

<div><h1>Application No. 5</h1><div>Commission District 9Community Council 14</div></div>
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## APPLICATION SUMMARY

Applicant/Representative:	Village at Coral Reef, LLC./Juan J. Mayol, Jr., Esq, Hugo P. Arza, Esq. & Alejandro Arias, Esq.
Location:	North of SW 152 Street and approximately 330 feet west of SW 97 Avenue
Total Acreage:	±5.12 Gross Acres (±4.76 Net Acres)
Current Land Use Plan Map Designations:	"Low Density Residential (2.5 to 6 dwelling units per gross acre)"
Requested Land Use Plan Map Designation:	"Medium Density Residential with One Density Increase (DI-1; 25 to 60 dwelling units per gross acre)"
Amendment Type:	Small-Scale
Existing Zoning District/Site Condition:	AU (Agricultural - 1 dwelling unit per 5 gross acres)/Currently vacant

## RECOMMENDATIONS

Staff:	<b>ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS (AS A SMALL-SCALE AMENDMENT)</b> (February 25, 2015)
Redland Community Council (14):	<b>TO BE DETERMINED</b> (March 25, 2015)
Planning Advisory Board (PAB) Acting as the Local Planning Agency:	<b>TO BE DETERMINED</b> (April 20, 2015)
Final Action of Board of County Commissioners:	<b>TO BE DETERMINED</b> (May 6, 2015)

Staff recommends **ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS** the proposed small-scale amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2020-2030 Land Use Plan (LUP) map to redesignate the ±5.12 gross-acre application site from “Low Density Residential” to “Medium Density Residential with One Density Increase (DI-1)” for the following reasons:

Principal Reasons for Recommendation:

1. The application proposes infill residential development at a density higher than currently allowed on the vacant subject property, through a change of land use designation and by applying a CDMP provision which would ensure a well-designed development that is compatible with existing and planned uses on abutting and adjacent properties. The CDMP Land Use Element Objective LU-1, Policy LU-1C and Policy LU-10A require the County to 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 urban services and facilities have the capacities to accommodate additional demand. As discussed in Principal Reason No. 2(ii) below, existing public facilities have adequate capacities to accommodate the impacts that would be generated by development on the subject property, if the application is approved. The application proposes development consistent with the above-mentioned CDMP objective and policies for infill development, also as discussed below and in Principal Reason 2(iii), the increased density would be compatible with existing and planned developments on the abutting and adjacent properties.

The subject property is currently designated “Low Density Residential”, which allows residential development at densities ranging from 2.5 to 6 dwelling units per acre (2.5 to 6 DU/Ac) and thereby may be developed with a maximum of 30 residential units. The application seeks to redesignate the site to “Medium Density Residential” (13 to 25 units per acre) with a One Density Increase (DI-1)” CDMP land use overlay designation to the subject property. The result of the DI-1 overlay designation is that through the incorporation of sound urban design principles into the design of development on the subject property the property would be allowed to develop at one density category higher than the “Medium Density Residential” designation. Therefore, the DI-1 overlay designation would allow the property to be developed at a density ranging from 25 to 60 DU/Ac, for a maximum of 306 residential units through the incorporation of sound urban design principles into the design of the proposed development. If sound urban design principles are not incorporated into the design of development on the property then the property would be developable at a maximum density of 25 units per acre, for a total of 128 units.

Additionally, the applicant has proffered a Declaration of Restrictions (covenant) that limits development on the site to a maximum of 185 dwelling units (a density of 36 units per acre) and commits to the incorporation of sound urban design principles into any development of the property seeking to attain the density increase (any density above 25 units per acre). These urban design principles would ensure compatibility with the existing neighborhood and the creation of a pedestrian friendly environment on the site and adjacent streets. (See Appendix E: Proffered Declaration of Restrictions on Appendices Page 45 and staff analysis of covenant on page 5-9.)

2. Approval of the application would be generally consistent with the criteria for evaluating Land Use Plan map amendment applications pursuant to Policy LU-8E of the CDMP Land Use Element. Policy LU-8E requires LUP map amendment applications to be evaluated according to factors such as (i) the ability of the proposed amendment to satisfy a deficiency in the LUP

map to accommodate projected population or economic growth of the County, (ii) impacts to County facilities and services, (iii) compatibility with abutting and nearby land uses, (iv) impacts to environmental and historical resources, and (v) the extent to which the proposed land use would promote transit ridership and pedestrianism pursuant to Objective LU-7 and associated policies. Each factor is discussed below.

- i. *Need to Accommodate Economic or Population Growth:* Approval of the application would not have a significant impact on the overall residential land supply within the analysis area (Minor Statistical Area 5.8) where the application site is located. If the application is approved, the capacity of residential land supply would be increased by approximately 130 residential units or approximately 1½ months of residential capacity. (See Supply and Demand Analysis on page 5-10.)
- ii. *Public Facilities and Services:* The impacts that would be generated from the maximum allowable development on the application site, if the application is approved (306 units without the proffered covenant or 185 units with the covenant limitation), would not cause a violation in the level of service standards for public services and facilities in the vicinity of the application site.
- iii. *Compatibility:* The proposed development of the site, if the requested “Medium Density Residential with One Density Increase (DI-1)” designation is approved, would be generally compatible with existing and planned development in the area. Properties to the west and northwest of the application site are designated “Low Density Residential” and developed with institutional uses including a church, the Coral Reef Nursing and Rehabilitation Center and the Coral Reef High School. North of the application site is a vacant property designated “Office/Residential”. Further north is the C-100 canal and beyond the canal is designated Estate Density and developed with single family homes. East of the application site are the Small Fry pre-school and vacant properties designated “Office/Residential”. East of the pre-school is an “Office/Residential” designated parcel approved at zoning for a 4-story office building with a 5-story parking garage (see Adjacent Land Use and Zoning on page 5-10), resulting in more intense development on vacant properties in the vicinity of the application site. Properties to the south of the application site beyond SW 152 Street include the “Low Density Residential” designated Palmetto Country Club single family residential subdivision and the County-owned Palmetto Golf Course designated “Parks and Recreation”.
- iv. *Environmental and Historic Resources:* The subject application, if approved, would not impact any environmental, historic or archaeological resources. (See Environmental Conditions section on page 5-11).
- v. *Transit Ridership and Pedestrianism:* Development of the site, if the application is approved, could support transit ridership and pedestrianism. The site is currently served by Metrobus Route 52 providing local bus service and Route 252 (Coral Reef Max) providing limited-stop service both along SW 152 Street (adjacent the subject property), then along the South Dade Busway to the Dadeland South Metrorail Station. Metrobus Route 52 provides a 30-minute AM/PM peak period headways service on weekdays, a 50-minute headway service in the evenings after 8 pm, 45-minute headway service on Saturdays and 60-minute headway service on Sundays. Metrobus Route 252 provides a 30-minute AM/PM peak period headways service on weekdays, a 50-minute headway service in the evenings after 8 pm, and 60-minute headway services on weekends (Saturdays and Sundays). The application site is within 0.04 miles (±240 feet) of the closest bus stop.

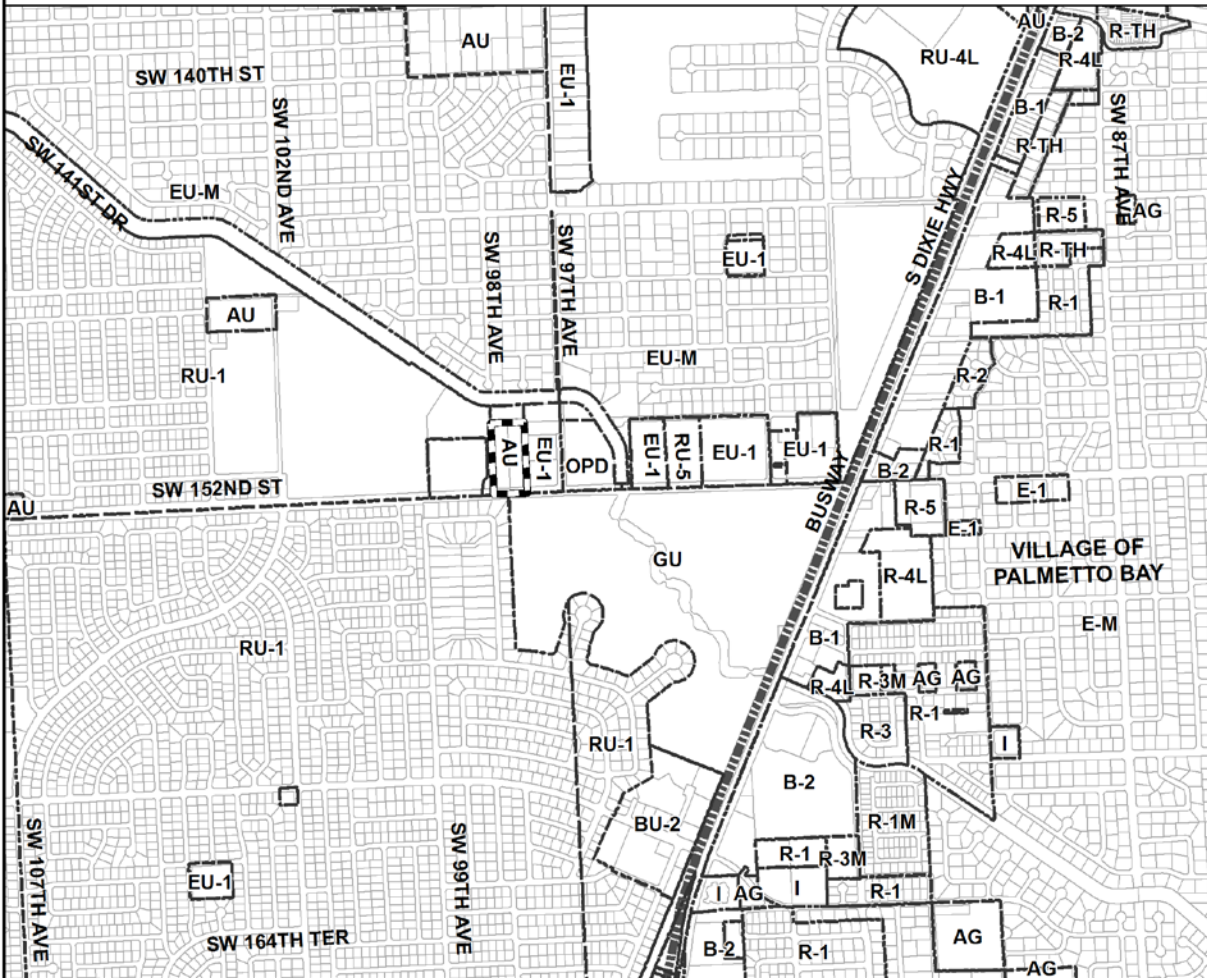


# APPLICATION NO. 5 AERIAL PHOTO





# APPLICATION 5 ZONING MAP



Source: Miami-Dade County  
Department of Regulatory and Economic Resources  
January 2015



APPLICATION AREA



MUNICIPAL BOUNDARY

## MIAMI-DADE ZONING DISTRICTS

AU	AGRICULTURAL / RESIDENTIAL 5 ACRES GROSS
BU-2	BUSINESS DISTRICTS, SPECIAL
EU-1	ESTATES, SINGLE-FAMILY, 1 ACRE OR MORE IN AREA
EU-M	ESTATES MODIFIED, SINGLE-FAMILY
GU	INTERIM DISTRICT
OPD	OFFICE PARK DISTRICT
RU-1	SINGLE-FAMILY RESIDENTIAL
RU-3	FOUR-UNIT APARTMENT DISTRICT
RU-4L	LIMITED APARTMENT HOUSE DISTRICT
RU-5	SEMI-PROFESSIONAL OFFICES AND APARTMENTS
RU-5A	SEMI-PROFESSIONAL OFFICE

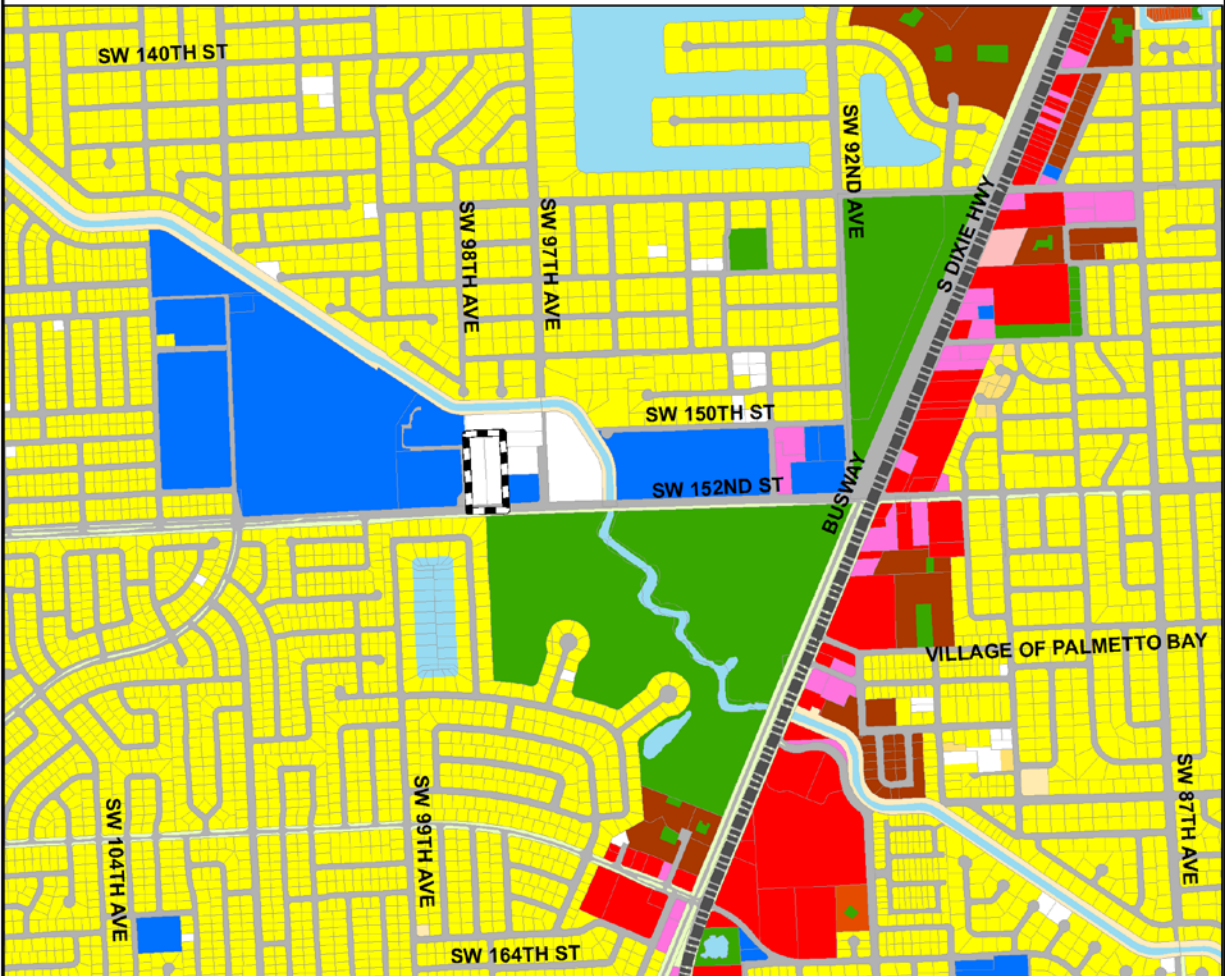
## PALMETTO BAY ZONING DISTRICTS

AG	AGRICULTURAL
B-1	LIMITED BUSINESS
B-2	BUSINESS
E-1	ONE ACRE ESTATE/SINGLE FAMILY
E-M	ESTATE MODIFIED SINGLE FAMILY
I	INTERIM
R-1	SINGLE-FAMILY RESIDENTIAL
R-1M	MODIFIED SINGLE-FAMILY RESIDENTIAL
R-2	TWO-FAMILY RESIDENTIAL
R-3M	APARTMENT
R-4L	LIMITED APARTMENT
R-5	OFFICE
R-TH	TOWNHOUSE

0 0.125 0.25  
Miles



# APPLICATION NO. 5 EXISTING LAND USE



APPLICATION AREA



MUNICIPALITY

## EXISTING LAND USE

SINGLE-FAMILY

TWO-FAMILY DUPLEXES

LOW-DENSITY MULTI-FAMILY

TRANSIENT-RESIDENTIAL (HOTELS, MOTELS)

COMMERCIAL

OFFICE

INSTITUTIONAL

STREETS, ROADS, EXPRESSWAYS, RAMPS

STREETS, EXPRESSWAY

PARKS, PRESERVES, CONSERVATION AREAS



VACANT GOVERNMENT OWNED, UNPROTECTED



VACANT PRIVATELY OWNED, UNPROTECTED



CANAL RIGHT-OF-WAY



INLAND WATERS

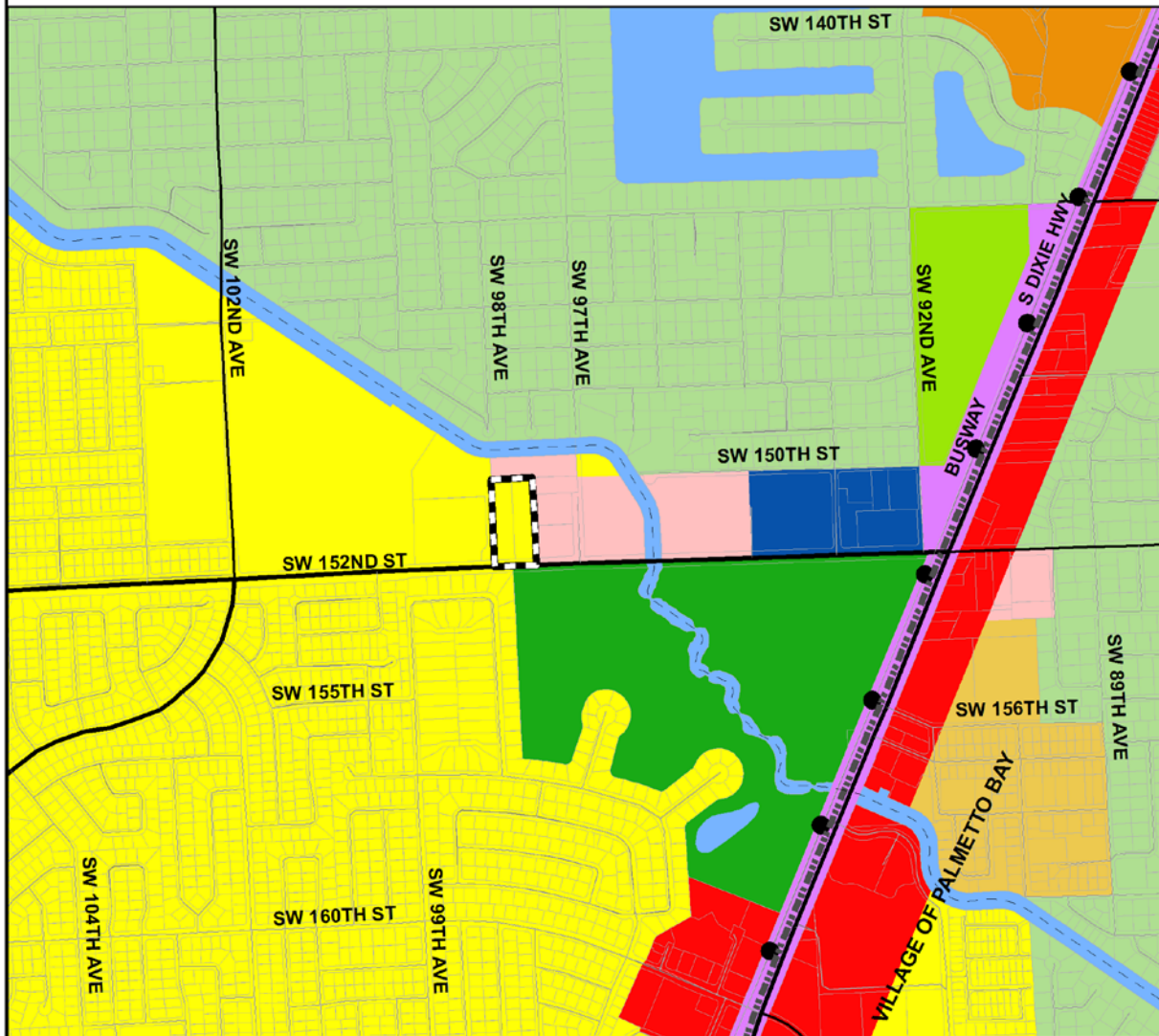
Source: Miami-Dade County  
Department of Regulatory and Economic Resources  
January 2015

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Miles

# APPLICATION NO. 5 CDMP LAND USE



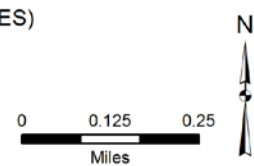
APPLICATION AREA  
 MUNICIPAL BOUNDARY

## CDMP LAND USE

ESTATE DENSITY  
 LOW DENSITY (2.5-6 DU/AC)  
 LOW-MEDIUM DENSITY (6-13 DU/AC)  
 MEDIUM DENSITY (13-25 DU/AC)  
 BUSINESS AND OFFICE  
 OFFICE/RESIDENTIAL  
 INSTITUTIONS, UTILITIES AND COMMUNICATION  
 PARKS AND RECREATION

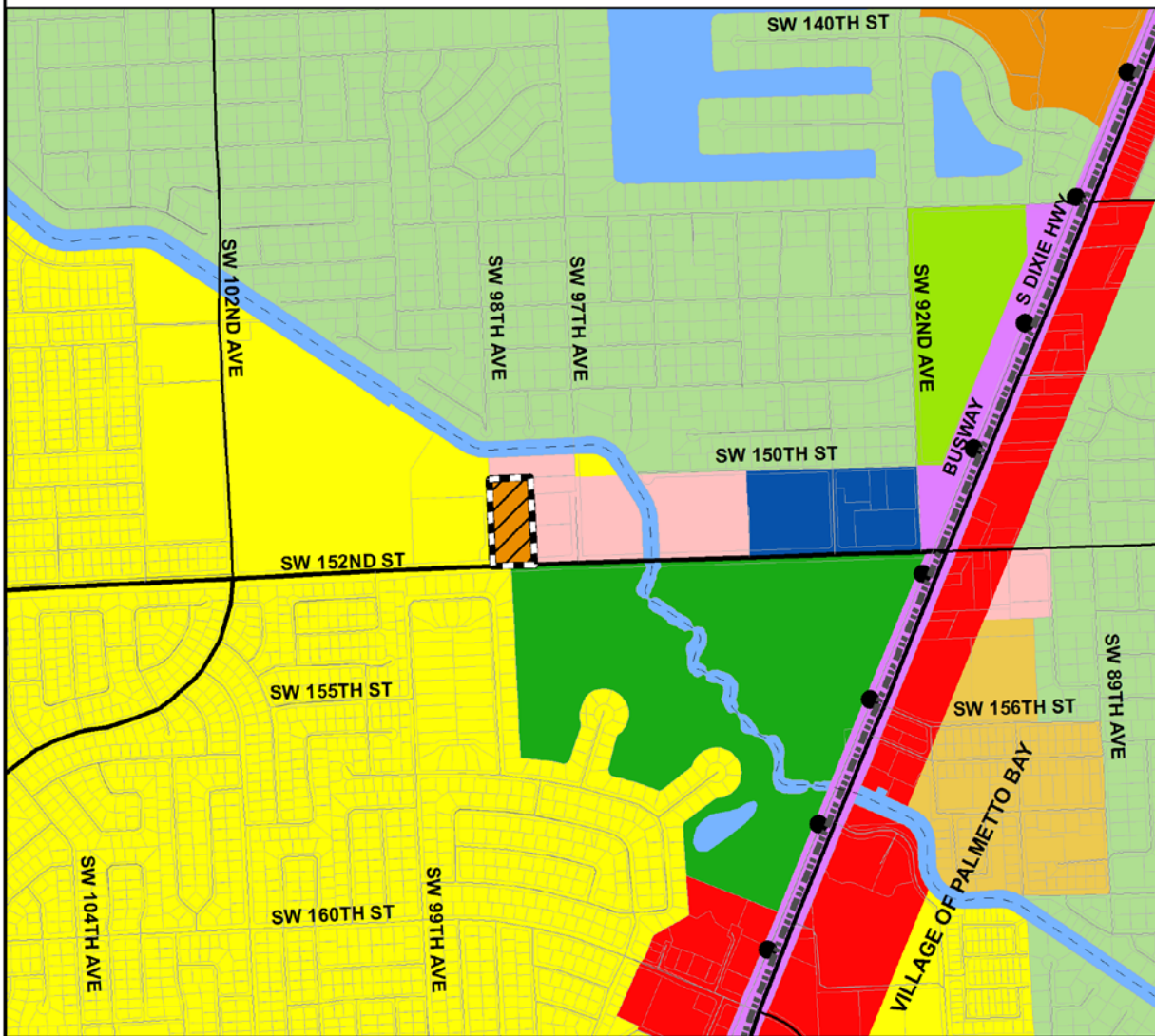
ENVIRONMENTALLY PROTECTED PARKS  
 WATER  
 TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)  
 MAJOR ROADWAYS (3 OR MORE LANES)  
 MINOR ROADWAYS (2 LANES)  
 EXISTING RAPID TRANSIT  
 CANAL

Source: Miami-Dade County  
Department of Regulatory and Economic Resources  
January 2015





# APPLICATION NO. 5 PROPOSED CDMP LAND USE



APPLICATION AREA



MUNICIPAL BOUNDARY

## CDMP LAND USE



ESTATE DENSITY



LOW DENSITY (2.5-6 DU/AC)



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



MEDIUM DENSITY W/ ONE DENSITY INCREASE (DI-1)



BUSINESS AND OFFICE



OFFICE/RESIDENTIAL



INSTITUTIONS, UTILITIES AND COMMUNICATION



PARKS AND RECREATION



ENVIRONMENTALLY PROTECTED PARKS



WATER



TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)



MAJOR ROADWAYS (3 OR MORE LANES)

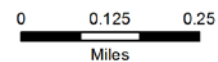


EXISTING RAPID TRANSIT



CANAL

Source: Miami-Dade County  
Department of Regulatory and Economic Resources  
January 2015



# STAFF ANALYSIS

## Application Site

### Location

The ±5.12 gross-acre site is inside the Urban Development Boundary (UDB) located on the northside of SW 152 Street and 300 feet west of SW 97 Avenue in unincorporated Miami-Dade County (see map series on pages 5-4 through 5-8).

### Existing Land Use

The application site is currently vacant with thick vegetation concentrated in the northern and western portions of the site. (See Aerial Photo on page 5-4; and Appendix E: Photos of Site and Surroundings on Appendices page 53).

### Land Use Plan Map Designation/Request

The application site is currently designated “Low Density Residential” on the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map, (see “CDMP Land Use” map on page 5-7). The Low Density Residential land use category allows residential homes ranging from 2.5 to 6 dwelling units per gross acre. The application requests a redesignation of the application site on the LUP map from “Low Density Residential” to “Medium Density Residential with One Density Increase (DI-1)” land use category (see Proposed CDMP Land Use map on page 5-8). The “Medium Density Residential with One Density Increase (DI-1)” overlay designation would allow the subject property to be developed at a density ranging from 25 to 60 dwelling units per gross acre with the application of good urban design provisions principles.

The CDMP Land Use Element text “Density Increase with Urban Design” (CDMP page I-30) provides that property with the One Density Increase (DI-1) designation may be developed at one density category higher than the underlying land use designation only if the development on the designated property utilizes sound urban design principles. These principles are as adopted by County ordinance or incorporated in the Urban Design Manual endorsed by Resolution R-1360-98 as may be amended from time to time, or addresses the urban design concerns contained in another binding instrument approved by action of the Board of County Commissioners, such as a declaration of restrictions.

Under the current designation, the site could be developed with a maximum of 30 single-family attached residential units. Under the applicant’s requested designation, the application site could be developed with up to 306 multi-family residential units.

### Proffered CDMP Declaration of Restriction

The Applicant has proffered a Declaration of Restrictions (covenant) that limits development on the property to 225 units, commits to the incorporation of urban design principles into the design and development of the subject property if the application is approved with the one density increase, and commits to working with Miami-Dade Transit to accommodate transit facilities on the property. The urban design principles would create a pedestrian friendly environment on the site and adjacent streets and would ensure compatibility with surrounding development through landscaping, buffers, architectural styles that complement the surrounding development.

### Zoning

The application site is currently zoned AU (Agricultural District), which allows agricultural uses and residential homes at a maximum density of one (1) single family home per five (5) gross acres, (see “Zoning Map” on page 5-5).

### Zoning History

Miami-Dade County zoning districts and zoning code regulations were first created in 1938. Based on Miami-Dade County zoning records, the application site was zoned AU and no rezoning had occurred on the property to date.

## **Adjacent Land Use and Zoning**

### Existing Land Uses

Properties to the west of the application site include the Coral Reef Nursing and Rehabilitation Center, the Community Bible Baptist Church and the Coral Reef High School. North of the application site are a vacant property and the C-100 canal. Further north across canal are single family homes of the Arenal, the Shady Land and the Palmetto Pines Estates subdivisions. East of the application site are vacant properties and the Small Fry pre-school. Properties to the south of the application site, across SW 152 Street, include the Palmetto Country Club Estates single family residential subdivision and the County owned Palmetto Golf Course. (see Appendix F: Photos of Site and Surroundings on appendices page 53).

### Land Use Plan Map Designations

Properties to the west of the application site are designated Low Density Residential on the LUP map. Properties to the north of the application site are designated Office/Residential, and further north beyond the C-100 Canal are designated Estate Density Residential. Properties to the south of the site across SW 152 Street are designated “Parks and Recreation” over the Golf Course and Low Density Residential. Properties to the east of the application site are designated Office/Residential and Low Density Residential. (See “CDMP Land Use” map on page 5-7).

### Zoning

Properties to the north of the application site are zoned AU (Agricultural). Further north across the canal are properties zoned EU-M (Estates Modified 1 Family on 15,000 square foot lot). To the east are zoned EU-1 (Estates 1 Single-family per acre) OPD (Office Park District). To the west are properties zoned RU-1 (Single-family Residential on 7,500 square lot) and AU. South of the application site across SW 152 Street are properties zone RU-1 and GU (Interim District –Uses depend on character of neighborhood, otherwise EU-2 standards apply). (See Zoning Map on page 5-5).

## **Supply and Demand Analysis**

### Residential land

The combined vacant land for single-family and multi-family residential development in the Analysis Area (Minor Statistical Area 5.8) in 2014 was estimated to have a capacity for about 1,068 dwelling units, with about 57 percent of these units intended as single family. The annual average residential demand in this Analysis Area is projected to increase from 82 units per year in the 2010-2015 period to 106 units in the 2025-2030 period. An analysis of the residential capacity by type of dwelling units shows the depletion of single-family units occurring in 2033 and for multi-family by 2022 (See Table below). The supply of residential land for both single-family and multi-family units is projected to be depleted by the year 2026. The proposed application, if approved, is projected to diminish single family supply by 30 units and increase multi-family by



approximately 130 units. This will shorten the depletion year for single family to the year 2031 and extend the depletion year for multi-family to 2025.

Residential Land Supply/Demand Analysis  
2014 to 2030: **(MSA 5.8)**

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 2014	627	461	1,088
DEMAND 2011-2010	29	53	82
CAPACITY IN 2015	569	355	924
DEMAND 2015-2020	29	54	83
CAPACITY IN 2020	424	85	509
DEMAND 2020-2025	32		91
		59	
CAPACITY IN 2025	264	0	54
DEMAND 2025-2030	37	69	106
CAPACITY IN 2030	79	0	0
<b>DEPLETION YEAR</b>	<b>2032</b>	<b>2021</b>	<b>2025</b>

Residential capacity is expressed in terms of housing units.

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

Source: Miami-Dade Department of Regulatory and Economic Resources, Planning Division, Planning Research Section, February 2015.

## Environmental Conditions

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

### Flood Protection

Federal Flood Zone	X
Stormwater Management Permit	Surface Water Management General Permit
County Flood Criteria, National Geodetic Vertical Datum (NGVD)	6 feet

### Biological Conditions

Wetlands Permit Required	No
Native Wetland Communities	No
Specimen Trees	Undetermined
Endangered Species Habitat	Undetermined
Natural Forest Community	No

### Other Considerations

Within Wellfield Protection Area	No
Hazardous Waste	No
Contaminated Site	No

### Drainage, Flood Protection and Stormwater Management

The proposed development is determined to be in Zone X or above the flood plain as determined by FEMA. Any development will have to comply with the requirements of Chapter 11C of the Code for flood protection. The site shall be filled to a minimum elevation of 6.0 feet NGVD or County Flood Criteria.

For compliance with stormwater quality requirements, all stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage must be provided for the 5-year/1-day storm event. For compliance with stormwater quantity requirements designed to prevent flooding of adjacent properties, the site grading and development shall provide for the full on-site retention of the 100-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code and all State and Federal Criteria. The proposed development order, if approved, will not result in the reduction of the Level of Service standards for flood protection set forth in the CDMP.

The change in land use could change the amount of impervious area on each parcel, thereby impacting the Equivalent Residential Unit (ERU) Stormwater utility fee. If the current parcel is altered or developed, the amount of impervious area would need to be re-assessed to re-calculate the Stormwater utility fee. The proposal could result in an increase of impervious areas (typically 6% more) by the change in land use designation. However both lots are currently empty, so the increase in runoff could reach 60% for the developed condition; this could impact adjacent properties. A stormwater management system must be constructed on-site to prevent impacts to adjacent properties.

Any proposed development with more than 2.0 acres of impervious area within the subject property will require an Environmental Resource Permit from South Florida Water Management District or a Surface Water Management Standard Permit from DERM for the construction and operation of the required surface water management system. The permit must be obtained prior to development of the site, Final Plat, and/or prior to obtaining Public Works Department approval of Paving & Drainage plans. The applicant is advised to contact the DERM Water Control Section for further information regarding permitting.

### Tree Preservation

The subject application may contain specimen-sized trees (trunk diameter 18 inches or greater). Section 24-49.2(II) of the Code requires that specimen-sized trees be preserved whenever reasonably possible. A Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

## **Water and Sewer**

### Water Supply

Application No. 5 is within MDWASD's service area. The water supply for this application will be provided by the Alexander-Orr Water Treatment Plant. At the present time, there is adequate treatment and water supply capacity for this application. The plant is presently producing water that meets Federal, State and County drinking water standards.

### Water Treatment Plant Capacity

The County's adopted LOS standard for potable water treatment facilities requires that the regional water treatment system, consisting of Hialeah, Preston and Alexander Orr District

Treatment Plants, shall operate with a rated maximum daily capacity no less than two percent above the maximum daily flow for the preceding year and an average two percent above the average daily flow for the preceding five years. The water must also meet all applicable federal, state, and county primary drinking water standards.

The regional water treatment system has a rated design capacity of 439.74 million gallons per day (MGD). The regional water treatment system shall operate no less than two percent, which is equivalent to 430.95 MGD. The total available water treatment plant capacity, 55.95 MGD, is calculated using the available plant capacity (430.95 MGD), subtracting the maximum day flow (55.95 MGD) and subtracting the water that is reserved through development orders (22.00 MGD).

As noted in the “Estimated Water Demand/Sewer Flow for Proposed Development by Land Use Scenario” table below, the maximum water demand for Residential (Scenario 1) development under the current CDMP Land Use designation is estimated at 6,600 gallons per day (gpd). The maximum water demand for Residential (Scenario 1) development under the Requested CDMP Land Use designations, is estimated at 45,900 gpd. This represents an increase of up to 39,300 gpd over the demand under the current CDMP land use designations. A Water Supply Certification Letter will be required at the time of development, at which time the proposed project will be evaluated for water supply availability and a water supply reservation will be made.

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

Scenario	Use (Maximum Allowed)	Quantity (Units or Square Feet)	Water Demand Multiplier (Section 24-43.1 Miami- Dade Code)	Projected Water Demand (gpd)
Current CDMP Potential				
1	Residential	30 units	220 gpd	6,600 gpd
Requested CDMP Designation				
1	Residential	306 apartments	150 gpd	45,900 gpd

Source: Miami-Dade Water and Sewer Department; Department of Regulatory and Economic Resources, Planning Division; January 2015

**Water System Connectivity:**

The proposed land use would be required to connect to public water pursuant to Chapter 24 of the Code. There is an existing 12-inch water main abutting the southwestern boundary of the proposed development along SW 152<sup>nd</sup> Street to which the developer may connect and extend a new 12-inch water main easterly in SW 152<sup>nd</sup> Street to the southeast corner of the property and interconnecting to the 36-inch water transmission main on SW 152<sup>nd</sup> Street to serve the proposed development. Any public water main extensions within the property shall be 8-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two points of connection. At this time, there is a planned project within close proximity to this application. Said project is for the replacement of a vacant land with a 6,838 square feet House of Worship along with a 5,436 square feet School Day Care/Nursery with a MDWASD agreement #19234 located at SW 152 Street & SW 99 Avenue.



### Sewer Treatment Plant Capacity

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

The regional wastewater treatment system can treat up to 375.5 MGD. The sum of the annual average flow (303.81 MGD) for the preceding 5 years and the capacity reserved for development orders (31.27 MGD) is 335.08 MGD. According to the CDMP, the regional system shall have the capacity to treat 102% of the average daily sewage demand of the preceding 5 years which totals 341.78 MGD. Therefore, the available wastewater treatment plant capacity is 33.72 MGD.

### Sewer System Connectivity:

The subject application is within MDWASD's service area. The wastewater flows for this application will be transmitted to the South District Wastewater Treatment Plan (SDWWTP) for treatment and disposal. Currently, there is average wastewater treatment capacity for this application consistent with Policy WS-2A(2) of the CDMP. Please note that at the time of development, a capacity modeling evaluation may be required for all proposed development within the application area.

The proposed land use would be required to connect to the public sewer system pursuant to Chapter 24 of the Code of Miami-Dade County. There is an existing 12-inch sanitary sewer force main located in SW 152<sup>nd</sup> Street at approximately theoretical SW 99<sup>th</sup> Avenue to which the developer may connect and extend a new 12-inch force main easterly in SW 152<sup>nd</sup> Street to the property. A private sewage pump station will be required. The development on the application site could connect to sanitary sewer mains that discharge sanitary sewer flow to sanitary sewer pump station 30-0742, which directs the flow to the South District Wastewater Treatment Plant. Pump station 30-0742 is currently working under conditional moratorium status (CH – HAMA Limited). A peak flow capacity study is required to determine if sewer capacity can be allocated to this pump station. The South District Wastewater Treatment is currently working under OK status, within the mandated criteria set forth in the new Consent Decree (case 1:12-cv-24400-FAM), effective December 6, 2013.

### **Solid Waste**

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

The application site is located inside the PWWM Waste Collection Service Area (WCSA), which consists of all residents of the Unincorporated Municipal Service Area (UMSA) and eight municipalities.

#### Level of Service Standard

CDMP Policy SW-2A establishes the adopted Level of Service (LOS) standard for the County's Solid Waste Management System. This CDMP policy requires the County to maintain sufficient waste disposal capacity to accommodate waste flows committed to the System through long-term contracts or interlocal agreements with municipalities and private waste haulers, and anticipated uncommitted waste flows, for a period of five years. The PWWM assesses the solid waste capacity on system-wide basis since it is not practical or necessary to make determination concerning the adequacy of solid waste disposal capacity relative to individual applications. As of FY 2014-2015, the PWWM is in compliance with the adopted LOS standard.

#### Application Impacts

Application No. 5 is requesting a redesignation of the application site from "Low Density Residential" to "Medium Density Residential with One Density Increase" on the Adopted 2020 and 2030 LUP map. The "Medium Density Residential with One Density Increase" designation will most likely result in the development of approximately 20 single-family attached residential units. The current waste connection fee will cover all associated costs as this residential development is within the Department's waste collection service area. The PWWM has determined that the requested amendment will have no impact or any associated costs to the County; therefore, the PWWM has no objection to the proposed amendment.

#### **Parks**

The Miami-Dade County Parks, Recreation and Open Space Department has three Park Benefit Districts (PBDs). The subject application site is located inside Park Benefit District 2 (PBD-2), which generally encompasses the area of the County between SW 8 Street and SW 184 Street.

#### Level of Service Standard

CDMP Policy ROS-2A establishes the adopted minimum Level of Service (LOS) standard for the provision of recreation open space in the Miami-Dade County. This CDMP policy requires the County to provide a minimum of 2.75 acres of local recreation open space per 1,000 permanent residents in the unincorporated areas of the County and a County-provided, or an annexed or incorporated, local recreation open space of five acres or larger within a three-mile distance from residential development. The acreage/population measure of the LOS standard is calculated for each Park Benefit District. A Park Benefit District is considered below LOS standard if the projected deficiency of local recreation open space is greater than five acres. Currently, PBD-2 has a surplus capacity of 491.32 acres of parkland, when measured by the County's concurrency LOS standard of 2.75 acres of local recreation open space per 1,000 permanent residents.

The "County Local Parks" table below lists all the parks within a 3-mile radius of the application site; six parks (Ron Ehmann, Fairwood, Deerwood Bonita Lakes, Sgt. Joseph Delancy, Colonial Drive and West Perrine) are larger than the required five acre park.

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

Park Name	Acreage	Classification
Ron Ehmann Park	13.61	Community Park
Fairwood Park	7.93	Neighborhood Park
Ben Shavis Park	0.86	Mini Park
West Perrine Senior Center	2.59	Single Purpose Park
Deerwood Bonita Lakes Park	11.03	Community Park
Quail Roost Park	2.47	Neighborhood Park
Sgt. Joseph Delancy Park	10.46	Community Park
Walter A. White Park	1.64	Neighborhood Park
Richmond Triangle Park	0.60	Mini Park
Rockdale Park	2.80	Neighborhood Park
Eureka Park	4.42	Community Park
Colonial Drive Park	14.34	Community Park
Briar Bay Park	4.75	Neighborhood Park
South Dade Trail Mini Park	1.10	Mini Park
Killian Library Park	3.44	Mini Park
Domino Park	0.15	Single Purpose Park
West Perrine Park	9.14	Community Park

Source: Miami-Dade County Parks, Recreation and Open Space Department, January 2015.

#### Application Impacts

The potential development of the site under the existing CDMP land use designation has a potential population of 93, resulting in an impact of 0.26 acres based on the adopted minimum LOS standard for local recreational open space. The potential for residential development under the proposed land use designation is estimated at 306 multi-family dwelling units with an estimated population of 566, resulting in an impact of an additional 1.56 acres of local parkland. This would lower the concurrency LOS from 491.32 acres to 489.76 acres per 1,000 residents but still above the adopted minimum LOS standard. If developed as a non-residential use, there would be no increase in population and there would be no additional impact to the CDMP Open Space spatial standards.

#### **Fire and Rescue Service**

The application site is currently served by Miami-Dade County Fire Rescue Station No. 4 (Coral Reef), located at 9201 SW 152 Street. This station is equipped with a Rescue, an Engine and a Battalion, and is staffed with eight (8) firefighter/paramedics 24 hours a day, seven days a week.

The Miami-Dade County Fire Rescue Department (MDFR) has indicated that the average travel time to incidents in the vicinity of the application site is approximately six (6) minutes. 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.



#### Level of Service Standard for Minimum Fire Flow and Application Impacts

CDMP Policy WS-2A establishes the County's minimum Level of Service standard for potable water. This CDMP policy requires the County to deliver water at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi, unless otherwise approved by the Miami-Dade Fire Rescue Department. A minimum fire flow of 1,500 gallons per minute (gpm) is required for the "Medium Density Residential with One Density Increase" CDMP designation. Presently, there are no fire flow deficiencies in the vicinity of the application site.

The current CDMP land use designation of "Low Density Residential" will allow a potential development on the application site that is anticipated to generate a total of eight (8) annual alarms. The proposed CDMP land use designation of "Medium Density Residential with One Density Increase" is anticipated to generate approximately 85 annual alarms, and would result in a moderate impact to existing fire rescue services. Fire and rescue service in the vicinity of the application site is adequate; however, based on the current call volume of Station No.4 and as a result of existing stations within close proximity of the subject application site, all combined stations are capable of handling the additional number of alarms. Additional stations include Station No. 23 located at 7825 SW 104 Street, and Station No. 50, located at 9798 Hibiscus Street.

In an effort to further enhance fire and rescue service, MDRF is searching for suitable parcels of land to construct fire stations within the Village of Palmetto Bay. The Village is east of the application site. One parcel has been identified in the vicinity of Old Cutler Road and SW 144 Street, and a second parcel has been identified in the vicinity of Old Cutler Road and SW 184 Street.

### **Public Schools**

#### Level of Service Standard

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

A planning level review, which is considered a preliminary school concurrency analysis, was conducted on this application based on the adopted LOS standard, the Interlocal Agreement (ILA) for Public Facility Planning between Miami-Dade County and Miami-Dade County Public Schools, and current available capacity and school attendance boundaries.

Section 7.5 of the ILA provides for "Public Schools Planning Level Review" (Schools Planning Level Review), of CDMP amendments containing residential units. This type of review does not constitute a public school concurrency review and, therefore, no concurrency reservation is required. Section 7.5 further states that "...this section shall not be construed to obligate the County to deny or approve (or to preclude the County from approving or denying) an application."

#### Application Impact

This application, if approved, may increase the student population of the schools serving the application site by an additional 90 students – this number reflects an impact reduction of 22.36% for charter and magnet schools (schools of choice). Of the 90 students, 41 will attend elementary schools, 23 will attend middle schools students and 26 will attend senior high schools. The

students will be assigned to those schools identified in the “Concurrency Service Area (CSA) Schools” table below. At this time, the schools have sufficient capacity available to serve the application.

Concurrency Service Area (CSA) Schools

Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
Colonial Drive Elementary	177	41	41	Yes	Current CSA
Richmond Heights Middle	488	23	23	Yes	Current CSA
Miami Killian Senior	854	26	26	Yes	Current CSA

Source: Miami-Dade County Public Schools, February 2015.

Miami-Dade County Department of Regulatory and Economic Resources, 2015.

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

## Roadways

The application site is a ±5.1 gross acre (±4.76 net acre) property located on the north side of SW 152 Street and approximately 330 feet west of SW 97 Avenue. SW 152 Street is a four-lane divided State Principal Arterial and SW 97 Avenue is a two-lane unimproved road that runs north of SW 152 Street and dead-ends at the C-100 Canal. Access to the application site is on SW 152 Street, which provides connectivity to US-1/South Dixie Highway east of the application site, and to Homestead Extension of Florida’s Turnpike (HEFT) west of the application site. SW 152 Street also provides access to other north-south arterials such as SW 87 Avenue, SW 107 Avenue, and SW 117 Avenue. Both US-1 and the HEFT provide regional connectivity to other parts of the county and state.

Traffic conditions are evaluated by the level of service (LOS), which is represented by one of the letters “A” through “F”, with A generally representing the most favorable driving conditions and F representing the least favorable.

### Existing Conditions

Existing traffic conditions on major roadways adjacent to and in the vicinity of the application site, which are currently monitored by the State (Year 2013) and the County (Year 2014), are operating at acceptable levels of service. SW 107 Avenue between SW 152 Street and SW 184 Street is operating at LOS C (D is the adopted LOS standard); SW 152 Street between the HEFT and US-1 are operating at LOS C (E+20% is the adopted LOS standard) and from US-1 to Old Cutler Road is operating at LOS D (D is the adopted LOS standard). South Dixie Highway between SW 136 and SW 152 Street and from SW 152 Street to SW 168 Street are operating at LOS C (E+20% is the adopted LOS standard).

### Trip Generation

The applicant is requesting the re-designation of approximately  $\pm 5.1$  gross acres ( $\pm 4.76$  net acre) on the County's adopted 2020 and 2030 Land Use Plan map from "Low Density Residential (2.5-6 DU/Ac)" to "Medium Density Residential with One Density Increase (25-60 DU/ac)". One potential development scenario (Scenario 1) for each of the current and requested CDMP land use designation was analyzed for traffic impacts. Under the current CDMP land use designation, the application site is assumed to be developed with 30 single-family detached residences; and under the requested CDMP land use designation the application site is assumed to be developed with a maximum potential development of 306 multi-family units (apartments). The trip generation analysis indicates that if the application were approved and the application site developed with multi-family units it would generate approximately 186 PM peak hour trips, or 150 more PM peak hour trips than the maximum potential development that could occur under the current CDMP land use designation. See "Estimated PM Peak Hour Trip Generation" table below.

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

Application No. 5	Current CDMP Designation and Assumed Use/ Estimated No. Of Trips	Requested CDMP Designation and Assumed Use/ Estimated No. Of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use Designation
Scenario 1	"Low Density Residential (2.5-6 DU/Ac)" 30 SF detached <sup>1</sup> /	"Medium Density Residential with One Density Increase (25-60 DU/Ac)" 306 MF units <sup>2</sup> /	
	36	186	+ 150

Source: Institute of Transportation Engineers, Trip Generation, 9th Edition, 2012; Miami-Dade County Department of Regulatory and Economic Resources, January 2015.

Notes: <sup>1</sup> Scenario 1 under the current CDMP land use designations assumes the application site developed with 30 single-family detached residences.

<sup>2</sup> Scenario 1 under the requested CDMP land use designation assumes the application site developed with 306 multi-family residential dwelling units (apartments).

### Traffic Concurrency Evaluation (Concurrency)

An evaluation of peak-period traffic concurrency conditions as of December 2014, which considers reserved trips from approved development not yet constructed, programmed roadway capacity improvements listed in the first three years of the County's adopted 2015 Transportation Improvement Program (TIP), and the PM peak hour trips estimated to be generated by the application under the requested CDMP LUP map designation, determined that all roadways—adjacent to and in the vicinity of the application site—that were analyzed have available capacity to handle the additional traffic that would be generated by the application and are projected to operate at acceptable levels of service. See "Traffic Impact Analysis" table below.

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

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

Sta. Num.	Roadway	Location/Link	Num. Lanes	Adopted LOS Std.*	Peak Hour Cap.	Peak Hour Vol.	Existing LOS	Approved D.O's Trips	Total Trips With D.O's Trips	Conc. LOS w/o Amend.	Amend-ment Peak Hour Trips	Total Trips With Amend.	Concurrency LOS with Amend.
<b>Scenario 1 "Medium Density Residential with One Density Increase (25-60 DU/Ac)"</b>													
9728	SW 107 Ave.	SW 152 St. to SW 184 St.	2 DV	D	2,230	631	C	35	666	C	41	707	C
56	SW 152 St.	HEFT to SW 107 Ave.	4 DV	E+20%	4,296	2,612	C	0	2,612	C	70	2,682	C
1106	SW 152 St.	SW 107 Ave. to US-1	4 DV	E+20%	4,296	2,079	C	10	2,079	C	75	2,154	C
9848	SW 152 St.	US-1 to Old Cutler Rd.	2 DV	D	1,330	781	D	0	781	D	18	799	D
9968	S. Dixie Hwy.	SW 136 St. to SW 152 St.	6 DV	E+20%	6,468	4,673	C	16	4,689	C	45	4,734	C
332	S. Dixie Hwy.	SW 152 St. to SW 168 St.	6 DV	E+20%	6,468	4,609	C	0	4,609	C	12	4,621	C

Source: Compiled by the Miami-Dade County Department of Regulatory and Economic Resources and Florida Department of Transportation, January 2015.

Notes: DV= Divided Roadway; UD=Undivided Roadway.

\* County adopted roadway level of service standard applicable to the roadway segment: D (90% capacity); E (100% capacity); E+20% (120% capacity) for roadways serviced with mass transit having 20 minutes or less headways in the Urban Infill Area (UIA).

Scenario 1 under the requested CDMP land use designation assumes the application site developed with 306 multi-family residential dwelling units (apartments).

## Transit

### Application Impact

The “Estimated Peak Hour Trip Generation” table above shows the estimated number of PM peak hour vehicle trips that would be generated by the potential development scenario (Scenario 1) that could occur under the existing and requested CDMP land use designations of “Low Density Residential (2.5 to 6 DU/Ac.) and “Medium Density Residential with One Density Increase (25-60 DU/ac)”. One potential development scenario (Scenario 1) for each of the current and requested CDMP land use designation was analyzed for traffic impacts. Under the current CDMP land use designation, the application site is assumed to be developed with 30 single-family detached residences; and under the requested CDMP land use designation the application site is assumed to be developed with 306 multi-family units. The trip generation analysis indicates that if the application were approved and the application site developed with residential uses it would generate approximately 186 PM peak hour trips, or 150 more PM peak hour trips than the maximum potential development that could occur under the current CDMP land use designation. See “Estimated PM Peak Hour Trip Generation” table below. In addition, the concurrency traffic impact analysis indicates that the roadways adjacent to and in the vicinity of the application site that were analyzed have enough capacity to handle the additional traffic that would be generated by this application.

### Applicant’s Transportation Analysis

The applicant submitted a transportation analysis report titled *CDMP Amendment Transportation Analysis November 2014/2015 CDMP Amendment Application No. 5* prepared by Cathy Sweetapple & Associates Transportation and Mobility Planning dated February 9, 2015. County staff reviewed the subject transportation analysis report and concluded that the results of the analysis are similar to those of traffic impact analysis performed by staff. An Executive Summary of the Applicant’s transportation analysis is provided in Appendix C, Appendices Page 35 of this report.

## Transit

### Existing Service

The application site and surrounding areas are currently served by Metrobus Routes 52 and 252 (Coral Reef MAX). The service frequencies of these routes are shown in the “Metrobus Route Service Summary” table below.

Metrobus Route Service Summary

Routes	Service Headways (in minutes)					Proximity to Bus Stop (miles)	Proximity to Bus Route (miles)	Type of Service
	Peak AM/PM	Off-Peak MIDDAYS	Evenings (after 8 pm)	Saturday	Sunday			
52	30	45	60	45	60	0.04	0	L
252 (Coral Reef MAX)	30/20	60	50	60	60	0.04	0	F/E

Source: 2014 Transit Development Plan, Miami-Dade Transit (November 2014 Line Up), January 2015.

Notes: L means Metrobus Local route service

E means Express or Limited-Stop Metrobus service.

F means Express or Limited-Stop Metrobus service.



### Future Conditions

The 2024 Recommended Service Plan within the 2014 Transit Development Plan identifies the following improvements to existing transit service within the next ten years:

Metrobus Recommended Service Improvements and Service Plan		
Route	Improvement Description	Implementation Year
52	No planned improvements.	n/a
252 (Coral Reef MAX)	Operate later evening service into Zoo Miami Entertainment Complex.	2022

Source: 2014 Transit Development Plan, Miami-Dade Transit (November 2014 Line Up), January 2015.

Note: Based on the CDMP threshold for traffic and/or transit service objectives within a ½ mile distance; the estimated operating or capital costs of maintaining the existing bus service is not associated with this application.

### Major Transit Projects

The 2025 and Beyond Recommended Service Plan within the 2014 Transit Development Plan lists the Coral Reef Enhanced Bus Service Project which would provide premium limited-stop transit service along SW 152 Street from SW 152 Avenue to Dadeland North Metrorail Station. This enhanced bus route would provide a premium transit connection to the future regional entertainment complex near Zoo Miami and Metrorail. Service headways will be 10minutes during the AM/PM peak-hour and 20 minutes during the mid-day.

### Application Impacts

A preliminary analysis was performed in the Traffic Analysis Zone (TAZ) 1191 where the application site is located. If the application is approved, no transit impact is expected to be produced by this application.

### **Aviation**

Miami-Dade County Aviation Department (MDAD) does not object to the proposed CDMP amendment provided that all uses comply with federal, state and local aviation regulations, including the Code of Miami-Dade County, Chapter 33, as it pertains to airport zoning.

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

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

- LU-1. The location and configuration of Miami-Dade County's urban growth through the year 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.
- LU-1C. Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

- LU-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-9J: Miami-Dade County shall continue to use the design guidelines established in its urban design manual as additional criteria for use in the review of all applications for new residential, commercial and industrial development in unincorporated Miami-Dade County, and shall consider the inclusion of such guidelines into its land development regulations.
- LU-10A. Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation.
- 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.

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# APPENDICES

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# **APPENDIX A**

## **Amendment Application**

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**APPLICATION FOR A SMALL-SCALE AMENDMENT TO THE  
LAND USE PLAN MAP OF THE MIAMI-DADE COUNTY  
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

2014 NOV 26 P 2: 42

PLANNING & ZONING  
METROPOLITAN PLANNING SECT

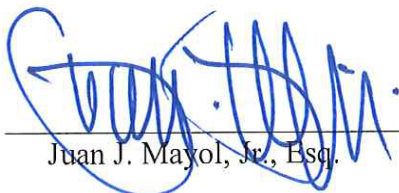
**1. APPLICANT**

Village at Coral Reef, LLC  
18001 Old Cutler Road, 600  
Palmetto Bay, Florida 33157

**2. APPLICANT'S REPRESENTATIVES**

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By:

  
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Juan J. Mayol, Jr., Esq.

11-26-14

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Date

By:

  
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Hugo P. Arza, Esq.

11/25/14

\_\_\_\_\_  
Date

By:

  
\_\_\_\_\_  
Alejandro Arias, Esq.

11/25/14

\_\_\_\_\_  
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 "Low Density Residential" to "Medium Density Residential With One Density Increase." In addition, the Applicant requests expedited processing and review of the application as a "small-scale" amendment, as defined in Section 163.3187(2) Florida Statutes.

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

The subject property contains approximately  $\pm 5.1$  gross acres ( $\pm 4.76$  net acres) and is located on the north side of SW 152 Street, between SW 98 Avenue and SW 97 Avenue, in Section 20, Township 55 South, Range 40 East ("Property"). The Property is more specifically described in Exhibit "A" to this application.

C. Gross and Net Acreage.

Application area:  $\pm 5.1$  gross acres ( $\pm 4.76$  net acres)  
Acreage Owned by Applicant: Same as above.

D. Requested Change.

- (1) Applicant requests that the Property be re-designated on the Land Use Plan map from LOW DENSITY RESIDENTIAL to MEDIUM DENSITY RESIDENTIAL WITH ONE DENSITY INCREASE on  $\pm 5.1$  gross acres identified in Exhibit "A."
- (2) It is also requested that the application be processed as a small-scale amendment.

4. REASONS FOR AMENDMENT

The Applicant is requesting the re-designation of the Property from "Low Density Residential" to "Medium Density Residential With One Density Increase". The Property consists of  $\pm 5.1$  gross acres ( $\pm 4.76$  net acres) and is located on the north side of SW 152 Street, between 98 Avenue and 97 Avenue. The purpose for this request is to address the need for additional residential uses in the community. The Applicant is seeking to develop the Property with multi-family units, which are intended to meet the needs of a growing population in the area. Additionally, the Applicant plans to incorporate urban design elements into the proposed development to provide for enhanced compatibility with the surrounding developed area.

Approval of the requested Amendment is consistent with the Goals, Objectives and Policies of all Elements of the CDMP and satisfies the respective requirements set forth in Land Use Policy LU-8E:

- i) **Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;**

The Property is located within the South-Central Tier of the County, east of the Turnpike. More specifically, it is located within Minor Statistical Area 5.8 ("MSA"). Table 1.1-3 of the 2010 Evaluation and Appraisal Report, Adopted March 23, 2011, indicates a population increase in MSA 5.8 of roughly 5,500 residents from the year 2010 to 2020. At the current rate of growth in Miami-Dade County, the existing available residential land supply for

single-family homes and multi-family homes in the South-Central Tier of the County is projected to be depleted in 2017. Thus, there is an immediate need for an additional supply of residential units in the MSA. As such, a re-designation of the Property to "Medium Density Residential with One Density Increase" would satisfy a deficiency in residential land supply and would promote economic growth within both the surrounding neighborhood and the County.

**ii) Enhance or impede provision of services at or above adopted LOS Standards;**

The Applicant intends to redevelop the Property, which fronts on the north side of SW 152 Street, a major roadway and section line road. Lying to the east of the Property is SW 97 Avenue, which is also a section line road. Because of its location in relation to two section line roads, the Property is ideally suited for residential development and will enhance accessibility to the Property. The Applicant believes that both water and sewer connections are available adjacent to the Property. As to potable water and sewer capacity, the Applicant believes that the County's treatment plants are currently operating within the LOS standards. Although the Applicant does not anticipate that the approval of this application will result in a deficiency, the Applicant will work with the County to address any potential concerns. All necessary public services and public facilities are available on the Property or can be made available at the Applicant's expense.

**iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods;**

The parcels of land abutting the Property to the north and east were redesignated as a CDMP Standard Amendment in the April 2006 Cycle from "Low Density Residential" to "Office Residential" and "Business and Office". The parcels contain a privately owned educational institution and vacant land. Further east of the Property, are other institutional uses including Jackson South Hospital, Coral Reef Branch Library, Coral Reef Fire Station, and Coral Reef Medical Park. The parcels abutting the Property to the west are designated "Low Density Residential" but contain institutional uses including Coral Reef Nursing & Rehabilitation Center and a religious institution. Further west are additional institutional uses including Coral Reef High School and Richmond Heights Middle School. The parcels to the south, beyond SW 152 Street, are designated "Low Density Residential" and are improved with single family residences. To the southeast of the Property is an active golf course designated "Parks and Recreation", which encompasses significant open space. The Property is also less than half a mile from the major commercial uses along South Dixie Highway (US-1).

The multitude of commercial, educational, and employment opportunities located within close proximity of the Property will provide significant neighborhood-supporting services to current and future residents and will only help to spur the economic growth of the surrounding community and County as a whole. As such, the multifamily uses proposed on the Property will be a welcome addition for the residential uses nearby, will be compatible with nearby institutional uses, and will be complemented by the significant open space provided by Coral Reef Golf Course located across SW 152 Street. The Application will also



incorporate urban design elements into the proposed development to provide for enhanced compatibility with the surrounding developed area. The proposed development will also positively contribute to the area's infrastructure, create much-needed jobs, preserve property values, and increase the County's ad valorem tax base.

**iv) Enhance or degrade environmental or historical resources, features or systems of County significance; and**

There are no historically or archeologically significant structures on the Property. Therefore, this application will have no impact on the County's historical or environmental resources. Furthermore, the Property is the ideal location for infill development and the proposed multi-family residential development will promote and incorporate sound urban design principles.

**v) If located in a planned Urban Center, or within ¼ mile of an existing planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.**

The development of multi-family units on the Property is also supported by its location in an area served by transit. The Property is within close proximity to bus stops located on South Dixie Highway (US-1) and SW 152 Street, served by Miami-Dade Transit Metrobus Routes 52, 252, 34, 38, and 31. The availability of neighborhood-supporting services near the Property will encourage ridership along these routes.

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 meet the CDMP directive to promote communities in developed, urbanized areas to utilize sound urban design principles.

Accordingly, approval of the requested Amendment would also further implementation of the following CDMP policies:

**LAND USE OBJECTIVE 1:** The location and configuration of Miami-Dade County's urban growth through the year 2030 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.

**LAND USE POLICY LU-1A:** High intensity, well-designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multimodal accessibility.

**LAND USE POLICY LU-1C:** Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

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

LAND USE POLICY LU-4C: Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.

LAND USE POLICY LU-7I: Miami-Dade County will continue to review development incentives to encourage higher density, mixed use and transit-oriented development at or near existing and future transit stations and corridors, and continue to update its land development regulations to remove impediments and promote transit-oriented development.

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

LAND USE POLICY LU-9H: Miami-Dade County shall reorient its special area planning program to emphasize preparation of physical land use and urban design plans for strategic and high growth locations, such as urban centers and certain transportation corridors as defined in the CDMF.

LAND USE POLICY LU-9J: Miami-Dade County shall continue to use, but not be limited exclusively to the design guidelines established in its urban design manual as additional criteria for use in the review of all applications for new residential, commercial and industrial development in unincorporated Miami-Dade County, and shall consider the inclusion of such guidelines into its land development regulations.

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 LU-10A: Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, moderate to high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation. To facilitate and promote such development Miami-Dade County shall orient its public facilities and infrastructure planning efforts to minimize and reduce deficiencies and establish the service capacities needed to support such development.

LAND USE POLICY LU-12D: The County shall consider developing strategies that promote infill development in specific areas.

5. ADDITIONAL MATERIAL SUBMITTED

- A. Proffered Declaration of Restrictions
- B. Warranty Deed
- C. Graphics Prepared by Chisholm Architects, Inc.

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

6. COMPLETED DISCLOSURE FORMS

Attached as Exhibit "C"

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

**EXHIBIT "A"**

**LEGAL DESCRIPTION FOR PROPERTY**

Folio No. 30-5020-000-0790

The West 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 20, Township 55 South, Range 40 East, Less the South 55 Feet Thereof, Lying and Being in Miami-Dade County, Florida.

Folio No. 30-5020-000-0780

The East 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 20, Township 55 South, Range 40 East, Less the South 55 Feet Thereof, Lying and Being in Miami-Dade County, Florida.

## EXHIBIT "B"

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

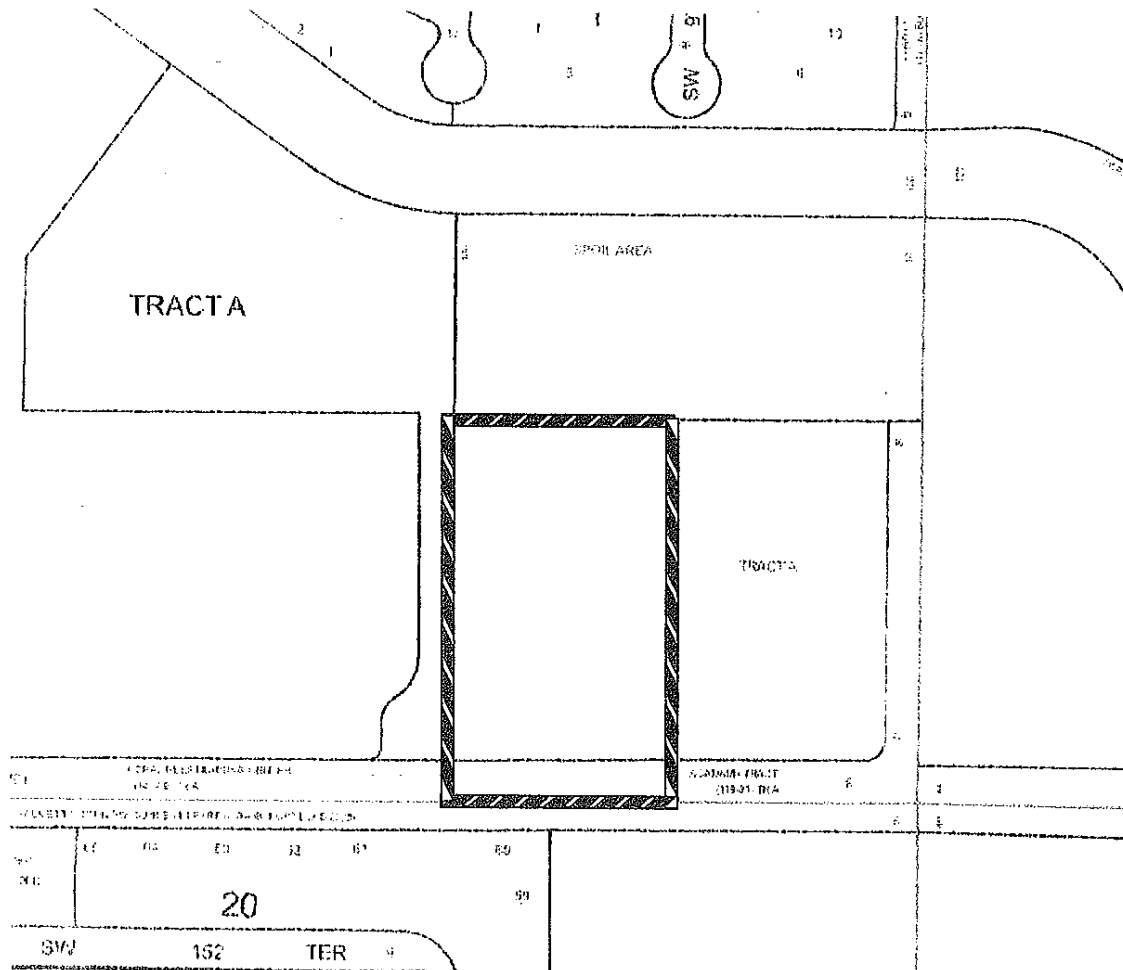
#### APPLICANTS / REPRESENTATIVE

Village at Coral Reef, LLC / Juan J. Mayol, Jr., Esq.

#### DESCRIPTION OF SUBJECT AREA

The Property consists of approximately  $\pm 5.1$  gross acres ( $\pm 4.76$  net acres) and is located on the north side of SW 152 Street, between SW 98 Avenue and SW 97 Avenue, in Section 20, Township 55 South, Range 40 East ("Property"). The Property is more specifically described in Exhibit "A" to this application.

#### LOCATION MAP





## EXHIBIT "C"

### DISCLOSURE OF INTEREST

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

**1. APPLICANT (S) NAME AND ADDRESS:**

**APPLICANT:** Village at Coral Reef, LLC, a Florida limited liability company

18001 Old Cutler Road., 600

Palmetto Bay, FL 33157

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
Village at Coral Reef, LLC	Village at Coral Reef, LLC	30-5020-000-0790	+/- 2.38 net acres
		30-5020-000-0780	+/- 2.38 net acres
<b>TOTAL: +/- 4.76 (net acres) / +/- 5.1 gross acres</b>			

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

APPLICANT	OWNER	CONTRACTOR FOR PURCHASE	LESSEE	OTHER (Attach Explanation)
	X			

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

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

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

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

CORPORATION NAME Village at Coral Reef, LLC, a Florida limited liability company

NAME, ADDRESS, AND OFFICE ( if applicable)

PERCENTAGE OF STOCK

\*\* See attached information \*\*

- 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: \_\_\_\_\_

BENEFICIARY'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

- 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: \_\_\_\_\_

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF INTEREST

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.

Village at Coral Reef, LLC, a Florida limited liability company

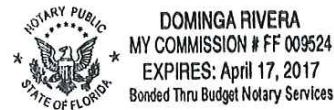
By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Sworn to and subscribed before me

this 24<sup>th</sup> day of November, 2014

  
Notary Public, State of Florida at Large (SEAL)

My Commission Expires: 04/17/2017



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

**Disclosure of Interest for Village at Coral Reef, LLC**



AHS Development Group, LLC	(100%)
----------------------------	--------

- |                   |     |
|-------------------|-----|
| • Rubens Menin    | 97% |
| • Leonardo Correa | 3%  |

**EXHIBIT "D"**

**AERIAL PHOTOGRAPH**



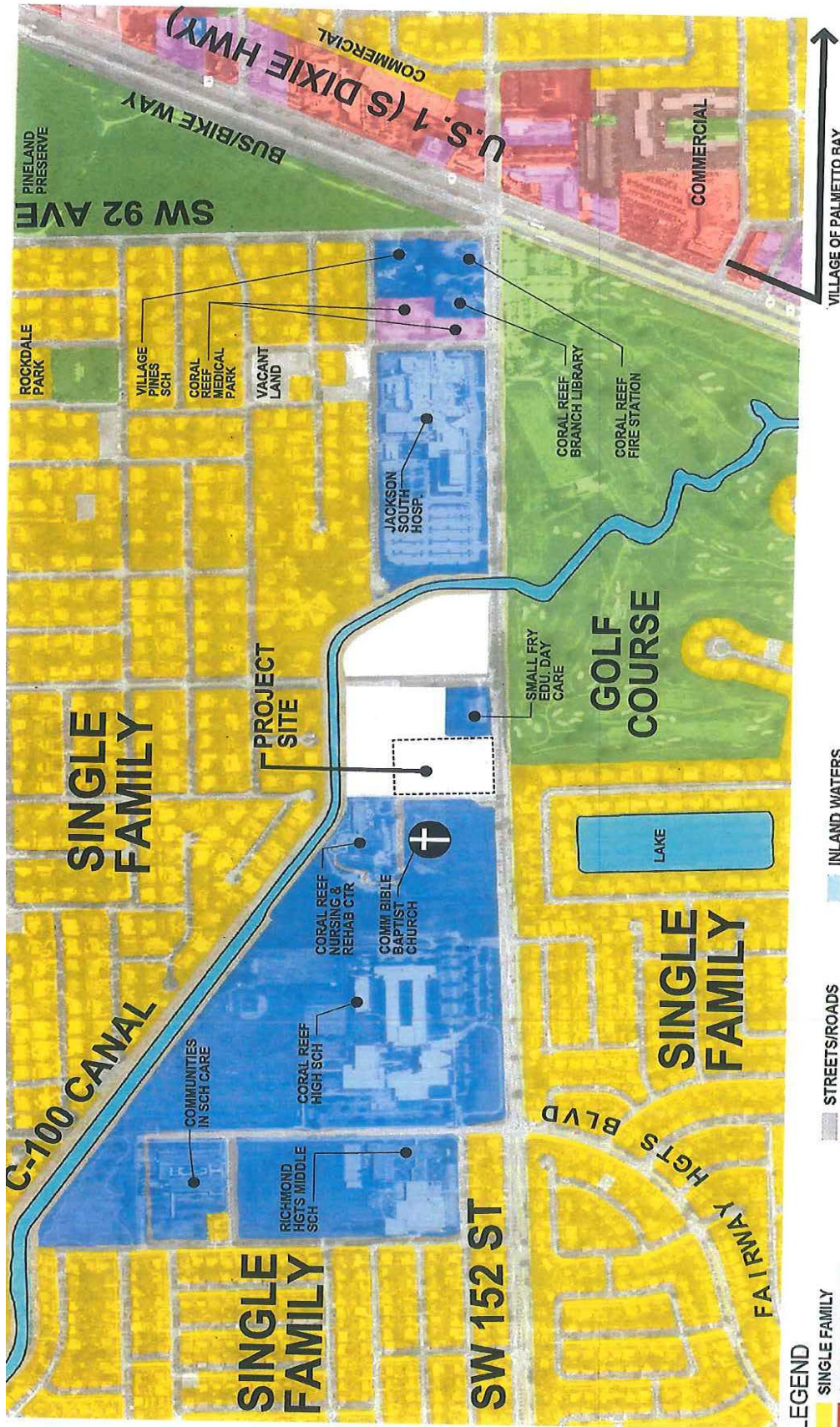


CORAL REEF PROPERTY AT SW 152ND STREET AND 98TH AVENUE

CHISHOLM

11.19.2014



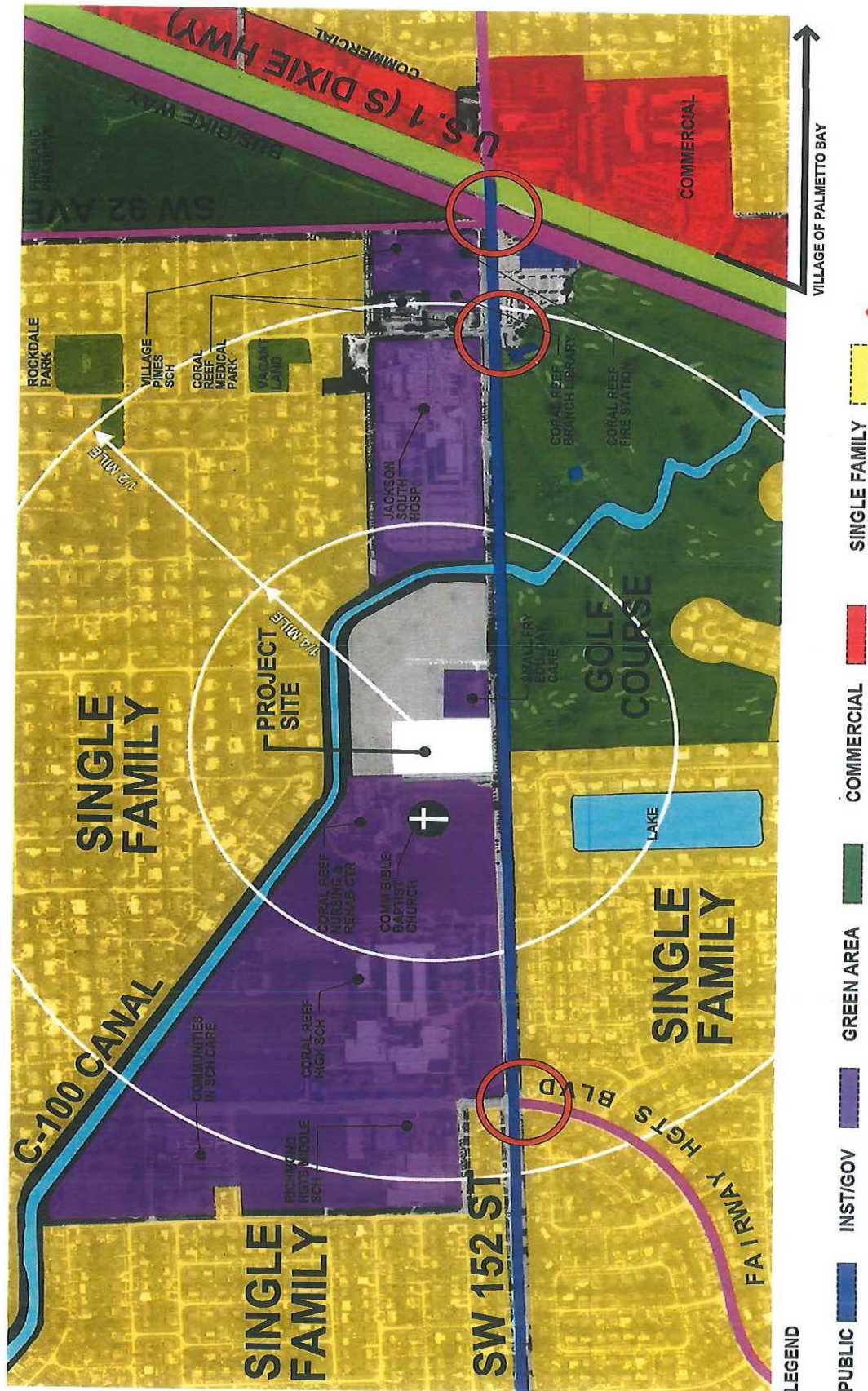


11.19.2014









## NEIGHBORHOOD CONTEXT

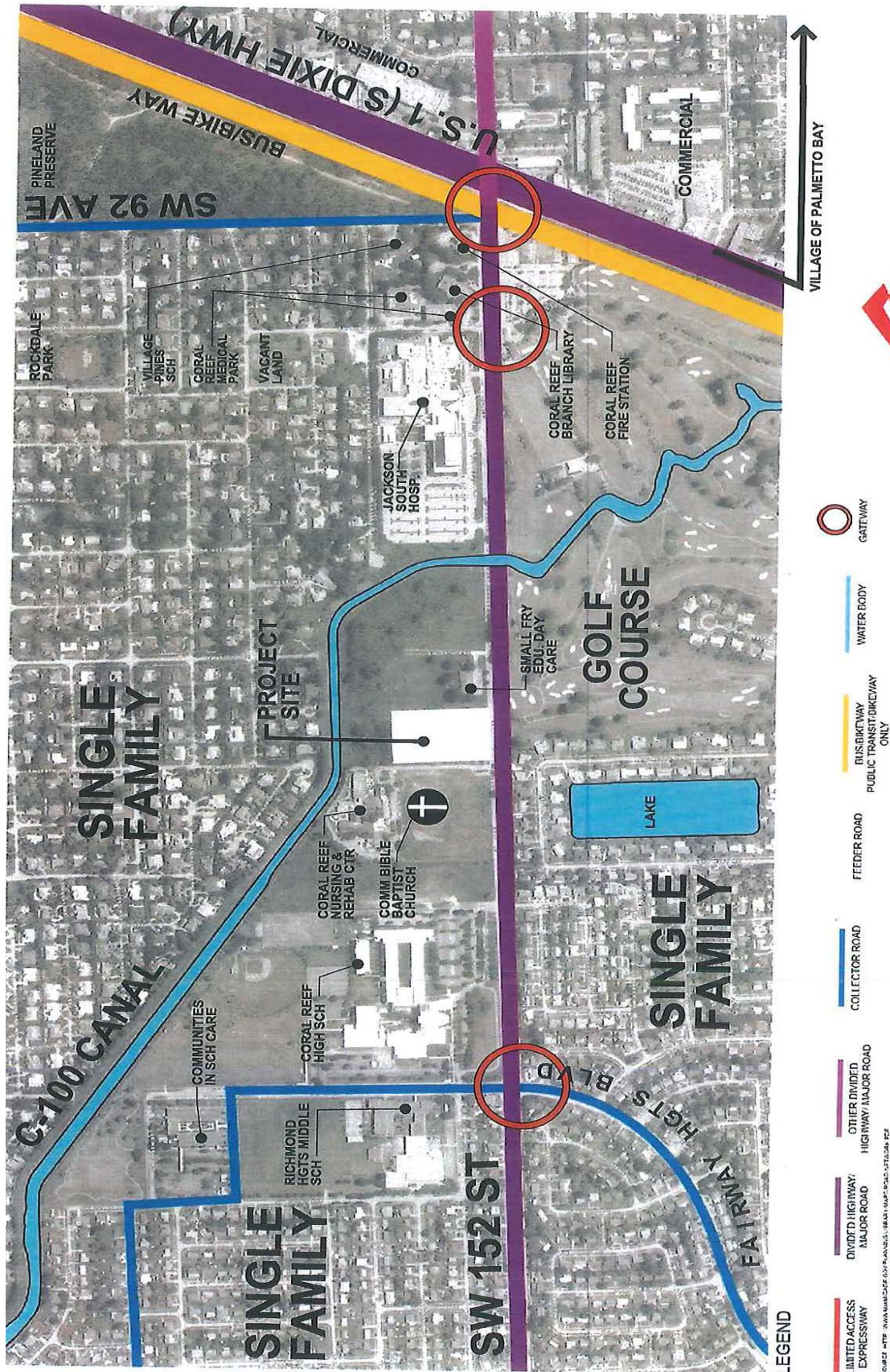
CORAL REEF PROPERTY AT SW 152ND STREET & 98TH AVENUE



CHISHOLM

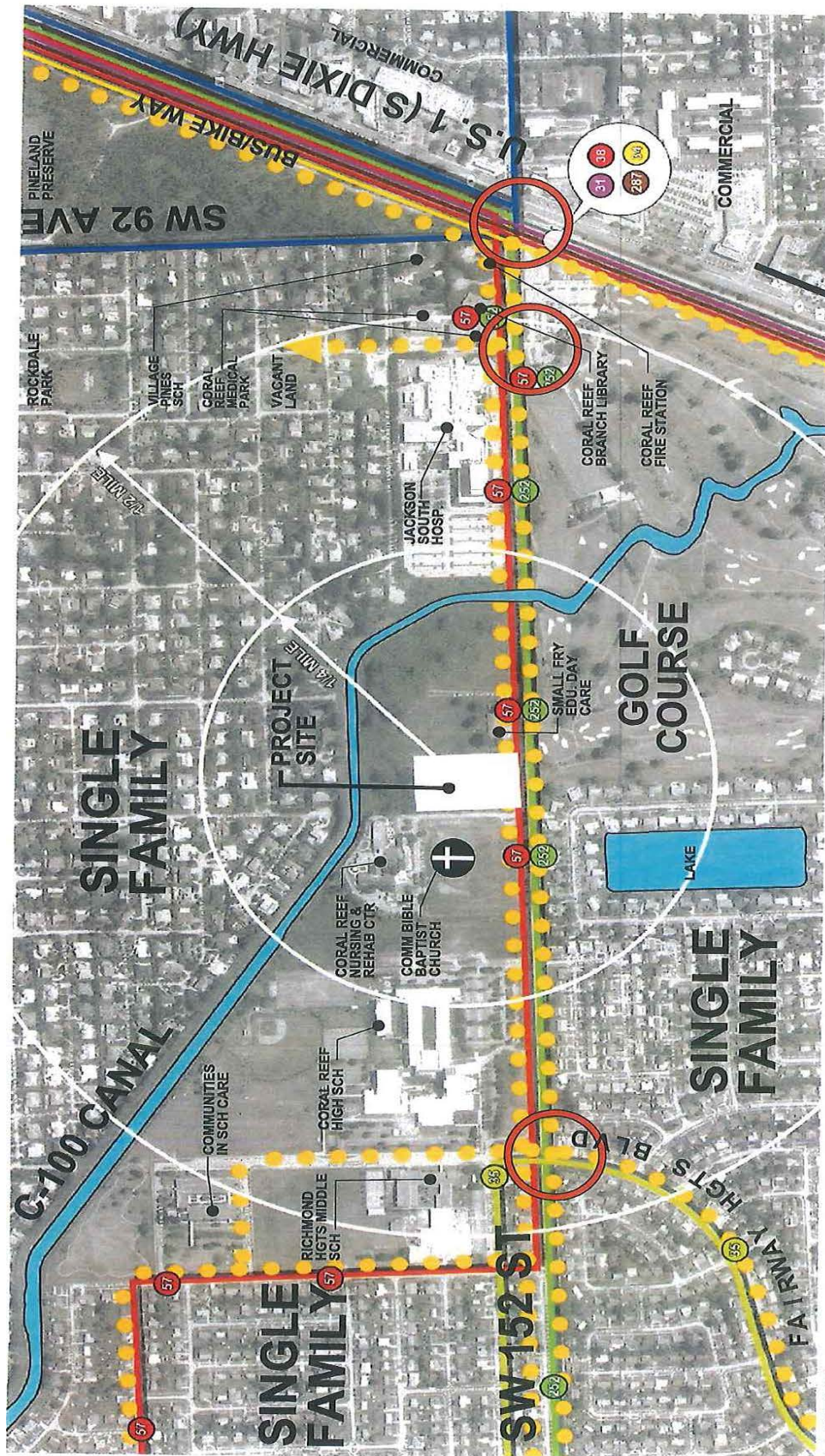
11.19.2014





**EXISTING STREET DESIGNATIONS**  
CORAL REEF PROPERTY AT SW 152ND STREET & 98TH AVENUE





- LEGEND**
- ROUTE 57
  - ROUTE 35
  - ROUTE 252
  - ROUTE 287
  - ROUTE 52
  - ROUTE 38
  - ROUTE 31
  - PEDESTRIAN CIRCULATION
  - BUS STOP
  - GATEWAY

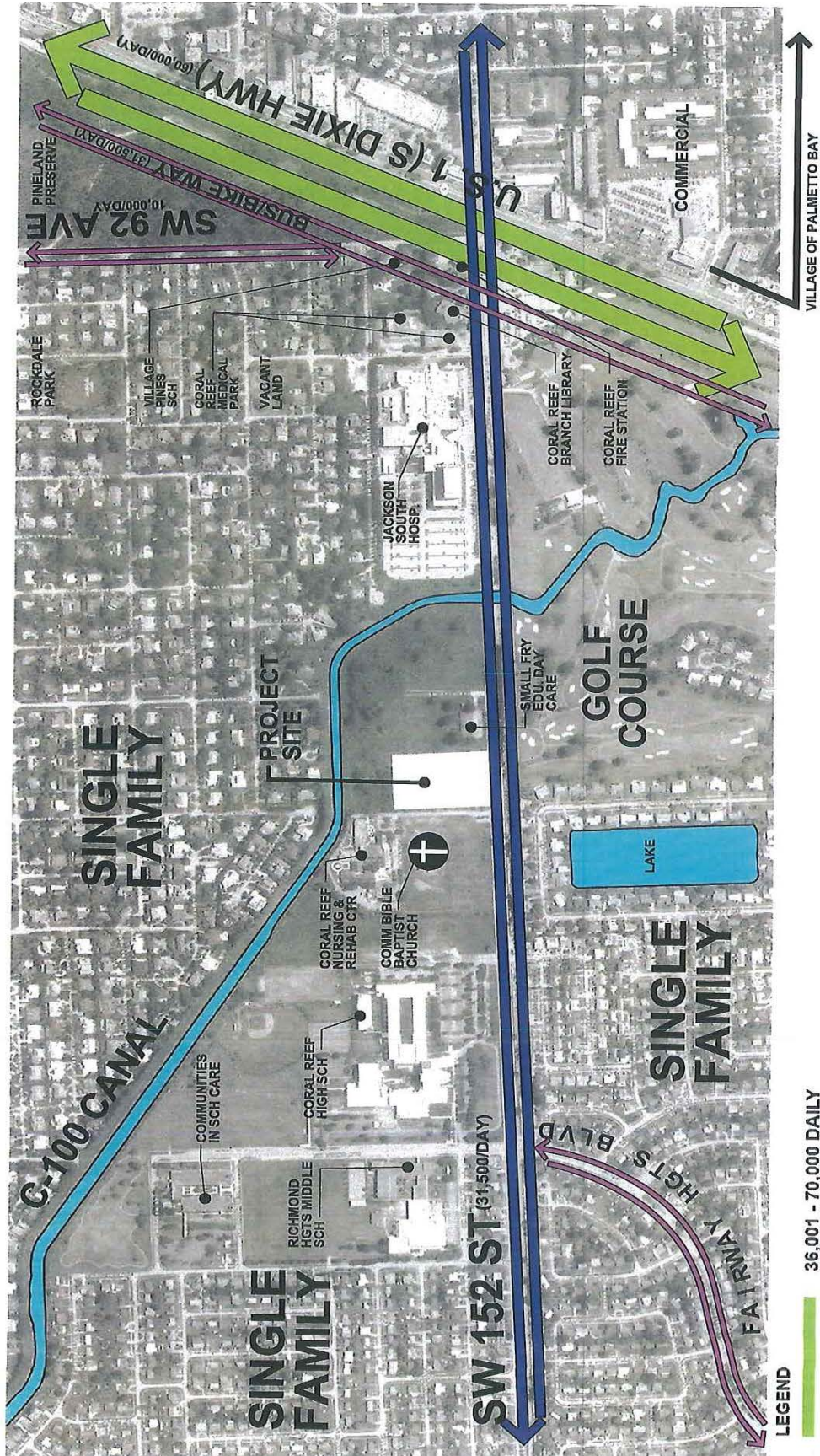


**BUS AND PEDESTRIAN CIRCULATION**  
 CORAL REEF PROPERTY AT SW 152ND STREET & 98TH AVENUE



CHISHOLM  
 11.19.2014





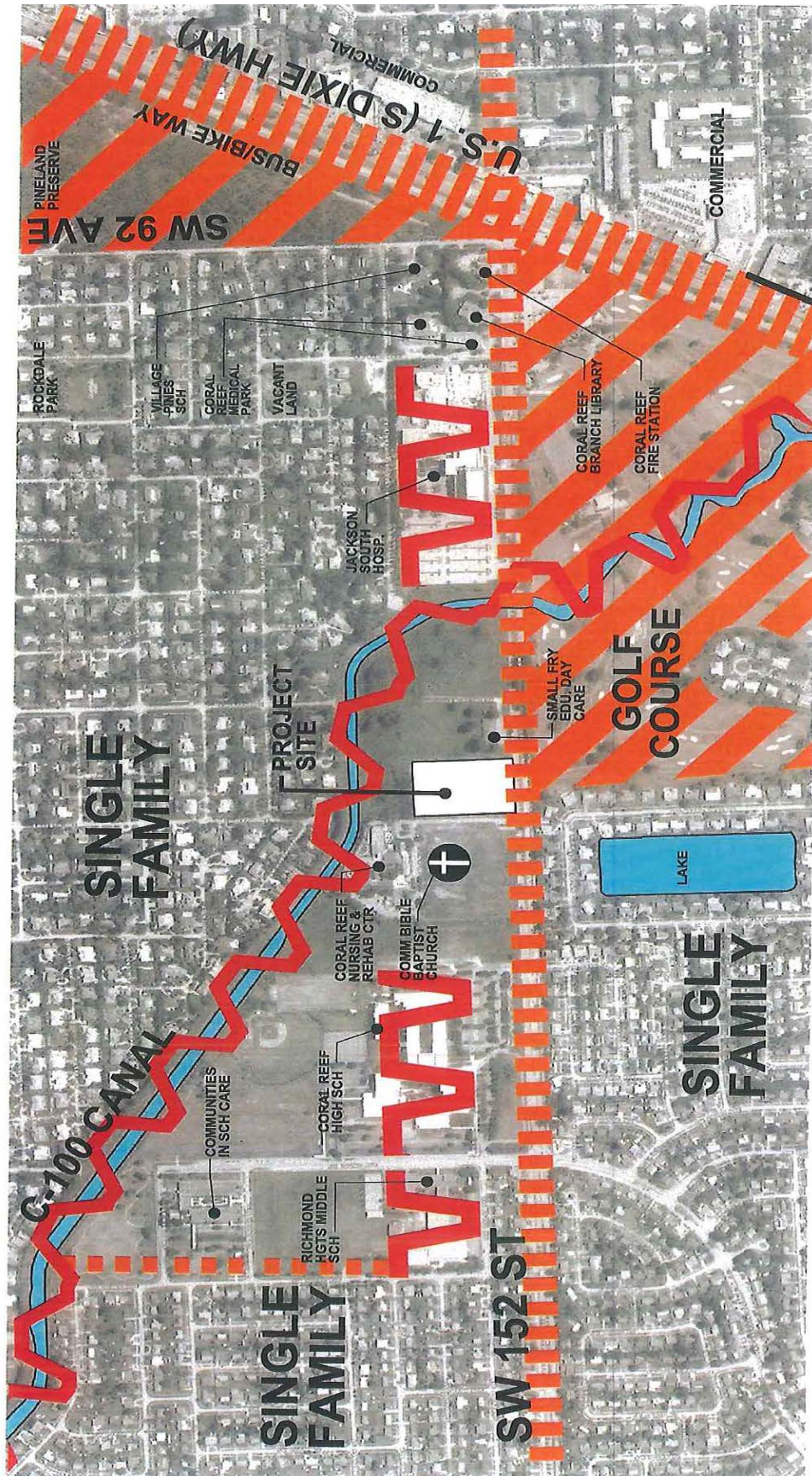
- LEGEND**
- 36,001 - 70,000 DAILY
  - 15,001 - 36,000 DAILY
  - LESS THAN 15,000 DAILY

SOURCE: <http://www2.dot.state.fl.us/>

### EXISTING TRAFFIC VOLUME AND FLOW

CORAL REEF PROPERTY AT SW 152ND STREET & 98TH AVENUE





## EXISTING BARRIERS

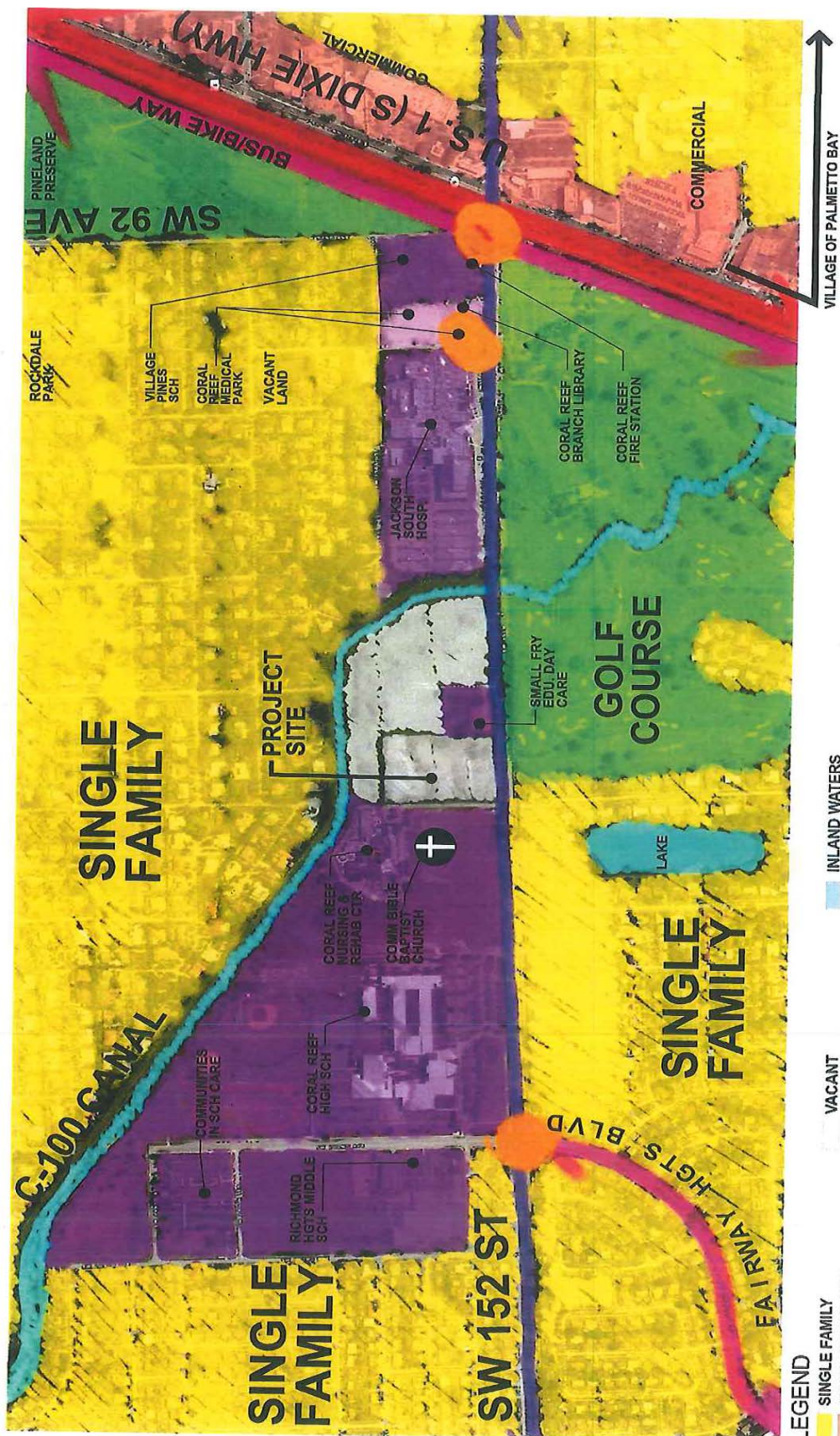
CORAL REEF PROPERTY AT SW 152ND STREET & 98TH AVENUE



CHISHOLM

11.19.2014





CHISHOLM

11.19.2014



## FUNCTIONAL AREAS

CORAL REEF PROPERTY AT SW 152ND STREET & 98TH AVENUE



CFN 20140749586  
OR Bk 29369 Pgs 1380 - 1383; (4pgs)  
RECORDED 10/29/2014 12:26:26  
DEED DOC TAX 9,300.00  
SURTAX 6,975.00  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

Prepared by and Return to:  
**Hayward Title Group**  
2121-G Killarney Way  
Tallahassee, FL 32309  
Property No. 544-0742

PARCEL ID **30-5020-000-0780 & 30-5020-000-0790**  
Grantee(s) S.S. #(s):

Space Above This Line for Recording Data

## **SPECIAL WARRANTY DEED** (Corporate)

This SPECIAL WARRANTY DEED made this 25th day of September, 2014 between **CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**, a Utah corporation sole, whose post office address is 50 East North Temple, Salt Lake City, Utah 84150, hereinafter called the "Grantor", to **VILLAGE AT CORAL REEF, LLC**, whose post office address is 18001 Old Cutler Road, 3600, Palmetto Bay, FL 33157, hereinafter called the "Grantee(s)".

(Wherever used herein the terms "Grantor" and "Grantee(s)" include heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

**WITNESSETH**, That Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee(s), all that certain land situated in the County of , State of Florida, to-wit:

See Attached Exhibit "A"

**Subject to easements, rights, rights-of-way, reservations, conditions, restrictions, covenants and taxes and assessments of record or enforceable in law or equity.**

The Grantor specifically reserves, excepts and retains unto itself all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds whether in solid, liquid, or gaseous form, and all steam and other forms of thermal energy on, in, or under the above-described land provided that Grantor does not reserve the right to use the subject property or extract minerals or other substances from the subject property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the subject property in connection with the rights reserved herein.

By, through and under, but not otherwise the following limitation of warranties shall be deemed superior and override any others contained herein:

Warranties contained herein extend only to Grantee(s) herein and pertain only to those defects placed or caused to be placed on the above property by the within captioned Grantor.

4



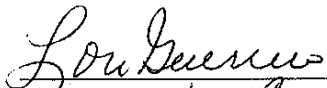
**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

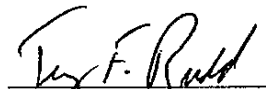
**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND THE GRANTOR** hereby covenants with said Grantee(s) that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby special warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

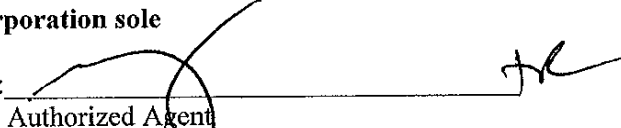
**IN WITNESS WHEREOF**, Grantor has signed and sealed theses presents the date set forth above.

**Signed in the presence of the following  
WITNESSES:**

  
Print Name: Lori Guerrero

  
Print Name: Remy F. Rudd

**CORPORATION OF THE PRESIDING  
BISHOP OF THE CHURCH OF JESUS  
CHRIST OF LATTER-DAY SAINTS, a Utah  
corporation sole**

By:   
Authorized Agent

Print Name: Glenn D. McKay



STATE OF UTAH                     )  
                                              :ss  
SALT LAKE COUNTY                )

On this 25th day of September, 2014, personally appeared before me Glenn McKay  
~~Perry E. Rudd~~  
personally known to me to be the Authorized Agent of the **CORPORATION OF THE  
PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY  
SAINTS, a Utah corporation sole**, who acknowledged to me that he signed the foregoing  
instrument in his official capacity as an Authorized Agent for said Corporation, that the seal  
impressed on the within instrument is the seal of said Corporation, and the said acknowledged to  
me that the said Corporation executed the same.

Cindy Growcock  
Notary Public in and for the State of Utah

Cindy Growcock  
Print or type name

My Commission Expires 1-4-16

This Deed Prepared By:

LDS Church Real Estate Division  
50 East North Temple, 12<sup>th</sup> Floor  
Salt Lake City, Utah 84150



Exhibit "A"

THE WEST ½ OF THE WEST ½ OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LESS THE SOUTH 55 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, together with

THE EAST ½ OF THE WEST ½ OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LESS THE SOUTH 55 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

# **APPENDIX B**

## **Miami-Dade County Public Schools Analysis**

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# Miami-Dade County Public Schools

*giving our students the world*

**Superintendent of Schools**  
Alberto M. Carvalho

**Miami-Dade County School Board**  
Perla Tabares Hantman, Chair  
Dr. Lawrence S. Feldman, Vice Chair  
Dr. Dorothy Bendross-Mindingall  
Susie V. Castillo  
Dr. Wilbert "Tee" Holloway  
Dr. Martin Karp  
Dr. Marta Pérez  
Raquel A. Regalado

February 17, 2015

**VIA ELECTRONIC MAIL**

Mr. Hugo P. Arza, Esquire  
Holland & Knight, LLP  
701 Brickell Avenue, Suite 300  
Miami, Florida 33131  
[hugo.arza@hklaw.com](mailto:hugo.arza@hklaw.com)

**RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS  
APPLICATION #5 NOVEMBER 2014 CYCLE VILLAGE AT CORAL REEF, LLC  
LOCATED AT 9801 SW 152 STREET  
PH3015011600015 – FOLIO Nos. 3050200000790, 3050200000780**

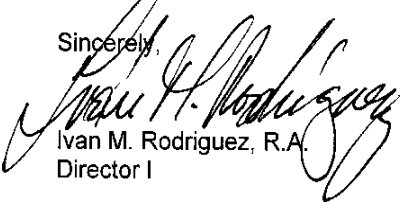
Dear Applicant:

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

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed development would yield a maximum residential density of 306 multifamily units, which generate 90 students; 41 elementary, 23 middle and 26 senior high students. **At this time, all school levels have sufficient capacity available to serve the application.** 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 305-995-4501.

Sincerely,

  
Ivan M. Rodriguez, R.A.  
Director I

IMR:ir  
L-387

Enclosure

cc: Ms. Ana Rijo-Conde, AICP  
Mr. Michael A. Levine  
Ms. Vivian G. Villaamil  
Miami-Dade County  
School Concurrency Master File

*Facilities Planning, Design and Sustainability*

Ana Rijo-Conde, AICP, Deputy Chief Facilities and Eco-Sustainability Officer • 1450 N.E. 2nd Ave. • Suite 525 • Miami, FL 33132  
305-995-7285 • 305-995-4760 (FAX) • [arijo@dadeschools.net](mailto:arijo@dadeschools.net)

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# **APPENDIX C**

## **Applicant's Traffic Impact Report**

Not Required for Small-scale Amendments



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**November 2014 / 2015 CDMP Amendment Application No. 5  
CDMP Amendment Transportation Analysis**

**Executive Summary**

This proposed change to the Miami-Dade County CDMP has been submitted by the Village at Coral Reef, LLC for  $\pm 5.12$  gross acres ( $\pm 4.76$  net acres), located in Section 20, Township 55, Range 40, and which is bounded by SW 152 Street on the south and SW 98 Avenue on the west. This proposed change seeks to redesignate the subject property from "Low Density" (at 2.5 to 6 du/acre), to "Medium Density with 1 Density Increase" (at 25 to 60 du/acre). The gross and net new trips resulting from the proposed change are outlined below.

Table 2 – Trip Generation Summary – Proposed vs Approved Land Use							
Timeframe	Proposed Use	Units	Gross Trips	Approved Use	Units	Gross Trips	Net New Trips
Daily	Apartments	307 DU	2042	Single Family	31 DU	358	1684
AM Peak Hour	Apartments	307 DU	157	Single Family	31 DU	31	126
PM Peak Hour	Apartments	307 DU	190	Single Family	31 DU	37	153

**Vehicular Access**

The Amendment Site is well served by the existing regional roadway network. It is situated on the north side of SW 152 Street abutting and to the east of SW 98 Avenue. SW 152 Street is a 4 lane divided State Urban Principal Arterial which is planned for widening to 6 lanes in Priority IV of the LRTP 2040. SW 152 Street intersects with US-1 and the Busway Transit Corridor  $\pm 3100$  feet to the east of the site, and it intersects with SR 821 – the Turnpike Extension  $\pm 1.7$  miles to the west of the site.

**Transit Access**

The site is adjacent to exceptional local and regional transit access provided by Miami-Dade Transit and the Busway Corridor with MDT routes **52, 57, 252 Coral Reef Max, 31 Busway Local, 34 Busway Flyer and 38 Busway Max**. Free parking is provided at the Park and Ride Lot located on the SW corner of SW 152 Street and South Dixie Highway adjacent to the SW 152 Street Busway Station. Park and Ride improvements are programmed for SW 152 Street and South Dixie Highway to expand the parking capacity of the Busway Park and Ride Station.

**Traffic Concurrency Standards**

Pursuant to the Miami-Dade County Concurrency Management System, all study area traffic count stations on roadways adjacent to the Amendment Site have been found to operate at acceptable levels of service during the peak hour period for the Year 2020 Short Term Planning Horizon, accounting for existing traffic, previously approved committed development traffic, plus the traffic from the Amendment Site. Available capacity and acceptable levels of service are maintained for the adjacent count stations and the study area roadway segments, meeting the traffic concurrency standards from the Miami-Dade County CDMP.

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# **APPENDIX D**

## **Fiscal Impact Analysis**

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## **Fiscal Impacts On Infrastructure and Services**

On October 23, 2001, the Board of County Commissioners adopted Ordinance No. 01-163 requiring the review procedures for amendments to the Comprehensive Development Master Plan (CDMP) to include a written evaluation of fiscal impacts for any proposed land use change. The following is a fiscal evaluation of Application No. 5 of the November 2014 Cycle Applications to amend the CDMP from County departments and agencies responsible for supplying and maintaining infrastructure and services relevant to the CDMP. The evaluation estimates the incremental and cumulative costs of the required infrastructure and service, and the extent to which the costs will be borne by the property owner(s) or will require general taxpayer support and includes an estimate of that support.

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

### **Solid Waste Services**

#### Concurrency

Since the Public Works and Waste Management Department (PWWM) assesses solid waste disposal 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 PWWM 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 as of FY 2014-2015.

#### 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.

#### 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 the system users. For FY 2014-2015, the PWWM charges at a contract disposal rate of \$66.34 per ton to PWWM Collections and to those private haulers and municipalities with long-term disposal agreements. The short-term disposal rate is \$87.47 per ton in FY 2014-2015. These rates adjust annually with the Consumer Price Index, South Region. In addition, the PWWM 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 (WASD) provides for the majority of water and sewer service needs throughout the county. The cost estimates provided herein are preliminary and final project costs will vary from these estimates. The final costs for the project and resulting feasibility will depend on the actual labor and materials costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. The water impact fee was calculated at a rate of \$1.39 per gallon per day (gpd), and the sewer impact fee was calculated at a rate of \$5.60 per gpd. The annual operations and maintenance cost was based on \$1.3252 per 1,000 gallons for water and \$1.6987 per 1,000 gallons for sewer.

The applicant requests a change to the CDMP Land Use Plan map to redesignate a ±5.12-acre application site from Low Density Residential to "Medium Density Residential with DI-1", which would allow a maximum of 306 multi-family residential units. If the application is approved as requested and the application site developed with 306 multi-family residential units, the water connection charges/impact fees would be \$63,801 and water service line and meter connection fees would cost \$1,300. The sewer connection charges/impact fees for the residential land use would be \$257,040 and the annual operating and maintenance costs would total \$50,661.

## **Flood Protection**

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

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

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

## **Public Schools**

The proposed amendment could result in 90 additional students, if approved and developed with residences. The average cost for K-12 grade students amounts to \$9,337 per student. Of the 90 students, 41 will attend elementary schools, 23 will attend middle schools students and 26 will

attend senior high schools. The total annual operating cost for additional students residing in this development, if approved, would total \$840,330. Since there is sufficient concurrency capacity to accommodate the additional students, there are no capital costs. If at the time of issuing a development order and reserving student stations for the development, pursuant to the school concurrency, there is not sufficient capacity, the capital costs will be addressed at that time.

### **Fire Rescue**

The Miami-Dade County Fire and Rescue Department indicates that fire and rescue service in the vicinity of the subject application is adequate and that no stations are planned in the vicinity of the application site.



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# **APPENDIX E**

## **Proffered Declaration of Restrictions**

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This instrument was prepared by:

Name: Hugo P. Arza, Esq.  
Address: Holland & Knight LLP  
701 Brickell Avenue, Suite 3300  
Miami, FL 33131

(Space reserved for Clerk)

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**DECLARATION OF RESTRICTIONS**

*WHEREAS*, the undersigned Owner holds the fee simple title to land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," which is supported by the submitted attorney's opinion; and

*WHEREAS*, the Property is the Application Area of Comprehensive Development Master Plan ("CDMP") Amendment Application No. 5 of the November 2014 Amendment Cycle; and

*WHEREAS*, the Owner has sought to change the designation of the Application Area from "Low Density Residential" to "Medium Density Residential with a DI-1 Overlay."

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

**1. Project Design.** Any development application seeking to use the density increase provided by the "DI-1 Overlay" shall utilize the Miami-Dade County's Urban Design Manual endorsed by Resolution R-1360-98 as a guideline for the Property's development, and at a minimum, shall incorporate the following design principles:

a. Buildings shall be compatible with surrounding development or made compatible through the use of, among other methods: landscaping; buffers such as walls and fences; architectural styles that complement surrounding development; and building height transitions.

b. Buildings shall be built close to the sidewalk to create a public space in the street corridor that is comfortable, interesting, and safe for pedestrians. The Owner shall seek, if necessary, variances of the County's zoning regulations to accommodate this requirement. If any variances necessary to meet this requirement are not approved by the County at the time the Property or any portion thereof is subject to a district boundary change to accommodate the density increase provided by the "DI-1 Overlay," the Owner shall develop buildings as reasonably close as possible to the minimum setback permitted by the County's zoning standards.

c. Buildings shall have abundant windows and doors at street level and incorporate a variety of architectural features and treatments on all facades such as, but not limited to: balconies; a variety of materials such as stone, metal, stucco, concrete and brick; modulation and articulation of building surfaces; and changes in roof levels. Large expanses of opaque or blank building walls shall be avoided.

d. Uniform street furniture and lighting standards shall be provided throughout the Property.

e. All on-site parking shall be to the rear or side of the buildings. No on-site parking shall be allowed between the street frontage and the front building line of any building(s). This shall not prevent parking within the right-of-way, if approved by the County.

2. **Maximum Density.** The Property may be developed with a maximum of 185 dwelling units.

3. **Transit Improvements.** In an effort to promote public transportation in the area, the Owner shall work with Miami-Dade Transit or its successor Department in good faith to

accommodate future transit facilities within the Property or in streets adjacent to the Property, including bus-shelters, pull-out bays, and other facilities.

**4. Miscellaneous.**

**A. Covenant Running with the Land.** This Declaration on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at the Owner's expense, if the designation change from "Low-Medium Density Residential" to "Low-Medium Density Residential with a DI-1 Overlay" is approved. Should this Declaration be so modified, amended, or released, the Director of the Department of Regulatory and Economic Resources or the executive officer of a successor department, or, in the absence of such Director or executive officer, by his/her assistant in charge of the office in his/her absence, shall execute a written instrument effectuating and acknowledging such modification, amendment, or release.

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

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

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

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

**F. Severability.** Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions that shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.

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

written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

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

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

[Execution Page Follows]

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this \_\_\_\_ day of \_\_\_\_\_, 2015.

**WITNESSES:**

**Village at Coral Reef, LLC**  
a Florida limited liability company



\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF \_\_\_\_\_ )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by \_\_\_\_\_, as \_\_\_\_\_ of Village at Coral Reef, LLC, a Florida limited liability company, and for the purposes stated herein on behalf of the company. He is personally known to me or has produced \_\_\_\_\_ as identification.

Witness my signature and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2015, in the County and State aforesaid.

My Commission Expires: \_\_\_\_\_  
\_\_\_\_\_

Notary Public

\_\_\_\_\_  
Printed Name

# **APPENDIX F**

## **Photos of Site and Surroundings**

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Application site viewed northward from SW 152 Street.



The Small Fry pre-school on a property abutting east of the application site





The County-owned Palmetto Golf Course with the Palmetto Country Club residential homes in the far background, all across SW 152 Street south of the application site



The Community Bible Baptist Church building to the west of the application site SW 98 Avenue with the Coral Reef Nursing and Rehabilitation Center (northwest of the application site) and Coral Reef High School in the background