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| <div><h1>Application No. 4</h1><div>Commission District 8 Community Council 15</div></div> |
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APPLICATION SUMMARY

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| Applicant/Representative: | 12499 Holding, LLC/Gilberto Pastoriza, Esq. |
| Location: | Southwest corner of the intersection of SW 232 Street (Silver Palm Drive) and theoretical SW 124 Court. |
| Total Acreage: | ±2.55 Gross Acres (±2.44 Net Acres) |
| Current Land Use Plan Map Designation: | "Low Density Residential (2.5 to 6 dwelling units per gross acre)" |
| Requested Land Use Plan Map Designation: | "Low-Medium Density Residential (6 to 13 dwelling units per gross acre)" |
| Amendment Type: | Small-Scale |
| Existing Zoning District/Site Condition: | AU / Vacant |

RECOMMENDATIONS

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| Staff: | Adopt with Change (August 22, 2016) [Change is to add two parcels (±2.61 gross acres) adjoining to the west of application site and redesignate the parcels from "Low Density Residential" and "Business and Office" to "Low-Medium Density Residential"] |
| South Bay Community Council (15): | To Be Determined (September 6, 2016) |
| Planning Advisory Board (PAB) Acting as the Local Planning Agency: | To Be Determined (September 19, 2016) |
| Final Action of Board of County Commissioners: | To Be Determined (October 26, 2016) |

Staff recommends **Adopt with Change** the proposed small-scale amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2020 and 2030 Land Use Plan (LUP) map to redesignate the ± 2.55 gross-acre application site from “Low Density Residential (2.5 to 6 dwelling units per gross acre)” to the “Low-Medium Density Residential (6 to 13 dwelling units per gross acre)” land use category. The recommended change is to add two parcels (± 2.61 gross acres) adjoining to the west of application site and redesignate the parcels from “Low Density Residential” and “Business and Office” to “Low-Medium Density Residential.” Staff’s recommendation is based on the following reasons:

Principal Reasons for Recommendation:

1. The application seeks to increase the density of residential development allowable on the application site consistent with the provisions of the CDMP for infill development. Land Use Element Objective LU-1, Policy LU-1C and Policy LU-10A require the County to give priority to infill development on vacant sites in currently urbanized areas and redevelopment of substandard or underdeveloped environmentally suitable urban areas where urban services and facilities have the capacity to accommodate additional demand. Policy LU-10A also requires the County to facilitate mass transit supportive developments. The application site is a vacant ± 2.55 -gross acre property located approximately 900 feet to the east of the South Dade Busway, a premium transit corridor in southern Miami-Dade County. The application site may be developed with 15 residential units under its current “Low Density Residential” designation and if redesignated to the requested “Low-Medium Density Residential” would be developable with 33 units, representing a moderate increase in density that would be supportive of mass transit. As discussed in Principal Reason No. 2.ii. below, existing public facilities have adequate capacities to accommodate the impacts that would be generated by the development of the application site, if the requested “Low-Medium Density Residential” designation were approved.

The Staff recommended change to the application is to expand the application to include two vacant parcels adjoining to the west of the application site, east side of US-1 and between the SW 232 Street right-of-way and the Princeton Canal. This expansion would increase the acreage of the application area from ± 2.55 gross acre to a total of ± 5.16 gross acres, an increase of ± 2.61 gross acres (± 2.02 net). The two parcels are primarily “Low Density Residential” (2.5 to 6 dwelling units per gross acre) as depicted on the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map except for a ± 0.13 -acre portion of the lot abutting US-1 depicted “Business and Office”. The two additional parcels are currently zoned RU-3M (Minimum Apartment House; 12.9 units per net acre) and were approved through Resolution No. CZAB 15-13-08 for a 26-unit 2-story townhouse development, at an overall density of 12.9 units per net acre. The redesignation of the two additional parcels to “Low-Medium Density Residential” would be more reflective of the RU-3M zoning on the property albeit that it would also present a very modest increase in the allowable density on the two parcels, as the parcels would then be developable with an additional 7 residential units for a total of 33 units. Together the application site and the additional ± 2.61 acres would be developable with a total 66 residential units if the application were approved as recommended.

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

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

- i. *Need to Accommodate Economic or Population Growth:* Approval of the application would add additional residential capacity to the analysis area (Minor Statistical Area 7.1) where the application site is located. The proposed CDMP amendment, if approved as requested by the Applicant, would increase the residential land capacity by 18 units, or by 25 units if approved as recommended by staff. Approval of the application in either scenario, as filed or as recommended by staff, will not significantly alter the year of depletion for housing units. An analysis of the residential capacity by type of dwelling units shows the depletion of single-family units occurring in 2022, and for multi-family beyond the year 2030. In addition, the supply of residential land for both single family and multi-family units is projected deplete by the year 2029 (see Supply and Demand Analysis section on page 4-11).
- ii. *Public Facilities and Services:* Approval of the application would be consistent with the CDMP Capital Improvements Element Objective CIE-3 that requires CDMP land use decisions not cause a violation in adopted level of standards for public services and facilities. The impacts that would be generated from the maximum potential development on the site (33 townhomes), if the application is approved, would not cause a violation in the level of service standards for public services and facilities. Furthermore, the impacts that would be generated by the maximum potential development (66 units) if the application were approved with the recommended addition of the ± 2.61 gross acres adjoining to the west of the site would not cause a violation in the level of service standards for public services and facilities.
- iii. *Compatibility:* The requested “Low-Medium Density Residential” CDMP land use designation and the maximum residential development that could be built on the site, and on the additional acreage as recommended by staff, would be compatible with the planned CDMP land use designations and existing land uses on properties adjacent to the application site. The application site is located within developing area east of US-1 and the South Dade Busway, characterized generally by commercial/non-residential uses along the US-1 corridor adjacent to primarily single-family residences and interspersed with vacant lots. Properties within the US-1 commercial corridor are designated “Business and Office”, the areas abutting the application site are designated “Low Density Residential”, “Estate Density Residential” (1 to 2.5 units per gross acre) east of SW 124 Street, and “Medium Density Residential” (13 to 25 units per gross acre) to the southwest of the application site beyond the Princeton Canal.

Properties to the immediate north of the application site beyond SW 232 Street include single-family residences, vacant lots predominantly within the US-1 Commercial corridor, a nightclub and a warehouse within the corridor. Abutting to the east of the application site is a $\pm 4\frac{1}{2}$ -acre farm residence and further east beyond SW 124 Avenue are estate homes. To the south of the site beyond the Princeton Canal are predominantly vacant lots and some single-family estate homes. Immediately west of the application site are the two vacant parcels recommended for addition to the application site.

- iv. *Environmental and Historic Resources:* The subject CDMP application, if approved, would not impact any historic, environmental or archaeological resources. No such resources exist on site (see Environmental Conditions section on page 4-12).
- v. *Transit Ridership and Pedestrianism:* The increased residential density proposed in the application would support transit ridership and pedestrianism, if approved, particularly given the site's location proximate to the South Dade Busway. Policy LU-8E(v) states that if the proposed land use is located in a planned Urban Center, or within ¼ mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism. The nearest bus stop is located along the South Dade Busway, ±911 feet walking distance (within ¼ mile) from the application site (see Aerial Photo on page 4-5).

The application site is well served by Metrobus Routes 34, 35 and 38, which provides local route and express/limited stop service to the application site and feeder service to Metrorail. Bus Route 38 provides 10-minute AM/PM peak period headways service, 15-minutes headway service during off-peak mid-days, and 15-minutes headways during the evenings (see Transit section on page 4-20).

APPLICATION NO. 4 AERIAL PHOTO



APPLICATION AREA



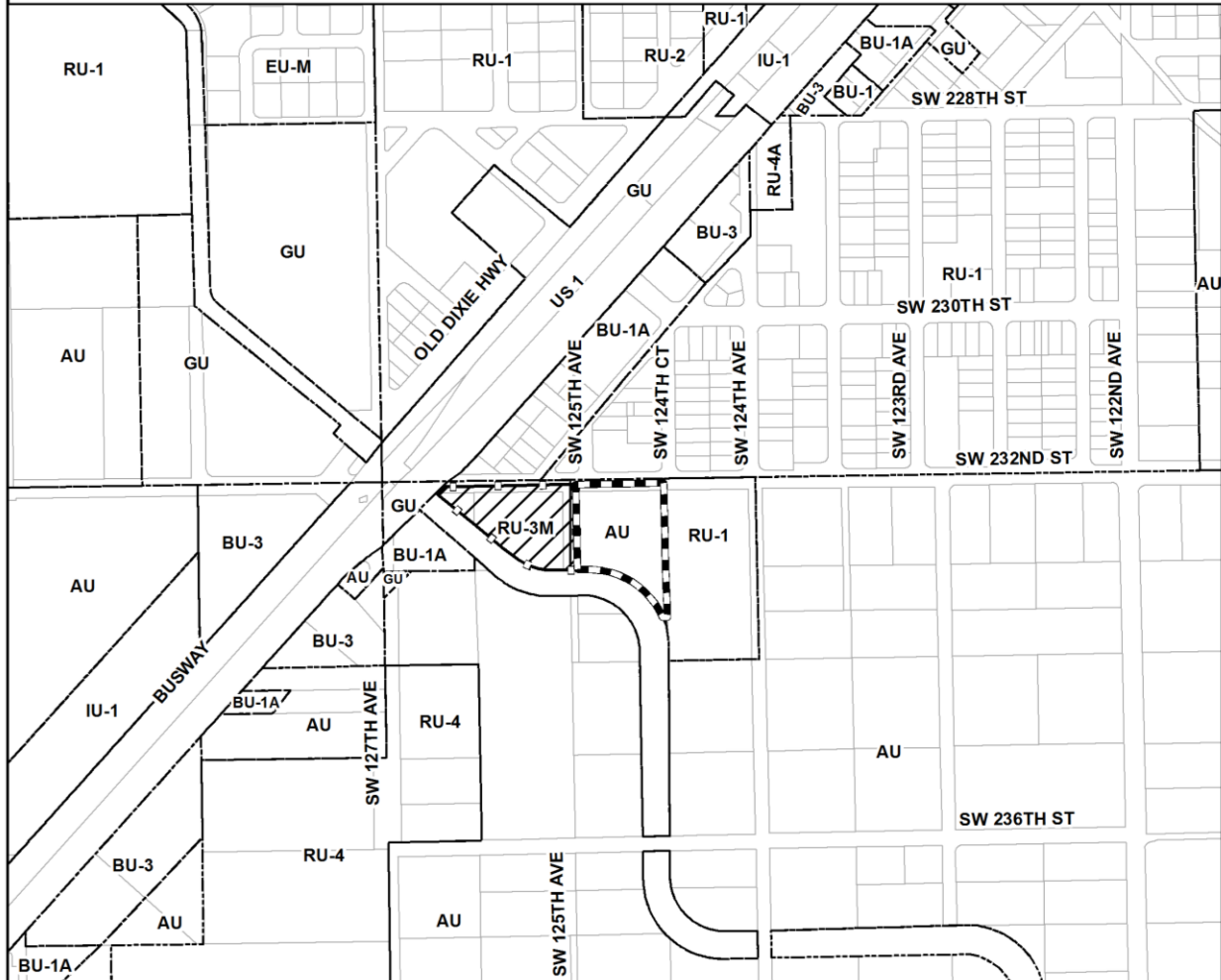
STAFF RECOMMENDED ADDITION TO APPLICATION

Source: Department of Regulatory and Economic Resources
July 2016

0 0.15 Miles



APPLICATION 4 ZONING MAP



APPLICATION AREA



STAFF RECOMMENDED ADDITION TO APPLICATION

ZONING DISTRICTS

AU AGRICULTURAL / RESIDENTIAL 5 ACRES GROSS
 BU-1 BUSINESS DISTRICTS, NEIGHBORHOOD
 BU-1A BUSINESS DISTRICTS, LIMITED
 BU-3 BUSINESS DISTRICTS, LIBERAL
 EU-M ESTATES MODIFIED, SINGLE-FAMILY
 GU INTERIM DISTRICT
 IU-1 INDUSTRIAL DISTRICTS, LIGHT MANUFACTURING
 RU-1 SINGLE-FAMILY RESIDENTIAL

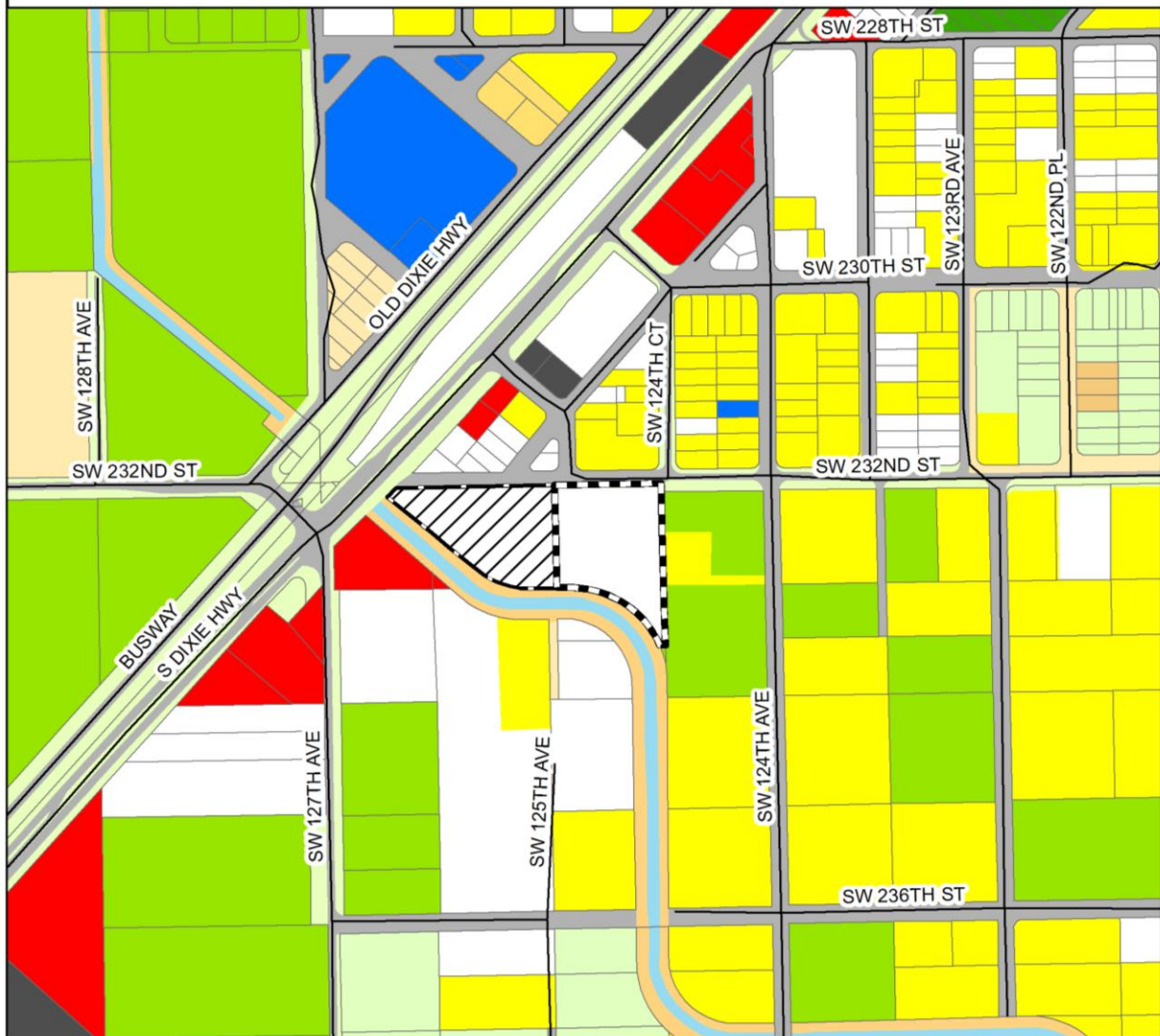
RU-2 TWO-FAMILY RESIDENTIAL
 RU-3M MINIMUM APARTMENT HOUSE
 RU-4 SINGLE-FAMILY RESIDENTIAL
 RU-4A HOTEL/MOTEL

0 0.1 0.2
Miles



Source: Department of Regulatory and Economic Resources
August 2016

APPLICATION NO. 4 EXISTING LAND USE



APPLICATION AREA



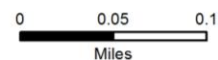
STAFF RECOMMENDED ADDITION TO APPLICATION

EXISTING LAND USE

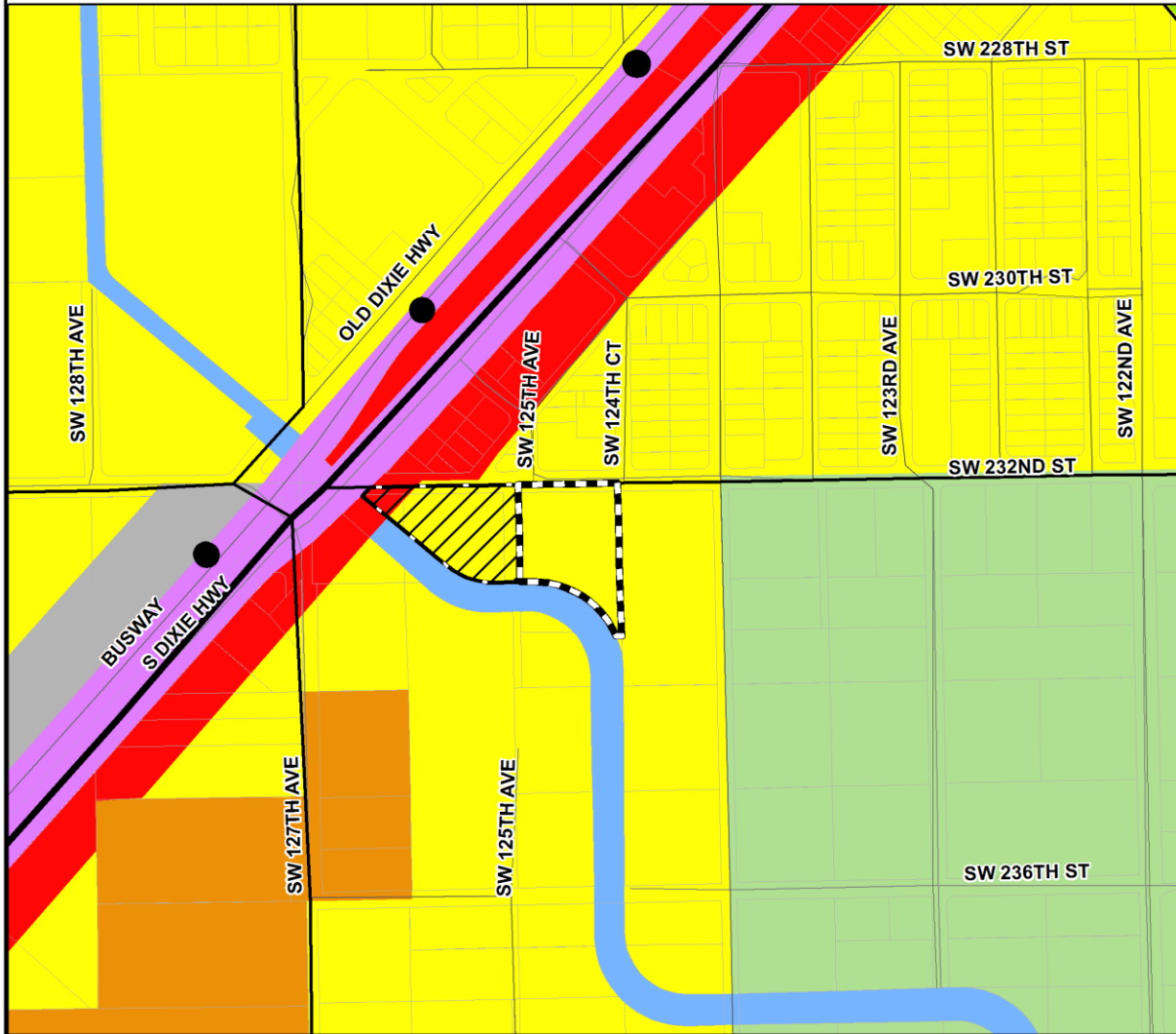
- SINGLE-FAMILY
- TWO-FAMILY DUPLEXES
- COMMERCIAL, SHOPPING CENTERS
- INSTITUTIONAL
- INDUSTRIAL
- STREETS, ROADS, EXPRESSWAYS, RAMPS
- AGRICULTURE

- PARKS, PRESERVES, CONSERVATION AREAS
- VACANT GOVERNMENT OWNED, UNPROTECTED
- VACANT PRIVATELY OWNED, UNPROTECTED
- CANAL RIGHT-OF-WAY
- INLAND WATERS

Source: Department of Regulatory and Economic Resources
July 2016



APPLICATION NO. 4 CDMP LAND USE



APPLICATION AREA



STAFF RECOMMENDED ADDITION TO APPLICATION

CDMP LAND USE

ESTATE DENSITY (1-2.5 DU/AC)

LOW DENSITY (2.5-6 DU/AC)

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

MEDIUM DENSITY (13-25 DU/AC)

INDUSTRIAL AND OFFICE

BUSINESS AND OFFICE

WATER

TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)

MAJOR ROADWAYS (3 OR MORE LANES)

MINOR ROADWAYS (2 LANES)

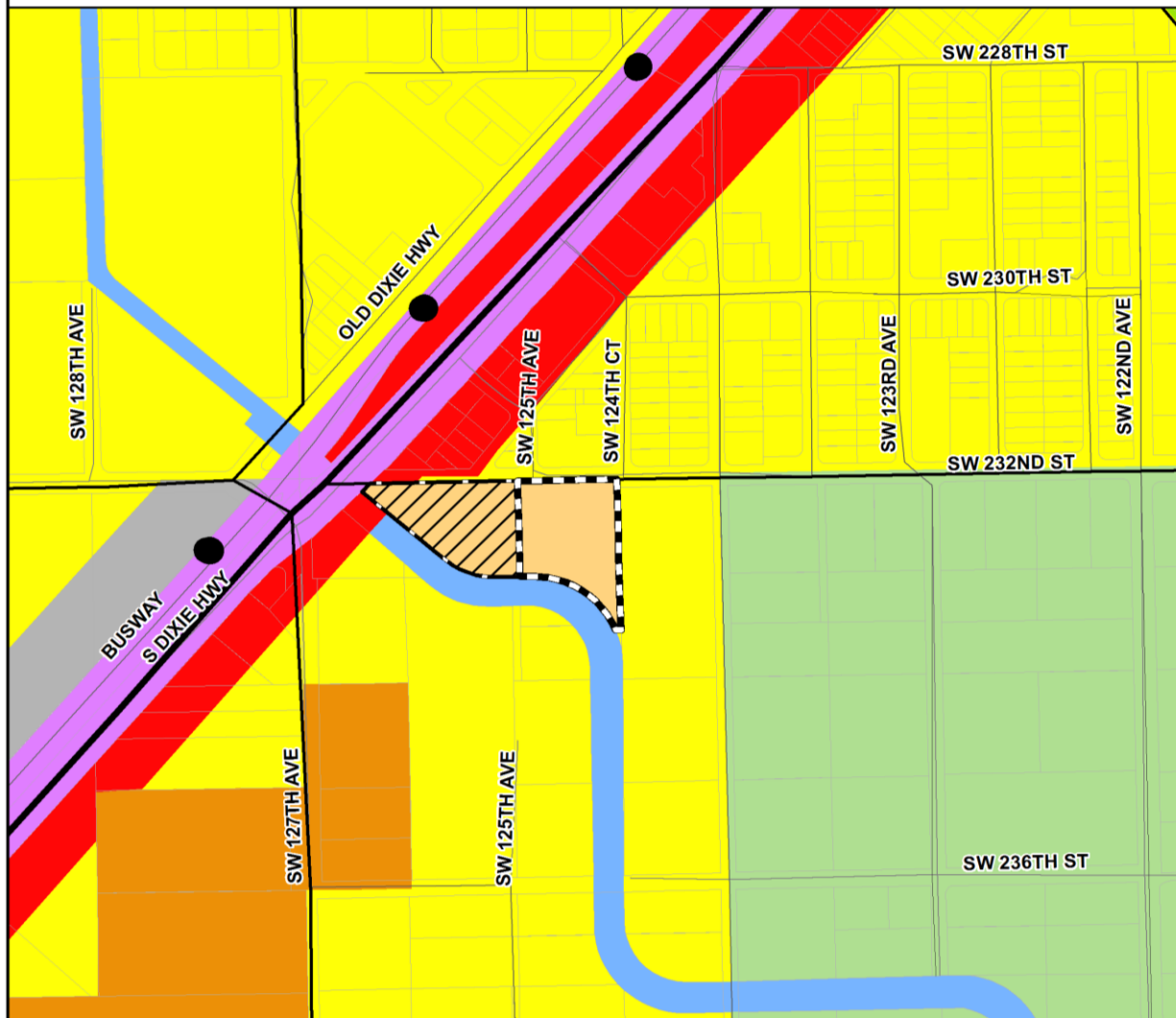
EXISTING RAPID TRANSIT

Source: Department of Regulatory and Economic Resources
July 2016

0 0.05 0.1
Miles



APPLICATION NO. 4 PROPOSED CDMP LAND USE



APPLICATION AREA



STAFF RECOMMENDED ADDITION TO APPLICATION

CDMP LAND USE

ESTATE DENSITY (1-2.5 DU/AC)

LOW DENSITY (2.5-6 DU/AC)

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

MEDIUM DENSITY (13-25 DU/AC)

INDUSTRIAL AND OFFICE

BUSINESS AND OFFICE

WATER

TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)

MAJOR ROADWAYS (3 OR MORE LANES)

MINOR ROADWAYS (2 LANES)

EXISTING RAPID TRANSIT

Source: Department of Regulatory and Economic Resources
July 2016

0 0.05 0.1
Miles



STAFF ANALYSIS

Application Site

Location

The ±2.55-gross acre application site is currently vacant and is located at the southwest corner of the intersection of SW 232 Street (Silver Palm Drive) and SW 124 Court, east of US-1 (±500 feet) and the South Dade Busway in unincorporated Miami-Dade County (see Aerial Photo on page 4-5). The property is bounded by the C-102 Canal to the south and SW 232 Street to the north and has access to US-1 through SW 125 Avenue northwest of the application site (see Aerial Photo on page 4-5).

Existing Land Use

The application site is currently vacant and appears to have been previously used for a mulching operation, based on mulch piles and equipment located on the site (see Existing Land Use map on page 4-7 and Appendix F: Photos of Site and Surroundings on Appendices Page 33).

Land Use Plan Map Designation/Request

The application site is currently designated “Low Density Residential (2.5 to 6 dwelling units per gross acre)” on the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map (see CDMP Land Use map on page 4-8). This CDMP land use category is generally characterized by single-family housing, including single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types if the maximum gross density is not exceeded. The application requests a redesignation of the application site on the LUP map to “Low-Medium Density Residential (6 to 13 dwelling units per gross acre)”. The “Low-Medium Density Residential” CDMP land use category allows the development of single-family homes, townhouses and low-rise apartments.

Under the current LUP map designation, the ±2.55-gross acre application site is developable with 15 residential units. If the application were approved, as requested by the Applicant, then the site would be developable with a maximum 33 residential units under the requested “Low-Medium Density Residential” designation, an increase of 18 units.

Staff recommends that two parcels totaling ±2.61 gross acres (±2.02 net acres) adjoining the application site to the west, between US-1 and the application site, be included in the application. The two parcels are designated on the LUP map as “Low Density Residential”, are vacant and zoned RU-3M (Minimum Apartment House; 12.9 units per net acre). As permitted under the existing RU-3M zoning, the parcels may be developed with residential units at a density of 12.9 units per net acre for a maximum 26 units. Redesignation of these two parcels to “Low-Medium Density”, per staff’s recommendation, would allow their development at a density of 13 units per gross acre for a maximum of 33 units, representing an increase of 7 residential units on the parcels. Therefore, the application site could be developed together with the two additional parcels with a cumulative 66 residential units if the application is approved with the staff recommended change.

Zoning

The application site is currently zoned AU (Agricultural District) - see Zoning Map on page 4-6. The AU zoning district permits residential development at a density of 1 dwelling unit per 5 acres.

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 initially zoned AU (Agriculture) and has been up to this date. The property has not been the subject of a zone change hearing.

Adjacent Land Use and Zoning

Existing Land Uses

The properties to the north and northeast of the application site, across SW 232 Street, include vacant lots and lots developed with single-family residential units. Further north and along the US-1 corridor are vacant lots, a nightclub, and small retail and warehousing operations such as the Sweet De-lights bakery and the Appliance Outlet store. The properties abutting to the west of the application site are vacant and recommended for addition to the application. The property abutting to the east is a ±4.5-acre single-family farm residence that is in good condition. The Princeton Canal (C-102N Canal) abuts the application site on the south. Further south beyond the canal, are vacant properties and single-family residences on large lots (see Existing Land Use map on page 4-6).

Land Use Plan Map Designations

Properties abutting to the north, east and west of the application site are designated “Low Density Residential (2.5 to 6 dwelling units per gross acre)” on the LUP map. Properties further north and northwest of the application site, along the US-1 corridor, are designated “Business and Office” on the LUP map. Properties further to the east beyond SW 124 Avenue are designated “Estate Density Residential (11 to 2.5 dwelling units per gross acre)”. Properties south of the application site, across the C-102 Canal, are designated “Low Density Residential” and “Medium Density Residential (13 to 25 dwelling units per gross acre)” to the southwest (see CDMP Land Use map on page 4-8.)

Zoning

Properties to the north and east of the application site are zoned RU-1 (Single-Family Residential – 7,500 sq. ft. net lots). The property to the west of the application site is zoned RU-3M (Minimum Apartment House - 12.9 units/net acre). The properties to the northwest of the application site, adjacent to the east side of US-1, are zoned BU-1A (Limited Business). Properties to the east beyond SW 124 Avenue are zoned AU. Properties to the south of the site, beyond the canal, are zoned AU (Agriculture) and to the southwest are zoned RU-4M (see Zoning Map on page 4-6).

Supply and Demand Analysis

The capacity of the LUP map to accommodate population or economic growth is generally expressed in acres of vacant land zoned or designated for residential and non-residential development. In the context of this small-scale Application No. 4, land capacity is analyzed at the localized or Minor Statistical Area (MSA) level.

Residential Land

In 2016, the combined vacant land for single-family and multi-family residential development in MSA 7.1 was estimated to have a capacity for about 8,516 dwelling units; with about 64 percent of these units intended as multi-family. The annual average residential demand in MSA 7.1 is projected to increase from 458 units per year in the 2015-2020 period to 569 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 2022, and for multi-family beyond the year 2030 (see “Residential Land Supply/Demand Analysis” table below). In addition, the supply of residential

land for both single family and multi-family units is projected deplete by the year 2029. The proposed CDMP amendment, if approved as filed, is projected to increase the net supply of single family by 18 units. If approved as recommended by staff, would increase the net supply of single family by 25 units. This will not alter the depletion year for both types of housing unit types in a significant way.

Residential Land Supply/Demand Analysis 2016 to 2030

| 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 2016 | 2,423 | 4,093 | 6,516 |
| DEMAND 2015-2020 | 354 | 104 | 458 |
| CAPACITY IN 2020 | 1,007 | 3,677 | 4,684 |
| DEMAND 2020-2025 | 394 | 116 | 510 |
| CAPACITY IN 2025 | 0 | 3,097 | 2,134 |
| DEMAND 2025-2030 | 440 | 129 | 569 |
| CAPACITY IN 2030 | 0 | 2,452 | 0 |
| DEPLETION YEAR | 2022 | 2030+ | 2029 |

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, Research Section, July 2016.

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 Standard Permit |
| County Flood Criteria, National Geodetic Vertical Datum (NGVD) | 7 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 |
| Contaminated Site | No DERM records however former agricultural site |

Pollution Remediation

There are no records from the Division of Environmental Resources Management (DERM) 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.

Drainage and Flood Protection

Any proposed development with more than 2.0 acres of impervious area within the subject property will require a DERM Surface Water Management Standard Permit for the construction and operation of the required surface water management system. The permit must be obtained prior to development of the site, final plat, and/or prior to obtaining approval of paving and drainage plans. The Applicant is advised to contact the DERM Water Control Section for further information regarding permitting. A DERM Class II permit may be required for proposed drainage system containing an outfall or overflow system in, on, or upon any water body of Miami-Dade County.

A portion of the subject property is located within Zone X and within a Special Flood Hazard Area identified as Zone AE and in FEMA Flood Insurance Rate Maps (FIRM). In addition, this property is adjacent to the C-102 canal, which can overflow its banks at this location under current conditions. Any development will have to comply with the requirements of Chapter 11C, Miami-Dade County Code, for flood protection.

The site shall be filled to a minimum elevation of 7 feet, NGVD or County Flood Criteria. For construction of habitable structures within the subject application, the Lowest Floor Elevation requirement shall be the highest elevation in NGVD of the following references:

- Average crown of road fronting the property, plus 8 inches for residential, or plus 4 inches for commercial.
- County Flood Criteria 7 feet NGVD, plus 8 inches for residential, or plus 4 inches for commercial.
- Elevation of the back of the sidewalk (if any) fronting the property, plus 8 inches for residential, or plus 4 inches for commercial.
- The stage generated by retention on-site of the 100-year rainfall event according to stage-storage calculations must be equal or less than the Base Flood Elevation.

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 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 application, if approved, will not result in the reduction of the Level of Service standards for flood protection set forth in the CDMP.

Endangered Species

Manatees may gain access to waters of the C-102 Canal that runs along the southern boundary of the subject property. Pursuant to Miami Dade County's Manatee Protection Plan (MPP) all new or replacement culverts and outfalls accessible to manatees shall be designed to prevent entrapment of or injury to manatees. Those outfalls which are greater than 7 inches and less than 60 inches in diameter shall be covered with grates or screens with spaces less than 7 inches wide to prevent entrapment. New culverts installed in areas not previously accessible to manatees shall be covered with flap gates or other devices designed so as to cause no injury to manatees, and to prevent manatees from entering the outfalls or culverts, including during construction.

Development projects in the subject parcel must employ turbidity barriers and other means of containment so that materials from the construction site do not enter waters of the adjacent canal.

If approved over waters of the C-102 Canal, containment systems shall be designed to account for water currents and wind influence, shall float at all times and shall be designed to prevent entrapment or injury to manatees.

Please note that the State of Florida Fish and Wildlife Conservation Commission (FWC) requires that all work proposed in waters known to host manatees comply with FWC's Standard Manatee Protection Conditions for In-Water Work. Miami-Dade County approvals for the property must comply with the MPP.

Water and Sewer

Water Treatment Plant Capacity

The County's adopted LOS standard for potable water treatment facilities requires that the regional water treatment system, consisting of MDWASD Hialeah Reverse Osmosis, 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 rated treatment capacity of the Miami-Dade Water and Sewer Department regional water treatment system is 449.74 million gallons per day (MGD). To maintain sufficient capacity in accordance with the level of service standard outlined in CDMP Policy WS-2A, the regional system shall maintain a minimum buffer of 2% below the rated design capacity of the system or 440.75 MGD. Therefore, the total available water treatment plant capacity based on CDMP Policy WS-2A is 68.87 MGD. This is calculated using the available plant capacity (440.75 MGD), subtracting the maximum day flow (342.1 MGD) and subtracting the water that is reserved through development orders (29.78 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 development (Scenario 1) under the current CDMP Land Use designations, is estimated at 3,300 gallons per day (gpd). The maximum water demand for Residential development (Scenario 1) under the Requested CDMP Land Use designations, is estimated at 5,940 GPD. This represents an increase of up to 2,640 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 | Single Family Res | 15 units | 220gpd/unit | 3,300 gpd |
| Requested CDMP Designation | | | | |
| 1 | Townhouse | 33 units | 180gpd/unit | 5,940 gpd |

Source: Miami-Dade Water and Sewer Department; Department of Regulatory and Economic Resources, Planning Division; August 2016

Water Supply and Connectivity

Application No. 4 is located within the MDWASD franchised water service area. The source of potable water for this area is the Alexander Orr Water Treatment Plant, which is owned and operated by MDWASD. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the County's CDMP. The plant is presently producing water that meets Federal, State, and County drinking water standards.

The proposed land use would be required to connect to the public water system pursuant to Chapter 24 of the Code. There is an existing 16-inch water main at the intersection of SW 124th Court and SW 232nd Street from which the developer may connect and extend a new 16-inch water main heading westerly along SW 232nd Street to the northwest corner of the property. Also, install an 8-inch water main southerly within the developer's property as required to provide separate abutting service connection to each proposed building. 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 (2) points of connection.

At this time, there is an active WASD Agreement No. 20598 abutting the project site on its western boundary. Said Agreement is for the development of 26 Townhomes replacing vacant land.

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 Miami-Dade County Water and Sewer Department regional wastewater treatment system capacity is the sum of the daily treatment capacity of the three wastewater treatment plants. The regional wastewater treatment system can treat up to 375.5 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. The Sanitary Sewer Level of Service (LOS) standard presented in the CDMP requires the regional system to have sufficient capacity to treat 102% of the average daily sewage demand of the preceding 5 years. Based on the LOS standard, the capacity of the regional wastewater treatment system is equivalent to 368.14 MGD. The available capacity is calculated by subtracting the annual average flow (302.36 MGD) for the preceding 5 years and the capacity reserved for development orders (36.39 MGD) from the system capacity (368.14 MGD). Therefore, the available wastewater treatment plant capacity is 29.39 MGD.

Sewer System Connectivity

The application site is located within the MDWASD franchised sewer service area. The wastewater flows for this application will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. Currently, there is average wastewater treatment capacity for this application consistent with Policy WS-2A(2) of the CDMP.

The proposed land use would be required to connect to the public sanitary sewer system pursuant to Chapter 24 of the Code. The County owns and operates an 8-inch gravity sewer main located at SW 125th Avenue, southeast of South Dixie Highway, and at SW 124th Ct. north of SW 232nd St. to which the developer may connect and install an 8-inch gravity sewer main to the developer's property provided there is sufficient depth and no obstacles that preclude construction. This

gravity main discharges the sewage flow to pump stations 30-1113, 30-0522, and then to the South District Wastewater Treatment Plant. The aforementioned sanitary sewer pump stations as well as the South District Wastewater Treatment Plant are owned and operated by Miami Dade Water and Sewer Department and are currently working within the mandated criteria set forth in the Consent Decree Case: NO. 1:12-cv-24400-FAM, effective Dec 6, 2013.

Solid Waste

The Miami-Dade County Department of Solid Waste Management (DSWM) 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 DSWM 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 DSWM assesses the solid waste capacity on a system-wide basis since it is not practical or necessary to make a determination concerning the adequacy of solid waste disposal capacity relative to individual applications. As of FY 2015-2016, the DSWM is in compliance with the Countywide Solid Waste Management System adopted LOS standard.

Application Impacts

The application requests to change the application site's land use designation on the CDMP Adopted 2020 and 2030 LUP map from "Low Density Residential (2.5 to 6 dwelling units per gross acre)" to "Low-Medium Density Residential (6 to 13 dwelling units per gross acre)." Maximum development on the property is estimated at approximately 33 single-family attached residential units. The current waste collection fee will cover all associated costs, as this residential development is within the DSWM's waste collection service area. Therefore, the DSWM has no objection to the proposed amendment.

Parks

The Miami-Dade County Department of Parks, Recreation and Open Space (DPROS) has three Park Benefit Districts (PBDs). The subject application site is located inside Park Benefit District 3 (PBD-3), which generally encompasses the area south of SW 184 Street.

Level of Service Standard

CDMP Policy ROS-2A establishes the adopted minimum Level of Service (LOS) standard for the provision of recreational open space in 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-3 has a surplus capacity of 218.48 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 the parks located within a 3-mile radius of the application site; five parks (Blue Lakes, Boys & Girls Club of Miami, Continental, Ron Ehmman and Snapper Creek) are larger than the required five-acre park.

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

| Park Name | Acreage | Classification |
|---------------------------------|---------|---------------------|
| Ben Shavis Park | 0.86 | Mini Park |
| Caribbean Park | 5.17 | Neighborhood Park |
| Charles Burr Park | 3.80 | Neighborhood Park |
| Cutler Ridge Skate Park | 3.60 | Single Purpose Park |
| Debbie Curtin Park | 9.78 | Neighborhood Park |
| Eureka Park | 4.42 | Community Park |
| Eureka Villas Park | 5.30 | Neighborhood Park |
| Goulds Park | 31.10 | Community Park |
| Goulds Wayside Park | 2.68 | Neighborhood Park |
| Lincoln City Park #1 | 0.50 | Mini Park |
| Lincoln Estates Park | 0.82 | Mini Park |
| Losner Park | 0.55 | Mini Park |
| MedSouth Park | 4.48 | Neighborhood Park |
| Quail Roost Park | 2.47 | Neighborhood Park |
| Roberta Hunter Park | 16.05 | Neighborhood Park |
| Serena Lakes Park | 5.14 | Neighborhood Park |
| Sharman Park | 6.71 | Neighborhood Park |
| Silver Palms Park 1 | 1.06 | Neighborhood Park |
| Silver Palms Park 2 | 2.38 | Neighborhood Park |
| Silver Palms Park 3 | 0.82 | Neighborhood Park |
| Silver Palms Park 4 | 1.06 | Neighborhood Park |
| Silver Palms Park 5 | 0.83 | Neighborhood Park |
| Silver Palms Park 6 | 1.93 | Neighborhood Park |
| Silver Palms Park 7 | 6.21 | Neighborhood Park |
| South Miami Heights Park | 5.97 | Neighborhood Park |
| William Randolph Community Park | 10.57 | Neighborhood Park |

Source: Miami-Dade County Parks, Recreation and Open Space Department, July 2016.

Application Impacts

The maximum potential development of the application site under the existing CDMP land use designation of “Low Density Residential” is estimated at 15 single-family detached dwelling units, which would generate an estimated 45 persons. The concurrency analysis for this scenario results in an impact of 0.12 acres based on the minimum LOS standard for the provision of local recreation open space.

The maximum potential development of the application site, as filed in the application, under the proposed CDMP land use designation of “Low-Medium Density Residential” is estimated at 33 single-family attached dwelling units, which would generate an estimated 99 persons. With the change recommended by staff, an additional 7 residential units may be developed on the two adjacent parcels recommended for addition to the application above the 26 that are already approved for the two parcels, which could generate an estimated additional 21 persons. The concurrency analysis for the application as filed results in an impact of 0.27 acres or 0.33 acres based on the minimum LOS standard for the provision of local recreation open space; therefore, park concurrency is met.

Fire and Rescue Service

The application site is currently served by Miami-Dade Fire Rescue (MDFR) Station No. 5 (Princeton) located at 13150 SW 238 Street. The station is equipped with a Rescue and an Engine totaling seven (7) firefighter/paramedics, 24 hours a day, seven days a week. The average travel time to incidents in the vicinity of the application site is estimated at approximately 6 minutes and 12 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.

The MDFR Department has determined that the current CDMP land use designation of “Low Density Residential” would allow a potential development that would generate four (4) annual alarms. The proposed CDMP land use designation of “Low-Medium Density Residential” would allow a proposed potential development anticipated to generate nine (9) annual alarms, which would have a minimal impact to existing fire-rescue services.

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 multi-family residential land uses. Fire hydrants shall be spaced a minimum of 300’ from each other and shall deliver not less than 500 GPM. Presently, there are no fire flow deficiencies in the vicinity of the application.

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 for public schools, 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, if capacity is not available at the school of impact, the developments impact can be shifted to one or more contiguous CSA that have available capacity, located either in whole in part within the same Geographic Area.

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 as filed, may increase the student population of the schools serving the application site by an additional eleven (11) students – this number reflects an impact reduction of 22.82% for charter and magnet schools (schools of choice). Of the eleven (11) students, five (5) will attend elementary schools, three (3) will attend middle schools and three (3) 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 |
|---|------------------------|----------------|-------------|---------|--------------------------|
| Coconut Palm K-8 Academy (Elem Comp) | -152 | 5 | 0 | No | Current CSA/ 5 Year Plan |
| Coconut Palm K-8 Academy (Middle Comp) | -43 | 3 | 0 | No | Current CSA/ 5 Year Plan |
| Redland Middle | 434 | 3 | 3 | Yes | Current CSA |
| Homestead Senior | 403 | 3 | 3 | Yes | Current CSA |
| Adjacent Concurrency Service Area Schools | | | | | |
| Pine Villa Elementary r | 353 | 5 | 5 | Yes | Adjacent CSA |

Source: Miami-Dade County Public Schools, August 2016.

Miami-Dade County Department of Regulatory and Economic Resources, August 2016.

Note: CSA means Concurrency Service Area

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 CDMP amendment 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.

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 ± 2.55 gross acre (± 2.44 net acre) property located at the southwest corner of the intersection of SW 124 Court and SW 232 Street/Silver Palm Drive, a two-lane undivided section line roadway. Access to the site is by SW 232 Street, which ends at SW 125 Avenue without a connection further west to US-1/South Dixie Highway. SW 125 Avenue, a two-lane undivided roadway north to SW 232 Street, provides connection to US-1/South Dixie Highway. SW 232 Street provides access to the east to SR 989/SW 112 Avenue/Allapattah Road, a four-lane divided roadway, which provides access further south to the Homestead Extension of Florida's Turnpike (HEFT) and to the north to US-1. Both the HEFT and US-1/South Dixie Highway provide connectivity to other areas of the County.

Planning Staff has recommended to change the application to include the two parcels to the west of the application site, which are also owned by the Applicant. This addition will result in a total of ± 5.16 gross acres (± 4.69 net acres) that will be re-designated from "Low Density Residential (2.5-6 DU/Acre)" and "Business and Office" to "Low-Medium Density Residential (6-13 DUs/Acre)." The reason for the change is to make the current underlying zoning, RU-3M (12.9 Units/net acres), of the subject parcels consistent with the CDMP. Also, development of the western parcels could facilitate the improvement of SW 232 Street from US-1 to SW 125 Avenue and, therefore, provide direct access US-1 and to the bus routes on the South Dade Busway.

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 2015) and the County (Year 2015), are operating at acceptable levels of service. See "Traffic Impact Analysis on Roadways Serving the Amendment Site Under the Requested CDMP Land Use Designation" Table below.

Trip Generation

Two potential development scenarios under both the current "Low Density Residential (2.5–6 DU/Ac)" and requested "Low-Medium Density Residential (6–13 DUs/Ac.)" were analyzed for traffic impacts. Scenario 1 under the current CDMP land use designation assumes the application site developed with the maximum potential development of 15 single-family detached residential units and under the requested CDMP land use designation with 33 single-family attached residential units (townhomes). Scenario 2 is in accordance with Staff recommendation to expand the application area to include the two parcels to the west of the subject application site. Scenario 2 under the current CDMP land use designation assumes the application site developed with the maximum potential development of 29 single-family detached residential units and 2 single-family attached residential units (townhouses), and under the requested CDMP land use designation with 67 single-family attached residential units (townhouses). Scenario 1 is expected to generate approximately 20 PM peak hour vehicle trips under the current CDMP land use designation and 22 PM peak hour vehicle trips under the requested CDMP land use designation, or approximately

two (2) more PM peak hour vehicle trips than under the current CDMP land use designation. Scenario 2—the Staff recommended change—is expected to generate approximately 39 PM peak hour vehicle trips under the current CDMP land use designation and 44 PM peak hour vehicle trips under the requested CDMP land use designation, or approximately five (5) more PM peak hour vehicle trips than the current CDMP land use designation. 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. 4 | Current CDMP Designation and Assumed Use/ Estimated No. Of Trips | Requested CDMP Designation and Assumed Use/ Estimated No. Of Trips | Estimated Trip Difference Between Current and Requested CDMP Land Use Designation |
| Scenario 1 ¹ | “Low Density Residential (2.5-6 DU/Ac)” 15 SF detached / | “Low-Medium Density Residential (6-13 DU/Ac)” 33 SF attached / | |
| | 20 | 22 | + 2 |
| Scenario 2 ² | “Low Density Residential (2.5-6 DU/Ac)” 29 SF detached and 2 SF attached / | “Low-Medium Density Residential (6-13 DU/Ac)” 67 SF attached / | |
| | 39 | 44 | + 5 |

Source: Institute of Transportation Engineers, Trip Generation, 9th Edition, 2012; Miami-Dade County Department of Regulatory and Economic Resources, July 2016.

Notes: ¹Scenario 1. Under the current CDMP land use designation the application site is assumed to be developed with the maximum potential development of 15 single-family detached residential units; and under the requested CDMP land use designation the application site is assumed to be developed with the maximum potential development of 33 single-family attached residential units.

²Scenario 2. Staff recommended to expand the application site to include the two parcels west of the subject application site. Under the current CDMP land use designation the expanded application area is assumed to be developed with the maximum potential development of 29 single-family detached residential units and 2 single-family attached residential units; and under the requested CDMP land use designation the expanded application area is assumed to be developed with 67 single-family attached residential units.

Traffic Concurrency Evaluation

An evaluation of peak-period traffic concurrency conditions as of July 2016, 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 2017 *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 on Roadways Serving the Amendment Site Under the Requested CDMP Land Use Designation” table below.

**Traffic Impact Analysis on Roadways Serving the Amendment Site Under the Requested CDMP Land Use Designation
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 - 33 SF attached (Townhomes) | | | | | | | | | | | | | |
| 346 | US-1/S. Dixie Hwy. | SW 112 Ave. to SW 184 St. | 6 DV | E+20% | 6,468 | 3,399 | C | 33 | 3,432 | C | 15 | 3,447 | C |
| 8 | US-1/S. Dixie Hwy. | SW 232 St. to SW 304 St. | 4 DV | E+20% | 4,296 | 2,904 | C | 361 | 3,265 | C | 4 | 3,269 | C |
| 9103 | SW 232 St. | US-1 to SW 117 Ave. | 2 UD | D | 1,130 | 100 | A | 5 | 105 | A | 22 | 130 | A |
| 7038 | SW 232 Street | US-1 to SW 147 Ave. | 2 UD | D | 1,330 | 471 | C | 0 | 471 | C | 1 | 472 | C |
| 9914 | SW 248 St. | SW 112 Ave. to SW 127 Ave. | 2 UD | D | 1,510 | 1,040 | B | 125 | 1,165 | B | 2 | 1,167 | B |
| 50 | SW 112 Ave. | HEFT to SW 248 St. | 4 DV | E | 3,580 | 1,766 | C | 667 | 2,433 | C | 2 | 2,439 | C |
| Scenario 2 - 67 SF attached (Townhomes) | | | | | | | | | | | | | |
| 346 | US-1/S. Dixie Hwy. | SW 112 Ave. to SW 184 St. | 6 DV | E+20% | 6,468 | 3,399 | C | 33 | 3,432 | C | 28 | 3,460 | C |
| 8 | US-1/S. Dixie Hwy. | SW 232 St. to SW 304 St. | 4 DV | E+20% | 4,296 | 2,904 | C | 361 | 3,265 | C | 10 | 3,275 | C |
| 9103 | SW 232 St. | US-1 to SW 117 Ave. | 2 UD | D | 1,130 | 100 | A | 5 | 105 | A | 45 | 150 | A |
| 7038 | SW 232 Street | US-1 to SW 147 Ave. | 2 UD | D | 1,330 | 471 | C | 0 | 471 | C | 2 | 473 | C |
| 9914 | SW 248 St. | SW 112 Ave. to SW 127 Ave. | 2 UD | D | 1,510 | 1,040 | B | 125 | 1,165 | B | 5 | 1,170 | B |
| 50 | SW 112 Ave. | HEFT to SW 248 St. | 4 DV | E | 3,580 | 1,766 | C | 667 | 2,433 | C | 5 | 2,438 | C |

Source: Compiled by the Miami-Dade County Department of Regulatory and Economic Resources and Florida Department of Transportation, July 2016.

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

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

Scenario 1 assumes the application site developed with the maximum potential development of 33 single-family attached residential units.

Scenario 2 assumes the application site developed as per Staff recommendation to include the two parcels to the west of the application site developed with 63 single-family attached residential units.

Application Impact

Two potential development scenarios under the current “Low Density Residential Development (2.5-6 DU/Ac)” and requested “Low Medium Density Residential (6-13 du/ac)” were analyzed for traffic impacts. Scenario 1 assumes the application site, which is currently unimproved, to be developed with the maximum potential development of 15 single-family detached residential units under the current CDMP land use designation and with 33 single-family attached residential units (townhouses) under the requested CDMP land use designation. Scenario 2 is in accordance with Staff recommendation to expand the application area to include the two parcels to the west of the subject application site. Scenario 2 under the current CDMP land use designation assumes the application site developed with the maximum potential development of 29 single-family detached residential units and 2 single-family attached residential units (townhouses), and under the requested CDMP land use designation with 67 single-family attached residential units (townhouses). Scenario 1 is expected to generate approximately 20 PM peak hour vehicle trips under the current CDMP land use designation and 22 PM peak hour vehicle trips under the requested CDMP land use designation, or approximately two (2) more PM peak hour vehicle trips than under the current CDMP land use designation. Scenario 2 –the Staff recommended change– is expected to generate approximately 39 PM peak hour vehicle trips under the current CDMP land use designation and 44 PM peak hour vehicle trips under the requested CDMP land use designation, or approximately five (5) more PM peak hour vehicle trips than the current CDMP land use designation. See “Estimated PM Peak Hour Trip Generation” Table above. In summary, the traffic impact analysis indicates that the roadways adjacent to and in the vicinity of the application site that were analyzed have enough capacity to handle the additional traffic that would be generated by this application and are projected to operate at acceptable levels of service.

Transit

Existing Service

The area surrounding Application No. 4 is served by Metrobus Routes 34 (Busway Flyer), 35, and 38 (Busway MAX). The service frequencies of these routes are shown in the “Metrobus Route Service Summary” table below.

| Metrobus Route Service Summary | | | | | | | |
|--------------------------------|-------------------------------|--------------------|-----------------------|----------|--------|-------------------------------|-----------------|
| Routes | Service Headways (in minutes) | | | | | Proximity to Bus Route (feet) | Type of Service |
| | Peak (AM/PM) | Off-Peak (middays) | Evenings (after 8 pm) | Saturday | Sunday | | |
| 34 (Busway Flyer) | 7 | n.a. | n.a. | n.a. | n.a. | 760' | E/F |
| 35 | 30 | 30 | 30 | 60 | 60 | 500' | L |
| 37 (Busway MAX) | 10 | 15 | 15 | 15 | 20 | 760' | E/F |

Source: Draft 2016 *Transit Development Plan*, Miami-Dade Transit (December 2015 Line Up), July 2016.

Notes: L means Metrobus Local route service; E means Express or Limited-Stop Metrobus service; F means Metrobus feeder service to Metrorail.

Future Conditions

The following transit improvements to the existing Metrobus service, such as the purchase of new buses, are planned for the next ten years as noted in the draft *2016 Transit Development Plan (TDP)*. The “Metrobus Recommended Service Improvements” Table below shows the Metrobus service improvements programmed for the existing routes serving this application.

Metrobus Recommended Service Improvements

| Route | Improvement Description |
|----------------------------|---|
| Route 34 (Busway Flyer) | Purchase one spare bus for this route to improve on-time performance. |
| Route 38 (Busway Flyer) | Improve weekday peak hour headway from 10 to 7.5 minutes, and purchase 11 new buses for this route. |

Source: Draft 2016 *Transit Development Plan*, Miami-Dade Transit (December 2015 Line Up), July 2016

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 – South Corridor (Transitway/T-Way)

In February 2016, the MPO Governing Board adopted Resolution Number 06-16, unanimously approving a policy to set as highest priority the advancement of Rapid Transit Corridors and transit supportive projects in Miami-Dade County.

In April 2016, the MPO Governing Board adopted Resolution No. 26-16 endorsing the Strategic Miami Area Rapid Transit (SMART) Plan and directing the MPO Executive Director to work with the MPO Fiscal Priorities Committee to determine the costs and potential sources of funding for project development and environment study for six priority corridors, one of which is the South Miami-Dade Transit Way.

Application Impacts

A preliminary analysis performed in the Traffic Analysis Zone (TAZ) 1396, where the application site is located, indicates that if the application is approved, the expected incremental transit impacts generated by the requested land use amendment are minimal and can be absorbed by the existing transit service in the area.

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 Chapter 33, Zoning, of the Code of Miami-Dade County, 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 2030 shall emphasize concentration and intensification of development around centers of activity, development of well-designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.
- LU-1C. Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

- LU-1F. To promote housing diversity and to avoid creation of monotonous developments, Miami-Dade County shall vigorously promote the inclusion of a variety of housing types in all residential communities through its area planning, zoning, subdivision, site planning and housing finance activities, among others. In particular, Miami-Dade County shall review its zoning and subdivision practices and regulations and shall amend them, as practical, to promote this policy.
- 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-8E.(v) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.
- LU-10A. Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, moderate to high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation. To facilitate and promote such development Miami-Dade County shall orient its public facilities and infrastructure planning efforts to minimize and reduce deficiencies and establish the service capacities needed to support such development.
- MT-2B. The area surrounding future rapid transit stations not yet sited or depicted on the Land Use Plan map shall be designed and developed, at a minimum, as community urban centers, containing land use and development designs that promote transit use as defined in the Land Use Element.
- CIE-3. CDMP land use decisions will be made in the context of available fiscal resources such that scheduling and providing capital facilities for new development will not degrade adopted service levels.

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APPENDICES

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APPENDIX A

Amendment Application

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

RECEIVED
2016 MAY 26 A 11: 12
PER-PLANNING DIVISION

1. APPLICANT

12499 Holdings, LLC
c/o Gilberto Pastoriza, Esq.
2525 Ponce de Leon Blvd., Suite 700
Coral Gables, FL 33134

2. APPLICANT'S REPRESENTATIVE

Gilberto Pastoriza, Esq.
Weiss Serota Helfman Pastoriza Cole & Boniske, P.L.
2525 Ponce de Leon Blvd., Suite 700
Coral Gables, FL 33134
Tel (305)854-0800

By: _____

(Signature of Applicant's Representative)

Date

3. DESCRIPTION OF REQUESTED CHANGE

A. A change to the Land Use Element, Land Use Plan map is requested.

B. Description of the Subject Property

Subject property is vacant land and consists of 2.55 acres located in Section 24, Township 56, Range 39. The legal description of the property is attached as Exhibit "A". The property is located on the south side of SW 232 Street within walking distance of US Highway #1.

C. Gross and Net Acreage

Application Area:

2.55 gross acres

2.44 net acres after future dedication

D. Requested Change

1. It is requested that the application area be redesignated on the Land Use Plan map from LOW DENSITY (2.5 to 6 dwelling units per gross acre) TO LOW-MEDIUM DENSITY RESIDENTIAL (6 to 13 dwelling units per gross acre)
2. It is requested that this application be processed as a Small-Scale Amendment under the expedited procedures.

REASONS FOR AMENDMENT

The property is within the Urban Development Boundary.

The property is located within a short walking distance of South Dixie Highway/US. 1 ("US 1") and the parallel bus system linking south Miami-Dade County (the "County") to the rest of the County.

The property is vacant and underutilized. There are no historical archaeological and or environmental features which would require special consideration and/or preservation.

The property is naturally buffered from lower density development to the south by a canal. The property immediately to the west is zoned RU-3M which allows up to 12.9 units per acres. The requested designation of up to 13 units per gross acre is consistent and compatible with this zoning. Infrastructures are available on abutting rights of way. Accordingly, the proposed designation is consistent and compatible with several goals, policies and objectives in the County's Comprehensive development Master Plan, to name a few LU-1C which states:

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

It is a first priority under LU-2B which states:

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 Development Boundary (UDB) of the Land Use Plan ("LUP").

Any objective LU-6 which states:

Objectives LU-6: Miami-Dade County shall protect, preserve, ensure the proper management, and promote public awareness of historical, architectural and archaeologically significant sites and districts in Miami-Dade County, and shall continue to seek the addition of new listings to the National Register, and increase the number of

locally designated historical and archeological sites, districts and zones.

LU-7A which states:

LU-7A: Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as “urban centers” as provided in this plan element under the heading Urban Centers.

For these reasons the Low-Medium Density Residential designation is consistent with the CDMP and compatible with the area.

5. LOCATION MAP FOR APPLICATION – See attached map
6. ADDITIONAL MATERIAL SUBMITTED – Aerial maps
7. LEGAL DESCRIPTION – See attached legal description and survey (Exhibit “A”)
8. COMPLETE DISCLOSURE OF INTEREST FORM – See attached Disclosure of Interest

EXHIBIT "A"
Legal Description

The NW 1/4 of the NE 1/4 of the NW 1/4 of the NW 1/4 of Section 24, Township 56 South, Range 39 East, less the North 35 feet and the West 25 feet thereof, contained 2.24 acres, more or less, lying and being in Miami-Dade County, Florida.

And

That portion of the N 1/2 of the SW 1/4 of the NE 1/4 of the NW 1/4 of the NW 1/4 , lying Northeasterly of Canal 102N-1, Canal right of way lying within Section 24, Township 56 South, Range 39 East, less the West 25 feet thereof, lying and being in Miami-Dade County, Florida.

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: 12499 Holdings, LLC c/o Gilberto Pastoriza, 2525 Ponce de Leon Blvd., #700 Coral Gables, FL 33134

APPLICANT B _____:

APPLICANT C: _____

APPLICANT D: _____

APPLICANT E: _____

APPLICANT F: _____

APPLICANT G: _____

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

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

| APPLICANT | OWNER OF RECORD | FOLIO NUMBER | SIZE IN ACRES |
|---------------------|---------------------|------------------|--------------------|
| 12499 Holdings, LLC | 12499 Holdings, LLC | 30-6924-000-0670 | 2.55 (gross acres) |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

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 Explanation) | (Attach |
|-----------|-------|--------|----------------------------|-----------------------|---------|
| A | X | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

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

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

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE
OF INTEREST

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

CORPORATION NAME: 12499 Holdings, LLC

NAME, ADDRESS, AND OFFICE (if applicable)

PERCENTAGE OF
STOCK

See attached Exhibit "A"

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

**TRUSTEES
NAME:** _____

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

Applicant's Signatures and Printed Names



Jose Daccarett, as CEO of Coinco Investment Company, Inc.

Sworn to and subscribed before me

this 26 day of May, 19 2016



Notary Public, State of Florida at San Jose (S)

Marilyn Somodevilla
COMMISSION # FF 912347
EXPIRES: September 13, 2019
Bonded Thru Budget Notary Services

My Commission Expires:

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

EXHIBIT "A"

12499 Holdings, LLC is fully owned by Lion Development, LLC ("Lion"). Lion is fully owned by Coinco Investment Company, Inc. ("Coinco"). Coinco is owned by:

| <u>TRUST</u> | <u>% OF OWNERSHIP</u> | <u>BENEFICIARY</u> |
|---------------------------|------------------------------|---------------------------|
| LCC ESBT GST TRUST | 32.74% | Jose F. Daccarett |
| ECC ESBT GST TRUST | 32.73% | Alexandra Lynn Davila |
| RCC ESBT GST TRUST | 32.73% | Jaqueline Marcos |
| Alberto Davila Char Trust | 0.30% | Alberto Davila |
| Giancarlo Davila Trust | 0.30% | Giancarlo Davila |
| Loren Char Marcos Trust | 0.30% | Loren Char Marcos |
| Roberto Char Marcos Trust | 0.30% | Roberto Char Marcos |
| Pauline Daccarett Trust | 0.30% | Paulina Daccarett |
| Sofia Daccarett Trust | 0.30% | Sofia Daccarett |

c/o Gilberto Pastoriza, Esq.
2525 Ponce de Leon Blvd.
Suite 700
Coral Gables, FL 33134

APPLICANT/REPRESENTATIVE
12499 Holdings, LLC

Subject property is vacant land and consists of 2.55 acres located in Section 24, Township 56, Range 39. The legal description of the property is attached as Exhibit "A". The property is located on the south of SW 232 Street within walking distance of US Highway #1.



AREA OWNED BY APPLICANT

Prepared By Record and return to:
Gryska Sotolongo
Union Title Services, Inc.
90 Almeria Avenue
Coral Gables, FL 33134

**Property Appraisers Parcel
Identification (Folio) Number:** 30-6924-000-0670

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED made this 23rd day of May, 2016, A.D. by 232 HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY whose post office address is: 844 SW 1st STREET, MIAMI, FL 33140 to: 12499 HOLDINGS, LLC, a Florida limited liability company whose post office address is: 844 SW 1st STREET MIAMI, FL 33140, (hereinafter called the "Grantee"):

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the said Grantee and Grantee's heirs, successors and assigns forever, all of that certain land, situate, lying and being in the County of Miami-Dade, State of Florida to wit:

The Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 24, Township 56 South, Range 39 East, LESS the north 35 feet and the West 25 feet thereof, lying and being in Miami-Dade County, Florida.

AND

That portion of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4, lying Northeasterly of Canal 102N-1, Canal right-of-way lying within Section 24, Township 56 South, Range 39 East, LESS the West 25 feet thereof, lying and being in Miami-Dade County, Florida.

NOTE TO THE CLERK: NO DOCUMENTARY STAMP TAX IS DUE IN CONNECTION WITH THIS DEED PURSUANT TO F.S. SECTION 201.02 AS THE GRANTEE IS THE BENEFICIAL OWNER OF THE GRANTOR.

1. Easements, rights of way, limitations, reservations, covenants and restrictions of records, if any, which are not hereby being re-imposed; and,
2. Zoning or other regulatory laws and ordinances affecting the land, if any.

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

To have and to hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all incumbrances except taxes accruing subsequent to December, 2015.

Warranty Deed -

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Jose Vaccarett

Witness Name: Gelsy Hernandez

Witness Name: Guyska Sotolongo

232 HOLDINGS, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: LION DEVELOPMENT, LLC
A FLORIDA LIMITED LIABILITY COMPANY, ITS
AUTHORIZED MEMBER

BY: COINCO INVESTMENT COMPANY, INC.
A FLORIDA CORPORATION, ITS
MANAGING MEMBER

BY: Laura Char
LAURA CHAR, PRESIDENT

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) ss:

BEFORE ME, a Notary Public duly authorized to administer oaths and take acknowledgments in the State and County set forth above, personally appeared LAURA CHAR, AS PRESIDENT FOR COINCO INVESTMENT COMPANY, INC., A FLORIDA CORPORATION, AS MANAGING MEMBER FOR LION DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE AUTHORIZED MEMBER FOR 232 HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, on behalf of the Company who is personally known to me or who has produced _____ as identification, and he acknowledged before me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the state and county aforesaid, this 23 day of May, 2016.



Valeria Negrin
Commission # FF073685
Expires: Dec. 01, 2017
WWW.AARONNOTARY.COM

NOTARY PUBLIC

Print Name: Valeria Negrin

My Commission Expires: Dec. 01, 2017

(SEAL)

- Warranty Deed -

Prepared By Record and return to:

Gryska Sotolongo
Union Title Services, Inc.
90 Almeria Avenue
Coral Gables, FL 33134

Property Appraisers Parcel
Identification (Folio) Number: 30-6924-000-0670

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED made this 23rd day of May, 2016, A.D. by 232 HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY whose post office address is: 844 SW 1st STREET, MIAMI, FL 33140 to: 12499 HOLDINGS, LLC, a Florida limited liability company whose post office address is: 844 SW 1st STREET MIAMI, FL 33140, (hereinafter called the "Grantee"):

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the said Grantee and Grantee's heirs, successors and assigns forever, all of that certain land, situate, lying and being in the County of Miami-Dade, State of Florida to wit:

The Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 24, Township 56 South, Range 39 East, LESS the north 35 feet and the West 25 feet thereof, lying and being in Miami-Dade County, Florida.

AND

That portion of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4, lying Northeasterly of Canal 102N-1, Canal right-of-way lying within Section 24, Township 56 South, Range 39 East, LESS the West 25 feet thereof, lying and being in Miami-Dade County, Florida.

NOTE TO THE CLERK: NO DOCUMENTARY STAMP TAX IS DUE IN CONNECTION WITH THIS DEED PURSUANT TO F.S. SECTION 201.02 AS THE GRANTEE IS THE BENEFICIAL OWNER OF THE GRANTOR.

1. Easements, rights of way, limitations, reservations, covenants and restrictions of records, if any, which are not hereby being re-imposed; and,
2. Zoning or other regulatory laws and ordinances affecting the land, if any.

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

To have and to hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December, 2015.

- Warranty Deed -

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

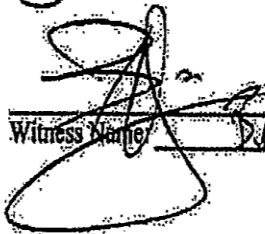
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: L. Aurora Monterrey


Witness Name: Danny L. Smith

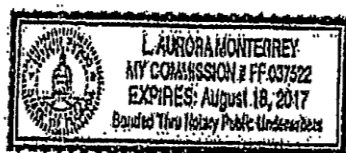
Kitoki Investment & Realty, LLC,
a Florida limited liability company

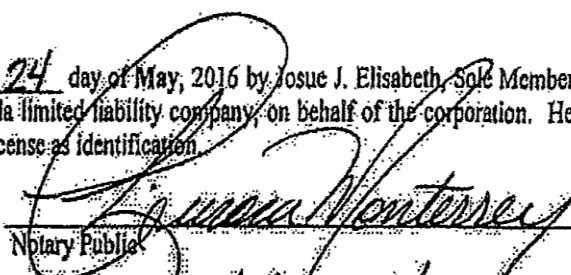
By: 
Josue J. Elisabeth, Sole Member and a Manager

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 24 day of May, 2016 by Josue J. Elisabeth, Sole Member and a Manager of Kitoki Investment & Realty, LLC, a Florida limited liability company, on behalf of the corporation. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: L. Aurora Monterrey

My Commission Expires: _____

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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

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2016 AUG 18 P 1:36

RECEIVED DIVISION

Miami-Dade County School Board

Perla Tabares Hantman, Chair

Dr. Dorothy Bendross-Mindingall, Vice Chair

Susie V. Castillo

Dr. Lawrence S. Feldman

Dr. Wilbert "Tee" Holloway

Dr. Martin Karp

Lubby Navarro

Raquel A. Regalado

Dr. Marta Pérez Wurtz

VIA ELECTRONIC MAIL

Gilberto Pastoriza, Esquire
Weiss Serota Helfman Cole & Bierman, P.L.
2525 Ponce de Leon Blvd., Suite 700
Coral Gables, FL 33134

GPastoriza@wsh-law.com

**RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS
12499 HOLDINGS, LLC - CDMP APPLICATION 4 MAY 2016 CYCLE
LOCATED AT THE SOUTHWEST CORNER OF SW 232ND ST AND SW 124TH COURT
PH3016071800592 – FOLIO No.: 3069240000670**

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 33 single-family attached units, which generate 11 students: 5 elementary, 3 middle and 3 senior high students. **At this time, all three school levels have sufficient capacity available to serve the application.** However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent. As such, this analysis does not constitute a Public School Concurrency approval.

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

Sincerely,

Nathaly Simon
Supervisor

NS:ns

L-041

Enclosure

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

Planning, Design & Sustainability

Ms. Ana Rijo-Conde, Deputy Chief Facilities & Eco-Sustainability Officer • 1450 N.E. 2nd Ave. • Suite 923 • Miami, FL 33132
305-995-7285 • 305-995-4760 (FAX) • arijo@dadeschools.net



Concurrency Management System (CMS)

Miami Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System Preliminary Concurrency Analysis

MDCPS Application Number: PH3016071800592 Local Government (LG): Miami-Dade
 Date Application Received: 7/18/2016 2:32:53 PM LG Application Number: CDMP Application 4 May 2016 Cycle
 Type of Application: Public Hearing Sub Type: Land Use
 Applicant's Name: 12499 Holdings, LLC c/o Gilberto Pastoriza, Weiss
 Address/Location: 2525 Ponce de Leon Blvd., Suite 700, Coral Gables, FL 33134
 Master Folio Number: 3069240000670
 Additional Folio Number(s):

PROPOSED # OF UNITS 33
 SINGLE-FAMILY DETACHED UNITS: 0
 SINGLE-FAMILY ATTACHED UNITS: 33
 MULTIFAMILY UNITS: 0



CONCURRENCY SERVICE AREA SCHOOLS

| CSA Id | Facility Name | Net Available Capacity | Seats Required | Seats Taken | LOS Met | Source Type |
|--------|--------------------------------------|------------------------|----------------|-------------|---------|----------------------------|
| 3621 | COCONUT PALM K-8 ACADEMY (ELEM COMP) | -152 | 5 | 0 | NO | Current CSA |
| 3621 | COCONUT PALM K-8 ACADEMY (ELEM COMP) | 0 | 5 | 0 | NO | Current CSA Five Year Plan |
| 3622 | COCONUT PALM K-8 ACADEMY (MID COMP) | -43 | 3 | 0 | NO | Current CSA |
| 3622 | COCONUT PALM K-8 ACADEMY (MID COMP) | 0 | 3 | 0 | NO | Current CSA Five Year Plan |
| 6761 | REDLAND MIDDLE | 434 | 3 | 3 | YES | Current CSA |
| 7151 | HOMESTEAD SENIOR | 403 | 3 | 3 | YES | Current CSA |

ADJACENT SERVICE AREA SCHOOLS

| | | | | | | |
|------|-----------------------|-----|---|---|-----|--------------|
| 4461 | PINE VILLA ELEMENTARY | 353 | 5 | 5 | YES | Adjacent CSA |
|------|-----------------------|-----|---|---|-----|--------------|

*An Impact reduction of 22.82% included for charter and magnet schools (Schools of Choice).

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

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

APPENDIX C

Applicant's Traffic Impact Report

Not Required for Small-scale Amendments

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APPENDIX D

Proffered Declaration of Restrictions

No Declaration of Restrictions has been proffered.

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APPENDIX E

Fiscal Impact Analysis

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Fiscal Impacts On Infrastructure and Services

Fiscal Impacts on Infrastructure and Services

On October 23, 2001, the Board of County Commissioners adopted Ordinance No. 01-163 requiring the review procedures for amendments to the Comprehensive Development Master Plan (CDMP) to include a written evaluation of fiscal impacts for any proposed land use change. The following is a fiscal evaluation of the May 2016 Cycle Application No. 4 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

The adopted level of service standard (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 2015-16, the Department of Solid Waste Management (DSWM) is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth in demand, inclusive of the application reviewed here, which is not anticipated to have a negative impact on disposal service.

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.

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 \$1.3982 per 1,000 gallons for water and \$1.9789 per 1,000 gallons for sewer.

The applicant requests to redesignate a ±2.55 gross acre parcel from "Low Density Residential (2.5 to 6 dwelling units per gross acre)" to "Low-Medium Density Residential (6 to 13 dwelling units per gross acre)" that would allow the application site to be developed at a maximum of 33 single-family attached homes. If the site is developed at maximum development, the water connection charge is estimated at \$8,257; the water service line and meter connection fees would cost \$1,300; the sewer connection charges are estimated at \$33,264; and the annual operating and maintenance costs would total \$7,322. In addition, the estimated cost of installing the required 300 linear feet of 16-inch water main to connect the proposed development to the County's regional water system is estimated at \$153,249. Furthermore, the estimated cost of installing the required 400 linear feet of 8-inch water main is estimated at \$136,712. The estimated cost of installing the required 900 linear feet of sanitary gravity sewer main to connect to the County's regional sewer system is estimated at \$267,102. The total potential cost for connecting the proposed development to the regional water and sewer system including an engineering fee of 13% is estimated at \$557,063.

Drainage and 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, if approved and developed with residences, could result in 19 additional students. The average cost for K-12 grade students amounts to \$9,337 per student. Of the 19 students, 10 will attend elementary schools, 6 will attend middle schools students and 3 will attend senior high schools. The total annual operating cost for additional students residing in this development, if approved, would total \$177,403. 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.

Fire Rescue

The Miami-Dade County Fire and Rescue (MDFR) indicates that fire and rescue services in the vicinity of the application site is adequate. The current COMP designation of "Low Density Residential" will allow a potential development which would generate four (4) annual alarms. The proposed COMP designation of "Low-Medium Density Residential" would allow a proposed potential development that is anticipated to generate nine (9) annual alarms. The 9 annual alarms will result in a minimal impact to existing fire rescue service. Presently, fire and rescue service in the vicinity of the application site is adequate.

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APPENDIX F

Photos of Site and Surroundings

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Application site



Residential area located northeast of the application site
across SW 232 street



Gentlemen's Club located
northwest of the application site, along US-1



Local appliance store located
northwest of the application site, along US-1