2013
Page 6

Closing

In summary, MEAI strongly believes that the subject application to amend the CDMP should be approved.

Sincerely,
Miami Economic Associates, Inc.



Andrew Dolkart
President

Miami Economic Associates, Inc. 6861 S.W. 89th Terrace Miami, Florida 33156
Tel: (305) 669-0229 Fax: (305) 669-8534 Email: meaink@bellsouth.net

- **Land Use Objective 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.
- **Land Use Policy 1C.** Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all urban services and facilities are projected to have capacity to accommodate additional demand.
- **Land Use Policy 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 financing activities, among others.
- **Land Use Policy 8B.** Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.
- **Land Use Policy 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; and
 - iv) Enhance or degrade environmental or historical resources, features or systems of County significance; and
 - v) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.
- **Land Use Policy 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

Miami Economic Associates, Inc. 6861 S.W. 89th Terrace Miami, Florida 33156
Tel: (305) 669-0229 Fax: (305) 669-8534 Email: meaink@bellsouth.net

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 thereof shall be considered along with the Countywide supply when evaluating the adequacy of land supplies for regional commercial and industrial activities.

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

Summary of Findings

MEAI believes that the proposed amendment should be adopted based on the following findings of our analysis:

- The Subject Property is located at the southern end of The Hammocks, a Development of Regional Impact that was approved for development in 1974. At the present time, The Hammocks is approved for the development of 8,303 residential units, of which 5,764 units, or 69 percent of the allowable amount, have already been constructed. It is also approved for the development of 38.21 acres of "general business" uses, all of which has been developed, and 102.93 acres for "industrial use". With respect to the latter, only the Subject Parcel remains. It is, in fact, the only remaining undeveloped parcel of significant size within The Hammocks. It is, therefore, highly unlikely that The Hammocks will ever accommodate its allowable quantity of residential units.
- The Hammocks, one of Miami-Dade County's finest large-scale planned communities, has been developed in a manner totally consistent Land Use Objective 1 quoted above. The proposed plans for the Subject Property would be consistent with Land Use Policies 1F and 8B, also quoted above. We would also note that while the Subject Property is not located in the portion of Miami-Dade County that has been designated its "Infill Area", its development would constitute infill development in the generic sense since the remainder of the land within The Hammocks DRI has already been substantially developed. We would also note that the community contains the infrastructure necessary to support the residential and commercial uses now being proposed for the Subject Property.
- The covenant governing the development of The Hammocks that was executed by the then-owner of the project on February 12, 1974 when the project received its original development approvals, states that the parcel at the southernmost end of the project that included the Subject Property, and which was already zoned for industrial use, would "be held for a light industrial park". The covenant further states

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that "a factor in the decision to keep it industrial" was the location of the Subject Property north of the new Tamiami Airport because it "forms a buffer between the residential areas of The Hammocks and the airport". Approximately half of the industrially-designated property was absorbed during the 1980's when Amerifirst Savings & Loan located its operations center on 49.46 acres.¹ However, in the nearly 40 years that have passed since development of The Hammocks DRI commenced, the Subject Property has remained undeveloped despite the significant efforts that have been made over the years to market it for industrial and office uses, including by Lucky Start at the Hammocks, LLC after it acquired the Subject Property in 2007. MEAI further notes that the property immediately west of Subject Property has now been developed with residential uses that are in some instances immediately across S.W. 120th Street from Tamiami Airport. This, it is evident that the requirement to maintain a buffer between the airport and residential uses is no longer considered necessary by the Miami-Dade County.

- On March 23, 2011, the Board of County Commissioners adopted the 2010 Evaluation and Appraisal Report (EAR). The EAR contained an analysis of the residential capacity in the County that estimated that there was insufficient residential supply on a countywide basis to meet the standard set forth in Land Use Policy 8F, quoted above. Based on that analysis, which was the last residential capacity analysis performed by County Planning Department that was based on population projections approved that have been the County Commission, there is a deficiency on the Comprehensive Plan Map. Land Use Policy 8E, also quoted above, specifically cites as one of the principal reasons for considering adoption of a land use amendment which would expand residential supply by 404 units.

In August, 2012, County planners prepared a new residential capacity analysis that used the first set of population projections that were based on data developed through the 2010 Census; however, those population projections have not yet been adopted by the County Commission. This new residential capacity analysis estimates that we have enough residential supply to satisfy the requirement set forth in Land Use Policy 8F but only just barely. MEAI believes that regardless of whether this new analysis is correct and ultimately adopted, it would still be prudent, in the interest of reducing pressure to move the urban development boundary, to increase available supply by the proposed 404 units.

- As discussed above, the amendment to the Comprehensive Development Master seeks to have 4.92 gross acres of the Subject Property designated for Business and Office Use in order to allow for the development of up to 40,000 square feet of retail, personal service and office space. In this regard, MEAI notes that Land Use Policy 8B, quoted above, mandates that "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. We further note that to accomplish this, the

¹ Amerifirst Savings & Loan ceased to operate during the 1990's and the facilities it created are now occupied by Beckman Coutler.

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County's Guidelines for urban form anticipate the inclusion of approximately 40 acres of retail and personal service uses in each section of land. This means that if 2 sections of land bounded by S.W. 104th Street on the north, S.W. 137th Avenue on the east, S.W. 120th Street on the south and S.W. 157th Avenue on the west, had been developed in accordance with those Guidelines, they could have contained up to 80 acres of retail, personal service and office uses. In fact, they contain fewer than 10 acres, which means that they are severely underserved. Accordingly, we believe that the request to designate 4.92 acres for Business and Office use is justified.

- In addition to expanding the County's residential supply, thereby reducing pressure to expand area contained within the Urban Development Boundary, and increasing the amount of retail, personal service and office space to a badly underserved portion of the County, the re-designation of the Subject Property for a mixture of residential and commercial uses will provide significant fiscal and economic benefits to Miami-Dade County and its residents. The bulleted paragraphs that follow describe the most significant of these benefits:
 - The term "fiscal benefits" refers to the positive impacts that a project such as the proposed Hammocks/Garden Estates East would have on the finances of Miami-Dade County and the other governmental jurisdictions in which it would be located. MEAL estimates that when the 404 proposed residential units and 40,000 square feet of proposed retail, personal service and office space are completed, they will generate ad valorem taxes for the all the various Miami-Dade County funds in combination on an annual recurring basis in an estimated combined amount approximating \$944,497 and for the Miami-Dade County Public School District in an estimated combined amount of approximating \$790,838, or more than 3.9 times the amounts that will be collected this year from the Subject Property. All components of the proposed development will also generate utility taxes and franchise fees on an annual recurring basis for Miami-Dade County while the retail, personal space and office will generate occupational license fees as well.
 - The term "economic benefits" refers to the positive impact that a development project such Hammocks/Garden Estates East would have on the overall economy of Miami-Dade County. Development of the project will cost approximately \$43.25 million. Based on wage and salary data compiled by the Florida Department of Economic Opportunity, the portion of that amount spent on labor will provide a basis for approximately 415 man-years of direct construction employment during the development period as well as approximately 150 to 250 indirect and induced jobs. It is anticipated the proposed commercial facility, with an approximately equal mix of retail/personal service and office space, will when completed be occupied by a permanent workforce comprised of approximately 120 people on a full-time equivalent basis when development is completed. These workers are expected to earn \$4.0 million annually.

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