

<div><h1>Application No. 6</h1><div>Commission District 8 Community Council 14</div></div>

APPLICATION SUMMARY

Applicant/Representative:	Otto E & Barbara J. Kaufmann, Co-Trustees of The Kaufmann Family Trust / Tracy R. Slavens, Esq.
Location:	Northeast corner of the intersection SW 200 Street (Quail Roost Drive) and SW 177 Avenue (Krome Avenue).
Total Acreage:	±4.08 Gross Acres (±3.17 Net Acres)
Current Land Use Plan Map Designations:	"Business and Office" and "Agriculture"
Requested Land Use Plan Map Designation:	"Business and Office"
Amendment Type:	Small-Scale
Existing Zoning District/Site Condition:	AU/Fallow Cropland

RECOMMENDATIONS

Staff:	ADOPT AS A SMALL-SCALE AMENDMENT (August 2015)
Redland Community Council (14):	ADOPT AS A SMALL-SCALE AMENDMENT (September 22, 2015)
Planning Advisory Board (PAB) Acting as the Local Planning Agency:	TO BE DETERMINED (October 19, 2015)
Final Action of Board of County Commissioners:	TO BE DETERMINED (November 18, 2015)

Staff recommends to **ADOPT** the proposed small-scale amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2020-2030 Land Use Plan (LUP) map to redesignate the ± 4.08 gross-acre (3.17 net acres) application site from “Business and Office” and “Agriculture” to the “Business and Office” land use category for the following reasons:

Principal Reasons for Recommendation:

1. The application was filed in anticipation of the acquisition of land by the Florida Department of Transportation (FDOT) from the subject property for the programmed widening of Krome Avenue from a 2-lane to a 4-lane divided roadway. The application seeks to expand the “Business and Office” designated portion of the site by ± 1.42 net acres (from ± 1.75 to ± 3.17 net acres) in order that ± 2.37 total net acres of commercially designated land will be available for development after the anticipated land acquisition for the Krome Avenue widening. This represents a ± 0.62 net acre increase in the “Business and Office” designated acreage of the site should the FDOT acquire an anticipated ± 0.8 acres from the site as stated in the application.

The application site is principally within a planned commercial node located outside the 2020 Urban Development Boundary (UDB) as depicted on the CDMP Adopted Land Use Plan map at the intersection of Krome Avenue/SW 177 Avenue and SW 200 Street/Quail Roost Drive. The “Business and Office” designated portion of the site forms the northeast quadrant of the commercial node at the referenced intersection. This node is one of five planned commercial nodes along Krome Avenue that were designated since 1988 on the Land Use Plan map as “Business and Office” primarily to reflect preexisting commercial zoning and existing commercial development in some instances (see Background on page 6-9). The southwest quadrant of this commercial node is developed with a grocery store on ± 2.4 net acres. The northwest quadrant (± 2.2 net acres) is developed with a bank and a gas station, and is abutted by property designated “Agriculture” but zoned for and developed with a shopping center, for a combined ± 7 acres of commercial development within and adjacent to the northwest quadrant of the node. The application site is in the only quadrant of the node that is not currently zoned for commercial uses. The five referenced commercial nodes, including the subject node at Krome Avenue and SW 200 Street, as designated on the CDMP Land Use Plan map are planned to serve the commercial needs of the rural/agricultural community.

2. The programmed widening of Krome Avenue is reflected on Figure 1: Planned Year 2030 Roadway Network map of the CDMP Traffic Circulation Subelement, which depicts Krome Avenue as a four lane divided roadway. The Krome Avenue segment (adjacent the application site) from SW 184 Street to SW 232 Street is listed in the Miami-Dade County’s Adopted 2016 Transportation Improvement Program (TIP) for widening from two to four lanes divided with funding for construction programmed for fiscal years 2017-2018 and 2018-2019. Additionally, the County’s Adopted 2040 Long Range Transportation Plan (LRTP) shows the Krome Avenue widening project for the segment from SW 184 Street to SW 232 Street as a Priority I project with funding for fiscal years 2015-2020. Based on the Florida Department of Transportation’s Krome Avenue PD&E Study dated April 2011, the recommended alternative alignment of roadway widening project would require land to be acquired from the application site for right-of-way purposes.
3. 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 “Business and Office” and “Agriculture” to “Business and Office” would not satisfy a deficiency in the Land Use Plan map to accommodate economic growth. However, the application would allow for ±2.37 acres of commercial development on the application site comparable to the “Business and Office” acreages of the northwest and southwest quadrants of the commercial node. (The northwest and southwest quadrants of the node are west of Krome Avenue and on the north and south sides of SW 200 Street respectively.)
- ii. *Public Facilities and Services:* The impacts that would be generated from the maximum potential development on the application site, 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. A maximum of 55,234 square feet of commercial uses could be built on the ±3.17 net acre site prior to the Krome Avenue right-of-way acquisition or 41,294 square feet on ±2.37 net acres after the acquisition.
- iii. *Compatibility:* The requested expansion of the “Business and Office” CDMP land use designation, if approved, would be generally compatible with the adjacent properties. The properties immediately adjacent to the west, southwest and south of the application site are currently designated “Business and Office” on the LUP map (see “CDMP Land Use” map on page 6-7) and are within the commercial node located at the intersection of Krome Avenue and SW 200 Street. The adjacent properties to the west and southwest in the commercial node are developed with commercial uses, and the property to the south is undeveloped currently agricultural land, as outlined in Principal Reason No. 1 above. Lands adjacent to the “Business and Office” node are designated “Agriculture” and are primarily in agricultural use or developed with rural residences, except the mobile home park west of Krome Avenue. Therefore, approval of the application would redesignate the application site to a CDMP land use designation that would be generally compatible with the adjacent properties.
- iv. *Environmental and Historic Resources:* Approval of the application would not impact any environmental or historic resources (see Environmental Conditions section on page 6-13).
- v. *Transit Ridership and Pedestrianism:* Reflective of its rural location of the application site, if the application is approved the potential development on the site would not support transit ridership and pedestrianism. The subject site is located outside the 2020 Urban Development Boundary (UDB). As such, the closest bus stop is located approximately 5.2 miles east of the application site (see Transit Analysis on page 6-19).

APPLICATION NO. 6 AERIAL PHOTO



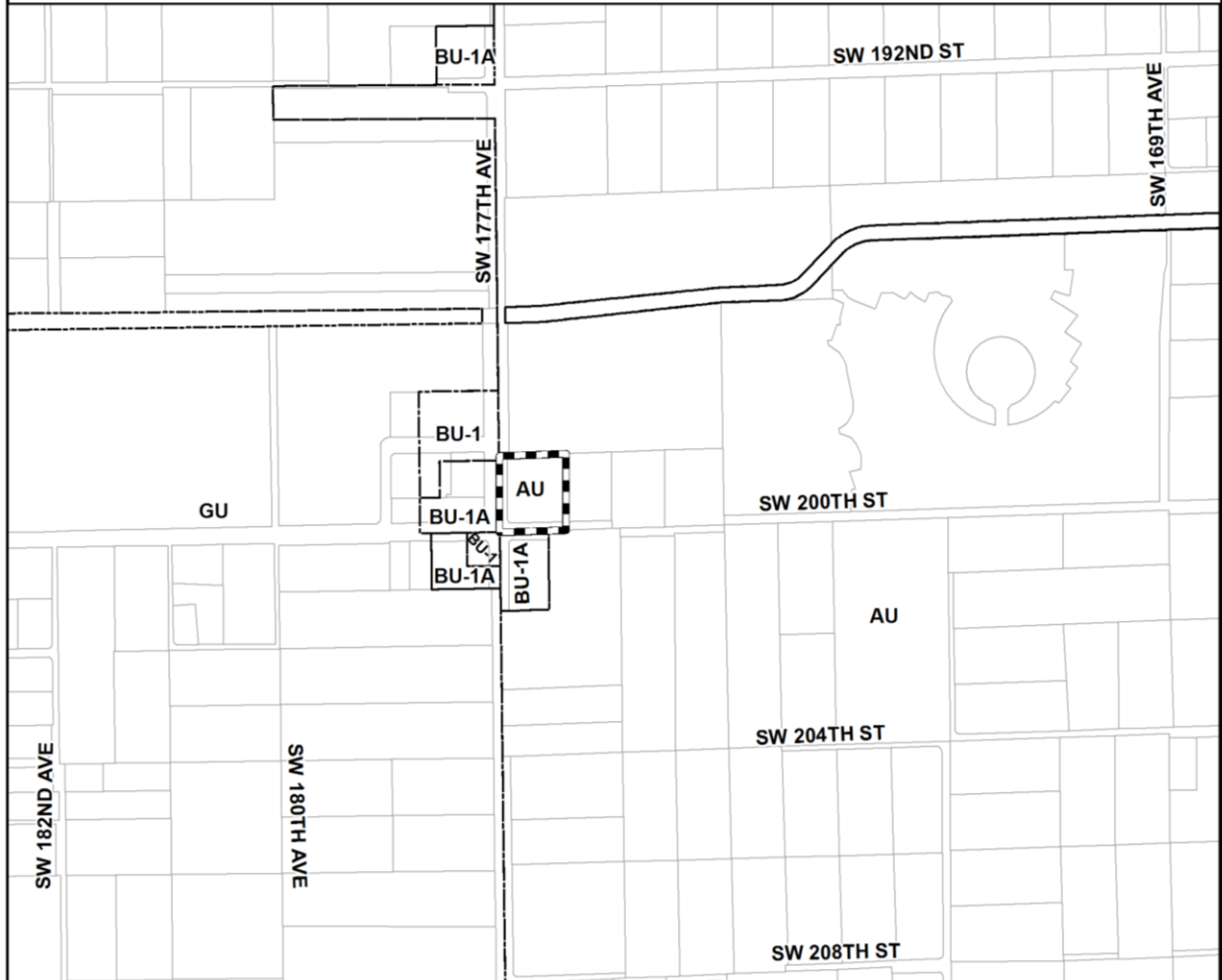
APPLICATION AREA

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

0 0.2 Miles



APPLICATION 6 ZONING MAP

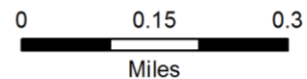


APPLICATION AREA

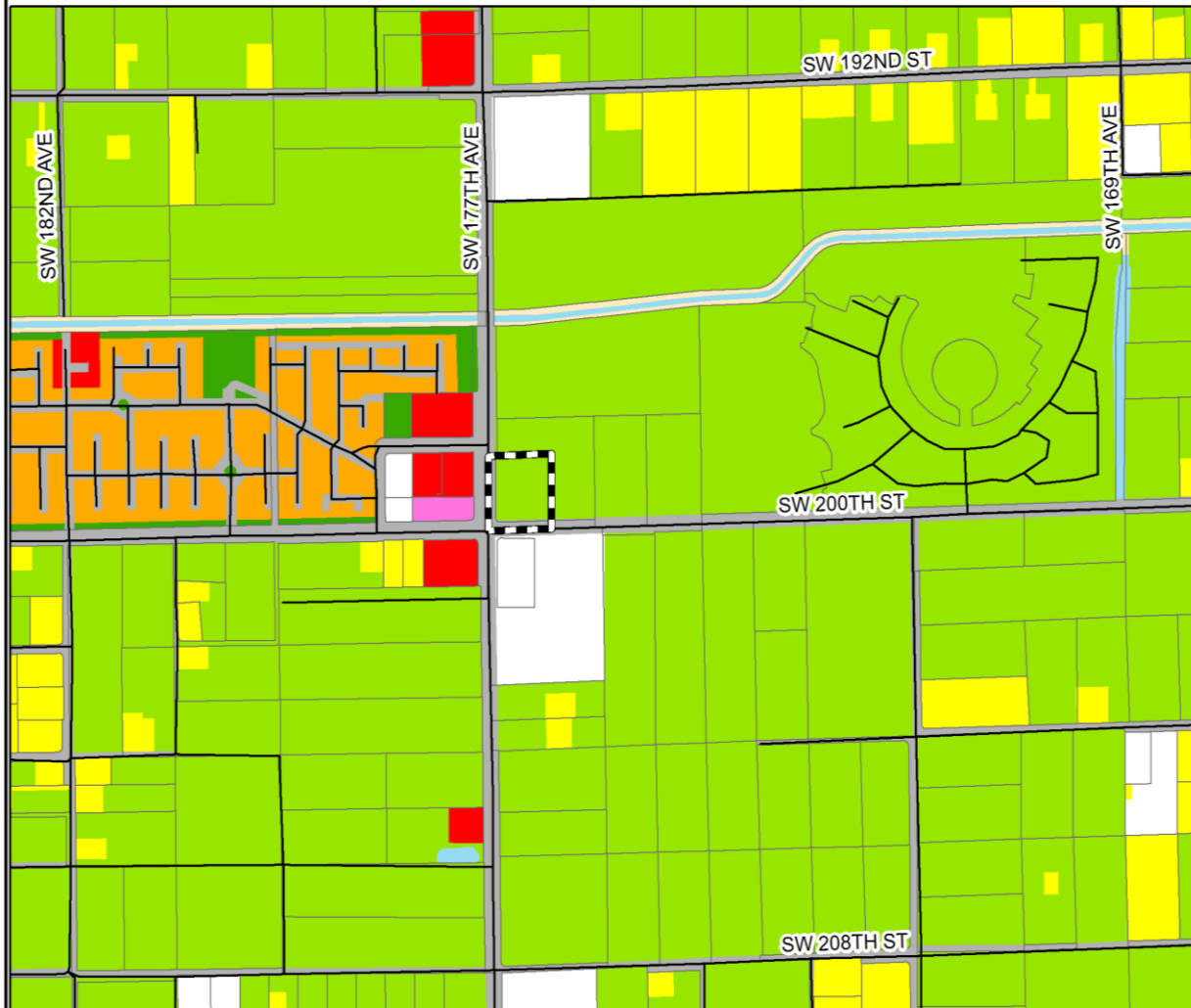
Source: Miami-Dade County
Department of Regulatory and Economic Resources
June 2015

ZONING DISTRICTS

- AU AGRICULTURAL / RESIDENTIAL 5 ACRES GROSS
- BU-1 BUSINESS DISTRICTS, NEIGHBORHOOD
- BU-1A BUSINESS DISTRICTS, LIMITED
- GU INTERIM DISTRICT



APPLICATION NO. 6 EXISTING LAND USE

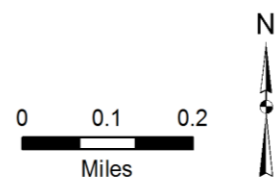


APPLICATION AREA

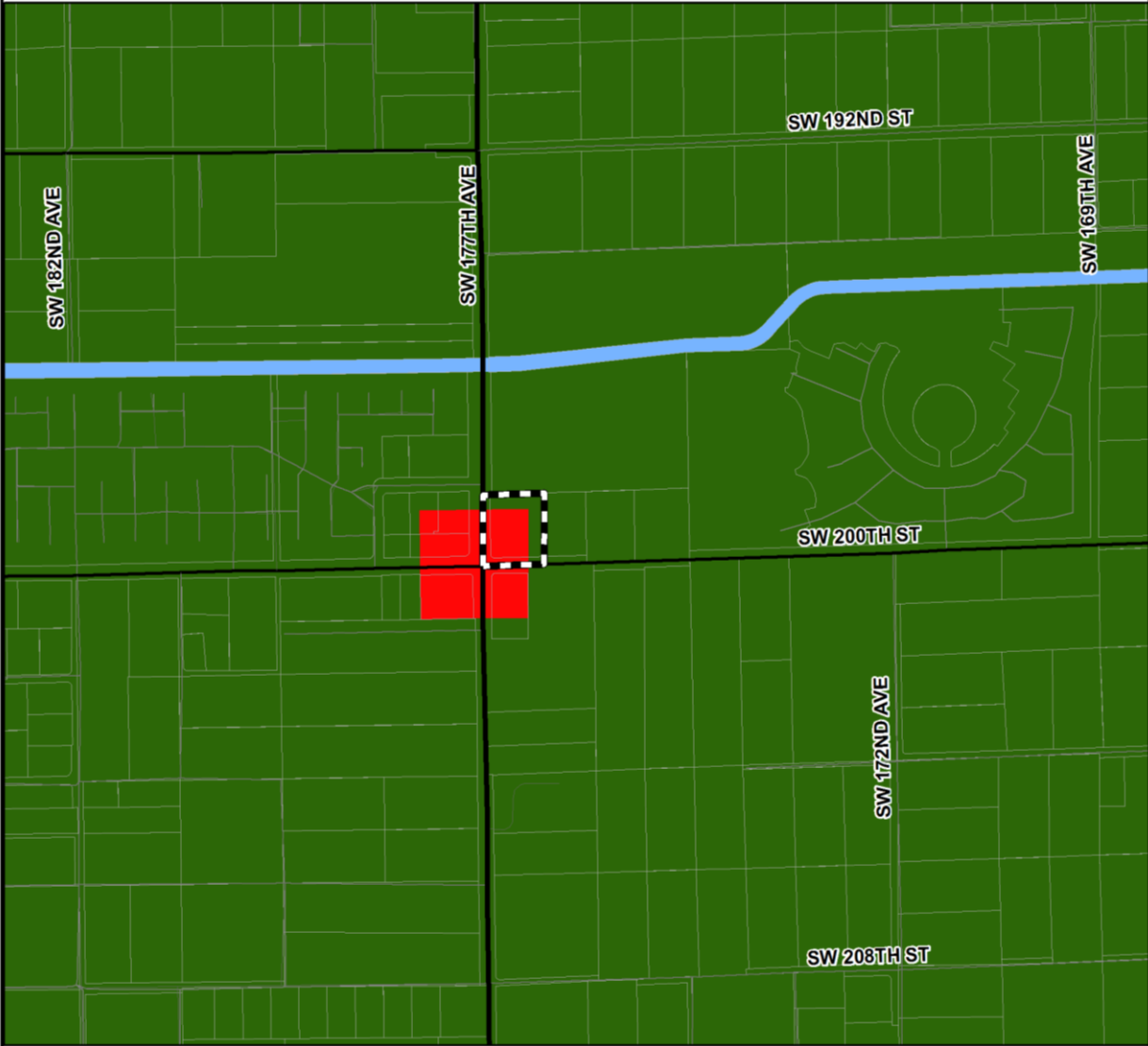
Source: Miami-Dade County
Department of Regulatory and Economic Resources
June 2015

EXISTING LAND USE

- SINGLE-FAMILY
- MOBILE HOME PARKS
- COMMERCIAL, SHOPPING CENTERS
- OFFICE
- STREETS, ROADS, EXPRESSWAYS, RAMPS
- AGRICULTURE
- PARKS, PRESERVES, CONSERVATION AREAS
- VACANT PRIVATELY OWNED, UNPROTECTED
- CANAL RIGHT-OF-WAY
- INLAND WATERS



APPLICATION NO. 6
CDMP LAND USE



APPLICATION AREA

Source: Department of Regulatory and Economic Resources
June 2015

CDMP LAND USE



BUSINESS AND OFFICE



AGRICULTURE



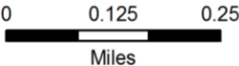
WATER



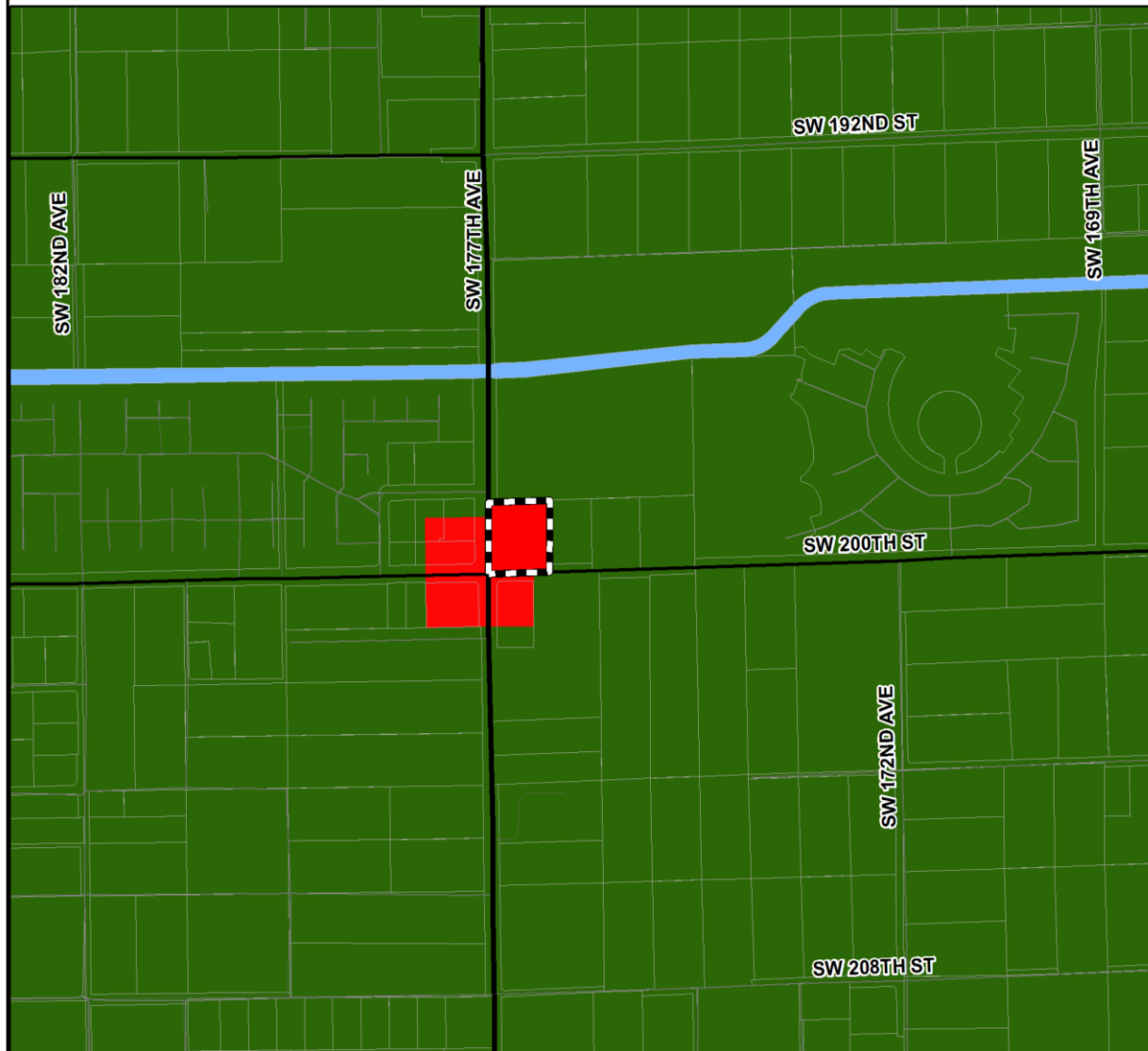
MINOR ROADWAYS (2 LANES)



MAJOR ROADWAYS (3 OR MORE LANES)



APPLICATION NO. 6 PROPOSED CDMP LAND USE



APPLICATION AREA

Source: Department of Regulatory and Economic Resources
June 2015

CDMP LAND USE



BUSINESS AND OFFICE



AGRICULTURE



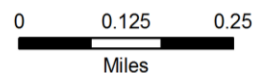
WATER



MINOR ROADWAYS (2 LANES)



MAJOR ROADWAYS (3 OR MORE LANES)



STAFF ANALYSIS

Application Site

Background

The application site is a ± 3.17 net acre portion of a larger ± 9.15 -net acre parcel owned by the Applicant that is located the northeast corner of Krome Avenue/SW 177 Avenue and SW 200 Street/Quail Roost Drive, outside the 2020 Urban Development Boundary (UDB) as depicted on the Comprehensive Development Master Plan (CDMP) Adopted 2020 and 2030 Land Use Plan (LUP) map. (See map series on pages 6-4 through 6-8).

The application site is designated “Business and Office” on ± 1.75 net acres and “Agriculture” on ± 1.42 net acres. The “Business and Office” designated portion of the site forms the northeast quadrant of a planned commercial node designated as “Business and Office” on the CDMP Land Use Plan map. This node (at SW 200 Street and Krome Avenue) is one of five commercial nodes designated on the LUP map at various intersections along Krome Avenue since November 1988, through Miami-Dade Board of County Commissioners adopted Ordinance No. 88-110. The other four commercial nodes are located at the Krome Avenue intersections with SW 8 Street (Tamiami Trail), SW 232 Street, SW 248 Street, and SW 272 Street. These planned nodes were designated on the LUP map as “Business and Office” primarily to reflect preexisting commercial zoning and, in some instances, preexisting commercial development, and were intended to serve the commercial needs of the rural/agricultural community. In the case of the commercial node at SW 200 Street, the node in which the “Business and Office” designated portion of the application site is located, the southwest and northwest quadrants were zoned and developed with commercial uses prior to 1988. The southwest quadrant of the node is developed with a grocery store built in 1977 on ± 2.4 net acres zoned BU-1A since 1976. The northwest quadrant (± 2.2 net acres) is developed with a bank and a gas station built 1982 and 1983 respectively on property zoned BU-1 and BU-1A (a portion of this property zoned BU-1A in 1967; subsequently in 1982 the entire property was zoned BU-1 and BU-1A). Abutting to the west of the northwest quadrant of the node is property designated “Agriculture” but zoned BU-1 in 1980 and developed with a shopping center built in 1989. A combined ± 7 acres of commercial development exists within and adjacent to the northwest quadrant of the node.

The portion of the commercial node on the west side of Krome Avenue is zoned for and developed with commercial uses including a grocery store, a bank, and an Exxon gas station. The land adjacent to the northwest quadrant of the node is designated “Agriculture” on the Land Use Plan map and is zoned for and developed with a shopping center. To the west of the commercial development within and adjacent to the northwest quadrant of the node is a ± 528 unit mobile home park. (See map series on pages 6-4 through 6-8.)

The Florida Department of Transportation (FDOT) is undertaking the programmed widening of Krome Avenue to a 4-lane divided roadway. The roadway segment from SW 184 Street to SW 232 Street, which runs adjacent to the application site, is listed in the Miami-Dade County’s Adopted 2016 Transportation Improvement Program (TIP) for widening from two to four lanes divided with funding for construction programmed for FYs 2017-2018 and 2018-2019. This segment is also listed for widening to 4 lanes in the County’s Adopted 2040 Long Range Transportation Plan (LRTP) as a Priority I project with funding for FYs 2015-FY 2020. Furthermore, the programmed widening of Krome Avenue is reflected on Figure 1: Planned Year 2030 Roadway Network map of the CDMP Traffic Circulation Subelement, which depicts Krome Avenue as a four lane divided roadway. Based on the Florida Department of Transportation’s

Krome Avenue PD&E Study dated April 2011, the recommended alternative alignment of roadway widening project would require land to be acquired from the application site for the required right-of-way expansion for Krome Avenue.

Existing Land Use

The application site is currently fallow agricultural land (see “Existing Land Use” map on page 6-6 and ‘Appendix E: Photos of Site and Surroundings’ on Appendix Page 33).

Land Use Plan Map Designation/Request

A ±1.75 net acre portion of the application site is designated “Business and Office” on the CDMP Adopted 2020 and 2030 LUP map; the remaining ±1.42-acre portion of the application site is designated “Agriculture” (see “CDMP Land Use” map on page 6-7). The applicant requests a CDMP land use change on the application site from “Business and Office” and “Agriculture” to “Business and Office.” The “Business and Office” land use category allows the full range of sales and service activities that includes retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusements, commercial recreation establishments and residential development. (CDMP page I-40). Uses allowed in “Agriculture” designated areas should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences. Such as, uses related to preserving, processing, packaging or selling of agricultural products from Florida, and farm supplies, as well as sale and service of farm machinery and implements, subject to the requirements of Chapter 24 of Miami-Dade County Code (CDMP page I-62).

The ±1.75 net acre “Business and Office” portion of the site could be developed with a maximum of 30,317 square feet of retail. If the application were approved as requested, the ±3.17 net acre site could be developed with a maximum of 55,234 square feet of retail prior to the above mentioned Krome Avenue right-of-way acquisition, or 41,294 square feet on ±2.37 net acres after the acquisition.

Zoning

The application site is currently zoned AU (Agriculture). Residential development is permitted on properties zoned AU at a maximum density of 1 dwelling unit per five acres (see “Zoning Map” on page 6-5). However, residential development would not be allowed on the subject property because the site does not meet the minimum 5 acres required for residential development (Section 33-280, Miami-Dade County Code).

Zoning History

Miami-Dade County zoning districts and zoning code regulations were first created in 1938. Based on Miami-Dade County’s zoning records, the application site was initially zoned AU (Agriculture), which remains the zoning on the property to date.

Adjacent Land Use and Zoning

Existing Land Uses

The properties abutting the application site to the north, east, and south (across SW 200 Street) are agricultural lands. Properties to the west across SW 177 Avenue are developed with a grocery store, a bank, an Exxon gas station, and a shopping center that includes a Goodwill Store and Donation Center, a day care center, a hair salon, an auto parts store and other retail operations (see Appendix E: Photos of Site and Surroundings, on Appendix Page 33). The area further west, adjacent to the retail uses, is developed with the Americana Village Estates; a ±528 unit mobile home park.

Land Use Plan Map Designations

Properties abutting the application site to the north and east of are designated “Agriculture” on the LUP map. Properties abutting the application site to the south and adjacent to the west are designated “Business and Office” and “Agriculture” (see “CDMP Land Use” map on page 6-7).

Zoning

Properties adjacent to the north and east of the application site are zoned AU (Agriculture). Properties adjacent to the south, across SW 200 Street are zoned BU-1 (Neighborhood Business). The purpose of the BU-1 zoning district is to provide for retail and service convenience facilities that satisfy the essential and frequent needs of the adjacent residential neighborhood. Properties adjacent to the east, across SW 177 Avenue are zoned BU-1A (Limited Business). The purpose of the BU-1A zoning district is to provide for retail and service convenience facilities that satisfy the essential and frequent needs of the adjacent residential neighborhood as well as the more specialized commercial facilities, which may serve several neighborhoods (see Zoning Map on page 6-5). The Americana Village Estates mobile homes park located west of the application site, across SW 179 Avenue, is zoned GU (Interim).

Supply and Demand Analysis

Commercial Land

The Analysis Area (MSA 7.2) contained 210.90 acres of in-use commercial uses in 2015 and an additional 65.9 acres of vacant land zoned or designated for business uses. The annual average absorption rate for the 2015-2030 period is 5.63 acres per year. At the projected rate of absorption, the study area will deplete its supply of commercially zoned land by the year 2027 (see “Projected Absorption of Land for Commercial Uses” table below). In addition, there are 110.3 acres of vacant land zoned for mixed-use. If some of these acres were to be used for commercial purposes, it would add additional years to the projected depletion date. It should be noted that for this analysis, only land located inside the UDB is considered and does not include any existing or vacant commercial land outside the UDB.

Projected Absorption of Land for Commercial Uses
Indicated Year of Depletion

Analysis Area	Vacant Commercial Land 2015 (Acres)	Commercial Acres in Use 2015	Annual Absorption Rate 2015-2030 (Acres)	Projected Year of Depletion	Total Commercial Acres per Thousand Persons	
					2020	2030
MSA 7.2	65.9	210.90	5.63	2027	4.4	3.4

Source: Miami-Dade County, Regulatory and Economic Resources Department, Planning Division, Planning Research and Economic Analysis Section, July 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	AH & X
Stormwater Management Permit	DERM Surface Water Management General Permit
County Flood Criteria, National Geodetic Vertical Datum (NGVD)	9 feet

Biological Conditions

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

Other Considerations

Within Wellfield Protection Area	No
Hazardous Waste	No
Contaminated Site	No

Pollution Remediation

There are no DERM records of current or historical contamination issues on the property or on sites directly abutting the application site. Based on the former agricultural use of the site, it is recommended that a Phase 1 and Phase 2 Environmental Assessment be conducted on the property prior to development. Site development may require review and approval from the Environmental Monitoring and Restoration Division of DERM. For further information call (305)372-6700.

Drainage, Flood Protection and Stormwater Management

The proposed development is determined to be in Zones AH and 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 9.0 feet NGVD or County Flood Criteria. The site is a formal agricultural site; therefore a DERM Class IV permit might be required. Any proposed development with more than 2.0 acres of impervious area within the subject property will require a DERM Environmental Resource Permit for the construction and operation of the required surface water management system.

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 (LOS) standards for flood protection set forth in the CDMP.

Endangered Species

The subject property and adjacent properties are not located within a federally designated critical habitat area. DERM is not aware of any documented threatened and endangered species on this or adjacent properties. CON-9A states "All activities that adversely affect habitat that is critical to federal or state designated, endangered or threatened species shall be prohibited unless such activity(ies) are a public necessity and there are no possible alternative sites where the activity(ies) can occur."

Water and Sewer

Water and Sewer System Connectivity

The application site is located outside of the 2020 Urban Development Boundary. Public water mains and public sanitary sewers are not available to serve the subject property. Consequently,

any proposed development would have to be served by an on-site drinking water supply well system and a septic tank and drainfield disposal system.

Section 24-43.1 of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by a septic tank as a means for the disposal of domestic liquid waste in conjunction with an on-site drinking water supply well if the proposed land use will use, generate, handle, dispose of or store hazardous materials, is an establishment primarily engaged in the handling of food and drink, an educational institution, an intermediate care facility or a health care facility. In addition, the maximum sewage loading shall not exceed 750 gallons per day per acre of unsubmerged land. Projects that do not comply with these requirements have the option to request variances from the Environmental Quality Control Board pursuant to Section 24-12 of the Code. Furthermore, DERM approval of future development orders will require the property owner to submit a land use restrictive covenant running prohibiting liquid waste other than domestic sewage on the property.

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

The adopted LOS for the County Public Works and Waste Management System is as follows: 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 (5) years. As of FY 2014-15, the PWWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth in demand, inclusive of the applications reviewed here, which is not anticipated to have a negative impact on disposal service.

Application Impacts

Approval of the Application would likely result in development of commercial establishments. Per Chapter 15 of Miami-Dade County Code, the PWWM does not actively compete for non-residential waste collection service such as commercial, business, office, and industrial services at this time. Waste collection services will most likely be provided by a private waste hauler. The requested LUP map amendment will have no impact or any associated costs; therefore PWWM has no objection to the proposed LUP map changes.

Parks

Level of Service Standard

CDMP Policy ROS-2A establishes the adopted minimum 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.

However, approval of the proposed amendment would not generate any new residents to the area. Therefore, if the application is approved, there would be no impacts to the County's park system.

Fire and Rescue Service

The application site is currently served by Miami-Dade County Fire Rescue Station No. 60 (Redland) located at 17605 SW 248 Street. The station is equipped with a Tanker staffed with four (4) firefighter/paramedics on duty 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 6:53 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 the vicinity of the application site complies with the performance objective of national industry.

Level of Service Standard for Fire Flow and Application Impacts

CDMP Policy WS-2A of the Water, Sewer and Solid Waste Element 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. The required fire flow for the proposed CDMP land use designation of "Business and Office" shall be 3,000 gallons per minute (GPM). Fire hydrants shall be spaced a minimum of 300' from each other and shall deliver not less than 1,000 GPM. Presently, there are no fire flow deficiencies in the vicinity of the application site.

The current CDMP land use designations of "Business and Office" and "Agriculture" will allow a potential development that would generate nine (9) annual alarms. The proposed CDMP land use designation of "Business and Office" would allow a proposed potential development that is anticipated to generate 16 annual alarms.

The 16 annual alarms will result in a minimal impact to existing fire rescue service. Presently, fire and rescue service in the vicinity of the subject application is adequate. However, in an effort to further enhance fire and rescue service, MDRF is searching for a suitable parcel of land in the vicinity of SW 184 Street and SW 157 Avenue to construct a new fire station.

In an effort to further enhance fire and rescue service, MDRF is searching for a suitable parcel of land in the vicinity of SW 184 Street and SW 157 Avenue to construct a new fire station.

Public Schools

Level of Service Standard

The adopted 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

Approval of the application would not generate any new students to the area. Therefore, if the application is approved, there would be no impacts to the County’s public school system.

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.

Roadways

The application site is a ±4.08 gross acre (±3.17 net acre) property located outside the County’s Adopted 2020 Urban Development Boundary (UDB), at the northeast corner of the intersection of SW 200 Street/Quail Roost Drive (SR 994) and SW 177 Avenue/Krome Avenue (SR 997). Access to the application site is currently provided by SW 200 Street and SW 177 Avenue; both are two-lane undivided roadways. SW 200 Street/Quail Roost Drive is a major east-west corridor that connects to the Homestead Extension of the Florida Turnpike (HEFT) to the east, and to US-1/South Dixie Highway. SW 177 Avenue, the HEFT, and US-1 are all major north-south regional corridors that provide access to other areas of the County. SW 177 Avenue is designated a Strategic Intermodal System (SIS) facility, and the roadway segment from SW 184 Street to SW 232 Street is listed in the County’s Adopted 2016 *Transportation Improvement Program* for widening from two to four lanes, with funding for construction programmed in FY 2017-2018 through FY 2018-2019.

Traffic conditions are evaluated by the 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 2014) and the County (Year 2014), are operating at acceptable levels of service. See “Traffic Impact Analysis on Roadways Serving the Amendment Site” table below.

Trip Generation

Currently, the application site is utilized as cropland. However, under the current “Business and Office” and “Agriculture” CDMP land use designations, the site could be developed with up to 30,317 sq. ft. of retail uses. Under the requested “Business and Office” CDMP land use designation, the application site could be with 55,234 sq. ft. of retail uses on the entire ±3.17-acre site prior to the anticipated widening of Krome Avenue, or 41,294 sq. ft. of retail uses on ±2.37 acres after land is acquired from the subject property (estimated 0.8 acres) as anticipated by the applicant for the programmed widening of Krome Avenue to a 4-lane divided roadway. If the application site were developed with 30,317 sq. ft. of retail uses, as allowed by the current CDMP land use designations, it would generate approximately 121 PM peak hour vehicle trips. But if the application were approved and the site developed with the maximum potential development of 55,234 sq. ft. of retail uses (on 3.17 acres not considering the Krome Avenue widening), it would generate approximately 247 PM peak hour vehicle trips, or 126 more PM peak hour trips than the development that could occur under the current CDMP land use designation. See “Estimated PM Peak Hour Trip Generation” table below. It must be noted that the number of trips that would be generated by the 41,294 sq. ft. of retail uses that could be built subsequent to the acquisition of right-of-way for the Krome Avenue widening would generate less PM peak hour vehicle trips than stated above and analyzed below.

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

Application No. 6	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
Scenario 1	“Business and Office” and “Agriculture” ¹ / 30,317 sq. ft. retail	“Business and Office” 55,234 sq. ft. retail ² /	
	121	247	+ 126

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

Notes: ¹ Currently, the application site is utilized as cropland but could be developed with 30,317 sq. ft. of retail uses.

² Under the requested CDMP land use designation the application site is assumed to be developed with 55,234 sq. feet of retail uses.

Traffic Concurrency Evaluation (Concurrency)

An evaluation of peak-period traffic concurrency conditions as of July 2015, which considers reserved trips from approved development not yet constructed, programmed roadway capacity improvements funded for construction in the first three years of the County’s adopted 2016 *Transportation Improvement Program* such as the widening of Krome Avenue, 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 on Roadways Serving the Amendment Site” table below.

Application Impact

The application site is currently utilized as cropland, but it can be developed with up to 30,317 sq. ft. retail uses under the current “Business and Office” and “Agriculture” land use designations. Under the requested “Business and Office” land use designation, the application site is assumed

to be with 55,234 sq. ft. of retail uses. The 30,317 sq. ft. retail uses is estimated to generate approximately 121 PM peak hour vehicle trips, and the potential development of 55,234 sq. ft. of retail uses is estimated to generate approximately 247 PM peak hour vehicle trips, or 126 more PM peak hour trips than the development under the current land use designation. See “Estimated Peak Hour Trip Generation” table above. 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.

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.
Scenario 1: "Business and Office" - 55,234 sq. ft. retail²													
9884	SW 187 Avenue	SW 216 St. to SW 232 St.	2 UD	C	1,080	283	B	10	293	B	9	302	B
9208	SW 177 Avenue ¹	SW 184 St. to SW 216 St.	4 DV	C	3,420	1,559	C	0	1,559	C	53	1,612	C
361	SW 177 Avenue ¹	SW 216 St. to SW 232 St.	4 DV	C	3,420	1,320	C	9	1,329	C	44	1,373	C
9862	SW 167 Avenue	SW 216 St. to SW 232 St.	2 UD	C	1,270	270	B	2	272	B	20	292	B
9836	SW 147 Avenue	SW 184 St. to SW 200 St.	2 UD	C	1,080	915	C	8	923	C	30	953	C
9838	SW 147 Avenue	SW 200 St. to SW 216 St.	2 UD	C	1,060	800	C	0	800	C	15	815	C
1117	SW 200 Street	SW 177 Ave. to SW 127 Ave.	2 UD	D	1,510	561	C	4	565	C	76	641	C

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

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

Traffic counts for all stations are for the Year 2014.

* County adopted roadway level of service standard applicable to the roadway segment: C (80% capacity); D (90% capacity) for roadways outside the Urban Development Boundary with no transit service.

¹ Krome Avenue a Strategic Intermodal System (SIS) designated facility.

² The application site is utilized as cropland and is assumed to be developed with 55,234 sq. ft. of commercial (retail) uses under the requested "Business and Office" land use designation.

Transit

Existing Service

The application site is located outside the 2020 Urban Development Boundary (UDB). As such, the closest transit service (Metrobus Route 52) is approximately 5.2 miles east of the application site. The service frequency of this route is 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	5.2	5.2	L

Source: Draft 2015 *Transit Development Plan*, Miami-Dade Transit (June 2015 Line Up), July 2015.

Notes: L means Metrobus Local route service

Future Conditions

The draft 2015 *Transit Development Plan (TDP)* does not identify any new Metrobus routes being planned in the immediate vicinity of the application site for the next ten years.

Major Transit Projects

There are no future major transit projects within the vicinity of this area.

Application Impacts in the Traffic Analysis Zone

The application site is located outside of the UDB where there is no transit service, therefore, if approved, there is no transit impact produced by this application.

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

1. APPLICANTS

Otto E. Kaufmann & Barbara J. Kaufmann, Co-Trustees of The Kaufmann Family Trust
8066 Yachtsman Drive
Stuart, Florida 34997

2. APPLICANTS' REPRESENTATIVES

Tracy R. Slavens, Esq.
Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131
(305) 374-8500
(305) 789-7799 (fax)

By:


Tracy R. Slavens, Esq.


Date

METROPOLITAN PLANNING SECT
2015 JUN -1 P 4:07

3. DESCRIPTION OF REQUESTED CHANGE

A. The following changes to the Land Use Element Land Use Plan Map and Text are being requested:

1. A Small-Scale Change to the Land Use Element, Land Use Plan Map. The Applicants request a change to the Land Use Element, Land Use Plan Map to re-designate the subject property from "Business and Office" and "Agriculture" to "Business and Office."
2. Expedited Processing as a "Small-Scale" Amendment. This application is eligible for expedited processing as a "Small-scale" amendment and, as such, the applicant requests for the application to be processed under the expedited procedure as a small-scale amendment.

B. Description of the Subject Area.

The subject property consists of approximately 4.08± gross acres (3.17± net acres) of land located in Section 6, Township 56, Range 39, in unincorporated Miami-Dade County. More specifically, the subject property is located at the northeast corner of SW 200 Street (Quail Roost Drive) and SW 177 Avenue (Krome Avenue), in unincorporated Miami-Dade County, Florida. A legal description of the subject property is provided in Exhibit "A."

C. Acreage.

Subject application area: 4.08± gross acres (3.17± net acres) (the "Property")
Acreage owned by Applicants: 3.17± net acres

D. Requested Change.

It is requested that the subject area be re-designated on the Land Use Plan map from "Business and Office" and "Agriculture" to "Business and Office" pursuant to the expedited small-scale amendment process.

4. REASONS FOR AMENDMENT

The Property is located outside of the Urban Development Boundary (UDB) at the intersection of the two main thoroughfares in the agricultural region of our County – Quail Roost Drive and Krome Avenue. The Property is part of a larger 9.15± acre parcel of land under one folio and one ownership. The majority of the Property, approximately 2.5± acres, is currently designated "Business and Office," as are the adjacent three corners of the intersection and, together, these four parcels are intended to provide a community serving commercial activity node for the surrounding agricultural area. The remainder of the Property and the remainder of the Applicant's parcel are designated "Agriculture."

Previously, since the establishment of the County's Comprehensive Development Master plan, approximately 2.5± acres of the Property were designated "Business and Office" but the Florida Department of Transportation (FDOT) project to widen Krome Avenue to a 4-lane divided highway, with median, by approximately 70 feet to the east has proportionally reduced the net area of "Business and Office" land on the Property by 0.8± acres. The Applicant seeks to preserve its "Business and Office" use on the Property by extending the boundary of the land use plan map designation approximately 70 feet to the east to accommodate for loss of commercial land resulting from the roadway widening on the western portion of the Property.

Krome Avenue was not originally designed or anticipated to accommodate the levels of traffic that it carries today and is in need of improvement. The Krome Avenue widening project will have a significant impact on access through the western portion of the County and to its agricultural areas. FDOT is expanding Krome Avenue from two to four lanes with a 40-foot median along a 36-mile corridor. The over \$84 million project has been divided into 12 separate sub-projects with the first construction project beginning in February 2015. The roadway widening and reconstruction project for the portion of Krome Avenue adjacent to the Property

extends from SW 232 Street to SW 184 Street/Eureka Drive with construction anticipated to begin in October 2018. The Krome Avenue widening project will be a great benefit to the area surrounding the Property. However, one negative impact is that it will diminish the feasibility of commercial development on the Property. As such, the purpose of this amendment is to restore the net area of this corner of the existing activity node (post-Krome Avenue expansion) to 2.5± net acres.

The preservation of the activity node is important for success of the surrounding agricultural uses, its residents and patrons. The CDMP Land Use Element addresses the importance of activity nodes under its guidelines for urban form. Although the Property is not located within an urbanized area, it was established as part of an activity node to provide commercial uses that were intended to serve the area in 1988 when Miami-Dade County adopted the CDMP. The CDMP provides that:

“intersections of section line roads shall serve as focal points of activity, hereafter referred to as activity nodes. Activity nodes shall be occupied by any nonresidential components of the neighborhood including public and semi-public uses. When commercial uses are warranted, they should be located within these activity nodes.” *See* Page I-25.

The CDMP further emphasizes the importance of activity nodes by identifying that “commercial development in newly developing areas is designated as nodes at major intersections.” The allocation of these commercial development rights among quadrants of the nodes on the Land Use Plan map “depend on locational factors, geographic constraints, ownership fragmentation, compatibility with adjacent uses and availability of highway capacity and other public services and facilities.” *See* Page I-42.

Land Use Policy LU-1G enforces the principles of allocating commercial uses at nodes by providing that “business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots.” *See* Page I-3. Although this policy further provides that “granting of commercial zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways,” it is clear that the Property has always been intended to be part of a node that serves this portion of the County as it would not be appropriate to have commercial uses scattered in this agricultural area. *Id.* In addition, Land Use Policy LU-1O directs the County to “prevent discontinuous, scattered development at the urban fringe in the Agriculture Areas outside the Urban Development Boundary.” *Id.* With these principles and directives, the proposed reconfiguration of the Krome/Quail Roost activity node as it applies to the Property and the corresponding redesignation of the Property to extend the “Business and Office” land use west in proportion with the roadway widening is justified.

Although some commercial uses are permitted in the “Agriculture” category, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this land use category. The CDMP restricts business and industrial uses in “Agriculture” to those uses which are “directly supportive of local agricultural production, and is located on an existing arterial roadway, and has adequate water supply and sewage disposal in accordance with Chapter 24 of the County Code, and the development order specifies the approved use(s).” *See* Page I-62. The redesignation of the eastern portion of the

serving commercial uses can be developed on the Property to support the area without creating a need for additional non-agricultural business uses in the adjacent "Agriculture" land uses. The Applicant's request is wholly consistent with the goals, policies, and objectives of the CDMP and with the uses at all of the adjacent corners of the intersection.

In determining whether the redesignation of the Property is appropriate, it is important to achieve a balance of the numerous goals, objectives, and policies of the CDMP. The Land Use Element emphasizes the protection of agricultural lands outside of the UDB. However, the "Agriculture" land use can only be successful if it is properly supported by other land uses. The Property is located four miles from the UDB, two miles north of next closest activity node, and there are no activity nodes along Krome Avenue north of the Property. In fact, there are only three designated activity nodes in the agricultural area outside of the UDB. Providing business centers at these major corners support the uses, patrons, and residents of the area and help to create a sustainable agricultural community in this area. Alternatively, the 0.8± acre reduction of "Agriculture" land in this location would have a minimal impact on the viability of the agricultural industry in Miami-Dade County. Based on its location at a designated activity node and the current "Business and Office" designation of the majority of the Property, the Property is well-suited for "Business and Office" use on its total acreage.

The redesignation of the Property from "Business and Office" and "Agriculture" to "Business and Office" would be compatible with existing land uses in the area and an appropriate amendment in furtherance of the goals and objectives of the CDMP. Furthermore, approval of this application would directly follow the CDMP directive that communities be self-sufficient to the maximum possible extent. This application seeks an appropriate change improvement to the future land use to help address the deficiency of commercial land within this portion of the County.

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

LAND USE ELEMENT GOAL. PROVIDE THE BEST POSSIBLE DISTRIBUTION OF LAND USE AND SERVICES TO MEET THE PHYSICAL, SOCIAL, CULTURAL AND ECONOMIC NEEDS OF THE PRESENT AND FUTURE POPULATIONS IN A TIMELY AND EFFICIENT MANNER THAT WILL MAINTAIN OR IMPROVE THE QUALITY OF THE NATURAL AND MAN-MADE ENVIRONMENT AND AMENITIES, AND PRESERVE MIAMI-DADE COUNTY'S UNIQUE AGRICULTURAL LANDS.

LAND USE OBJECTIVE LU-1D. In conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of communities which include recreational, educational and other public facilities, houses of worship, places of employment, and safe and convenient circulation of automotive, pedestrian and bicycle traffic throughout the communities.

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

virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.

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

LAND USE OBJECTIVE LU-1P. While continuing to protect and promote agriculture as a viable economic activity in the County, Miami-Dade County shall explore and may authorize alternative land uses in the South Dade agricultural area which would be compatible with agricultural activities and associated rural residential uses, and which would promote ecotourism and agritourism related to the area's agricultural and natural resource base including Everglades and Biscayne National Parks.

LAND USE OBJECTIVE 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). Urban services and facilities which support or encourage urban development in Agriculture and Open Land areas shall be avoided, except for those improvements necessary to protect public health and safety and which service the localized needs of these non-urban areas. Areas designated Environmental Protection shall be particularly avoided.

LAND USE OBJECTIVE LU-3N. Any zoning action or amendment to the CDMP that would approve any use other than direct agricultural production, the sale of agricultural produce, and permitted residential and Bed and Breakfast uses of property, in an area designated as Agriculture, whether as a primary use or as an accessory or subordinated use to an agricultural use, or action that would liberalize standards or allowances governing such other uses on land that is, a) outside the Urban Development Boundary (UDB), and b) within one mile of the right-of-way line of any portions of Krome Avenue designated in this Plan for improvement to 4-lanes, shall require an affirmative vote of not less than five members of the affected Community Zoning Appeals Board and two-thirds of the total membership of the Board of County Commissioners then in office, where such Community Zoning Appeals Board or Board of County Commissioners issues a decision. The term "direct agricultural production" includes crops, livestock, nurseries, groves, packing houses, and barns, but not uses such as houses of worship, schools, sale of produce and other items, and outdoor storage vehicles. This policy is not intended to permit any use not otherwise permitted by the CDMP. Any modification to this section to allow additional uses within the one mile distance from Krome Avenue shall require an affirmative vote of not less than two-thirds of the Board of County Commissioners then in office.

LAND USE OBJECTIVE LU-4E. Zoning shall be examined to determine consistency with the Comprehensive Plan, and if deemed necessary to remedy an inconsistency, rezoning action shall be initiated. Examination could occur through a special zoning study, area-planning activity, or through a study of related issues.

LAND USE OBJECTIVE LU-5B. All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Regulatory and Economic Resources shall be the principal administrative interpreter of the CDMP.

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 OBJECTIVE LU-8C. Through its planning, capital improvements, cooperative extension, economic development, regulatory and intergovernmental coordination activities, Miami-Dade County shall continue to protect and promote agriculture as a viable economic use of land in Miami-Dade County.

LAND USE CONCEPT 9. Promote development of concentrated activity centers of different sizes and character to provide economies of scale and efficiencies of transportation and other services for both the public and private sectors.

LAND USE CONCEPT 10. Redirect higher density development towards activity centers or areas of high countywide accessibility.

LAND USE CONCEPT 11. Allocate suitable and sufficient sites for industrial and business districts to accommodate future employment needs.

LAND USE CONCEPT 14. Encourage agriculture as a viable economic use of suitable lands.

5. ADDITIONAL MATERIAL SUBMITTED

Additional information will be supplied at a later date under separate cover.

6. COMPLETED DISCLOSURE FORMS

Attachments: Legal Description of Property – Exhibit "A"
Disclosure of Interest Form – Exhibit "B"
Location Map for Application – Exhibit "C"
Aerial Photograph – Exhibit "D"
Section Sheet – Exhibit "E"

EXHIBIT "A"

Legal Description of Subject Property:

THE WEST 382.12 FEET OF THE SOUTH 466.00 FEET OF THE S.W. 1/4, OF THE S.W. 1/4, OF THE S.W. 1/4, OF SECTION 6, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.
LESS THE SOUTH 50.00 FEET, LESS THE WEST 50.00 FEET AND FURTHER LESS THE EXTERNAL AREA OF A 25.00 FOOT RADIUS CURVE TANGENT TO THE NORTH LINE OF SAID SOUTH 50.00 FEET AND TANGENT TO THE EAST LINE OF SAID WEST 50.00 FEET.
CONTAINING 3.169 ACRES±

Consists of the southwest portion of folio number 30-6906-000-0240.

EXHIBIT "C"

LOCATION MAP FOR SMALL-SCALE APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

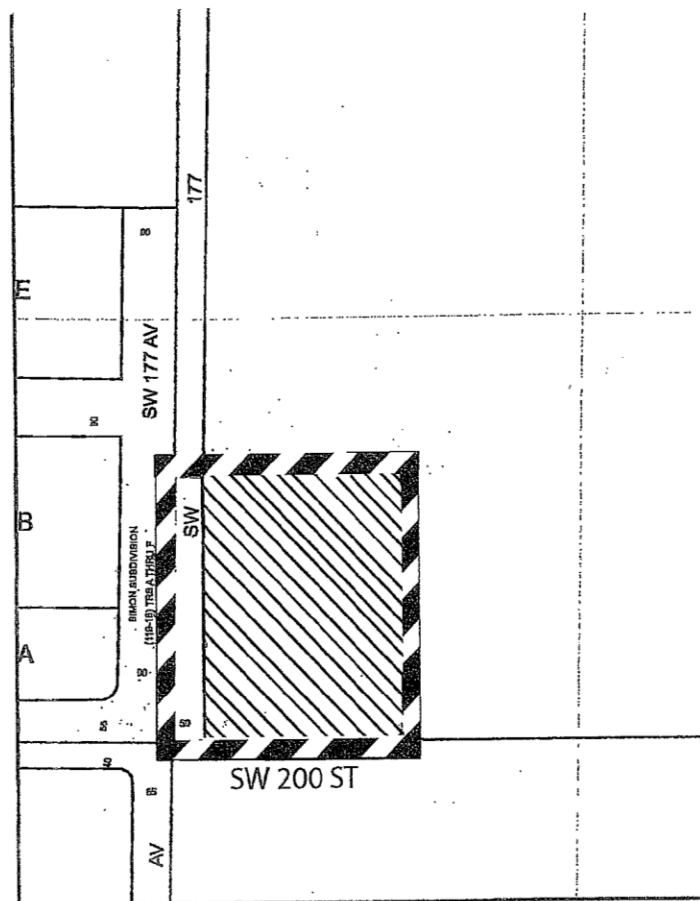
APPLICANTS / REPRESENTATIVE

Otto E. Kaufmann and Barbara J. Kaufmann / Tracy R. Slavens, Esq.

DESCRIPTION OF SUBJECT AREA

The Property consists of approximately ± 4.08 gross acres (± 3.17 net acres) of land located in Section 6, Township 56, Range 39, in unincorporated Miami-Dade County, Florida. The Applicants own all of the subject property. The Property, located on the northeast corner of SW 200 Street and SW 177 Avenue, is more specifically described in Exhibit "A" to this application.

LOCATION MAP



☐ Property owned by the Applicant

EXHIBIT "B"
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: Otto E. & Barbara J. Kaufmann as Co-Trustees of the Kaufmann Family Trust
8066 Yachtsman Drive
Stuart, Florida 34997

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
		Portion of	
X	Otto E. & Barbara J. Kaufmann,	30-6906-000-0240	+/-9.15
	Co-Trustees of the Kaufmann Family Trust		

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

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

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
--------------------------------------	-------------------------------

- 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: _____

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
---------------------------------------------------	----------------------------

- 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: Otto E. Kaufmann and Barbara J. Kaufmann as Co-Trustees of the Kaufmann Family Trust

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
Otto E. Kaufmann	50%
Barbara J. Kaufmann	50%

- 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: _____

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF INTEREST</u>
-------------------------------------	-------------------------------

- e. If the applicant is party to a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure

shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME AND ADDRESS

PERCENTAGE OF INTEREST

Equitas Management Group, LLC

See attached information

2034 Hamilton Place Blvd., #400, Chattanooga, TN 37421

Date of Contract 4/20/15

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

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

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

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

N/A

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

CORPORATION NAME _____

NAME, ADDRESS, AND OFFICE (if applicable)

PERCENTAGE OF STOCK

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

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


Otto E. Kaufmann


Barbara J. Kaufmann

Sworn to and subscribed before me

this 1st day of June, 2015

My Commission Expires: 4/20/19


Notary Public, State of Florida at Large (SEAL)



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.

Membership Units of EMJ Group, LLC
as of January 1, 2014

Members	Units and Class
James H. Jolley	21.5 Class A Units
James B. Odom, Jr.	21.5 Class A Units
Rob Eichelroth	4 Class A Units
Philip Augustino	4 Class A Units
Greg Everett	4 Class A Units
Lance Gopffarth	4 Class A Units
Doug Martin	4 Class A Units
Ray Catlin	4 Class A Units
Neil Pratt	4 Class A Units
Charles McGlothlen	4 Class A Units
J. Christopher Hall	15 Class A Units
John D. Potter	10 Class A Units



CORPORATION SERVICE COMPANY

ACCOUNT NO. : I20000000195

REFERENCE : 015273 7974866

AUTHORIZATION :

COST LIMIT : \$25.00

ORDER DATE : February 14, 2014

ORDER TIME : 8:41 AM

ORDER NO. : 015273-005

CUSTOMER NO: 7974866

FOREIGN FILINGS

NAME: EMJ GROUP, LLC

☐ CORPORATE
☐ LIMITED PARTNERSHIP
☒ LIMITED LIABILITY COMPANY

XXXX AMENDMENT

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

☐ CERTIFIED COPY
☒ PLAIN STAMPED COPY
☐ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Susie Knight -- EXT#

EXAMINER: _____

FILED
2014 MAR -4 PM 1:07
TALLAHASSEE FLORIDA

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: EMJ GROUP, LLC
Name of Foreign Limited Liability Company

Dear Sir or Madam:

The enclosed application, certificate and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Charles McGlothlen

Name of Person

EMJ GROUP, LLC

Firm/Company

2034 Hamilton Place Blvd., Suite 400

Address

Chattanooga, TN 37421

City/State and Zip Code

emjtax@emjcorp.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Charles McGlothlen

Name of Person

at (423)

855-1550

Area Code & Daytime Telephone Number

STREET/COURIER ADDRESS:

Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, Florida 32301

MAILING ADDRESS:

Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

Enclosed is a check for the following amount:

☐ \$25 Filing Fee

☐ \$30 Filing Fee &
Certificate of Status

☐ \$55 Filing Fee &
Certified Copy

☐ \$60 Filing Fee,
Certificate of Status &
Certified Copy

CR2E055 (12/13)

FILED
2014 MAR - 4 PM 1:07
TALLAHASSEE, FLORIDA
CLERK OF STATE

**APPLICATION BY FOREIGN LIMITED LIABILITY COMPANY TO FILE
AMENDMENT TO CERTIFICATE OF AUTHORITY TO TRANSACT
BUSINESS IN FLORIDA**

SECTION I (1-3 must be completed)

1. Name of limited liability Company as it appears on the records of the Florida Department of State: EMJ Group, LLC
2. Jurisdiction of its organization: Tennessee
3. Date authorized to do business in Florida: 05/17/2012

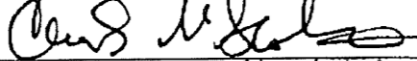
SECTION II (4-7 complete only the applicable changes)

4. New name of the limited liability company: Equitas Management Group, LLC
(must contain "Limited Liability Company," "L.L.C.," or "LLC.")

(If name unavailable, enter alternate name adopted for the purpose of transacting business in Florida and attach a copy of the written consent of the managers or managing members adopting the alternate name. The alternate name must contain "Limited Liability Company," "L.L.C." or "LLC.")

5. If the amendment changes the jurisdiction of organization, indicate new jurisdiction:

6. If the amendment changes person, title or capacity in accordance with 605.0902 (1)(c), indicate that change: _____
7. Attached is an original certificate, if required: no more than 90 days old, evidencing the aforementioned amendment(s), duly authenticated by the official having custody of records in the jurisdiction under the law of which this entity is organized.



Signature of the authorized representative

Charles McGlothlen

Typed or printed name of signee

Filing Fee: \$25.00

FILED
2014 MAR -4 PM 1:07
CLERK OF STATE
TALLAHASSEE FLORIDA



STATE OF TENNESSEE
Tre Hargett, Secretary of State
Division of Business Services
William R. Snodgrass Tower
312 Rosa L. Parks AVE, 6th FL
Nashville, TN 37243-1102

CFS
SUITE B
992 DAVIDSON DRIVE
NASHVILLE, TN 37205

February 26, 2014

Control # 670017

Effective Date: 01/23/2014

Receipt # : 1339183

Filing Fee: \$0.00

CERTIFICATE OF NAME CHANGE

I, Tre Hargett, Secretary of State of the State of Tennessee, do hereby certify that Articles of Amendment of **EMJ Group, LLC** were filed in this office on the effective date noted above, changing the name to **Equitas Management Group, LLC**.

Tre Hargett
Secretary of State

Processed By: Nichole Hambrick

Phone 615-741-6488 * Fax (615) 741-7310 * Website: <http://tnbear.tn.gov/>

FILED
2014 MAR -4 PM 1:07
CLERK OF STATE
NASHVILLE, TENNESSEE

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APPENDIX B

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. 6 of the May 2015 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. However, the proposed CDMP designation of "Business and Office" would likely result in development of commercial establishments on the subject property per Chapter 15 of the County Code. The PWWM does not actively compete for non-residential waste collection service such as commercial, business, office, and industrial services at this time. Waste collection services will most likely be provided by a private waste hauler.

Waste Disposal Capacity and Service

The cost of providing disposal capacity for Solid Waste Collection Service Area (WCSA) customers, municipalities and private haulers is paid for by System users. In FY 2014-15, the PWWM charges a contract disposal rate of \$66.34 per ton to PWWM Collections and 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, remediation and long-term care are funded by a portion of the Utility Service Fee charged to all 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 \$1.3766 per 1,000 gallons for water and \$1.7267 per 1,000 gallons for sewer.

The applicant requests a change to the CDMP Land Use Plan map to redesignate a ±4.0-acre application site from "Business and Office" and "Agriculture" to "Business and Office," which would allow a maximum of 55,234 square feet of retail. However, the subject property is located outside the 2020 Urban Development Boundary; therefore, there would be no connection to the County's water and sewer infrastructure from the subject property.

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

Approval of the proposed amendment would not generate any students. Therefore, if the application is approved, there would be no impacts to the County's public school system.

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. In an effort to further enhance fire and rescue service, MDFR is searching for a suitable parcel of land in the vicinity of SW 184 Street and SW 157 Avenue to construct a new fire station

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APPENDIX C

Photos of Site and Surroundings

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Application site viewed from SW 200 Street



Exxon Gas Station west of the application site
across SW 177 Avenue



Community Bank west of the application site
across SW 177 Avenue



Small retail operations west of the application site
across SW 177 Avenue