

<div><h1>Application No. 1</h1><div>Commission District 3      Community Council 8</div></div>
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## APPLICATION SUMMARY

Applicant/Representative:	Barry University, Inc./Stanley B. Price, Esq. & Carter N. McDowell, Esq.
Location:	Between NE/NW 115 Street and NE/NW 116 Street and between NE 2 Avenue and NW 2 Avenue
Total Acreage:	±8.1 Gross Acres (±8.1 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:	"Office/Residential"
Amendment Type:	Small-Scale
Existing Zoning District/Site Condition:	RU-1 and RU-2/single family homes, an office building and a parking lot

## RECOMMENDATIONS

Staff:	<b>ADOPT (AS A SMALL-SCALE AMENDMENT)</b> (February 25, 2015)
North Central Community Council (8):	<b>TO BE DETERMINED</b> (March 23, 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** the proposed small-scale amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2020-2030 Land Use Plan (LUP) map to redesignate the ±8.1 gross-acre application site from “Low Density Residential” to the “Office/Residential” land use category for the following reasons:

**Principal Reasons for Recommendation:**

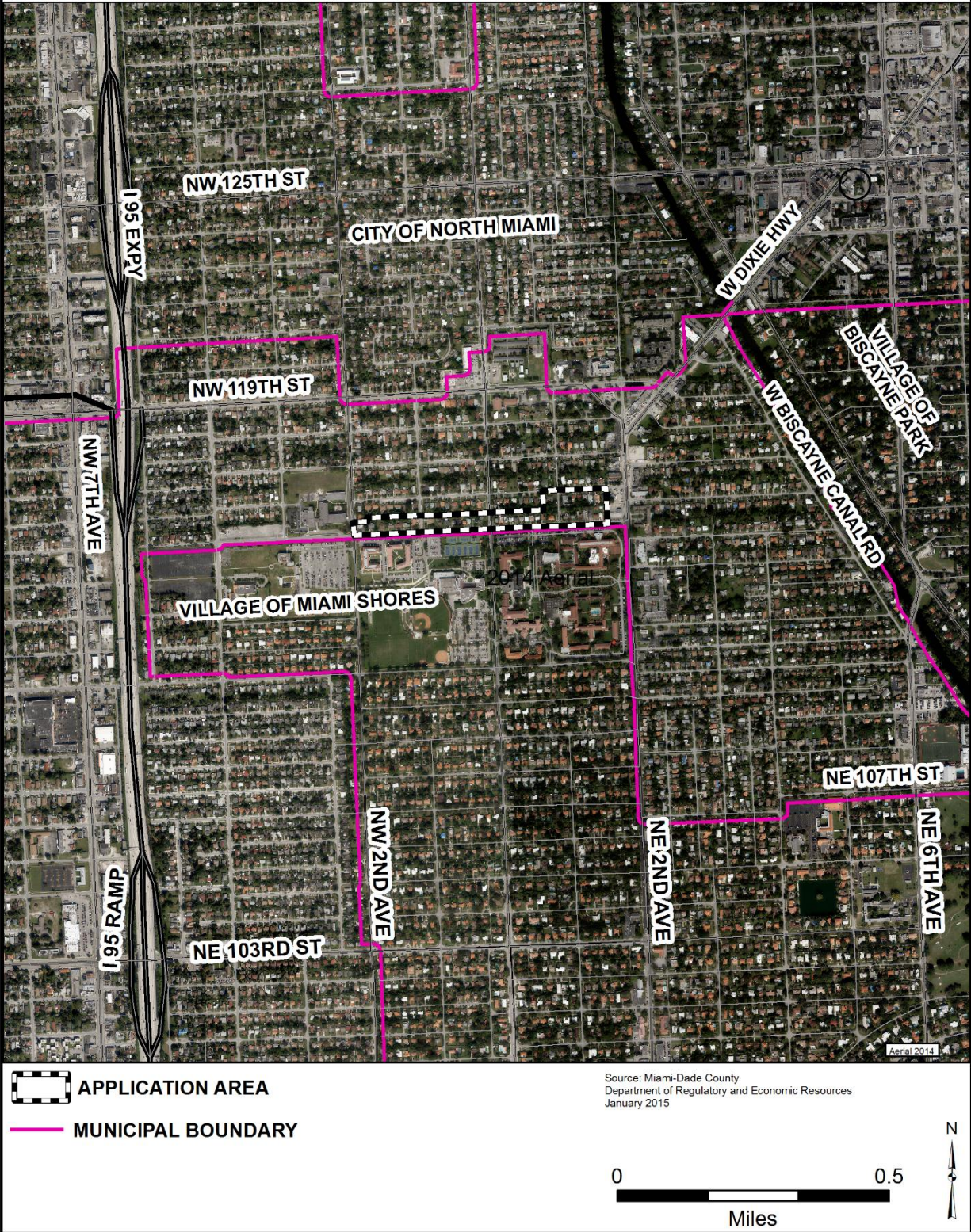
1. Approval of the application would be generally consistent with the criteria for evaluating Land Use Plan map amendment applications pursuant to Policy LU-8E of the CDMP Land Use Element. Policy LU-8E requires LUP map amendment applications to be evaluated according to factors such as (i) the ability 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:* The requested redesignation of the application site from the current “Low Density Residential” to “Office/Residential” would not have a significant impact on the overall residential land supply within the analysis area (Minor Statistical Area 4.1) where the site is located. The requested redesignation to “Office/Residential” would not satisfy a deficiency in the LUP map to accommodate population growth but could facilitate the growth of the Barry University adjacent to the south by allowing offices on the site that could support the university and generate some employment in the area. (See Supply and Demand Analysis on page 1-10.)
  - ii. *Public Facilities and Services:* The impacts that would be generated from the maximum allowable development on the application (176,418 square feet of office or 105 residential units) if the application is approved, 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 redevelopment of the site, if the requested “Office/Residential” designation is approved, would be generally compatible with the adjacent or surrounding properties. Properties abutting to the north and west of the application site are designated “Low Density Residential” on the LUP map and are developed with single family residences and a school west of NW 2 Avenue. Properties abutting to the east are designated “Business and Office” and are developed with commercial uses. Properties to the south beyond NW/NE 115 Street are developed with the Barry University and depicted as “Institutions, Utilities, and Communications” on the LUP map, but, are within the Village of Miami Shores and designated “Institutional” on the Village’s Comprehensive Plan Future Land Use Map. The CDMP provides that a specific objective of designing developments in areas designated as “Office/Residential” is that the development should be compatible with any existing, or zoned, or plan-designated adjoining or adjacent residential uses.
  - iv. *Environmental and Historic Resources:* The subject application, if approved, would not impact any environmental resources, but could impact potential historic resources. A preliminary assessment of the application site conducted by the

Office of Historic Preservation identified a concentration of residential properties that are over 50 years old and still retain their original architectural features. These residential properties would require further evaluation to determine whether they qualify as contributing resources in a potential historic district. Therefore, it is recommended that the applicant retain the services of a cultural resource management consultant to conduct an assessment of the application area prior to any zoning approval or development approval for the subject property or prior to any external alteration to or demolition of any of the residential properties. (See Environmental Conditions section on page 1-11.)

- v. *Transit Ridership and Pedestrianism:* The potential redevelopment of the application site or the conversion of homes to offices, if the application is approved, could support transit ridership and pedestrianism, particularly if any such development or office uses are associated with the adjacent Barry University. The site is currently served by Metrobus Routes 2, 9 and 10, which provides local route services to the application area. Metrobus Route 2 provides a 20-minute AM/PM peak period headways service on weekdays, a 30-minute headway service in the evening after 8 pm, 20-minute headway service on Saturdays and 30-minute headway service on Sundays. Metrobus Routes 9 and 10 provide a 12-minute and 30-minute AM/PM peak period headways service on weekdays, respectively. Additionally, Metrobus Routes 9 and 10 each provides a 30-minute headway service in the evenings after 8 pm and on weekends (Saturdays and Sundays). The application site is located within 0.02 miles ( $\pm 100$  feet) of the closest bus stop. (See Transit Analysis on page I-22.)

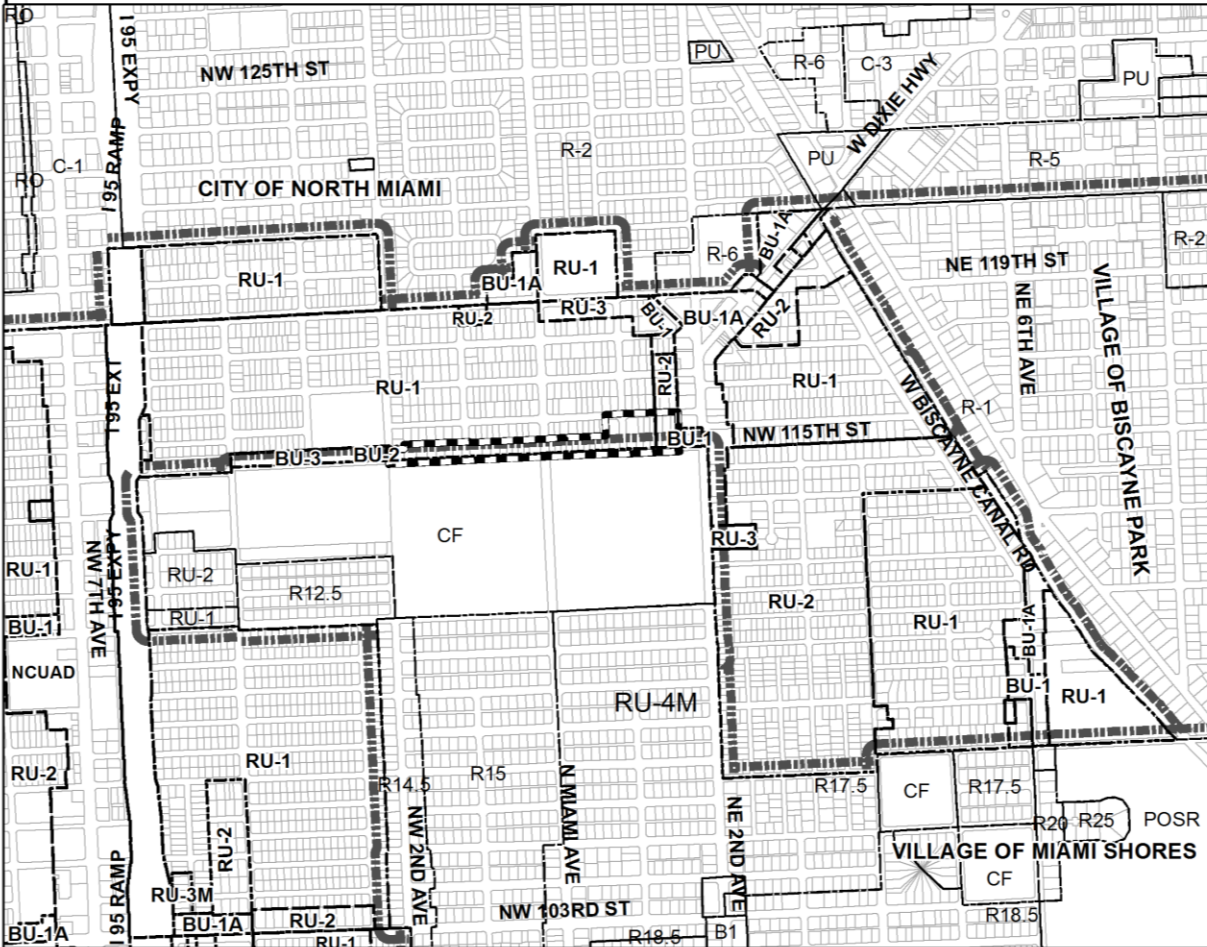


# APPLICATION NO. 1 AERIAL PHOTO





# APPLICATION 1 ZONING MAP



APPLICATION AREA



MUNICIPAL BOUNDARY

## MIAMI-DADE ZONING DISTRICTS

- BU-1 BUSINESS DISTRICTS, NEIGHBORHOOD
- BU-1A BUSINESS DISTRICTS, LIMITED
- BU-2 SPECIAL BUSINESS DISTRICTS
- BU-3 LIBERAL BUSINESS DISTRICTS
- NCUAD NORTH CENTRAL URBAN AREA DISTRICT
- RU-1 SINGLE-FAMILY RESIDENTIAL
- RU-2 TWO-FAMILY RESIDENTIAL DISTRICT
- RU-3 FOUR-UNIT APARTMENT DISTRICT

## MIAMI SHORES ZONING DISTRICTS

- RU-1 SINGLE-FAMILY RESIDENTIAL
- RU-12.5 ONE FAMILY 12000 CF
- RU-14.5 ONE FAMILY 14500 CF
- RU-15 ONE FAMILY 15000 CF
- RU-17.5 ONE FAMILY 17500 CF
- RU-18.5 ONE FAMILY 18500 CF
- RU-2 TWO-FAMILY RESIDENTIAL

## NORTH MIAMI ZONING DISTRICTS

- RO RESIDENTIAL OFFICE
- R-2 SINGLE-FAMILY RESIDENTIAL
- R-5 MULTI-FAMILY RESIDENTIAL 950 SF
- R-6 MULTI-FAMILY RESIDENTIAL 750 SF
- C-1 COMMERCIAL
- C-3 COMMERCIAL
- PU PUBLIC USE

## MIAMI SHORES ZONING DISTRICTS CONTINUED

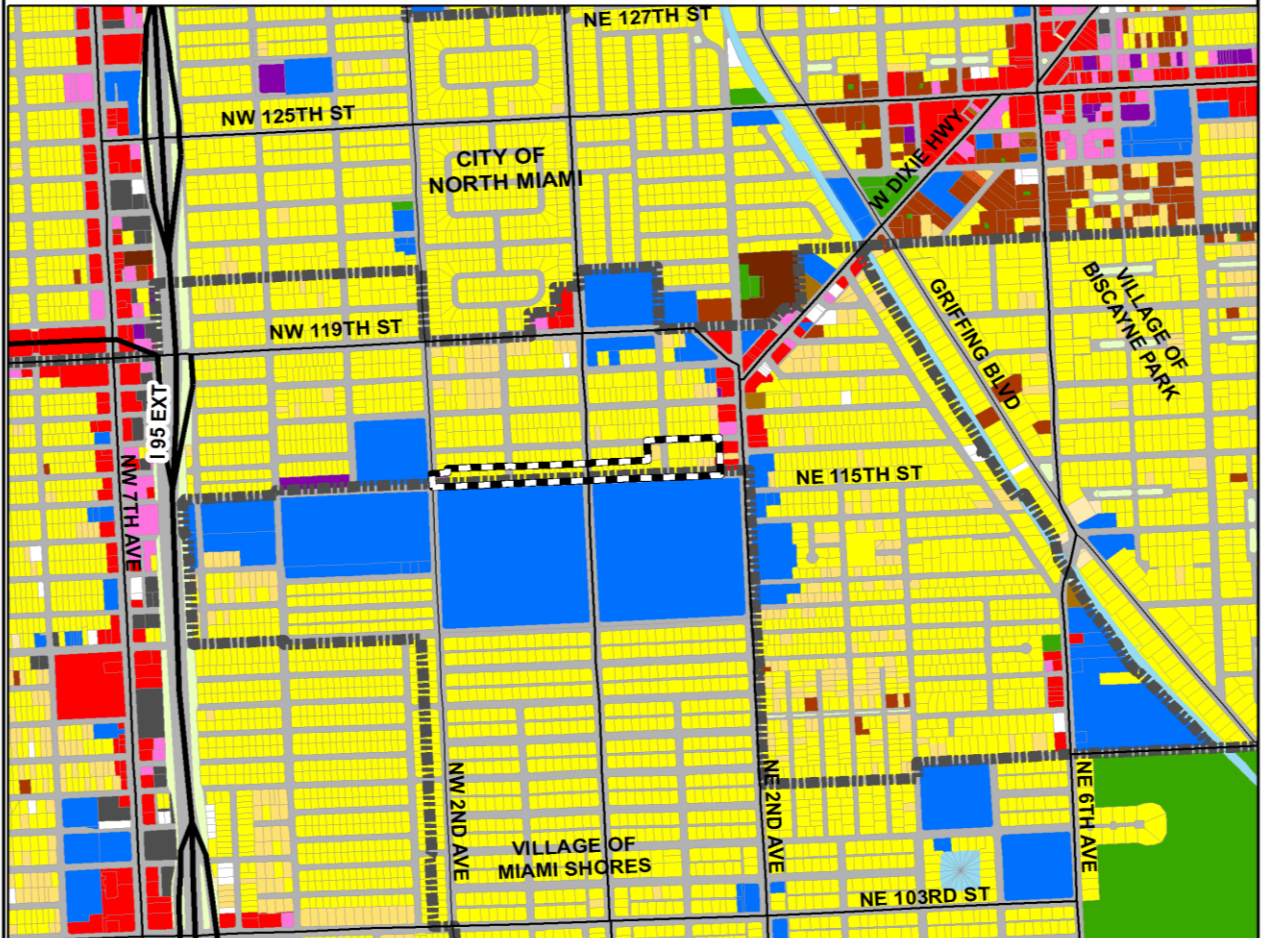
- R20 ONE FAMILY 20000 CF
- R25 ONE FAMILY 25000 CF
- B1 LOCAL BUSINESS
- CF COMMUNITY FACILITIES DISTRICT
- POSR PUBLIC OPEN SPACE RECREATIONAL

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

0 0.25 0.5  
Miles



# APPLICATION NO. 1 EXISTING LAND USE



APPLICATION AREA



MUNICIPAL BOUNDARY

## EXISTING LAND USE

- SINGLE-FAMILY
- TWO-FAMILY DUPLEXES
- LOW-DENSITY MULTI-FAMILY
- HIGH-DENSITY MULTI-FAMILY
- COMMERCIAL
- OFFICE
- MIXED USE
- INSTITUTIONAL
- INDUSTRIAL

- COMMUNICATIONS, UTILITIES, TERMINALS
- STREETS, ROADS, EXPRESSWAYS, RAMPS
- STREETS, EXPRESSWAY
- PARKS, PRESERVES, CONSERVATION AREAS
- VACANT GOVERNMENT OWNED, UNPROTECTED
- VACANT PRIVATELY OWNED, UNPROTECTED
- INLAND WATERS

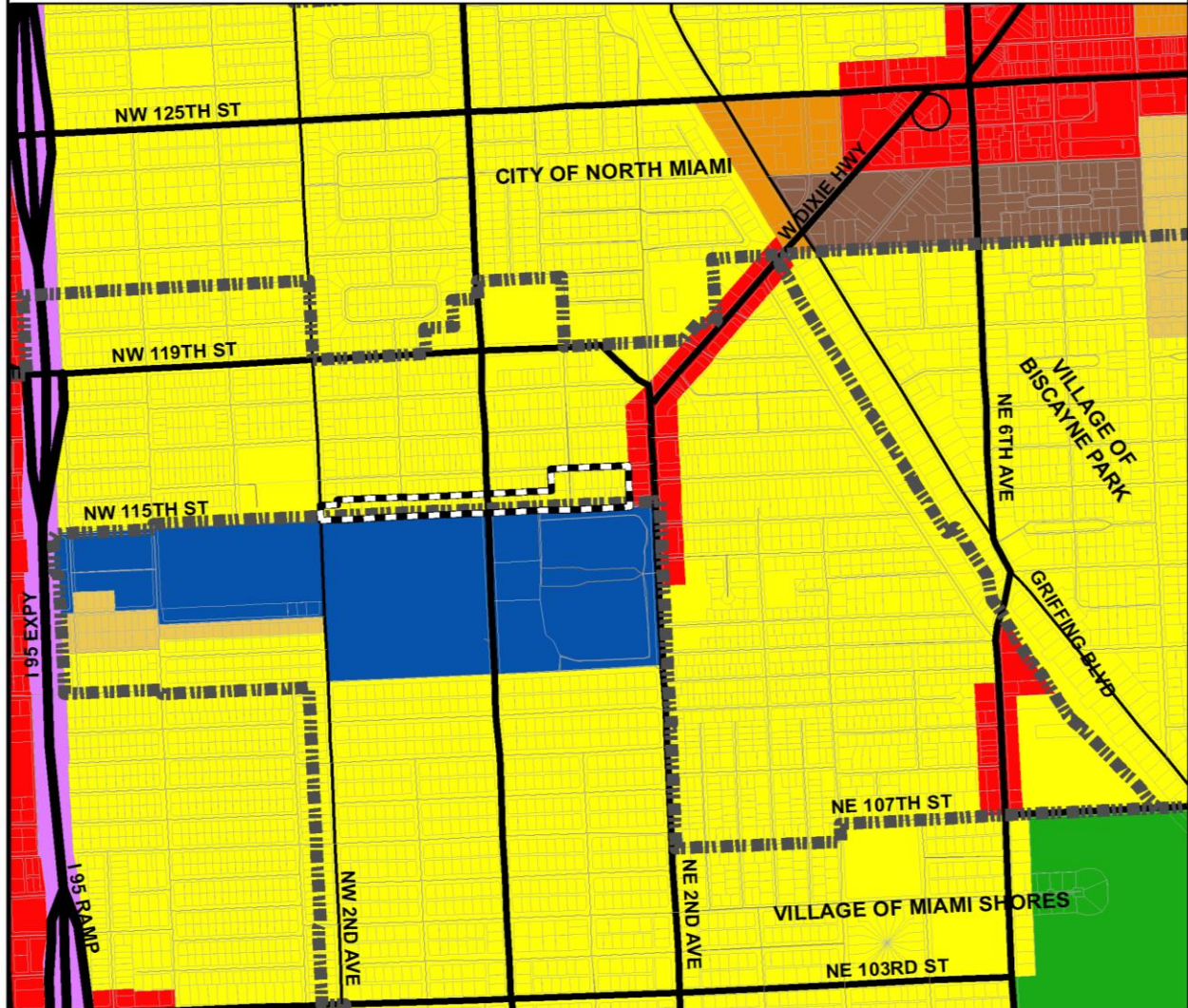
Source: Miami-Dade County  
Department of Regulatory and Economic Resources  
January 2015

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Miles





# APPLICATION NO. 1 CDMP LAND USE



APPLICATION AREA



MUNICIPAL BOUNDARY

## CDMP LAND USE



LOW DENSITY (2.5-6 DU/AC)



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



MEDIUM DENSITY (13-25 DU/AC)



HIGH DENSITY (60-125 DU/AC)



BUSINESS AND OFFICE



PARKS AND RECREATION



TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)



EXPRESSWAYS



MAJOR ROADWAYS (3 OR MORE LANES)

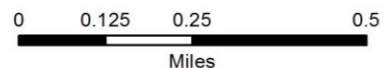


MINOR ROADWAYS (2 LANES)

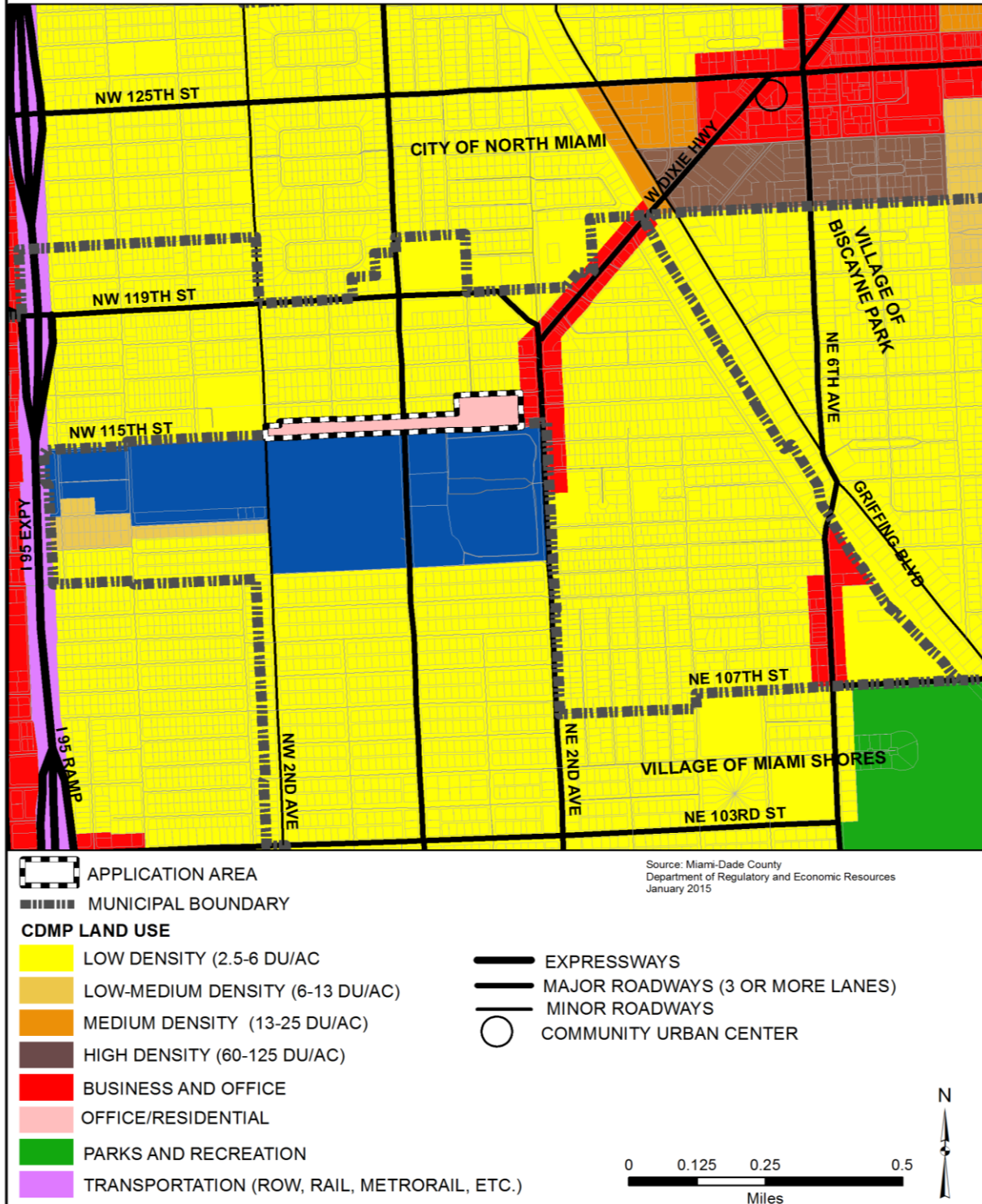


COMMUNITY URBAN CENTER

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



# APPLICATION NO. 1 PROPOSED CDMP LAND USE





# STAFF ANALYSIS

## Application Site

### Location

The ±8.1-acre site is located inside the Urban Development Boundary (UDB) between NE/NW 115 Street and NE/NW 116 Street, and between NE 2 Avenue and NW 2 Avenue in unincorporated Miami-Dade County (see map series on pages 1-4 through 1-8), and within the County's Urban Infill Area (UIA) boundary. The subject property abuts the northern municipal limits of the Village of Miami Shores.

### Existing Land Use

The application site comprises 43 lots which are currently developed with single family homes that are well maintained, an office building on the westernmost lot and parking on the south easternmost lot. (See Existing Land Use map on page 1-6.)

### 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 1-7). 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 to "Office/Residential" (see Proposed Land Use Map on page 1-8). The "Office/Residential" category allows both professional and clerical offices, hotels, motels, and residences. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent residential uses. Office developments may range from small-scale professional office to large scale office parks. Satellite telecommunication facilities that are ancillary to the businesses in an office development are also allowed.

Residential development with the "Office/Residential" areas may be approved up to one density category higher than the density allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher.

Under the current designation, the site could be developed with a maximum of 48 single-family residential units. Under the applicant's requested "Office/Residential" designation, the application site could be developed with a maximum of 176,418 square feet of office or 105 multi-family residential units.

### Zoning

The application site is currently zoned RU-1 and RU-2. The RU-1 District allows single family homes on 7,500 net square-foot lots and the RU-2 District allows two family attached residences on 7,500 net square-foot lots. (See "Zoning Map" on page 1-5.)

### 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 RU-1 and RU-2; and no rezoning has occurred on the property to date. However, a use variance and variance for conversion of existing building at the northeast corner of NW 1 Avenue and NW 115 Street for

office use and setback adjustment were approved (Resolution No. 2-ZAB-133-62) by the Metropolitan Dade County Zoning Appeals Board on March 19, 1962.

## **Adjacent Land Use and Zoning**

### Existing Land Uses

The properties to the north of the application are developed with single family homes and duplexes within the Prospect Park subdivision, Jenan and La Paloma residential subdivisions. Abutting to the east of the site are an auto repair shop - North Miami Auto Specialist and a vacant newly renovated office building. Further east across NE 2 Avenue are a private educational/scientific building, several retail shops including Food Plus Food Store, Liberte Stylist Cuts barber shop, and Haircare Salon. Properties to the south of the application site across NW 115 Street constitute the Barry University campus that is within the Village of Miami Shores. Properties to the west of the application site across NW 2 Avenue is a Miami-Dade County public school, the Hubert O. Sibley K-8 Academy. (See Appendix E: Photos of Site and Surroundings on Appendices page 29).

### Land Use Plan Map Designations

Properties abutting west and north of the application site are designated “Low Density Residential” on the LUP map. Properties to the east of the site are designated “Business and Office”. Properties south of the site across NW 115 Street are within the Village of Miami Shores, are depicted as “Institutions, Utilities, and Communications” on the county’s CDMP LUP map and designated “Institutional” on the Future Land Use Map of the Village of Miami Shores Comprehensive Plan. (See “CDMP Land Use” map on page 1-7.)

### Zoning

The residential properties to the north of the application site are zoned RU-1 (Single family homes on 7,500 net square-foot lots and RU-2 (2 family attached homes on 7,500 net square-foot lots). Properties to the east are zoned BU-1 (Neighborhood Business) and BU-1A (Limited Business) and further east across NE 2 Avenue are properties zoned RU-1. Properties to the south of the application site across NW 115 Street are zoned by the Village of Miami Shores as CF (Community Facilities District). The properties west of the application site across NW 2 Avenue are zoned RU-1, BU-2 (Special Business District) and BU-3 (Liberal Business). (See Zoning Map on page 1-5.)

## **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 4.1) in 2014 was estimated to have a capacity for about 4,452 dwelling units, with about 88 percent of these units intended as multi-family. The annual average residential demand in this Analysis Area is projected to decline from 287 units per year in the 2010-2015 period to 239 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 2018 and for multi-family beyond 2030 (See Table below). The supply of residential land for both single-family and multi-family units is projected to be depleted by the year 2034.

The table below addresses the residential land supply and demand in the Analysis Area without the effect of the projected CDMP amendment. Application 1 is a small-scale amendment requesting a change from Low Density Residential to Office/Residential. Given the existing capacity in the Analysis Area, this application, if approved, is projected to diminish single family

supply by 48 units and potentially increase multi-family by 105 units. This will not impact the depletion year in a significant way.

Residential Land Supply/Demand Analysis  
2014 to 2030: (MSA 4.1)

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	520	3,932	4,452
DEMAND 2010-2015	144	143	287
CAPACITY IN 2015	376	3,789	4,165
DEMAND 2015-2020	105	104	209
CAPACITY IN 2020	0	3,269	3,120
DEMAND 2020-2025	109		209
		104	
CAPACITY IN 2025	0	2,749	2,075
DEMAND 2025-2030	120	119	239
CAPACITY IN 2030	0	2,154	880
<b>DEPLETION YEAR</b>	<b>2018</b>	<b>2030+</b>	<b>2034</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	DERM Surface Water Management Standard Permit
County Flood Criteria, National Geodetic Vertical Datum (NGVD)	5.4 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 site is determined to be in Zone X or above the flood plain as determined by FEMA. Any new development planned for the future 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 5.4 feet, NGVD or County Flood Criteria. For compliance with stormwater quantity requirements designed to prevent flooding of adjacent properties, the site grading and development shall provide for the full on-site retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code and all State and Federal Criteria. 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 proposed amendment could result in an increase of impervious areas (typically 10% more), which could generate additional runoff to adjacent properties. A stormwater management system must be constructed on-site to prevent impacts to adjacent properties.

### Tree Preservation

Some of the subject properties in this 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.

### Historic Preservation

A preliminary assessment of the application site conducted by the Office of Historic Preservation identified a concentration of residential properties that are over 50 years old and still retain their original architectural features. These residential properties would require further evaluation to determine whether they qualify as contributing resources in a potential historic district. Therefore, it is recommended that the applicant retain the services of a cultural resource management consultant to conduct an assessment of the application area prior to any zoning approval or development approval for the subject property or prior to any external alteration to or demolition of any of the residential properties.

## **Water and Sewer**

### Water Supply

The water supply for this application will be provided by the Hialeah-Preston 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 10,560 gallons per day (gpd). The maximum water demand for Business (Scenario 1) or Residential (Scenario 2) development under the Requested CDMP Land Use designations, are estimated at 8,821 gpd and 18,900 gpd respectively. This represents an increase of up to 8,340 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	48 units	220 gpd	10,560 gpd
Requested CDMP Designation				
1	Business	176,418 sq. ft. office	5 gpd/100 sq. ft.	8,821 gpd
2	Residential	105 townhomes	180 gpd	18,900 gpd

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

#### Water System Connectivity:

There is a 12-inch water main along NE/NW 115<sup>th</sup> Street to which the developer may connect to provide water service for the properties abutting said street. For the properties along NE 116<sup>th</sup> Street, a 12-inch water main extension may be required. The developer may connect to a 12-inch water main on NE 115<sup>th</sup> Street and NE 2<sup>nd</sup> Avenue, and extend northerly a new 12-inch water main along NE 2<sup>nd</sup> Avenue to NE 116<sup>th</sup> Street, then westerly on NE 116<sup>th</sup> Street to NE 1<sup>st</sup> Avenue, then southerly along NE 1<sup>st</sup> Avenue, interconnecting to an existing 12-inch water main on NE 115<sup>th</sup> Street.

Any public water main extensions within the property shall be 12-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 the time of development, a Water Supply Certification letter will be required. At such time, the project will be evaluated for water supply availability and a water supply reservation will be made. At this time, there are no planned projects within close proximity to this application site.

### 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 North District Wastewater Treatment Plan (NDWWTP) 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 North District Wastewater Treatment Plant is owned and operated by MDWASD and is currently working within the mandated criteria set forth in the new Consent Decree (case 1:12-cv-24400-FAM), effective December 6, 2013.

Required connection to the public sewer system will depend on feasible distance criteria and specific proposed uses pursuant to Chapter 24 of the Code of Miami-Dade County. There is an existing 16-inch force main along North Miami Avenue and an 8-inch force main along NW 115<sup>th</sup> Avenue, west of North Miami Avenue to which the developer may connect and extend an 8-inch force main to the developer's property to provide service. Private pump stations will be required. There are no sewer lines abutting the properties along NW 115<sup>th</sup> Street between North Miami Avenue and NE 2<sup>nd</sup> Avenue.

### **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. 1 is requesting the re-designation of the application site from “Low Density Residential” to “Office/Residential” on the Adopted 2020 and 2030 LUP map. The “Office/Residential” designation will most likely result in the development of either approximately 105 single-family attached residential units or office development. In the case of residential development, the current waste collection fee will cover all associated costs as this development is located within the PWWM’s waste collection service area. In the event the application site is developed with office space, the Department does not actively compete for non-residential waste collection such as multi-family, commercial, business, office, and industrial services at this time; therefore, waste collection services may be provided by a private waste hauler. The PWWM has determined that the requested amendment will have no impact or any associated costs to the County; therefore, the PWWM Department 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 1 (PBD-1), which generally encompasses the area of the County north of SW 8 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-1 has a surplus capacity of 156.45 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 (Little River, Arcola Lakes, Miami Shores Optimist Club, Biscayne Shores and Gardens, and Oak Grove) are larger than the required five acre park.

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

Park Name	Acreage	Classification
Little River Park	10.28	Community Park
Fernville Park	0.47	Mini Park
Arcola Park	4.09	Community Park
Arcola Lakes Park	18.24	Community Park
Soar Park	3.09	Community Park
Larchmont Park	4.62	Neighborhood Park
Biscayne Gardens Park	3.53	Neighborhood Park
Jeb Estates Park	1.61	Mini-Park
Gratigny Plateau Park	0.97	Mini-Park
Miami Shores Optimist Club	10.11	Single purpose Park
Oak Park	0.29	Mini-Park
Biscayne Shores and Gardens Park	6.16	Neighborhood Park
Oak Grove Park	21.85	Community Park
West Little River Park	4.46	Neighborhood Park
Military Trail Park	1.58	Neighborhood Park
North Shorecrest Park	0.53	Neighborhood 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 134, resulting in an impact of 0.36 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 105 single-family dwelling units with an estimated population of 295, resulting in an impact of an additional 0.81 acres of local parkland. This would lower the concurrency LOS from 156.45 acres to 155.64 acres per 1,000 residents but still meet 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. 19 (North Miami West), located at 650 NW 131 Street. This station is equipped with a Rescue and an Aerial, and is staffed with seven (7) 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 five (5) minutes and 30 seconds. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Presently, travel time to incidents in the vicinity of the application site complies with the performance objective of national industry standards.

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

CDMP Policy WS-2A establishes the County's minimum Level of Service standard for potable water. This CDMP policy requires the County to deliver water at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi, unless otherwise approved by the Miami-Dade Fire Rescue Department. A minimum fire flow of 1,500 gallons per minute (gpm) is required for the Office/Residential 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 approximately 13 annual alarms. The proposed CDMP land use designation of "Office/Residential" is anticipated to generate approximately 38 annual alarms. Although fire and rescue service in the vicinity of the subject application site is adequate, 38 annual alarms will result in a moderate impact to Station No. 19, which serves a broad territory and occasionally assists Station Nos. 26 and 54 which are located west of Station No. 19.

Miami-Dade Fire Rescue currently leases a parcel of land from the City of North Miami—located on the northwest corner of NE 138 Street and NE 5 Avenue—intended to be used for the construction of Station No. 18 (North Miami Central). MDRF anticipates that upon completion of Station No. 18, which is estimated for completion in 2017 or 2018, the additional number of alarms generated by this application will be properly handled

### **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 35 students – this number reflects an impact reduction of 22.36% for charter and magnet schools (schools of choice). Of the 35 students, 16 will attend elementary schools, 9 will attend middle schools students and 10 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
Hubert O. Sibley	K-8	(Elementary Comp)	89	16	16	Yes	Current CSA	
Hubert O. Sibley	K-8	(Middle Comp)	39	9	9	Yes	Current CSA	
North Miami Senior			231	10	10	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 ±8.1 gross acre (±8.1 net acre) property located between NE/NW 115 Street and NW/NE 116 Street and between NE 2 Avenue and NW 2 Avenue. The subject application site is located in unincorporated Miami-Dade County inside the County's Urban Infill Area (UIA), the County's designated Transportation Concurrency Exception Area (TCEA). The Concurrency Management Program in the Capital Improvement Element (CIE) of the CDMP states that "A proposed development [located within the Urban Infill Area] will not be denied a concurrency approval for transportation facilities provided that the development is otherwise consistent with the adopted Comprehensive Development Master Plan..." (CIE page IX-17).

NE/NW 116 Street and NE/NW 115 Street from NW 2 Avenue to NE 2 Avenue are two-lane undivided roadways which provide direct access to the application site and connect on the east to NE 2 Avenue, a north-south four-lane divided Major Collector, and on the west to NW 2 Avenue, another north-south two-lane undivided Major Collector. Both NE 2 Avenue and NW 2 Avenue provide connectivity on the north to SR 924/NW 119 Street, a major east-west four-lane corridor, and to the south to SR 932/NW 103 Street, SR 934/NW 79 Street, SR 944/NW 54 Street, SR 948/NW 36 Street and SR 112/Airport Expressway. All these roadways provide connectivity to I-95.

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. North Miami Avenue and NE 2 Avenue adjacent to or in the vicinity of the application site are currently operating at LOS B (E+20% is the adopted LOS standard) and NW 2 Avenue is also operating at LOS B (E+50% is the adopted LOS standard).

NW 119 Street and West Dixie Highway also in the vicinity of the application are both operating at LOS C (E is the adopted LOS standard). See “Traffic Impact Analysis” table below.

### Trip Generation

The applicant is requesting the re-designation of approximately ±8.1 acres on the County’s adopted 2020 and 2030 Land Use Plan map from “Low-Density Residential (2.5 to 6 DU/Ac)” to “Office/Residential.” Currently, most the lots in the application site are improved with single-family detached dwelling units for a total of 48 residences. Two potential development scenarios under the requested “Office/Residential” land use designations were analyzed for traffic impacts. Scenario 1 assumes the application site developed with 176,418 sq. ft. of office space, and Scenario 2 assumes the application site developed with residential use only for a total of 105 single-family attached residences (townhouses). The 48 residences are currently generating approximately 54 PM peak hour vehicle trips. The office development (Scenario 1) is estimated to generate approximately 305 PM peak hour vehicle trips, or 251 more PM peak hour vehicle trips than the existing residential development; while the 105 townhouses (Scenario 2) are estimated to generate approximately 63 PM peak hour vehicle trips, or nine (9) more PM peak hour vehicle trips than the existing residential development. See “Estimated PM Peak Hour Trip Generation” table below.

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

Application No. 1	Current CDMP Designation <sup>1</sup> and Assumed Use/ Estimated No. Of Trips	Requested CDMP Designation <sup>2</sup> 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)” 48 SF detached /	“Office/Residential” 176,418 sq. ft. office /	
	54	305	+ 251
Scenario 2	“Low Density Residential (2.5-6 DU/Ac)” 48 SF detached /	“Office/Residential” 105 SF attached /	
	54	63	+ 9

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> Currently, the application site is developed with 48 single-family detached residential dwelling units.

<sup>2</sup> Under the requested CDMP land use designation the application site is assumed to be developed with 176,418 sq. feet of office space (Scenario 1), or with 105 single-family attached residential dwelling units (Scenario 2).

### Traffic Concurrency Evaluation (Concurrency)

An evaluation of peak-period traffic concurrency conditions as of January 2015, 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 impacts 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)

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.	Amendment Peak Hour Trips	Total Trips With Amend.	Concurrency LOS with Amend.
<b>Scenario 1: "Office/Residential" - 176,418 sq. ft. office space</b>													
9324	NW 2 Avenue	NW 135 St. to NW 87 St.	2 DV	E+50%	1035	377	B	20	397	B	24	421	B
9312	N. Miami Ave.	NE 103 St. to NW 79 St.	4 DV	E+20%	3372	1364	B	5	1369	B	55	1424	B
9280	NE 2 Avenue	NE 103 St. to NE 86 St.	4 DV	E+20%	2616	842	B	25	867	B	54	921	B
168	NE 6 Ave.	NE 181 St. to NE 167 St.	4 DV	E+20%	3648	1776	D	16	1792	D	40	1832	D
1009	NE 6 Ave.	NW 103 St. to US-1	4 DV	E+20%	3648	630	C	33	663	C	32	695	C
144	NE 135 St.	NE 6 Ave. to W. Dixie Hwy.	4 DV	E	3580	1710	C	40	1750	C	17	1767	C
1219	NW 119 St.	I-95 to W. Dixie Highway	4 DV	E	3580	1266	C	14	1280	C	54	1334	C
2080	NW 103 St.	I-95 to NE 6 Ave.	4 DV	E	3580	1600	C	8	1608	C	34	1642	C
531	W. Dixie Hwy.	NE 10 Ave. to NW 163 St.	4 DV	E	3580	1315	C	2	1317	C	17	1334	C
<b>Scenario 2: "Office/Residential" - Residential Use: 105 single-family attached dwelling units (Townhouses)</b>													
9324	NW 2 Avenue	NW 135 St. to NW 87 St.	2 DV	E+50%	1035	377	B	20	397	B	5	402	B
9312	N. Miami Ave.	NE 103 St. to NW 79 St.	4 DV	E+20%	3372	1364	B	5	1369	B	11	1380	B
9280	NE 2 Avenue	NE 103 St. to NE 86 St.	4 DV	E+20%	2616	842	B	25	867	B	11	878	B
168	NE 6 Ave.	NE 181 St. to NE 167 St.	4 DV	E+20%	3648	1776	D	16	1792	D	8	1800	D
1009	NE 6 Ave.	NW 103 St. to US-1	4 DV	E+20%	3648	630	C	33	663	C	7	670	C
144	NE 135 St.	NE 6 Ave. to W. Dixie Hwy.	4 DV	E	3580	1710	C	40	1750	C	3	1753	C
1219	NW 119 St.	I-95 to W. Dixie Highway	4 DV	E	3580	1266	C	14	1280	C	7	1287	C
2080	NW 103 St.	I-95 to NE 6 Ave.	4 DV	E	3580	1600	C	8	1608	C	7	1615	C
531	W. Dixie Hwy.	NE 10 Ave. to NW 163 St.	4 DV	E	3580	1315	C	2	1317	C	4	1321	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: E (100% capacity); E+20% (120% capacity) and E+50% (150% 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 176,418 sq. feet of office uses.

Scenario 2 under the requested CDMP land use designation assumes the application site developed with 105 single-family attached residential dwelling units (townhouses).



### Application Impact

The “Estimated PM Peak Hour Trip Generation” table above shows the number of PM peak hour vehicle trips expected to be generated by the two potential development scenarios (Scenario 1 and Scenario 2) that could occur under the requested “Office/Residential” land use designation. As indicated above the subject application site is currently developed with 48 single-family detached residences. Two potential development scenarios (Scenario 1 and Scenario 2) for the requested CDMP land use designation were analyzed for traffic impacts. Scenario 1 assumes the application developed with 176,418 sq. ft. of office space and Scenario 2 assumes the application site developed with 105 single-family attached residences (townhouses). Scenario 1 indicates that if the application were approved and the subject site developed with office uses it would generate approximately 305 PM peak hour trips, or 251 more PM peak hour trips than the maximum potential development that could occur under the current CDMP land use designation. Scenario 2 indicates that if the application site were developed with only single-family residential uses it would generate 105 PM peak hour vehicle trips, or nine (9) more PM peak hour trip than the residential development that could occur under the current CDMP land use designation. See “Estimated Peak Hour Trip Generation” table below. In summary, the traffic impact analysis performed 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.

### **Transit**

#### Existing Service

The application site and surrounding areas are currently served by Metrobus Routes 2, 9 and 10. 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			
2	(20/50/60) / (20/60)	20/40/60 )	30/50	20	30	0.02	0	L
9	(12/30) / (12/24)	30	30/40	30	30	0.05	0	L
10	30	30	30	30	30	0.05	0	L

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

Notes: L means Metrobus Local route service

#### Future Conditions

The following transit improvements to the existing Metrobus service, such as the replacement of an existing route with a new enhanced route and route alignment extensions/expansions are being planned for the next ten years as noted in the 2024 Recommended Service Plan within the 2014 Transit Development Plan.

Metrobus Recommended Service Improvements and Service Plan		
Route	Improvement Description	Implementation Year
2	No planned improvements.	N/A
9	No planned improvements.	N/A
10	Extend Route to Aventura Mall	2021

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

There are no future major transit projects within the vicinity of the application site.

### Application Impacts

A preliminary analysis was performed in the Traffic Analysis Zone (TAZ) 231 where the application site is located. If the application is approved, no transit impact is expected to be generated 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-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-2B. Priority in the provision of services and facilities and the allocation of financial resources for services and facilities in Miami-Dade County shall be given first to serve the area within the Urban Infill Area and Transportation Concurrency Exception Areas. Second priority shall be given to serve the area between the Urban Infill Area and the Urban Development Boundary. And third priority shall support the staged development of the Urban Expansion Area (UEA).
- 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-8B. Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.
- LU-9T. The County shall consider provisions to allow horizontal mixed-use developments, defined as the horizontal integration of parcels with different primary uses within the same site or block, in appropriate future land use categories in the Urban Development Boundary.
- 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.

# APPENDICES

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# **APPENDIX A**

## **Amendment Application**

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

**SMALL-SCALE AMENDMENT**

2014 DEC -1 A 10:30

PLANNING & ZONING  
METROPOLITAN PLANNING SECT

**1. APPLICANT**

BARRY UNIVERSITY, INC.  
c/o Ms. Sara B. Herald  
Vice President for Institutional Advancement  
and External Affairs  
LaVoie Building - 110  
11300 NE Second Avenue  
Miami Shores, FL 33161-6695  
(305) 899-3080

**2. APPLICANT'S REPRESENTATIVE**

Stanley B. Price, Esq.  
Carter N. McDowell, Esq.  
Bilzin Sumberg Baena Price & Axelrod LLP  
1450 Brickell Avenue, 23rd Floor  
Miami, FL 33131  
(305) 374-7580

By: 

Date: 11-26-14

**3. DESCRIPTION OF REQUESTED CHANGE**

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

B. Description of Subject Area

Subject property consists of about 8.1 net acres located in Section 36, Township 52, Range 41. The property is more accurately described as properties on the North side of NE/NW 115 Street between NE 2 Avenue and NW 2 Avenue, and properties on the South side of NE 116 Street, between NE 2 Avenue and one lot west of NE 1 Avenue. The properties are depicted on the map attached with this application and are individually described on the attached "List of Properties".

C. Gross and Net Acreage

Application Area: 11.5 Gross Acreage (8.1 net Acreage)

Acreage owned by Applicant: 3.0 Acres (2.7 net acres)

D. Requested Change

1. It is requested that the application area be redesignated on the Land Use Plan Map from LOW DENSITY RESIDENTIAL (2.5-6 DU/AC.) TO OFFICE/RESIDENTIAL.
2. It is requested that this application be processed as a Small-Scale Amendment under the expedited procedures.

**4. REASON FOR AMENDMENT**

NE/NW 115 Street serves as a "front door" to Barry University in the area West of NE 2 Avenue. The area is characterized by small lots and structures that were primarily built over 50 years ago.

The property on the north side of NE/NW 115 Street located between NE 2 Avenue and NW 2 Avenue is located adjacent to Barry University to the south and is located between BU-1 zoning and then a section line roadway (NE 2 Avenue) to the east and existing BU-2 and BU-3 zoning to the west, also on the north side of NW 115 Street. The four (4) midblock lots on the north side of NE 115 Street (Lots 20-24) between NE 2 Avenue and NE 1 Avenue are zoned RU-2 (Duplex Residential). Lot 23 within that area contains approval for non-commercial parking via attached Resolution No. 2-ZAB-519-63.

**5. COMPLETED DISCLOSURE FORMS**

See attached

Attachments:

Two Maps

One Aerial Photo



PROPERTIES OWNED BY  
BARRY UNIVERSITY, INC.

Property Address	Folio Number	Size of Property
191 NE 115 St. Miami, FL 33161-6634	30-2136-025-2200	6,850 s.f.
155 NE 115 St. Miami, FL 33161-6634	30-2136-025-2180	6,850 s.f.
125 NE 115 St. Miami, FL 33161-6634	30-2136-025-2160	8,220 s.f.
103 NE 115 St. Miami, FL 33161-6634	30-2136-025-2140	11,398 s.f.
19 NE 115 St. Miami, FL 33161-6632	30-2136-025-1920	6,850 s.f.
99 NW 115 St. Miami, FL 33168-4324	30-2136-025-1730	14,823 s.f.
101 NW 115 St. Miami, FL 33168-4325	30-2136-033-0160	10,835 s.f.
185 NW 115 St. Miami, FL 33168-4325	30-2136-026-0011	14,100 s.f.
100 NE 116 St. Miami, FL 33161-6638	30-2136-025-2130	14,209 s.f.
90 NE 116 St. Miami, FL 33161-6636	30-2136-025-1820	14,899 s.f.

MIAMI 4432828.2 80445/42717

# LOCATION MAP FOR APPLICATION

LEGEND



APPLICATION AREA  
AREA OWNED BY APPLICANT



**BARRY UNIVERSITY  
LIST OF PROPERTIES  
COMPREHENSIVE PLAN AMENDMENT**

<b>Property Address</b>	<b>Owner(s)</b>	<b>Folio Number</b>
191 NE 115 St. Miami, FL 33161-6634	BARRY UNIVERSITY INC.	30-2136-025-2200
159 NE 115 St. Miami, FL 33161-6634	JOSE RAMON LEVI	30-2136-025-2190
155 NE 115 St. Miami, FL 33161-6634	BARRY UNIVERSITY INC.	30-2136-025-2180
151 NE 115 St. Miami, FL 33161-6634	LUCKAR FERDINAND & W WILNIE	30-2136-025-2170
147 NE 115 St. Miami, FL 33161-6634	JOSE ORTIZ GLADYS ORTIZ	30-2136-025-2161
125 NE 115 St. Miami, FL 33161-6634	BARRY UNIVERSITY	30-2136-025-2160
117 NE 115 St. Miami, FL 33161-6634	GABRIELA V. MARTINEZ	30-2136-025-2150
103 NE 115 St. Miami, FL 33161-6634	BARRY COLLEGE	30-2136-025-2140
91 NE 115 St. Miami, FL 33161-6632	PATRICK ROBINSON	30-2136-025-2000
77 NE 115 St. Miami, FL 33161-6632	HERBERT ENISTE	30-2136-025-1990
69 NE 115 St. Miami, FL 33161-6632	LUIS W. CRUMP & W PATRICIA RIVERA	30-2136-025-1980
57 NE 115 St. Miami, FL 33161-6632	ARMANDE REMY	30-2136-025-1970
49 NE 115 St. Miami, FL 33161-6632	115 ST NE LLC	30-2136-025-1960
43 NE 115 St. Miami, FL 33161-6632	MITCHELL WAYNE CURLEY	30-2136-025-1950
35 NE 115 St. Miami, FL 33161-6632	MARIE CIUS	30-2136-025-1940
27 NE 115 St. Miami, FL 33161-6632	KERLY DERISMA	30-2136-025-1930
19 NE 115 St. Miami, FL 33161-6632	BARRY UNIVERSITY INC.	30-2136-025-1920
15 NE 115 St. Miami, FL 33161-6632	HEMANT MAHADEO SINGH & W ANTONETTE	30-2136-025-1910
1 NE 115 St. Miami, FL 33161-6632	JOAN EASTON	30-2136-025-1900
11500 N Miami Ave. Miami, FL 33168-4436	ADAM L. SLOSBERG	30-2136-025-1810

MIAMI 4410615.1 80445/42717

<b>Property Address</b>	<b>Owner(s)</b>	<b>Folio Number</b>
19 NW 115 St. Miami, FL 33168-4324	LUCIANO F. DELAGO	30-2136-025-1800
29 NW 115 St. Miami, FL 33168-4324	GERTRUDE N. JOSEPH & FRANCESCA M. TAYLOR	30-2136-025-1790
35 NW 115 St. Miami, FL 33168-4324	LOUISE RODNEY	30-2136-025-1780
43 NW 115 St. Miami, FL 33168-4324	YVA AMBROISE	30-2136-025-1770
51 NW 115 St. Miami, FL 33168-4324	IDALIA C. IGLESIAS	30-2136-025-1760
59 NW 115 St. Miami, FL 33168-4324	JAIME VELASQUEZ SANDRA VELASQUEZ	30-2136-025-1750
71 NW 115 St. Miami, FL 33168-4324	PHILIPPE MICHEL	30-2136-025-1740
99 NW 115 St. Miami, FL 33168-4324	BARRY UNIVERSITY	30-2136-025-1730
101 NW 115 St. Miami, FL 33168-4325	BARRY UNIVERSITY INC.	30-2136-033-0160
111 NW 115 St. Miami, FL 33168-4325	KATHLEEN C. MILLER	30-2136-033-0150
121 NW 115 St. Miami, FL 33168-4325	ANNE MARIE S. ALEXANDER ANICIA R. SANTIL	30-2136-033-0140
131 NW 115 St. Miami, FL 33168-4325	CARLOS M. GARCIA- INIGUEZ & W HORTENSIA	30-2136-033-0130
185 NW 115 St. Miami, FL 33168-4325	BARRY UNIVERSITY	30-2136-026-0011
195 NW 115 St. Miami, FL 33168-4325	DAVID J. SMITH & W MILDRED L.	30-2136-026-0010
11501 NW 2 Ave. Miami, FL 33168-4401	HOUSING OPPORTUNITIES PROJECT FOR EXCELLENCE INC. (HOPE INC.)	30-2136-026-0040
170 NE 116 St. Miami, FL 33161-6638	Yolanda Nieves	30-2136-025-2060
150 NE 116 St. Miami, FL 33161-6638	Jean H. Ancion Jean R. Reme (JTRS)	30-2136-025-2090
144 NE 116 St. Miami, FL 33161-6638	Robert E. Lassiter	30-2136-025-2080
136 NE 116 St. Miami, FL 33161-6638	Marc Masseus and W. Isemene	30-2136-025-2100
118 NE 116 St. Miami, FL 33161-6638	Alina Nieves	30-2136-025-2110

<b>Property Address</b>	<b>Owner(s)</b>	<b>Folio Number</b>
114 NE 116 St. Miami, FL 33161-6638	Norma Salcedo	30-2136-025-2120
100 NE 116 St. Miami, FL 33161-6638	Barry University, Inc.	30-2136-025-2130
90 NE 116 St. Miami, FL 33161-6638	Barry University, Inc.	30-2136-025-1820



### DISCLOSURE OF INTEREST

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

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

APPLICANT A: BARRY UNIVERSITY, INC., a non-profit Corporation

APPLICANT B: \_\_\_\_\_

APPLICANT C: \_\_\_\_\_

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

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

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
A	See attached list of properties owned by Applicant		

MIAMI 4432783.1 80445/42717

**BARRY UNIVERSITY, INC., a Non Profit Corporation**


David Dudgeon, Secretary

Linda Peterson, Vice President

Susan Rosenthal, Treasurer

William Heffernan, Director

Sister Linda Bevilacqua, President/Director

By:   
David M. Dudgeon  
Title General Counsel + Secretary


STATE OF Florida )

) SS:

COUNTY OF )

Miami-Dade

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of Nov. 2014,  
by David M. Dudgeon who is personally known to me or produced a \_\_\_\_\_ as  
identification.

Sign Name: 

Print Name: Lori L. Cajal

My Commission Expires:

5/30/18

NOTARY PUBLIC

Commission

Serial No. (none, if blank): FF095270

[NOTARIAL SEAL]



MIAMI 4420769.1 80445/42717  
11/19/2014

**2014 FLORIDA NON PROFIT CORPORATION ANNUAL REPORT**

DOCUMENT# 711458

**Entity Name:** BARRY UNIVERSITY, INC.

**Current Principal Place of Business:**

11300 N.E. SECOND AVENUE  
ROOM 105 FARRELL HALL  
MIAMI, FL 33161

**Current Mailing Address:**

11300 N.E. SECOND AVENUE  
ROOM 105, FARRELL HALL  
MIAMI, FL 33161

**FEI Number:** 59-0624364

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

DUDGEON, DAVID  
11300 NE SECOND AVE  
LAVOIE HALL #209  
MIAMI, FL 33161 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:** DAVID DUDGEON

03/31/2014

Electronic Signature of Registered Agent

Date

**Officer/Director Detail :**

Title S  
Name DUDGEON, DAVID  
Address 11300 NE SECOND AVE  
City-State-Zip: MIAMI FL 33161

Title V  
Name PETERSON, LINDA  
Address 11300 NE 2ND AVE  
City-State-Zip: MIAMI FL 33161

Title T  
Name ROSENTHAL, SUSAN  
Address 11300 N.E. SECOND AVENUE  
ROOM 105 FARRELL HALL  
City-State-Zip: MIAMI FL 33161

Title D  
Name HEFFERNAN, WILLIAM  
Address 11300 NE SECOND AVE  
City-State-Zip: MIAMI FL 33161

Title PD  
Name BEVILACQUA, SISTER LINDA  
Address 11300 NE SECOND AVE  
City-State-Zip: MIAMI FL 33161

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** DAVID DUDGEON

**SECRETARY**

03/31/2014

Electronic Signature of Signing Officer/Director Detail

Date

RESOLUTION NO. 2-ZAB- 519-63

The following resolution was offered by Mr. John W. Morton,  
seconded by Mr. Dan Daniels, and upon poll of members  
present, the vote was as follows:

Paul Brockman	aye	C. C. Paden	aye
Francis A. Calhoun, Jr.	noy	Frank F. Reynolds, Jr.	aye
Dan Daniels	aye	I. Tommy Thomas	aye
Carl Gardner	aye	C. V. W. Trice, Jr.	aye
Joseph H. Gardner	aye	Martin Woolin	aye
Harry K. Hurst	aye	Andrew Lee	aye
John W. Morton	aye		

WHEREAS, Dan & Ina Voges have applied for a district boundary change from  
RU-2 (Two-Family Residential) 11,500 c.f. to RU-1 (Neighborhood Business)  
11,500 c.f., OR IN THE ALTERNATIVE

UNUSUAL USE non-commercial parking adjacent to business.

SUBJECT PROPERTY: Lot 23, Blk. 13, La Paloma (PB 8, Pgs. 44).

LOCATION: N. side NE 115 St., 150' W. of NE 2 Ave., Dade County, Florida, and

WHEREAS, an inspection of the subject property was made and a public  
hearing of the Metropolitan Dade County Zoning Appeals Board was advertised  
and held, as required by law, and all interested parties concerned in the  
matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter,  
it is the opinion of this Board that the requested district boundary change  
would be incompatible with the neighborhood concerned and would be in conflict  
with the purpose and intent of the plan for the development of Dade County,  
Florida, but that the requested unusual use, under certain conditions, would  
be compatible with the area and its development and would conform with the  
requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals  
Board that the requested district boundary change be and the same is hereby  
recommended for denial by the Board of County Commissioners of Dade County,  
Florida, but that the requested unusual use be and the same is hereby approved,  
subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the  
Zoning Director; said plan to include among other things but be not limited  
thereto type and location of signs, layout of parking areas, exits and  
entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan the same be substantially in accordance  
with that submitted at the hearing.
3. That the use be established and maintained in accordance with the  
approved plan.

35-52-41  
II-18  
Item No. 63-532

4. The lot shall not be used for any nighttime parking.
5. That the use of the lot shall be used in connection with the existing beauty salon on Lot 23, Blk. 13, La Paloma Subdivision, and shall be personal to the applicant and non-transferable; that an agreement suitable for recording be submitted to and meet with the approval of the Zoning Director, embodying the conditions of this Resolution.
6. That the Certificate of Use and Occupancy be automatically renewable annually by the Dade County Building and Zoning Department upon compliance with all terms and conditions, and be subject to cancellation upon violation of any of the conditions or when, in the opinion of the Metropolitan Dade County Zoning Appeals Board, Dade County, Florida, after public hearing, it is determined that the use is detrimental and/or incompatible to the surrounding neighborhood.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Metropolitan Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this Resolution.

PASSED AND ADOPTED this 21st day of October, 1963.

Heard: 10-21-63  
No. 63-10-14  
10-25-63  
bcs

# **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. Jerry B. Proctor, Esquire  
Bilzin Sumberg  
1450 Brickell Avenue, 23rd Floor  
Miami, Florida 33131  
[jproctor@bilzin.com](mailto:jproctor@bilzin.com)

**RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS  
APPLICATION #1 NOVEMBER 2014 CYCLE  
BARRY UNIVERSITY, INC. C/O STANLEY P. PRICE, BILZIN SUMBERG  
LOCATED AT 191 NE 115 STREET  
PH3015012100021 – FOLIO Nos. 3021360252200, 30021360251980, 3021360251770,  
3021360260010**

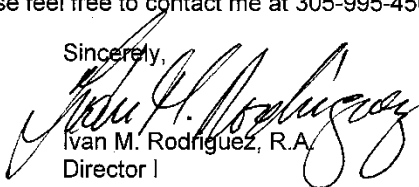
Dear Applicant:

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 105 single-family attached units, which generate 35 students; 16 elementary, 9 middle and 10 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-386  
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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# **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. 1 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 ±8.1-acre application site from Low Density Residential to "Office/Residential", which would allow a maximum of 176,418 square feet of office or 105 single-family attached residential units. If the application site is developed as requested with the 176,418 square feet of office, the water connection charges/impact fees would be \$12,261 and water service line and meter connection fees would cost \$1,300. Sewer connection charges/impact fees for the retail land use would be \$40,397 and the annual operating and maintenance costs would total \$9,736. Alternatively, if the application site is developed with 105 single-family attached residential units, the water connection charges/impact fees would be \$27,271 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 \$105,840 and the annual operating and maintenance costs would total \$20,860.

## **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 35 additional students, if approved and developed with residences. The average cost for K-12 grade students amounts to \$9,337 per student. Of the 35 students, 16 will attend elementary schools, 9 will attend middle schools students and 10 will attend senior high schools. The total annual operating cost for additional students residing in this development, if approved, would total \$326,795. 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**

## **Photos of Site and Surroundings**

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Northwest view of several single-family homes on the application site fronting NW 115 Street



Commercial property abutting to the east of the application site with existing building under renovation and several retail shops in the background, all fronting NE 2 Avenue.





NW 115 Street entrance to the Barry University south of the Application area .



Single family homes abutting to the north of the application site and fronting NW 116 Street