

<h1>Application No. 7</h1> <p>Commission District 12 Community Council 5</p>

APPLICATION SUMMARY

Applicant/Representative(s):	AMB I-75, LLC/Felix Lasarte, Esq.
Location:	West side of I-75 Expressway and east side of NW 97 Avenue between NW 170 Street and theoretical NW 177 Terrace
Total Acreage:	±70.82 Gross Acres; ±68.09 Net Acres
Current Land Use Plan Map Designations:	"Industrial and Office"
Requested CDMP Amendments/Land Use Plan Map Designations:	1. Redesignate the application site: From: "Industrial and Office" (±70.82) To: "Business and Office"
	2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners
	Standard
Existing Zoning District/Site Condition:	IU-C (Controlled Industry)/Vacant

RECOMMENDATIONS

Staff:	TRANSMIT (March 2018)
Country Club of Miami Community Council (5):	TRANSMIT (March 21, 2018)
Planning Advisory Board (PAB) Acting as the Local Planning Agency:	TRANSMIT (April 9, 2018)
Board of County Commissioners:	TO BE DETERMINED (April 25, 2018)
Final Action of Board of County Commissioners:	TO BE DETERMINED (July 25, 2018)

Staff recommends to **TRANSMIT** the proposed amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2020-2030 Land Use Plan (LUP) map. The application seeks to redesignate the ±70.82-acre application site from “Industrial and Office” to “Business and Office”. The application has proffered a Declaration of Restrictions to be added to the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners. Staff’s recommendation on the application is based on the following reasons:

Principal Reasons for Recommendation

1. Staff recommends that the application be transmitted at this time in order to give the applicant the opportunity to address concerns identified by staff regarding the application’s potential impacts. Specifically, the application proposes to re-designate the subject site from “Industrial and Office” to “Business and Office” to facilitate the development of an ‘Employment Center’. The Applicant has proffered a Declaration of Restrictions (covenant) that allows residential, retail, and industrial uses, or a mix of one or more of these uses, provided that each use does not exceed the following maximums: 300,000 square feet of retail, 1.2 million square feet of industrial, and/or 700 residential units. The mix of uses is further restricted by the maximum FAR of 1.25 for non-residential uses, as dictated by the CDMP. Careful consideration must be given to assessing the maximum development potential of the site given the flexible development mix that is proposed, as well as the projected impacts on transportation, the environment, and services such as Fire Rescue. Such impacts need to be addressed by the Applicant and mitigated through necessary commitments in the proffered Declaration of Restrictions. Transmittal of the application allows time for the appropriate analyses to be completed and the proffers to be made.
2. Although the Applicant states that the purpose for the proposed land use amendment is to establish an Employment Center, the proffered covenant does not commit to complying with the provisions of the Employment Center as presented on page I-42 of the CDMP. Instead, the covenant states that the property “may” be developed over time as an Employment Center. (Appendix D: Existing and Proffered Declaration of Restrictions on Appendices of this report.) In order to build the mix of residential, retail and industrial uses that is being proposed, the site must be approved as an Employment Center Planned Area Development (ECPAD) pursuant to Article XXXIID.1 of the Zoning Code of Miami-Dade County. The ECPAD zoning district provides the regulatory framework for implementing the Employment Center provisions of the CDMP. The “Business and Office” land use designation allows light industrial uses, only when such uses are incorporated in an Employment Center or as permitted by existing zoning.
3. The application site is adjacent to Application No. 6 (Graham Properties) and in close proximity to Applications No. 5 (American Dream Miami (ADM), a.k.a. International Atlantic, LLC.) of the May 2016 Cycle of applications to amend the CDMP. These two applications, which are pending final public hearing scheduled to occur in May 2018, are proposing large-scale projects of regional impact that could significantly affect the infrastructure and services of the surrounding area. Both applications have proffered substantial mitigation to address deficiencies in level of service standards. The Graham Companies application, which is directly west of the application site is proposing to develop ±337 acres into a large-scale mixed-use employment center with a 3 million sq. ft. business park, 1 million sq. ft. of commercial/retail space, and 2,000 residential units. The ADM application is proposing a mixed-use regional entertainment venue on a ±174.83 gross acre site with 3.5 million sq. ft. of retail, 1.5 million sq. ft. of entertainment space, 1.2 million sq. ft. back of house space, and 2,000 hotel rooms. The impact of these applications should to be considered when evaluating Application No. 7 of the October 2017 Cycle.

4. The Applicant submitted a traffic study, along with the submittal of the CDMP application on October 31, 2017. Staff reviewed the study and subsequently met with the Applicant to outline revisions needed to the analysis for determining development impacts. At the time of the publishing of this report, the revised traffic analysis had not been submitted. In order to assess the trip distribution and impacts of the proposed amendment on the transportation network, as well as the roadway level of service standards, a revised traffic study must be submitted. Transmittal of the application, as recommended, would allow the Applicant additional time to submit the revised traffic study.
5. CDMP Policy LU-8E. Policy LU-8E requires LUP map amendment applications to be evaluated according to factors such as (i) the ability of the proposed amendment to satisfy a deficiency in the LUP map to accommodate projected population or economic growth of the County, (ii) impacts to County facilities and services, (iii) compatibility with abutting and nearby land uses, (iv) impacts to environmental and historical resources, and (v) the extent to which the proposed land use would promote transit ridership and pedestrianism pursuant to Objective LU-7 and associated policies. Each factor is discussed below.
 - i. *Need to Accommodate Economic or Population Growth:* The proposed development is expected to generate additional housing and commercial land in Minor Statistical Area (MSA) 3.1, which is where the application site is located. However, the application is also expected to reduce the supply of land available for industrial use. If approved the application could result in an additional 700 units in MSA 3.1. This could potentially extend the depletion year for both single family and multi-family units in the MSA by two years, from the year 2022 to 2024. With respect to commercial land, MSA 3.1 has an adequate supply of commercial land, with an estimated depletion year beyond 2030. Nonetheless, the application will be adding ± 70.82 acres of commercial land to the area. Industrial land within MSA 3.1 also has a projected depletion beyond 2030. However, the proposed application will affect the supply of large tracts of vacant industrial land available for large-scale industrial development. This is important since the application site is located in one of the few industrial areas in the County that has large tracts of vacant industrial land strategically located near major highways, such as the Florida Turnpike and Interstate 75 (I-75). Although the Applicant has proffered a covenant allowing a maximum of 1.2 million sq. ft. of industrial space on the site, the covenant provides for a flexible mix of retail, residential and/or industrial uses. As such, the covenant does not guarantee the amount of industrial uses that will be developed, nor does it guarantee that industrial uses will be developed at all.
 - ii. *Public Facilities and Services:* In the analysis of the application, various public services and facilities, including fire-rescue services, drainage, park and recreation, and transit, expressed concerns regarding the potential impacts that could be generated by the development of the site as proposed in the application, if approved. Miami-Dade Fire Rescue (MDFR) forecasted that the number of alarms for Application No. 7 will severely impact existing services and detrimentally impact emergency response times. To mitigate the impact, MDRF will require a contribution for the purchase of a rescue and suppression unit and related equipment. With respect to transit, the application site is not directly served by any Metrobus Routes. The nearest transit service is Metrobus Route 54, with the closest bus stop approximately 1.5 miles away. If the ADM and Graham Companies applications are approved and developed prior to this application in accordance with the proffered development agreements, adequate transit mitigation will be provided to ensure adequate transit level of service to the area; however, if said applications are not approved or developed prior to this application, there would not be adequate transit service for the

application site. The extension of Metrobus Routes 54 and 183 would be required to serve the site, requiring the purchase of two standard size transit vehicles. To mitigate said impact, the Miami-Dade County Department of Transportation and Public Works (DTPW) is requesting that the applicant reimburse the County for said purchase. In addition, as stated previously, the Applicant did not provide a revised traffic study addressing staff's comments, nor did it provide sufficient detail on the stormwater infrastructure needed to serve the proposed development. Such information will be required to properly evaluate the application. Furthermore, the proffered covenant needs to address how the potential impacts on public services and facilities will be mitigated.

- iii. *Compatibility*: The proposed development of the site, if the requested "Business and Office" designation is approved, would be generally compatible with the planned development in the area. To the north, west, and east of the application site, is vacant land primarily designated "Industrial and Office", and "Business and Office" on 10 acres southwest of the application site, as depicted on the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map. To the south of the application site, across NW 170 Street, is more vacant land within the City of Hialeah depicted on the LUP map as "Business and Office" and "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre). The application and uses proposed would be compatible with the land use designations of the surrounding area.




If the ADM and the Graham Properties applications from the May 2016 CDMP Amendment Cycle are approved, approximately ±511.83 acres of land would be designated from "Industrial and Office" to "Business and Office" directly to the west, north and northwest of the application site. Since those applications are being processed concurrently with respective zoning applications, these applications could also result in the approval of an Employment Center Planned Area Development (ECPAD) zoning district for the Graham Properties and a Retail Entertainment District Planned Area Development (REDPAD) for the ADM application. These would all be compatible with Application No. 7 of the October 2017 Cycle.

- iv. *Environmental and Historic Resources*: The application, if approved, could impact environmental resources. The application site contains wetlands with native wetland communities. Although the Applicant has a Class IV permit authorizing impacts to wetland resources, the required mitigation area has not been created to date. In addition, the application site is within the core foraging area of the wood stork and may provide habitat and/or foraging areas for several threatened and endangered animal species, such as the Florida bonneted bat and the Eastern Indigo snake, among others. The Applicant is required to conduct appropriate wildlife surveys at appropriate times including during nesting seasons and coordinated with DERM. As was mentioned previously, the Applicant also needs to provide information on the stormwater infrastructure needed to serve the proposed development. To address these issues, the proffered covenant should include the commitments of the required studies/surveys and the required mitigation of environmental impacts.
- v. *Transit Ridership and Pedestrianism*: The application does not adequately demonstrate that it will promote transit ridership and pedestrianism as required by the CDMP. Land Use Element Objective LU-1 and Policy LU-1A, and Mass Transit Subelement Objective MT-2 and Policy MT-2A collectively require the location and configuration of urban growth to emphasize the intensification of development around centers of activity having high countywide multimodal accessibility including the provision of efficient transit service. In

addition, Mass Transit Subelement Policy MT-1A requires areas within the Urban Development Boundary of the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map that have a combined resident and work force population of more than 10,000 persons per square mile (640 acres) to be provided with transit service having 30-minute headways. In TAZ (Traffic Analysis Zone) #0006, where the application is located, the anticipated combined resident and workforce population would exceed 10,000 people per square mile, if the application is approved with the development program proffered in the covenant. However, the application site is not currently served by mass transit. As explained above, the closest transit service is provided by two Metrobus Routes (54 and 183), with the closest bus stop approximately 1.5 miles away. As indicated in Principal Reason No. 5v above, if the ADM and Graham Companies applications are approved and developed prior to this application in accordance with the mitigation plans in the proffered development agreements, the application site will have adequate access to transit service. However, if said applications are not approved or developed prior to this application, DTPW is requesting that the Applicant's proffered covenant include a commitment to mitigate the impact of extending Metrobus Routes 54 and 183 to serve the site.

APPLICATION NO. 7 AERIAL PHOTO

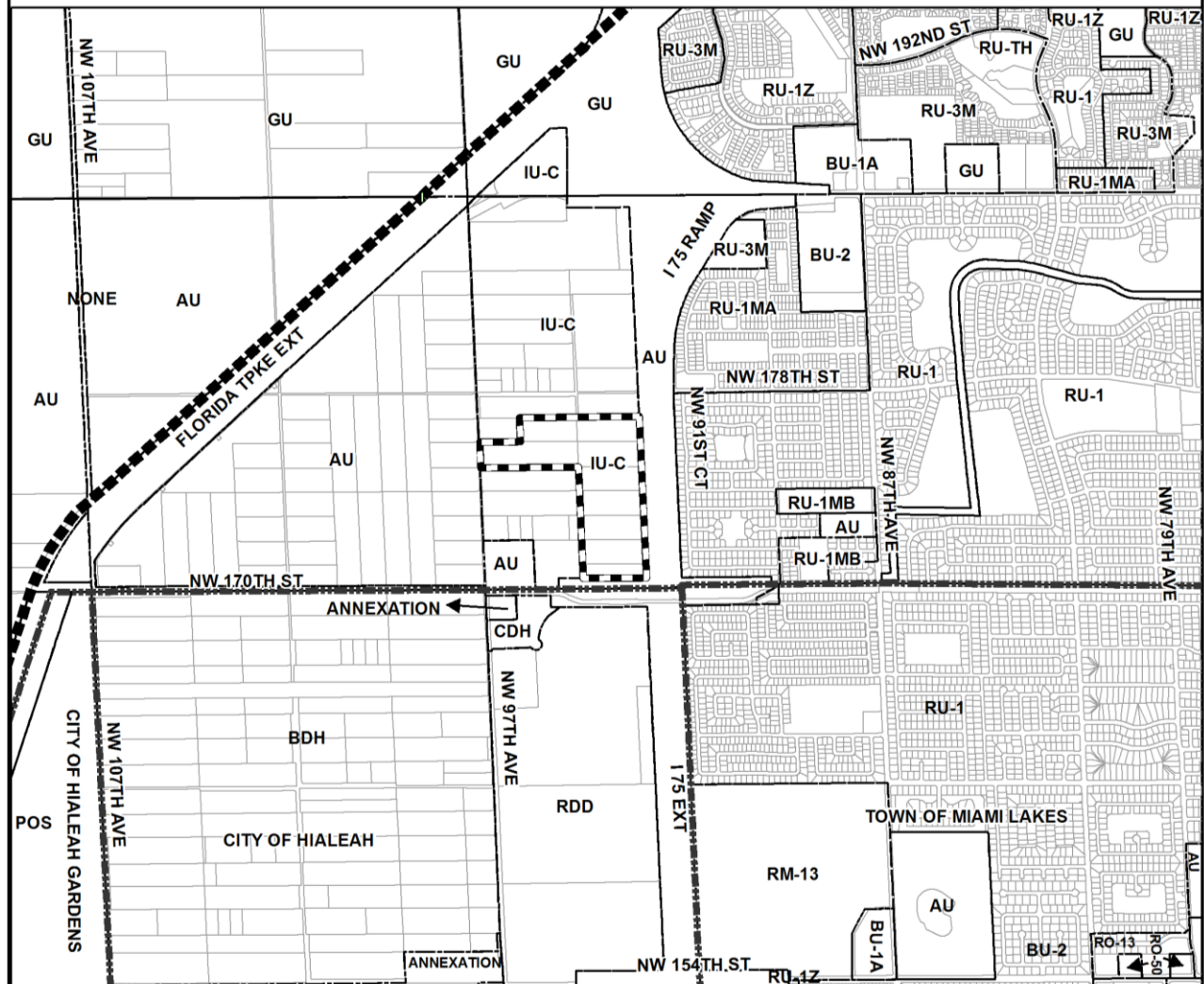


-  APPLICATION AREA
-  MUNICIPAL BOUNDARY
-  2020 URBAN DEVELOPMENT BOUNDARY

Source: Department of Regulatory and Economic Resources
January 2018



APPLICATION 7 ZONING MAP



APPLICATION AREA

2020 URBAN DEVELOPMENT BOUNDARY

MUNICIPAL BOUNDARY

MIAMI-DADE COUNTY ZONING DISTRICTS

AU	AGRICULTURAL / RESIDENTIAL 5 ACRES GROSS
BU-1A	BUSINESS DISTRICTS, LIMITED
BU-2	BUSINESS DISTRICTS, SPECIAL
GU	INTERIM DISTRICT
IU-C	INDUSTRIAL DISTRICT, CONDITIONAL
RU-1	SINGLE-FAMILY RESIDENTIAL
RU-1MA	MODIFIED SINGLE-FAMILY RESIDENTIAL
RU-1MB	MODIFIED SINGLE-FAMILY RESIDENTIAL
RU-1Z	SINGLE-FAMILY RESIDENTIAL, ZERO LOT LINE
RU-3M	MINIMUM APARTMENT HOUSE

CITY OF HIALEAH ZONING DISTRICTS

ANNEXATION	ANNEXATION
BDH	BUSINESS DEVELOPMENT
CDH	COMMERCIAL DEVELOPMENT
RDD	RESIDENTIAL DEVELOPMENT

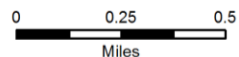
TOWN OF MIAMI LAKES ZONING DISTRICTS

AU	AGRICULTURAL
BU-1A	BUSINESS
BU-2	BUSINESS
IU-C	INDUSTRIAL CONTROLLED
RM-13	LOW-DENSITY RESIDENTIAL
RO-13	LOW-DENSITY RESIDENTIAL/OFFICE
RU-1	SINGLE-FAMILY RESIDENTIAL
RU-1Z	SINGLE-FAMILY ZERO LOT LINE

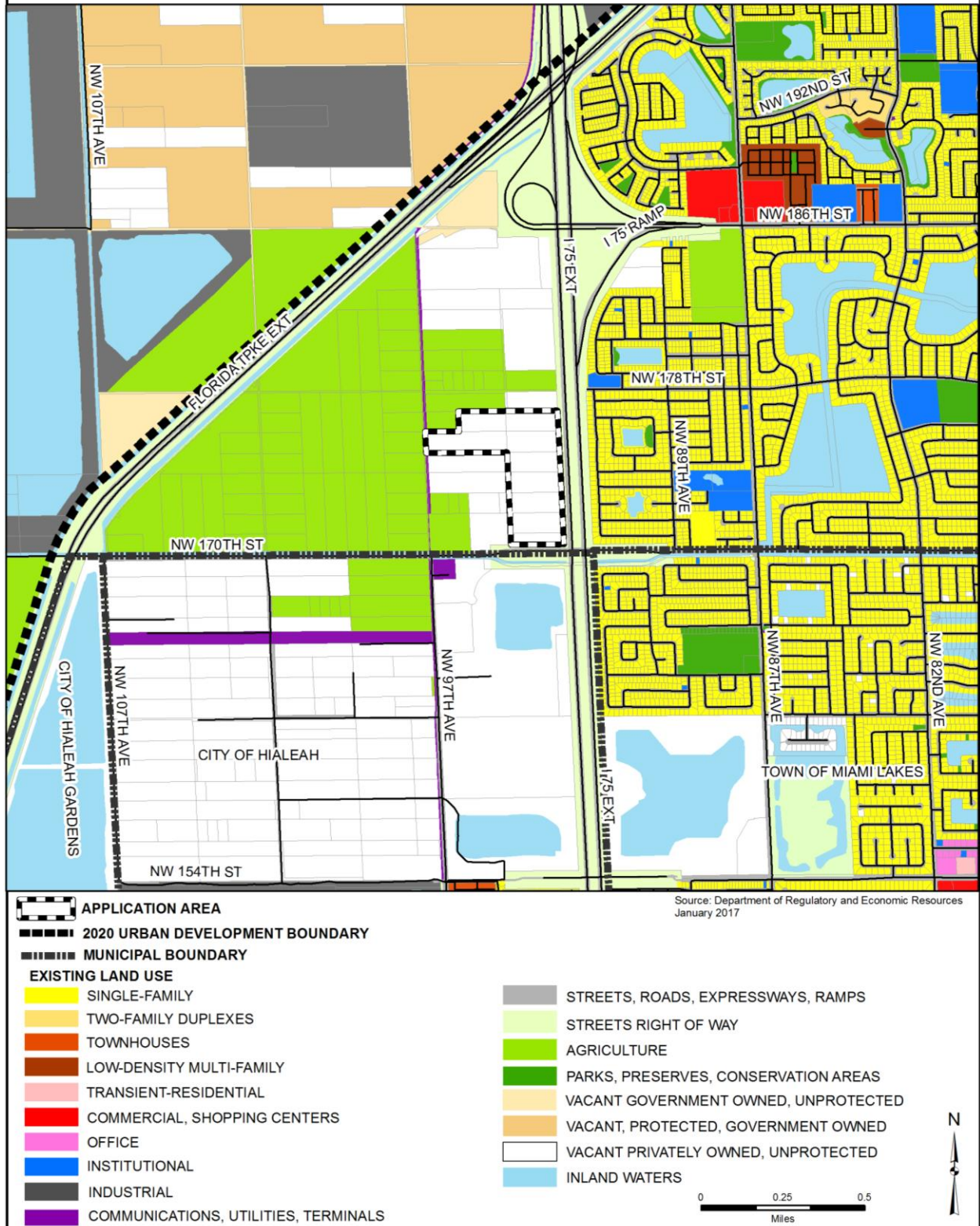
CITY OF HIALEAH GARDENS ZONING DISTRICTS

POS	PARKS AND OPEN SPACE WATER
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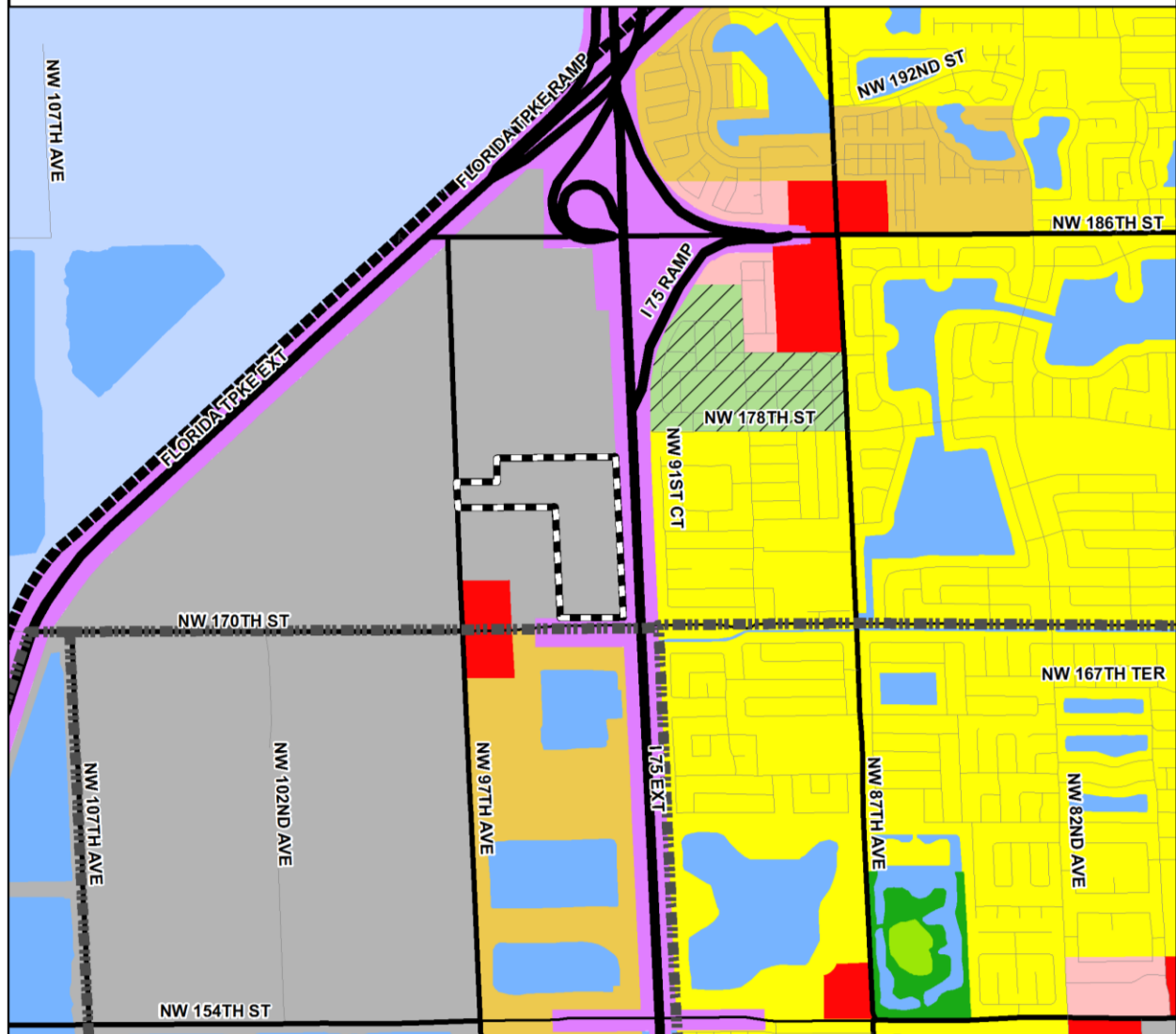
Source: Department of Regulatory and Economic Resources
January 2017



APPLICATION NO. 7 EXISTING LAND USE



APPLICATION NO. 7 CDMP LAND USE



Source: Department of Regulatory and Economic Resources
January 2018



APPLICATION AREA



MUNICIPAL BOUNDARY



2020 URBAN DEVELOPMENT BOUNDARY

CDMP LAND USE



ESTATE DENSITY W/ DENSITY INCREASE 1



LOW DENSITY (2.5-6 DU/AC)



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



INDUSTRIAL AND OFFICE



BUSINESS AND OFFICE



OFFICE/RESIDENTIAL



PARKS AND RECREATION

OPEN LAND

ENVIRONMENTALLY PROTECTED PARKS

WATER

TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)



EXPRESSWAYS



MAJOR ROADWAYS (3 OR MORE LANES)

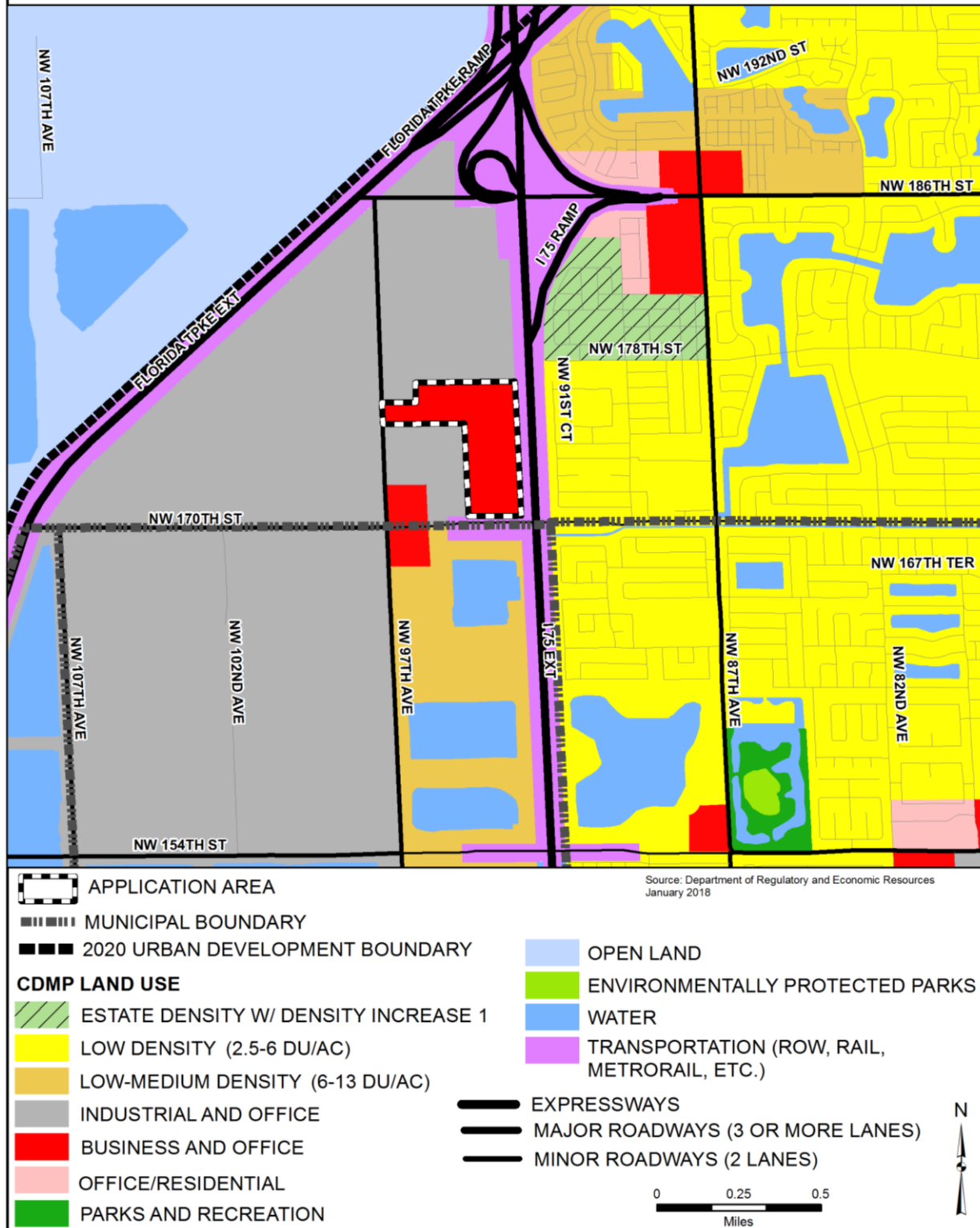


MINOR ROADWAYS (2 LANES)

0 0.25 0.5
Miles



APPLICATION NO. 7 PROPOSED CDMP LAND USE



[illegible]

STAFF ANALYSIS

Application Site

Background

Application No. 7 of the October 2017 Cycle seeks to amend the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map to re-designate a ±70.82 gross-acre site from “Industrial and Office” to “Business and Office”. The Applicant has proffered a Declaration of Restrictions (covenant) that allows residential, retail, and industrial uses, or a mix of one or more of these uses, provided that each use does not exceed the following maximums: 300,000 square feet of retail, 1.2 million square feet of industrial, and/or 700 residential units. Given the flexible development program proffered by the Applicant, careful consideration must be given to assessing the maximum development potential of the site to ensure that, if all three uses are constructed, the development does not exceed the maximum FAR of 1.25 for non-residential uses allowed by the CDMP and the maximum 13 dwelling units per acre density applicable to the site.

The application site is in close proximity to Applications No. 5 (the American Dream Miami (ADM), a.k.a. International Atlantic, LLC.) and Application No. 6 (Graham Properties) of the May 2016 Cycle to amend the CDMP, both of which represent significant projects of regional impact. The American Dream Miami application is proposing to build a mixed-use regional entertainment venue on a ±174.83 gross acre site with 3.5 million sq. ft. of retail, 1.5 million sq. ft. of entertainment space, 1.2 million sq. ft. back of house space, and 2,000 hotel rooms. It is located southeast of the Florida Turnpike and north of NW 180 Street. The Graham Companies, which is directly west of the application site, is proposing to develop ±337 acres into a large-scale mixed-use employment center with a 3 million sq. ft. business park, 1 million sq. ft. of commercial/retail space, and 2,000 residential units. It is located east of the Florida Turnpike and south of NW 180 Street. Both of these applications are expected to have their final public hearing in May 2018. The impact of these applications needs to be considered when evaluating Application No. 7 of the October 2017 Cycle.

Location

The ±70.82 gross-acre application site is located on the west side of I-75 Expressway and east side of NW 97 Avenue, between NW 170 Street and theoretical NW 177 Terrace, in unincorporated Miami-Dade County. The southern boundary of the site is adjacent to the northern boundary of the City of Hialeah across and along NW 170 Street.

Existing Land Use

The application site is vacant. (Existing Land Use Map on page 7-8 and Appendix H: Photos of Site and Surroundings.)

Land Use Plan Map Designations

The application site is designated “Industrial and Office” on the CDMP Adopted 2020 and 2030 LUP map (see CDMP Land Use map on page 7-9). Uses allowed in areas designated “Industrial and Office” on the LUP map include manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses. Also included are construction and utility-equipment, maintenance yards, utility plants, public facilities, hospitals and medical buildings.

Amendment Requests

The applicant requests a CDMP land use designation change on the application site to “Business and Office”, which allows the full range of sales and service activities that includes retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, entertainment and cultural facilities, and residences. Also allowed are telecommunication facilities such as cell towers and satellite telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). Light industrial uses are allowed in the “Business and Office” category within an approved Employment Center.

To be approved as an Employment Center, the CDMP requires that such sites be (1) located inside the Urban Development Boundary, (2) contain a minimum of 10 acres, and (3) have direct access to a Major Roadway, as identified on the CDMP LUP map. The application site is ±70.82 acres, is inside the UDB and could be accessed from NW 97 Avenue, which is shown on the LUP map as a Major Roadway. Therefore, the application site meets the locational criteria for an Employment Center established in the CDMP.

Under the current designation of Industrial and Office, the site could be developed with up to 1,482,935 square feet of industrial use. Under the requested “Business and Office” designation, the site could be developed with a maximum 1,186,348 square feet of retail, or a maximum 920 residential units. The site may also be developed as an Employment Center that can include a mix of residential, retail, offices, and industrial uses as further discussed below.

Proposed Plan of Development/Proffered Declaration of Restrictions

The Applicant has proffered a Declaration of Restrictions that provides a flexible mix of residential, retail, and industrial uses. The covenant allows the Applicant to build one or more of these uses but places a maximum for each use as follows: 300,000 square feet of retail, 1.2 million square feet of industrial, and/or 700 residential units. Should the Applicant seek to develop the three uses, it is important to note that the CDMP further restricts what could be developed on the site to a maximum FAR of 1.25 for non-residential uses. Residential uses are also limited by a density of 13 dwelling units per acre, consistent with the Interlocal Agreement between the City of Hialeah and Miami-Dade County for the unincorporated land annexed to the City in May 1, 2004, which is located south of the application site. The Interlocal Agreement limits residential densities east of NW 97 Avenue to medium residential densities (5 to 13 units per acre). The development on the application site should remain consistent with the neighboring densities of the City of Hialeah.

Although the Applicant states that the purpose for re-designating the land use of the property from “Industrial and Office” to “Business and Office” is to establish an Employment Center, the proffered covenant does not commit to the development of the property as an Employment Center as presented in the CDMP. Instead, the covenant states that the property “may” be developed over time as an Employment Center. (See Appendix D Proffered Declaration of Restrictions.)

The Employment Center provisions in the CDMP allow for a mix of residential, business and industrial uses. It requires 50 percent of the total area to be designated as commerce-oriented, which allows professional offices, commercial, light industrial, vertically integrated residential units, and live-work residential units. It also provides the option of designating the remaining 50% of the employment center area as community-oriented. The community-oriented area may contain a mix of residential and neighborhood serving businesses. In addition, Employment Centers require that a minimum of 50 percent of the linear roadway length within each of the aforementioned land use areas be designed to emphasize pedestrian mobility. It also requires each land use area to have a minimum of 10 percent public open spaces.

In order to be approved as an Employment Center, properties must undergo a district boundary change to Employment Center Planned Area Development (ECPAD) and comply with the approval process in Article XXXI.D.1 of the Code of Miami-Dade County. This section of the Zoning Code provides the regulatory framework for implementing the CDMP provisions described above. Since the Business and Office designation in the CDMP only allows light industrial uses in an Employment Center, or as permitted by existing zoning, the Applicant will not be able to build a mix of residential, retail, and industrial uses on the subject site without a district boundary change to an ECPAD.

Zoning

The application site is zoned IU-C (Conditional Industrial District). The IU-C District allows large industrial projects and industrial park developments. (See Zoning Map on page 7-7.) As explained above, in order to allow the mix of residential, commercial and industrial uses described in the proffered covenant, the Applicant will need to seek a district boundary change from IU-C to ECPAD.

Zoning History

Miami-Dade County zoning districts and zoning code regulations were first created in 1938. Earliest zoning records indicate that the application site was zoned AU. Subsequently, on February 23, 2006, the Miami-Dade Board of County Commissioners adopted Resolution Z-6-06 approving a district boundary change on a larger area of land that included the application site, between NW 97 Avenue and I-75 and between NW 170 Street and Florida Turnpike from AU and GU (on a small portion of the area north of NW 186 Street) to the current IU-C zoning district. In June 5, 2009, the site received approval for an Administrative Site Plan Review application for a proposed office and warehouse development consisting of 1.03 million square feet. However, this project was not developed.

It should be noted that the application site is approximately one mile east of the Rockmining Overlay Zoning Area (ROZA). This is an area of the County where rockmining activities are allowed as a matter of right, as established in Article XLI of the Miami-Dade County Code (See Rockmining Zoning Overlay Area map, Page 7-11). This area is also known as the Lake Belt Area. Properties that are within one mile of ROZA are required to provide notice in contracts for lease or purchase regarding the site's proximity to rockmining operations. The proffered covenant does not provide such a requirement for future contracts.

Adjacent Land Use and Zoning

Existing Land Uses

North of the application site is vacant land and improved pasture land used for animal grazing. This improved area includes the site of the pending Graham Companies application of the May 2016 Cycle amendment applications. The properties abutting to the west of the site are vacant. Properties further west of the application site, across NW 97 Avenue (the pending Graham Companies application site), are vacant and/or improved pasture.

Directly south of the site is the NW 170 Street roadway (currently closed) with its right-of-way and associated landscaped areas. Beyond the NW 170 Street right-of-way are water bodies (a river/canal) and vacant land. East of the site is the I-75 Highway/Expressway with its right-of-way and landscaped areas. Further east across the I-75 are single family homes in good condition. (See Existing Land Use map on page 7-8).

Existing Zoning

The properties to the north of the application site and the abutting vacant lands to the west are zoned IU-C. The lands to the west of the site beyond NW 97 Avenue, including portions of the pending Graham Companies application, are zoned AU. South of the application site, across NW 170 Street, in the City of Hialeah, is land zoned RDD (Residential Development District). The I-75 Expressway right-of-way to the east of the site is also zoned AU. Further east across I-75 are RU-1 and RU-1MB zoned properties with single-family residential homes. (See Zoning map on page 7-7).

Land Use Plan Map Designations

The abutting properties to the north and west of the application site are designated “Industrial and Office” and “Business and Office” (on ±10 acres at the northeast corner of the intersection of NW 97 Avenue and NW 170 Street) on the Adopted 2020 and 2030 Land Use Plan map. The I-75 Expressway right-of-way, and the area south of the site along SW 170 Street, are designated Transportation on the LUP map. The properties to the south across NW 170 Street in the City of Hialeah and are depicted as “Low-Medium Density Residential” (CDMP Land Use map on page 7-9). The properties to the east of the site across I-75 are single family residential subdivisions designated “Low Density Residential” (2.5 to 6 dwelling units per gross acre).

If the Graham Properties application from the May 2016 CDMP Cycle is approved, the area adjacent to the property on the west and a portion of the property on the north would be designated “Business and Office”. Since the application is also undergoing a concurrent zoning process, its could also result in the approval of an Employment Center Planned Area Development (ECPAD) zoning district. To the northwest of the application site, north of NW 180 Street, the ADM application would also result in additional “Business and Office” designation, as well as a possible Retail Entertainment District Planned Area Development (REDPAD) zoning district. In total, these two applications, if approved, would re-designate approximately ±511.83 acres of land to “Business and Office” within close proximity of Application No. 7 of the October 2017 Cycle.

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 CDMP amendment application, land capacity is analyzed at the localized or Minor Statistical Area (MSA) level.

Residential land

The combined vacant land for single-family and multi-family residential development in the analysis area (Minor Statistical Area 3.1) in 2017 was estimated to have a capacity for about 2,628 dwelling units, with about 75 percent of these units intended as single-family. The annual average residential demand in this analysis area is projected to increase from 476 units per year in the 2017-2020 period to 501 units in the 2025-2030 period. An analysis of the residential capacity by type of dwelling units shows the depletion of single-family type units occurring in 2024 and for multi-family by 2020 (See Table below). The supply of residential land for both single-family and multi-family units is projected to be depleted by 2022.

Residential Land Supply/Demand Analysis
2017 to 2030: **Application 7 (MSA 3.1)**

ANALYSIS DONE SEPARATELY FOR EACH TYPE, I.E. NO SHIFTING OF DEMAND BETWEEN SINGLE & MULTI-FAMILY TYPE	STRUCTURE TYPE		
	SINGLE-FAMILY	MULTIFAMILY	BOTH TYPES
CAPACITY IN 2017	1,971	657	2,628
DEMAND 2015-2020	268	208	476
CAPACITY IN 2020	1,167	33	1,200
DEMAND 2020-2025	270	211	481
CAPACITY IN 2025	0	0	0
DEMAND 2025-2030	282	219	501
CAPACITY IN 2030	0	0	0
DEPLETION YEAR	2024	2020	2022

Residential capacity is expressed in terms of housing units.

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

Source: Miami-Dade Department of Regulatory and Economic Resources, Planning Division, Planning Research and Economic Analysis Section, February 2018.

The table above addresses the residential land supply and demand in the analysis area without the effect of the projected CDMP amendment. Application 7 could increase the supply of multi-family units anywhere from 700 to 920 units. Given the existing capacity in the analysis area, this application, if approved, will potentially extend the depletion year for multi-family units to the year 2024/25 and for both types to 2024.

Industrial Land

The analysis area for Application 7 (MSA 3.1) contained 1,055.61 acres of in-use industrial uses in 2017 and an additional 1,416.20 acres of vacant land zoned or designated for industrial uses. The annual average absorption rate for the 2017-2030 period is 14.98 acres per year. At the projected rate of absorption, reflecting the past absorption rates of industrial uses, the study area will deplete its supply of industrially zoned land beyond the year 2030 (See Table 7A).

Projected Absorption of Land for Industrial Uses
Indicated Year of Depletion and Related Data
Application 7 Analysis area

Analysis Area	Vacant Industrial Land 2017 (Acres)	Industrial Acres in Use 2017	Annual Absorption Rate 2017-2030 (Acres)	Projected Year of Depletion
MSA 3.1	1,416.20	1,055.61	14.98	2030+

Source: Miami-Dade County, Regulatory and Economic Resources Department, Planning Division, Planning Research & Economic Analysis Section, February 2018.

The vacant industrial land reported in this analysis does not take into account the loss of Industrial land that will result if the applications filed by International Atlantic, LLC (174.83 acres) and by The Graham Companies (329.00 acres) were to be approved.

Commercial Land

The Analysis Area for Application 7 (MSA 3.1) contained 911.30 acres of in-use commercial uses in 2017 and an additional 205.20 acres of vacant land zoned or designated for business uses. The annual average absorption rate for the 2017-2030 period is 13.56 acres per year. At the projected rate of absorption, the study area will deplete its supply of commercially zoned land beyond the year 2030 (See Table 7B). If the proposed application is approved it will potentially add an additional 70.82 acres to the supply of vacant commercial land.

Projected Absorption of Land for Commercial Uses
Indicated Year of Depletion and Related Data
Application 7 Analysis Area

Analysis Area	Vacant Commercial Land 2017 (Acres)	Commercial Acres in Use 2017	Annual Absorption Rate 2017-2030 (Acres)	Projected Year of Depletion	Total Commercial Acres per Thousand Persons	
					2020	2030
MSA 3.1	205.20	911.30	13.56	2030+	4.7	4.4

Source: Miami-Dade County, Regulatory and Economic Resources Department, Planning Division, Planning Research and Economic Analysis Section, February 2018.

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	AE
Stormwater Management Permit	SFWMD Surface Water Management Permit
County Flood Criteria	7 feet National Geodetic Vertical Datum (NGVD)

Biological Conditions

Wetlands Permit Required	Wetland permit was issued Class IV Permit 07-076
Native Wetland Communities	Yes
Specimen Trees	No
Endangered Species Habitat	Yes
Natural Forest Community	No

Other Considerations

Within Wellfield Protection Area	No
Contaminated Site	No DERM records

Pollution Remediation

There are no DERM records of current or historical contamination issues on the property or on sites directly abutting the application site.

Drainage and Flood Protection

Application No. 7 is located within the Western C-9 Basin, as defined by the South Florida Management District (SFWMD). The SFWMD has established specific criteria for stormwater management in this basin and any development in this basin is required to obtain approval from the SFWMD for fill encroachment criteria. Therefore, a cut and fill review and an Individual Environmental Resources Permit from the South Florida Water Management District will be required for any development in this area.

Properties within Application No. 7 abut NW 170th Street. The Miami-Dade County Water Control Plan requires improvements to the Golden Glades Canal located along theoretical NW 170th Street in order to provide flood protection to any future development. Required improvements to the Golden Glades Canal are as follows: a connection of the western portion of the Golden Glades Canal at NW 97th Avenue with the eastern portion of the Golden Glades Canal and improvement of the existing Golden Glades Canal's cross section to its maximum.

DERM review and approval including applicable permits will be required if future development orders for the proposed land use require the following:

- Construction or cause the construction of NW 170th Street within the existing canal reservation; and/or
- Construction or cause construction that will impact the existing Golden Glades Canal. The property owner(s) shall be responsible for any required improvements to the Golden Glades Canal if necessary; and/or
- Construction or cause construction of the roadway intersection of NW 97th Avenue at 170th Street. The property owner shall be responsible for constructing or causing the construction of culvert connections if necessary.

A DERM Class III Permit will be required for any work within the Golden Glades Canal right-of-way or canal maintenance easement. A Class II permit will be required if the proposed drainage system contains an outfall or overflow system in, on, or upon any water body of Miami-Dade County.

Application No. 7 is located within a Special Flood Hazard Area identified as Zone AE in the FEMA Flood Insurance Rate Maps (FIRM). Any development will have to comply with the requirements of Chapter 11C of the Code for flood protection.

The site shall be filled to a minimum elevation of 7 feet, NGVD (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 non-residential.
- County Flood Criteria 7 feet NGVD, plus 8 inches for residential, or plus 4 inches for non-residential.
- Elevation of the back of the sidewalk (if any) fronting the property, plus 8 inches for residential, or plus 4 inches for non-residential.
- The Base Flood Elevation for this area is found to be 7.0 feet N.G.V.D. (taken from the FIRM for Miami Dade County).

- 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.

Water Management

The application shall consider the Conservation, Aquifer Recharge and Drainage Element of the CDMP. The property is located within the western C-9 basin that requires the implementation of the cut and fill criteria.

Additionally, the documentation provided for review does not include sufficient detail to evaluate if it satisfactorily addresses the flooding and water quality levels of service and/or the stormwater infrastructure needs to serve the proposed development/facilities as required by FEMA and the State of Florida minimum Levels of Service.

Natural Resources

Application No. 7 is located in the East Turnpike Wetland Basin. The proposed project area contains wetlands as defined by Section 24-5 of the Code; however, DERM has previously authorized impacts to wetland resources on-site through DERM Class IV permit FW 07-076. This permit requires the creation, preservation and maintenance of a 10.45 acre mitigation area in accordance with the Covenant Running with the Land in Favor of Miami-Dade County recorded in Official Record Book 28111 Pages 1549-1563. To date, the mitigation area has not been created and will be a requirement for the extension of the permit prior to February 1, 2019, should excavation of the proposed onsite lake commence. The on-site mitigation required by the Class IV permit would create wetlands within the Core Foraging Areas (CFAs) for the wood stork rookeries affected by the wetland impacts. Therefore DERM will require that the onsite wetland mitigation be performed within the affected wood stork CFAs in accordance with the previously mentioned covenant.

The applicant is advised that permits from the Army Corps of Engineers, the Florida Department of Environmental Protection and the South Florida Water Management District may also be required for the proposed project. It is the applicant's responsibility to contact these agencies.

In accordance with Section 24-49.9 of the Code and CON-8I of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

Endangered Species

The range of habitats within the application includes a mixture of seasonally flooded wetlands, with dead snags that may provide raptor perches and nesting cavities, plus both forested and open areas that may support other federal or state-protected wildlife species, including but not limited to the federally-listed Eastern indigo snake and the Florida bonneted bat and the state-listed little blue heron, snowy egret, and white ibis. These wetlands are an important habitat for feeding during the nesting season for wading birds, listed animal and plant species, and other wildlife such as bobcats.

The properties are located within the United States Fish and Wildlife Service (USFWS) consultation area for the Florida bonneted bat. The project footprint provides a combination of forested land and open wet areas that is similar to other sites in Miami-Dade County where foraging or roosting by the Florida bonneted bat has been documented. Should foraging or roosting activities by the federally endangered Florida bonneted bat or other protected species be documented, the proposal should comply with CDMP policies CON-9A, CON-9B and CON-9C. Therefore, prior to the extension of the Class IV permit, the applicant may be required to submit an approvable acoustic survey monitoring the CDMP application area for Florida Bonneted Bat activity. If the Florida Bonneted Bat is documented within the CDMP application area, the applicant shall, at their expense, revise any site plan as necessary to comply with the requirements of Chapter 24 of the Code and for conformance with provisions of the CDMP.

Consultation with USFWS and state wildlife agencies is recommended at the earliest possible time and well before development proposals are finalized. The Vero Beach office of the USFWS may be reached at (772) 562-3909. Please be aware that the federal government may require certain actions or protections on the property, and this may result in the need to modify the plans for the property. The applicant is advised that should a permit or approval be required from other agencies regarding wildlife issues, such approvals must be obtained prior to work in wetlands.

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 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. Therefore, the total available water treatment plant capacity based on CDMP Policy WS-2A is 72.03 MGD. This is calculated using the available plant capacity (449.74 MGD), subtracting 102% of the maximum day flow (346.6 MGD) and subtracting the water that is reserved through development orders (31.11 MGD).

As noted in the "Estimated Water Demand/Sewer Flow for Proposed Development by Land Use Scenario" table below, the maximum water demand for Industrial development (Scenario 1) under the current CDMP Land Use designation is estimated at 37,073 gallons per day (gpd). The maximum water demand for retail development (Scenario 1), townhome development (Scenario 2) or mixed use development (Scenario 3) development under the Requested CDMP Land Use designations, are estimated at 118,635 gpd, 165,600 gpd, and 131,000 gpd respectively. This represents an increase of up to 128,527 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	Industrial	1,482,935 sq. ft.	2.5 gpd/100 sq. ft.	37,073 gpd
Requested CDMP Designation				
1	Retail	1,186,348 sq. ft.	10gpd/100 sq.ft.	118,635 gpd
SCENARIO 1 SUBTOTAL				118,635 gpd
2	Townhouse	920 units	180gpd/unit	165,600 gpd
SCENARIO 2 SUBTOTAL				165,600 gpd
3	Retail	300,000 sq. ft.	10gpd/100 sq.ft.	30,000 gpd
3	Townhouse	700 units	180gpd/unit	126,000 gpd
3	Industrial	200,000 sq. ft.	2.5 gpd/100 sq. ft.	5,000 gpd
SCENARIO 3 SUBTOTAL				131,000 gpd

Source: Miami-Dade Water and Sewer Department; Department of Regulatory and Economic Resources, Planning Division; January 2018

Water Supply and Connectivity:

Application No. 7 is located within the MDWASD franchised water service area. The source of potable water for this area is the Hialeah Reverse Osmosis Water Treatment Plant which is owned and operated by MDWASD. Furthermore, at this time the plant has sufficient capacity to provide current water demand. 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 already conveyed 16-inch water main (DW-2014-111, AGMT 20189-Sub ID No. 22059) in NW 97 Avenue abutting the western boundary of the property to which the developer may connect to provide service to the proposed development.

Currently, the aforementioned existing already conveyed 16-inch water main (DW-2014-111, AGMT 20189-Sub ID No. 22059) is connected to the City of Hialeah per Contract between Miami-Dade County, the City of Hialeah, and AMB I-75 LLC (Resolution R-1165-09). Per the terms of said Contract, WASD will provide written notice to the City of Hialeah of approximate date of which WASD proposes to terminate said Contract.

Any public water main extension within the property shall be 12-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) points of connection.

At this time, there are two planned projects in the vicinity of this site. The Graham Companies development (Zoning Application #Z2017000210), which consists of the construction of 1,000,000 square feet of retail, 3,000,000 square feet of business park, and 2,000 multi-family units. The other project is called the American Dream Miami (Zoning Application #Z2017000213), which consists of the construction of 3,500,000 square feet of retail, 1,500,000 square feet of entertainment, 2,000 hotel rooms, and 1,200,000 square feet of “back of house”.

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. 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. The available capacity is calculated by subtracting 102% of the annual average flow (310.11 MGD) for the preceding 5 years and the capacity reserved for development orders (38.81 MGD) from the system capacity (375.5 MGD). Therefore, the available wastewater treatment plant capacity is 26.58 MGD.

Sewer System Connectivity:

Application No. 7 is located within the MDWASD franchised sewer service area. The wastewater flows for this application will be transmitted to the North District Wastewater Treatment Plant (NDWWTP) for treatment and disposal. Currently, there is average wastewater treatment capacity for this application consistent with Policy WS-2A(2) of the CDMP.

Any proposed land use would be required to connect to the public sanitary sewer system pursuant to Chapter 24 of the Code. A private pump is going to be required to provide sewer service to the subject property. There is an existing already conveyed 16-inch force main (DS-2014-549, AGMT 20189-Sub ID No. 22059) in NW 97 Avenue abutting the western boundary of the property to which the developer may connect in order to provide service to the proposed development via a private pump station, for as long as all legal requirements are met. Any public sewer main extension within the property shall be 8-inch minimum diameter.

Currently, the aforementioned existing already conveyed 16-inch force main (DS-2014-549, AGMT 20189-Sub ID No. 22059) is connected to the City of Hialeah per Contract between Miami-Dade County, the City of Hialeah, and AMB I-75 LLC (Resolution R-1165-09). Per the terms of said Contract, WASD will provide written notice to the City of Hialeah of approximate date of which WASD proposes to terminate said Contract.

The sanitary sewer force main in this area discharges the sewage flow to pump stations 04-200, 30-1310 and then to the North District Wastewater Treatment Plant. Pump station 04-200 is owned and operated by the City of Hialeah, while pump station 30-1310 and the North District Wastewater Treatment Plant are owned and operated by WASD. These pump stations and the

North District Wastewater Treatment Plant 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.

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 2016-2017, the DSWM is in compliance with the Countywide Waste Management System's adopted LOS standard.

Application Impacts

The application requests redesignation of the site from "Industrial and Office" to "Business and Office" and "Employment Center". The "Business and Office" and "Employment Center" designations may result in development of commercial establishments, as defined in Chapter 15 of the County Code. The Department of Solid Waste Management (DSWM) does not actively compete for commercial waste collection service at this time. Waste collection service will, therefore, most likely be provided by a private hauler.

The requested amendment will have no impact or any associated costs relative to Solid Waste Collection and Disposal services and facilities; therefore, the DSWM has no objection to the proposed changes.

Parks

The Miami-Dade County Parks, Recreation and Open Space Department has three Park Benefit Districts (PBDs). The subject application site is located inside Park Benefit District 1 (PBD-1), which generally encompasses the area of the County north of SW 8 Street.

Level of Service Standard

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

has a surplus capacity of 126.54 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 within a 3-mile radius of the application site; only the Country Club of Miami Tot Lot is smaller than the required five-acre park.

County Local Parks Within a 3-Mile Radius of Application Site		
Park Name	Acreage	Classification
Country Village Park	17.00	Community Park
Country Club of Miami Tot Lot	0.32	Mini Park
Country Lake Park	20.00	Community Park
Norman & Jean Reach Park	20.17	Community Park
Spanish Lake	6.49	Neighborhood Park
North Pointe Community Center	5.26	Community Park

Source: Miami-Dade County Parks, Recreation and Open Space Department, January 2018.

Application Impacts

The potential development of the site under the existing CDMP land use designation does not generate a population, and the concurrency analysis for this scenario has no impact based on the Level of Service standard for the provision of local recreational open space.

The potential for residential development under the proposed land use designation is estimated at 700 single-family attached dwelling units with an estimated population up to 2,345 persons based on the proposed Declaration of Restrictions. The concurrency analysis for this scenario results in an impact of 6.45 acres based on the minimum Level of Service standard for the provision of local recreation open space.

Although there is a surplus capacity of 126.54 local recreation open space within the overall area of PBD-1, and the application meets concurrency, there are no existing local parks meeting the ¼ - ½ mile spatial distribution as recommended in the Equity Access Criteria developed in the Miami-Dade County Parks and Open Spaces System Master Plan (OSMP) and subsequently adopted as part of the Recreation and Open Space Element of the CDMP. Therefore, at the time of development review additional local recreation park space should be provided to benefit the population of 2,345 generated by this proposed development.

Dedication of local recreation park space is to be provided by the applicant pursuant to a declaration of restrictions that would include a commitment to either pay park impact fees in accordance with Chapter 33H, or create a conceptual park plan, establish a potential park conveyance, and fund its maintenance and operations, or a mixture of both impact fees and local park acre dedication.

Fire and Rescue Service

The application area is currently served by Miami-Dade Fire Rescue Station No. 44 (Palm Springs North) located at 7700 NW 186 Street. The station is equipped with a Rescue and Engine totaling seven (7) firefighter/paramedics, 24 hours a day, seven days a week.

Average travel time to incidents in the vicinity of the subject application is approximately 6:46 minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to the vicinity of the subject application complies with the performance objective of national industry.

The current "Industrial & Office" designation will allow a potential development which will generate 65 annual alarms. According to the Development Impact Table, considering the most intense use of 1,186,348 sq.ft. of retail, the proposed "Business & Office" and "Employment Center" designation would allow a proposed potential development which is anticipated to generate 352 annual alarms. However, the applicant submitted a proposed Declaration of Restrictions restricting development to 700 residential units, 300,000 sq.ft. of retail or office space, and 200,000 sq.ft. of warehouse space. The development is anticipated to generate either 271 annual alarms (for office use) or 294 annual alarms (for retail use).

The number of annual alarms generated by any of the developments will result in a severe impact to existing fire rescue service. Presently, fire and rescue service in the vicinity of the subject application is adequate.

During the May 2016 Cycle Applications to Amend the CDMP, MDFR evaluated Application No. 5 for the American Dream Mall and Application No. 6 for the Graham Properties. Both projects combined will have a significant and detrimental impact to existing fire rescue service. MDFR recognizes that the American Dream Mall will be comprised of over 3 million sq.ft. of retail, 1.5 million sq.ft. of entertainment, 2,000 hotel rooms including an undefined development totaling 1.2 million sq.ft., and the Graham Project will be comprised of 2,000 multi-family residential units and 4,000,000 sq.ft. of combined retail and business. Each developer intends to coordinate with MDFR during their respective project's initial development plan review, site plan and permitting process to ensure the adequate provision of fire protection and rescue service within each project. Each developer will coordinate with MDFR to identify and convey to the County a specific parcel of land for use as a fire station by means of a Development Agreement.

As a result of the development information, the number of forecasted alarms for this project, along with the congested roadways within the area, the development will generate a severe impact on existing fire and rescue services. Under provisions of Chapter 33J of the Code of Miami-Dade County, all developments are deemed to create an impact and therefore create a demand for increased fire and rescue service capacity. As such, the cost of new facilities or equipment shall be borne by developers to the extent new developments require additional fire and rescue services.

As a result of the planned fire stations at the American Dream Mall and the Graham Project, MDFR will not require the developer of this application to dedicate land to the County for the construction of a fire station. Instead, MDFR is requesting that prior to the issuance of the first building permit, the applicant shall contribute funds for the purchase of a rescue and suppression unit including associated equipment to the Miami-Dade Fire Rescue Department. The applicant shall agree in a covenant that it will not seek impact fee credits in excess of the amount of the contribution. MDFR is requesting that the contribution be made a part of the Declaration of Restrictions with the County.

If the American Dream Mall Application and the Graham Properties Application is not considered in the impact analysis, the number of annual alarms generated by AMB will also have a severe impact on existing service. In such an event, MDFR would request the Applicant to fund a new

emergency suppression unit, in order to mitigate the number of annual alarms generated by the AMB application.

The fire station responding to alarms in the vicinity of AMB is Station 44 located at 7700 NW 186 Street. The majority of alarms being handled by Station 44 are to east of the fire station, thereby adding a unit to the next available station (Station 64 located 15325 NW 77 Ct) would relieve Station 44 and allow better response to the area of AMB.

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 3,000 gallons per minute (GPM) is required for the proposed land use. Fire hydrants shall be spaced a minimum of 300 feet apart and shall deliver not less than 1,000 GPM.

In closing, MDRF anticipates that the number of alarms forecasted for Application No. 7, along with the anticipated congested roadways within the area, will severely impact existing services and detrimentally impact emergency response times. MDRF believes that the either development in connection with Application No. 7 along with future residential and retail developments in the vicinity will result in the need for additional fire protection equipment and staffing.

Public Schools

Level of Service Standard

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

A planning level review, which is considered a preliminary school concurrency analysis, was conducted on this application based on the adopted LOS standard 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, as defined in CDMP Policy EDU-2C.

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

Application Impact

This application, if approved, may increase the student population of the schools serving the application site by an additional 226 students. This number includes a reduction of 24.28% to account for charter and magnet schools (schools of choice). Of the 226 students, 98 are expected to attend elementary schools, 63 are expected to attend middle schools and 65 are expected to

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
Spanish Lake Elementary	60	98	60	No	Current CSA/5 Year Plan
Lawton Chiles Middle	111	63	63	Yes	Current CSA
Miami Sunset Senior	324	65	65	Yes	Current CSA
Adjacent Concurrency Service Area Schools					
Bob Graham Educational Center (Elementary)	24	38	24	No	Adjacent CSA/ Five Year Plan
Joella C Good (Elementary)	-42	14	0	No	Adjacent CSA
Palm Springs North (Elementary)	-47	14	0	No	Adjacent CSA
Hialeah Gardens (Elementary)	-84	14	0	No	Adjacent CSA
West Lakes Preparatory Academy (Elementary)	472	14	14	Yes	Adjacent CSA/ Five Year Plan
Source: Miami-Dade County Public Schools, March 2018					
Miami-Dade County Department of Regulatory and Economic Resources, March 2018					
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

On October 31, 2017, the Applicant submitted a traffic study, along with the submittal of the CDMP application. Staff reviewed the study and subsequently met with the Applicant to request revisions needed to adequately determine development impacts. However, a revised traffic analysis was not submitted prior to the publishing of this report. In order to assess the trip distribution and impacts of the proposed amendment on the transportation network, as well as the roadway level

of service standards, a revised traffic study must be submitted. Transmittal of the application, as recommended, would allow the Applicant additional time to submit the revised traffic study.

Transit

Existing Service

Application No. 7 is not directly served by any Metrobus Routes. The nearest transit service is Metrobus Route 54 with the closest bus stop approximately 1.5 miles away. The service frequency of this Metrobus Route is shown in the “Metrobus Route Service Summary” table below.

Metrobus Route Service Summary							
Routes	Service Headways (in minutes)					Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8 pm)	Saturday	Sunday		
54	50	60	n/a	n/a	n/a	1.5	L/F

Source: 2017 *Transit Development Plan*, Miami-Dade Transit (August 2017 Line Up), January 2018.

Notes: L means Metrobus local route service; F means Metrobus feeder service to Metrorail.

Recent Service Improvements

No service improvements were implemented in 2017 for Metrobus Route 54.

Future Service Improvements

Service adjustments and improvements scheduled for implementation in 2018 are currently under development.

Long-Term Vision: Major Transit Projects

As a part of the Strategic Miami Area Rapid Transit (SMART) Plan, a Bus Express Rapid Transit (BERT) Route (the NW Miami-Dade Express) is proposed to serve between the future Miami Gardens Drive/I-75 Park-and-Ride Station and the Palmetto Metrorail Station. Currently, the NW Miami-Dade Express is unfunded.

Application Impacts in the Traffic Analysis Zone

A preliminary analysis was performed for the different development scenarios in the Traffic Analysis Zones (TAZ) where the application was requested. The four development scenarios include the following:

- Scenario 1: 1,186,348 sq. ft. of retail with 2,966 employees
- Scenario 2: 920 single-family attached with 3,082 residents
- Scenario 3: 700 single-family attached with 2,345 residents *AND* 300,000 sq. ft. of retail with 750 employees *AND* 200,000 sq. ft. of industrial with 256 employees
- Scenario 4: 700 single-family attached with 2,345 residents *AND* 300,000 sq. ft. of office with 1,017 employees *AND* 200,000 sq. ft. of industrial with 256 employees

Policy MT-1A of the Comprehensive Development Master Plan (CDMP) Mass Transit Sub-element provides that the minimum peak-hour mass transit level-of-service shall be that all areas within the Urban Development Boundary (UDB) of the Land Use Plan (LUP) which have a

combined resident and work force population of more than 10,000 persons per square mile shall be provided with public transit service having 30-minute headways and an average route spacing of one mile.

In TAZ # 0006 where the application is sought, if granted, the anticipated combined resident and work force population for scenarios 1, 2, 3, and 4 would exceed the 10,000 people per square mile threshold established in Policy MT-1A, and therefore would be required to be served by public transit service having 30-minute headways.

Currently, there are two CDMP Applications from the May 2016 Cycle that have yet to be approved that would impact the recommendations for this CDMP application. These May 2016 Cycle applications include the American Dream Miami (ADM) Project and the Graham Properties, which are located directly adjacent to this subject application. Because of the sheer size of the ADM and Graham Properties developments, many public services including transit service will need to be extended to the properties to comply with various CDMP policies. Therefore, DTPW's recommendations for this AMB I-75, LLC application will be based on the results of the ADM's and Graham Properties' CDMP and Zoning Hearings as well as the timing and staging of their developments.

In the event that the ADM and Graham properties are approved and developed prior to this application, adequate transit service serving the application area will be provided through a development agreement with ADM and Graham Properties, thereby also serving the property of this application. This future transit service would then bring the subject application into compliance with the CDMP's Transit Level of Service Standard, regardless of which development scenario is built. Therefore, DTPW would have no objections to this application, subject to the following conditions:

1. At the time of approval for any Initial Development Plan for the subject property, the Owners shall coordinate with DTPW, or its successor, to identify appropriate locations for potential on-site bus shelters within the property. The Owners or Developer shall be responsible for the installation of bus shelters within those portions of the property where such shelter locations are identified.
2. Coordinate with DTPW to establish a program that encourages transit use and service to the property. This program shall include the provision of bus route information to residents, visitors and tenants.
3. On an annual basis, encourage transit use, carpooling and vanpooling by provision of rideshare and transit information to tenants and employees, and other amenities to increase ridership, utilizing services and programs such as the Florida Department of Transportation's Commuter Services.
4. Provide for the design and location of pedestrian and bicycle facilities to maximize on-site transportation access and connecting to adjacent facilities, including on-site bicycle storage facilities to encourage the use of alternative modes of transportation.

However, in the event that the ADM and Graham properties CDMP applications are not approved and developed prior to this application, there would not be adequate transit service serving the application area. Therefore, if scenarios 1, 2, 3 or 4 are developed, the subject application would not be in compliance with the CDMP's Transit Level of Service Standard and would require, at a

minimum, public transit service having 30-minute headways during the peak hour as stipulated by Policy MT-1A of the CDMP.

In order to meet the anticipated transit demand generated by scenarios 1, 3, or 4 and comply with the Transit Level of Service Standard established by the CDMP, DTPW is recommending the extension of Metrobus Routes 54 and 183 to the subject application. Extending these routes will provide adequate transit service to the subject application and would bring the subject application into compliance with the CDMP's Transit Level of Service Standard.

Extension of Metrobus Routes 54 and 183 will require an additional vehicle per route in order to maintain existing levels of service. Extending Metrobus Route 54 will add approximately 2.7 miles to the route's roundtrip distance with an increase to the route's annual recurring operating maintenance cost of approximately \$720,000. Similarly, extending Metrobus Route 183 will add approximately 6.6 miles to the route's roundtrip distance with an increase to the route's annual recurring operating and maintenance cost of approximately \$960,000.

In order to extend these existing transit services to the proposed application, DTPW is requesting that the applicant reimburse the County for the purchase of two standard size transit vehicles. A total of two new buses will be required to extend these two existing routes for a total cost of approximately \$1,100,000. DTPW is requesting that the applicant contribute \$1,100,000 towards the necessary rolling stock prior to the issuance of any Certificates of Use.

The applicant is encouraged to coordinate with DTPW to provide viable public transit service to the subject property that meets the needs of all users wishing to access the site. Assuming compliance with DTPW's request for funding for the two transit vehicles, DTPW has no objections to this application, subject to the following conditions:

1. At the time of approval for any Initial Development Plan for the subject property, the Owners shall coordinate with DTPW, or its successor, to identify appropriate locations for potential on-site bus shelters within the property. The Owners or Developer shall be responsible for the installation of bus shelters within those portions of the property where such shelter locations are identified.
2. Coordinate with DTPW to establish a program that encourages transit use and service to the property. This program shall include the provision of bus route information to residents, visitors and tenants.
3. On an annual basis, encourage transit use, carpooling and vanpooling by provision of rideshare and transit information to tenants and employees, and other amenities to increase ridership, utilizing services and programs such as the Florida Department of Transportation's Commuter Services.
4. Provide for the design and location of pedestrian and bicycle facilities to maximize on-site transportation access and connecting to adjacent facilities, including on-site bicycle storage facilities to encourage the use of alternative modes of transportation.

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 2025 shall emphasize concentration and intensification of development around centers of activity, development of well-designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.
- LU-1B. Major centers of activity, industrial complexes, regional shopping centers, large-scale office centers and other concentrations of significant employment shall be the structuring elements of the metropolitan area and shall be sited on the basis of metropolitan-scale considerations at locations with good countywide, multi-modal accessibility.
- 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-1G. Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to relate to adjacent development, and large uses should be planned and designed to serve as an anchor for adjoining smaller businesses or the adjacent business district. Granting of commercial or other non-residential zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.
- LU-1S. The Comprehensive Development Master Plan (CDMP) shall be consistent with the Miami-Dade County Strategic Plan adopted by the County Commission on June 3, 2003 by Resolution R-664-03. The Miami-Dade County Strategic Plan includes Countywide community goals, strategies and key outcomes for Miami-Dade County government. Key outcomes of the Strategic Plan that are relevant to the Land Use element of the CDMP include increased urban infill development and decreased urban sprawl, protection of viable agriculture and environmentally-sensitive land, improved community design, reduced flooding, improved infrastructure and redevelopment to attract businesses to underserved and distressed areas, available and high quality green space throughout the County, and more integrated land-use development to decrease dependence on automobiles.
- 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), except as otherwise provided in the "Concurrency Management Program" section of the CIE.

- LU-4A. When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.
- LU-4B. Uses designated on the LUP map and interpretive text, which generate or cause to generate significant noise, dust, odor, vibration, or truck or rail traffic shall be protected from damaging encroachment by future approval of new incompatible uses such as residential uses.
- LU-8D. The maintenance of internal consistency among all Elements of the CDMP shall be a prime consideration in evaluating all requests for amendment to any Element of the Plan. Among other considerations, the LUP map shall not be amended to provide for additional urban expansion unless traffic circulation, mass transit, water, sewer, solid waste, drainage and park and recreation facilities necessary to serve the area are included in the plan and the associated funding programs are demonstrated to be viable.
- LU-9B. Miami-Dade County shall continue to maintain, and enhance as necessary, regulations consistent with the CDMP which govern the use and development of land and which, as a minimum, regulate:
- i) Land use consistent with the CDMP Land Use Element and CDMP Level of Service Standards;
 - ii) Subdivision of land;
 - iii) Protection of potable water wellfields;
 - iv) Areas subject to seasonal or periodic flooding;
 - v) Stormwater management;
 - vi) Protection of environmentally sensitive lands;
 - vii) Signage; and
 - viii) On-site traffic flow and parking to ensure safety and convenience and that no avoidable off-site traffic flow impediments are caused by development. The provisions of Policy TC-3A of the Traffic Circulation Subelement, which address access management, shall apply.
- 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.

Concept No. 1: Control the extent and phasing of urban development in order to coordinate development with the programmed provision of public services.

- CON-2. Protect ground and surface water resources from degradation, provide for effective surveillance for pollution and clean up polluted areas to meet all applicable federal, state and County ground and surface water quality standards.

- CON-3A. No new facilities that use, handle, generate, transport or dispose of hazardous wastes shall be permitted within wellfield protection areas, and all existing facilities that use, handle, generate, transport or dispose of more than the maximum allowable quantity of hazardous wastes (as specified in Chapter 24-43 of the Code of Miami-Dade County, as may be amended from time to time) within wellfield protection areas shall be required to take substantial measures such as secondary containment and improved operating procedures to ensure environmentally safe operations.
- CON-3B. The water management systems that recharge regional wellfields shall be protected and enhanced.
- CON-4A. The aquifer-recharge values of wetland areas shall be maintained and, where feasible, enhanced or restored. There shall be no further positive drainage of wetlands to accommodate urban development or agricultural uses.
- CON-5G. Miami-Dade County shall actively encourage the creation of buffers between water impoundment areas and development in order to increase the level of flood protection that is provided to developed areas.
- CON-6. Soils and mineral resources in Miami-Dade County shall be conserved and appropriately utilized in keeping with their intrinsic values.
- WS-1D. The County shall protect the integrity of groundwater within wellfield protection areas by strict adherence to the Wellfield Protection Ordinances, by rigorous enforcement of sanitary sewer requirements, hazardous waste prohibitions, land use restrictions, and all other applicable regulations, and by supporting system improvements which are designed to protect or enhance the raw water supply. Existing and future wellfields of exceptional quality, such as the Northwest Wellfield, shall be particularly addressed in the regulations to prevent degradation of water quality.
- 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.
- CIE-5D. Appropriate mechanisms will be developed by Miami-Dade County in order to assure that adequate water supplies are available to all water users of the Miami-Dade County Water and Sewer Department. Furthermore, the Miami-Dade Water and Sewer Department shall be responsible for monitoring the availability of water supplies for all water users of the Miami-Dade County Water and Sewer Department and for implementing a system that links water supplies to the permitting of new development.
- ICE-4E. Miami-Dade County shall promote better coordination of land use, natural resources and water supply planning, with special attention to approaches involving the management of the ecosystem.

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APPENDICES

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APPENDIX A

Amendment Application

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**APPLICATION TO AMEND THE LAND USE PLAN MAP OF THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN FROM INDUSTRIAL AND
OFFICE TO BUSINESS AND OFFICE WITH AN EMPLOYMENT CENTER
DESIGNATION**

OCTOBER 2017

1. APPLICANTS

AMB I-75, LLC, a Delaware limited liability company

BY: AMB HFC, L.P., a Delaware limited partnership, its Managing Member

BY: AMB HFC GP, LLC, a Delaware limited liability company, its General Partner

BY: Prologis 2, L.P., a Delaware limited partnership, its Managing Member

BY: AMB Property Holding Corporation, a Maryland corporation, its General Partner
Address: Pier 1, Bay 1, San Francisco, California 94111

2. APPLICANT'S REPRESENTATIVE

Felix Lasarte, Esq.
The Lasarte Law Firm
3250 NE 1st Avenue, Suite 334
Miami, Florida 33137
Email: Felix@LasarteLaw.com
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BY: 
Felix Lasarte, Esq.

October 31, 2017
Date

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PER-PLANNING DIVISION

3. DESCRIPTION OF REQUESTED CHANGE

A. Following changes to the Land Use Element are being requested.

- i. The re-designation of approximately 7~~1~~⁶⁴ gross acres of land from "Industrial and Office" to "Business and Office" and "Employment Center" ("Amendment").
- ii. The acceptance of a proffered declaration of restrictions on the subject properties to limit the development program as described herein.

B. Description of the Application Area.

The subject properties consist of approximately 7~~1~~ gross acres located in Section 9, Township 52, Range 40 (collectively referred to as the "Application Area"). The Application Area is defined as being located east of the Homestead Extension of Florida's Turnpike ("HEFT") and west of Interstate 75 ("I-75"); along NW 97 Avenue lying between NW 170 Street and theoretical NW 177 Terrace. The

Application Area is graphically depicted on the location map provided as Exhibit A and is legally described in the written description provided on Exhibit B.

C. Acreage.

Total Gross Acres in the Application Area: 70.82± gross acres (68.087± net acres).
Total Gross Acres owned by Applicant: 70.82± gross acres (68.087± net acres).

D. Requested Change.

- i. It is requested that the Application Area be redesignated on the Land Use Map from “Industrial and Office” to “Business and Office” and “Employment Center”.
- ii. It is requested that the proffered declaration of restrictions limiting the development program for the Application Area be accepted by Miami-Dade County.

4. REASON FOR AMENDMENT

The Application Area is comprised of vacant land located in Section 9, Township 52, Range 40, in unincorporated Miami-Dade County. The Application Area is located in the North Central Tier of the County intersecting with, near, or abutting (a) two section line roadways: NW 97 Avenue and NW 170 Street; and (b) two expressways: the HEFT and I-75. The Application Area is located within Minor Statistical Area (“MSA”) 3.1, which is largely undeveloped. The MSA encompasses a wide area of western Miami-Dade County and contains all types of land uses. The developable areas within its boundaries lie generally between the Urban Development Boundary, US-27/Okeechobee Road, NW 57 Avenue, and NW 103 Street.

Adjacent land situated to the west of the Application Area, across NW 97 Avenue, is within the area commonly referred to as the Graham Triangle. The Graham Triangle was part of CDMP Amendment Application No. 5 of the April 2005 Cycle (the “2005 Amendment”). The 2005 Amendment expanded the Urban Development Boundary (“UDB”) to include 1,140.8± acres of land and redesignated said lands from “Open Land” to Industrial and Office” on the CDMP Land Use Plan Map. The 2005 Amendment was intended to add new industrial lands to the Countywide inventory and address a deficiency in land supply. A portion of that land, south of the Application Area and located in the City of Hialeah, is currently under development as an industrial and office park known as the Beacon Countyline project. The remainder of the properties included in the 2005 Amendment, which includes the Graham Triangle, is undeveloped.

The northern portion of the Graham Triangle abuts the current Application Area along both its northern and western boundaries. Those land areas are currently the subject of a pending application with Miami-Dade County for re-designation from “Industrial and Office” and “Business and Office” to “Business and Office” and “Employment Center”, which is nearly identical to the current application in form. Properties located immediately north of the

Application Area and the Graham Triangle has been identified as the new location for the American Dream Miami entertainment retail complex (“American Dream”). The area east of I-75 is predominately developed with single-family residential use.

The Applicant is seeking to redesignate the Application Area as proposed in order to provide for a development program that would complement the emerging development trend of the surrounding area and support the proposal to establish an employment center in the area where county residents can live, work and play within a defined geographical location. Currently, the Application Area is designated “Industrial and Office”. The “Industrial and Office” designation is generally limited to the development of manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers is also allowed in the “Industrial and Office” designation. However, as noted in the Land Use Element of the CDMP, *very limited commercial uses* to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Based on the trend of development in the immediate area, the Applicant respectfully submits that it is appropriate to redesignate the Application Area to the “Business and Office” category that compliments and is compatible with the land use designations and development proposals submitted for the northern portion of the Graham Triangle and the planned American Dream complex. The proposed redesignation to “Business and Office” and “Employment Center” will, in addition to creating a unified and cohesive pattern of development in the immediate area, will allow for a wider range of permitted uses, better promote infill development and serve to promote the workforce within the surrounding area.

The applicant further respectfully submits that the transition from “Industrial and Office” to “Business and Office” and “Employment Center” will not adversely impact the industrial land supply based on current projected needs. First and foremost, as stated above, a significant portion of the Graham Triangle situated south of the Application Area, located in the City of Hialeah, is currently under development as an industrial and office park known as the Beacon Countyline project. Secondly, the “Business and Office” designation and the Applicants proffered declaration of restrictions both allow for the incorporation of **light** industrial uses (as opposed to heavy industrial uses) that are compatible with the commercial, office, retail and entertainment uses planned on adjacent and nearby land areas and provides for an opportunity to integrate other compatible uses and to encourage a balanced mix-use development program to promote the live, work and play urban experience. Currently, the Application Area is not afforded the eligibility to promote an urban environment through a mixed-use development program. As one example, the Land Use Element specifically provides that typical residential development is incompatible with major industrial concentrations and shall not occur in areas designated as “Industrial and Office” in order to avoid use conflicts and for health and safety reasons. The Applicant respectfully submits that the same health and safety concerns may be applied to the emerging and planned development programs within the immediate area, where large number of residents and visitors are expected to congregate for extended periods upon lands areas that are both adjacent or in very close proximity to the Application Area.

Unlike the “Industrial and Office” designation, the “Business and Office” designation supports compatibility among the planned uses within the area and provides for the ability to proposed mixed-use development programs that can provide support to the planned uses within the immediate area. The “Business and Office” designation accommodates the full range of sales and service activities, including retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, light industrial uses, telecommunication facilities such as cell towers and satellite telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). Residential uses, and mixing of residential use with commercial, light industrial, office and hotels are also permitted in Business and Office areas. The Employment Center provisions contained within the “Business and Office” designation encourages the integrated development of business, office, light industrial, and residential uses. The CDMP Land Use Element provides that “[e]mployment centers are intended to create a synergistic relationship between industries that rely on one another for the exchange of goods, ideas and services and allow for the efficient use of shared resources and infrastructure.” *See* I-41. An “Employment Center” is intended to create an environment that connects industries with customers and the local workforce.” *Id.* The proposed redesignation of the Application Area will encourage integrated mixed-use infill development that will be responsive to and supportive of the industrial and office uses to the south, residential uses to the east, and commercial and entertainment uses to the west and north.

The density and intensity of development within the Application Area will be regulated by the CDMP Land Use Element “Business and Office” residential density guidelines, which, in relevant part, calculate the maximum allowable residential density that exists or which the CDMP allows across the roadway. In this case, the applicable maximum residential density is based on the existing Low-Medium Density Residential designation on the lands located on the south side of NW 170 Street abutting the southeast corner of the Application Area. This yields a maximum density of approximately 920 dwelling units.¹ The maximum non-residential intensity allowed for development within the Application Area is FAR 1.25. *See* I-24. As such, the maximum non-residential development intensity is 3,856,149 square feet.² The Applicant intends to develop the Application Area with 700 residential units, 300,000 square feet of office and/or retail and 200,000 square feet of light industrial warehouses.

The “Business and Office” category provides that an “Employment Center” may be approved on “Business and Office” designated properties that meet the following: 1) are located inside the UDB, 2) contain a minimum of 10 acres, and 3) have direct access to a Major Roadway, as identified on the CDMP Land Use Plan Map. This application meets all three of these criteria. The Application Area consists of 70.82± acres and will have access to a number of major roadways including NW 97 Avenue and anticipated connections to I-75 and HEFT. The uses within the “Employment Center” will be developed in such a manner as to safeguard compatibility with adjacent uses. The Applicant will comply with the “Employment Center” design guidelines set forth in the CDMP Land Use Element. Light industrial uses will not

¹ 920 dwellings units = 70.82 acres x 13 dwelling units per acre.

² 3,856,149 square feet = (70.82 acres x 43,560 sq. ft. x FAR 1.25).

determinately impact adjacent development and residential uses will be designed in such a way so as to promote pedestrian mobility and to protect residents from any impacts of the industrial development components in order to create an environment that is accommodating to consumers, residents and employees.

The proposed Amendment furthers Land Use Element Policy 9B, which encourages that amendments i) satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the county; ii) enhance or impeded provision of services at or above adopted LOS Standards; iii) be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and iv) enhance or degrade environmental or historical resources, features or systems of County significance. The Amendment will serve to better accommodate the demand for a balanced mix of industrial, commercial and residential lands within this portion of the County with appropriately scaled infill development. The development of the Application Area, together with the northern portion of the Graham Triangle and the American Dream parcel, will bring infrastructure and services to the area. The uses proposed by the Applicant will be developed in such a way that will be wholly supportive of, complimentary to, and compatible and consistent with the character of the surrounding areas. The Amendment will not have an adverse impact on environmental or historical resources, features or systems of County significance.

Based on these factors, the redesignation of the Application Area from “Industrial and Office” to “Business and Office” and “Employment Center” is appropriate and should be approved. The approval of the requested Amendment would further implementation of the following CDMP goals, objectives and policies:

Land Use Objective 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.

Land Use Policy LU-1A.

High intensity, well-designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multimodal accessibility.

Land Use Policy LU-1B.

Major centers of activity, industrial complexes, regional shopping centers, largescale office centers and other concentrations of significant employment shall be the structuring elements of the metropolitan area and shall be sited on the basis of metropolitan-scale considerations at locations with good countywide, multi-modal accessibility.

Land Use Policy LU-1C.

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

Land Use Policy LU-1G.

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

Land Use Policy LU-1Q.

Miami-Dade County shall seek to prevent discontinuous, scattered development at the urban fringe in the Agriculture Areas outside the Urban Development Boundary, I-4 through its CDMP amendment process, regulatory and capital improvements programs and intergovernmental coordination activities.

Land Use Policy LU-1T.

Miami-Dade County through its land development regulations shall encourage developments that promote and enhance bicycling and pedestrianism through the provision of bicycle and pedestrian facilities and other measures such as building design and orientation, and shall discourage walled and gated communities.

Land Use 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 I-5 Service (LOS) standards specified in the Capital Improvements Element (CIE), except as otherwise provided in the “Concurrency Management Program” section of the CIE.

Land Use Policy LU-4A.

When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

Land Use Policy LU-4C.

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

Land Use Policy LU-4D.

Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the compatible and complementary elements and buffer any potentially incompatible elements.

Land Use Policy LU-5B.

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

Land Use Objective LU-7.

Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a safe, pedestrian and bicycle friendly environment that promotes mobility for people of all ages and abilities through the use of rapid transit services.

Land Use Policy LU-7D.

Redevelopment of property within one-half mile of existing or planned mass transit stations and bus routes shall not cause an increase in walking distances from nearby areas to the transit services and shall, wherever practical, be done by establishing blocks of walkable scale that form an interconnected network of streets, maximizing connectivity with existing streets and promoting a comfortable and attractive environment for pedestrians of all ages and abilities.

Land Use Policy LU-8B.

Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.

Land Use Policy LU-8E.

Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated for consistency with the Goals, Objectives and Policies of all Elements, May 2014 CDMP Amendment Cycle Ordinance No. 15-10; Adopted February 4, 2015 I-16 other timely issues, and in particular the extent to which the proposal, if approved, would:

- i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;
- ii) Enhance or impede provision of services at or above adopted LOS Standards;
- iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and
- iv) Enhance or degrade environmental or historical resources, features or systems of County significance; and v) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.

Land Use Policy LU-9D.

Miami-Dade County shall continue to investigate, maintain and enhance methods, standards and regulatory approaches which facilitate sound, compatible mixing of uses in projects and communities.

Land Use Policy LU-9E.

Miami-Dade County shall enhance and formalize its standards for defining and ensuring compatibility among proximate uses, and requirements for buffering.

Land Use Policy LU-9O.

Miami-Dade County shall revise land development regulations to allow live-work units and structures in urban centers and all land use categories that permit the mixture of residential and non-residential uses. Live-work refers to one or more individuals living in the same building where they earn their livelihood usually in professional, artisanal or light industrial activities. The quiet enjoyment expectations of the residential neighbors take precedence over the work needs in a live-work unit or building. Toward this end, the occupational use of the unit shall not include nonresident employees or walk-in trade. No outdoor activity; noise, vibration, odor, electric interference or other effect of the occupation shall be detectable outside the live-work unit. The regulations should provide for disclosure of neighboring industrial and commercial activities to prospective residential tenants and purchasers.

Land Use Policy LU-9P.

Miami-Dade County shall revise land development regulations to allow work-live units in the Business and Office and Industrial and Office land use categories. The term work-live means that the needs of the work component takes precedence over the quiet expectations of residents, in that there may be noise, odors, or other impacts of the business, as well as employees, walk-in trade or sales. The predominant use of a work-live unit is industrial or commercial work activity and residential activity is secondary.

Land Use Policy LU-9T.

The County shall consider provisions to allow horizontal mixed-use developments, defined as the horizontal integration of parcels with different primary uses within the same site or block, in appropriate future land use categories in the Urban Development Boundary.

Land Use Objective LU-10.

Energy efficient development shall be accomplished through metropolitan land use patterns, site planning, landscaping, building design, and development of multimodal transportation systems.

Land Use Policy LU-10A.

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

5. LOCATION MAP FOR APPLICATION

See attached Exhibit A.

6. LEGAL DESCRIPTION

See attached Exhibit B.

7. ADDITIONAL MATERIALS SUBMITTED

- a. Aerial Photograph. See attached Exhibit C.
- b. Zoning Map. See attached Exhibit D.
- c. Reduced Copy of Survey. See attached Exhibit E.

- c. Draft Version of Declaration of Restrictive Covenants. See attached Exhibit F.
- d. Traffic Impact Analysis. See attached Exhibit G.

8. COMPLETED DISCLOSURE FORMS

See attached Exhibit H.

EXHIBIT "A"



Section 9/Township 52/ Range 40

LEGAL DESCRIPTION

TRACTS 34 THROUGH 40, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, IN SECTION 9, TOWNSHIP 52 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

LESS THE SOUTH 140.00 FEET OF TRACT 40 AND LESS THE EASTERLY PORTION OF TRACTS 34 THROUGH 40 FOR ROAD RIGHT-OF-WAY PURPOSES PURSUANT TO THE ORDER OF TAKING BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS SHOWN ON THAT CERTAIN RIGHT OF WAY MAP FOR INTERSTATE 1-75 SECTION NO. 87075-24022.

TOGETHER WITH:

TRACTS 45, 46 AND 47, LESS THE WEST 549.12 FEET OF TRACT 47, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, IN SECTION 9, TOWNSHIP 52 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

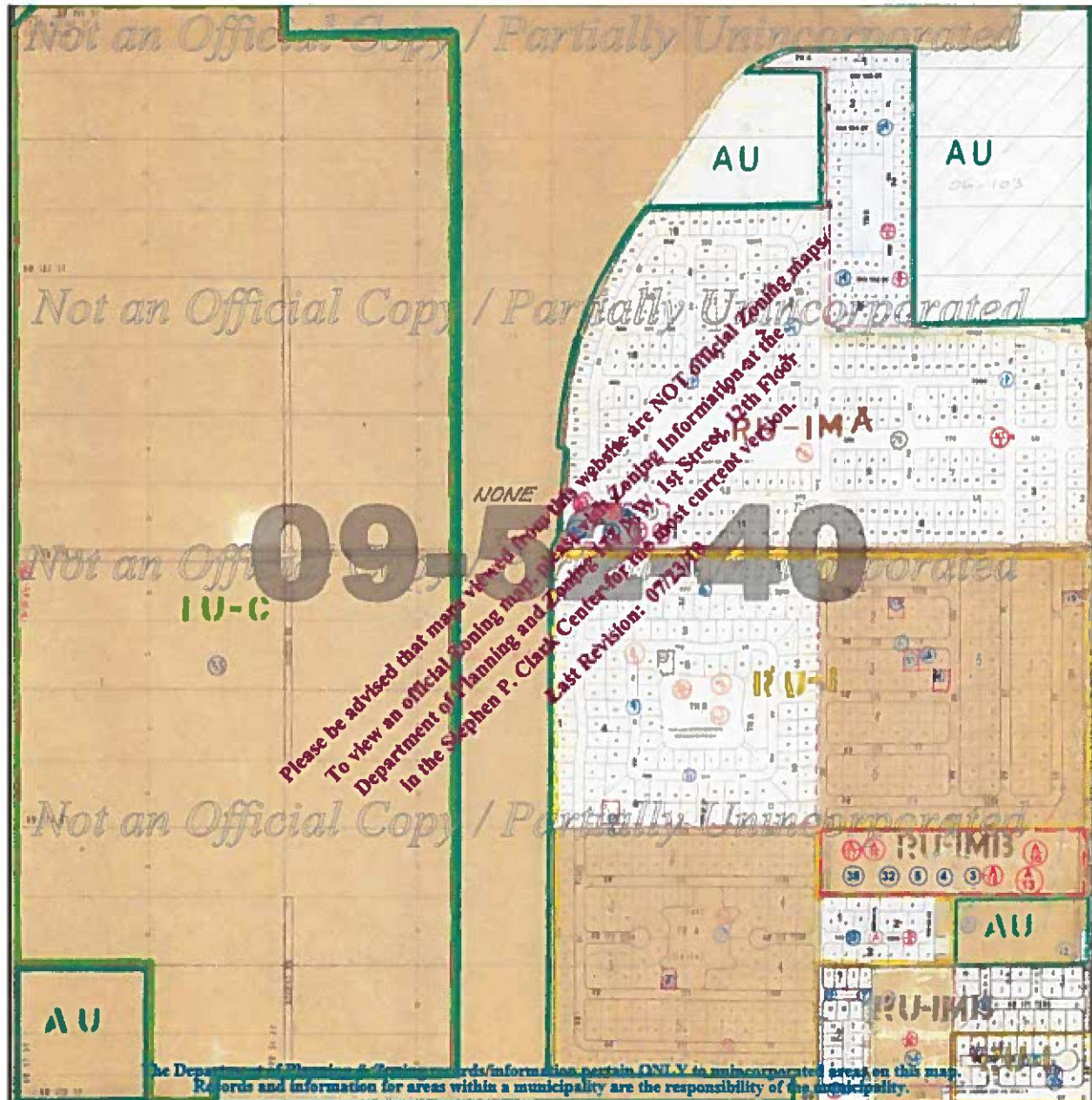
Total Gross Acres in the Application Area: 70.82± gross acres (68.087± net acres).

Total Gross Acres owned by Applicant: 70.82± gross acres (68.087± net acres).

Aerial Photograph



EXHIBIT "D"





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:

AMB I-75, LLC, a Delaware limited liability company
Pier One, Bay One, San Francisco, CA 94111

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
AMB I-75, LLC	AMB I-75, LLC	30-2009-001-0340	6.44±
AMB I-75, LLC	AMB I-75, LLC	30-2009-001-0350	6.44±
AMB I-75, LLC	AMB I-75, LLC	30-2009-001-0360	6.441±
AMB I-75, LLC	AMB I-75, LLC	30-2009-001-0370	6.44±
AMB I-75, LLC	AMB I-75, LLC	30-2009-001-0380	6.433±
AMB I-75, LLC	AMB I-75, LLC	30-2009-001-0390	6.433±
AMB I-75, LLC	AMB I-75, LLC	30-2009-001-0400	3.698±
AMB I-75, LLC	AMB I-75, LLC	30-2009-001-0450	10±
AMB I-75, LLC	AMB I-75, LLC	30-2009-001-0460	10±
AMB I-75, LLC	AMB I-75, LLC	30-2009-001-0475	5.840±

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	Contract Purchaser	Other
AMB I-75, LLC	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
Not applicable	

- 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: Not applicable

Name, Address and Office	Percentage of Interest
Not applicable	

Corporation Name: Not applicable

Name, Address and Office	Percentage of Interest
Not applicable	

Corporation Name: Not applicable

Name, Address and Office	Percentage of Interest
Not applicable	

- c. If the applicant is a LIMITED LIABILITY COMPANY, list the company's name, the name and address of the members of the company, and the percentage of membership interest held by each. [Note: where the members 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].

Company's Name: AMB I-75, LLC

Member's Name and Address	Percentage of Interest
AMB HFC, L.P., a Delaware limited partnership (Sole Member of AMB I-75, LLC)	Holds 100% of the membership interests of AMB I-75, LLC
AMB HFC GP, LLC, a Delaware limited liability company (General Partner of AMB HFC, L.P.)	Holds a 0.1% general partnership interest I AMB HFC, L.P.
Prologis 2, L.P., a Delaware limited partnership (Sole Member of AMB HFC GP, LLC)	Holds 100% of the membership interests of AMB HFC GP, LLC
AMB Property Holding Corporation, a Maryland corporation (General Partner of Prologis 2, L.P.)	Holds a 0.8911% general partnership interest in Prologis 2, L.P.
Prologis, Inc., a Maryland corporation and publicly traded company on the NYSE (Sole Shareholder of AMB Property Holding Corporation and ultimate owner of AMB I-75, LLC)	Holds 1,000 shares of common stock (100%) of AMB Property Holding Corporation

- d. If the applicant is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners and the percentage of interest held by each partner. [Note: where the partner (s) consist of another partnership(s), corporation (s) trust (s) or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Partnership Name: Not applicable

Name and Address of Partners (Members)	Percentage of Interest
Not applicable	

Partnership Name: Not applicable

Name and Address of Partners (Members)	Percentage of Interest
Not applicable	

- e. If the applicant is party to a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Contract Purchaser's Name: Not Applicable

Beneficiary's Name and Address	Percentage of Interest
Not Applicable	

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

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

Individual's Name and Address	Percentage of Interest
Not applicable	Not applicable

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

Corporation Name: Not Applicable

Name, Address and Office	Percentage of Interest
Not Applicable	

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

Trustee's Name: Not Applicable

Beneficiary's Name and Address	Percentage of Interest
Not Applicable	

- d. If the owner is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners, and the percentage of interest held by each. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities,

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

Partnership Name: Not Applicable

Name and Address of Partners (Members)	Percentage of Interest
Not Applicable	

- e. If the owner is party to a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Contract Purchaser's Name: Not Applicable

Beneficiary's Name and Address	Percentage of Interest
Not Applicable	

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

[Signature Page to Follow]

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


AMB I-75, LLC,
a Delaware limited liability company

BY: AMB HFC, L.P.,
a Delaware limited partnership, its sole member

BY: AMB HFC GP, LLC,
a Delaware limited liability company, its general partner

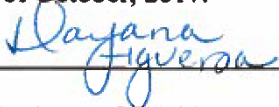
BY: Prologis 2, L.P.,
a Delaware limited partnership, its sole member

BY: AMB Property Holding Corporation,
a Maryland corporation, its general partner

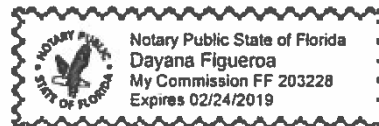
BY: 
Print Name: Travis Harvey
Title: Vice President
Address: 8355 NW 12th St.
Doral, FL 33126

Sworn to and subscribed before me

this 30 day of October, 2017.



Notary Public, State of Florida at Large(SEAL)



My Commission Expires: 02/24/2019

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.

APPENDIX B

Miami-Dade County Public Schools Analysis

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Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools

Alberto M. Carvalho

Miami-Dade County School Board

Perla Tabares Hantman, Chair
Dr. Martin Karp, Vice Chair
Dr. Dorothy Bendross-Mindingall
Susie V. Castillo
Dr. Lawrence S. Feldman
Dr. Steve Gallon III
Lubby Navarro
Dr. Marta Pérez
Mari Tere Rojas

March 5, 2018

VIA ELECTRONIC MAIL

Mr. Felix M. Lasarte
The Lasarte Law Firm
3250 NE 1 Avenue, #334
Miami, Florida 33137
felix@lasartelaw.com

RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS
AMB 1-75 LLC - APPLICATION 7 OCTOBER 2017 CYCLE - PH3018022200077
LOCATED WEST OF I-75 EXTENSION AND NORTH OF NW 170 STREET
FOLIO Nos.: 3020090010340, 3020090010350, 3020090010360, 3020090010370,
3020090010380, 3020090010390, 3020090010400, 3020090010450,
3020090010460, 3020090010475

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 700 multifamily units, which generate 226 students: 98 elementary, 63 middle and 65 senior high students. At this time, all 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.

Best regards,


Nathaly Simon
Supervisor

NS:ns

L-258

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 525 •

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: PH3018022200077 Local Government (LG): Miami-Dade
 Date Application Received: 2/22/2018 4:43:42 PM LG Application Number: Application 7 October 2017 Cycle
 Type of Application: Public Hearing Sub Type: Land Use
 Applicant's Name: AMB 1-75 LLC
 Address/Location: Felix Lasarte, The Lasarte Law Firm, 3250 NE 1 Avenue, Suite 334, Miami, Florida 33137
 Master Folio Number: 3020090010340
 Additional Folio Number (s): 3020090010350, 3020090010360, 3020090010370, 3020090010380, 3020090010390, 3020090010400, 3020090010450, 3020090010460, 3020090010475,
 PROPOSED # OF UNITS 700
 SINGLE-FAMILY DETACHED UNITS: 0
 SINGLE-FAMILY ATTACHED UNITS: 0
 MULTIFAMILY UNITS: 700

CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
2191	SPANISH LAKE ELEMENTARY	60	98	60	NO	Current CSA
2191	SPANISH LAKE ELEMENTARY	0	38	0	NO	Current CSA Five Year Plan
6161	LAWTON CHILES MIDDLE	111	63	63	YES	Current CSA
7751	BARBARA GOLEMAN SENIOR	324	65	65	YES	Current CSA

ADJACENT SERVICE AREA SCHOOLS

91	BOB GRAHAM EDUCATION CENTER (ELEM COMP)	24	38	24	NO	Adjacent CSA
3001	WEST LAKES PREPARATORY ACADEMY (ELEM COMP)	0	14	0	NO	Adjacent CSA
2181	JOELLA C GOOD ELEMENTARY	-42	14	0	NO	Adjacent CSA
4281	PALM SPRINGS NORTH ELEMENTARY	-47	14	0	NO	Adjacent CSA
2111	HIALEAH GARDENS ELEMENTARY	-84	14	0	NO	Adjacent CSA
91	BOB GRAHAM EDUCATION CENTER (ELEM COMP)	0	14	0	NO	Adjacent CSA Five Year Plan
3001	WEST LAKES PREPARATORY ACADEMY (ELEM COMP)	472	14	14	YES	Adjacent CSA Five Year Plan

*An Impact reduction of 25.28% 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

Traffic Impact Analysis
(Revisions requested by staff are pending.)

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Kimley»Horn

October 30, 2017

Mr. Travis Harvey
AMB I-75, LLC
Pier 1, Bay 1
San Francisco, CA 94111

***Re: Miami-Dade County Comprehensive Development Master Plan Amendment
Northwest Corner of Interstate 75 and NW 170th Street
Trip Generation Summary***

Dear Mr. Harvey:

It is our understanding that AMC I-75, LLC desires to amend the Miami-Dade County Comprehensive Development Master Plan to change the existing land use of the subject property from Industrial and Office to Business and Office. The current land use would allow for approximately 2.375 million square feet of industrial space and the proposed allowable development would consist of 700 residential apartment units, 300,000 square feet of retail or office space, and 200,000 square feet of warehousing space per information provided by AMB I-75, LLC's land use counsel. Currently, the subject parcels total 2,969,305 square feet and have a two-story height limitation. Therefore, the existing allowable 2.375 million square feet of industrial space is based on a two-story building with an assumed maximum building coverage area of 40% of the site area. A site location map is provided in Attachment A.

TRIP GENERATION

Trip generation calculations for the existing allowable development and the proposed desired allowable development were performed using the Institute of Transportation Engineer's (ITE's) *Trip Generation Manual*, 9th Edition. Trip generation for the existing allowable development was determined using ITE Land Use Code (LUC) 110 (General Light Industrial). Two (2) proposed desired allowable development scenarios were analyzed:

- Scenario A – 700 residential apartment units, 300,000 square feet of retail space, and 200,000 square feet of warehousing space
- Scenario B – 700 residential apartment units, 300,000 square feet of office space, and 200,000 square feet of warehousing space

Trip generation for the proposed development scenarios was determined using ITE LUC 220 (Apartment), ITE LUC 820 (Shopping Center), ITE LUC 710 (General Office Building), ITE LUC 110 (General Light Industrial).

Internal Capture

Internal capture is expected between the complementary land uses within a project. Internal capture trips for the proposed development scenarios were determined based upon methodology contained in the ITE's, *Trip Generation Handbook*, 3rd Edition. For Scenario A, an internal capture rate of 4.5 percent (4.5%) for the A.M. peak hour trip generation and 24.2 percent (24.2%) for the P.M. peak hour trip generation are expected for the proposed development. For Scenario B, an internal capture rate of 1.3 percent (1.3%) for the A.M. peak hour trip generation and 3.2 percent (3.2%) for the P.M. peak hour

kimley-horn.com

600 North Pine Island Road, Suite 450, Plantation, FL 33324

954 535 5100

trip generation are expected for the proposed development. Detailed internal capture calculations are included in Attachment B.

Pass-By Capture

Pass-by capture trip rates were determined based on average rates provided in the ITE's *Trip Generation Handbook*, 3rd Edition. A pass-by capture rate of 34.0 percent (34.0%) for ITE LUC 820 during the P.M. peak hour trip generation is also expected. Detailed pass-by calculations are included in Attachment B.

Trip Generation Comparisons

As shown in Table 1, the trip generation calculations indicate that the Scenario A proposed development represents a decrease of 1,950 trips during the A.M. peak hour and 2,242 trips during the P.M. peak hour. Similarly, as shown in Table 2, the trip generation calculations indicate that the Scenario B proposed development represents a decrease of 1,770 trips during the A.M. peak hour and 2,323 trips during the P.M. peak hour. Detailed trip generation calculations are contained in Attachment B. Note that any development scenario containing the desired 700 residential apartment units, 200,000 square feet of warehousing space, and any combination of retail and office space totaling 300,000 square feet is expected to represent a decrease in both A.M. peak hour and P.M. peak hour trips.

Table 1: Trip Generation Summary – Scenario A		
Development Plan	A.M. Peak Hour	P.M. Peak Hour
Existing Allowable	2,713	3,239
Proposed Scenario A	763	997
Δ Trips	-1,950	-2,242

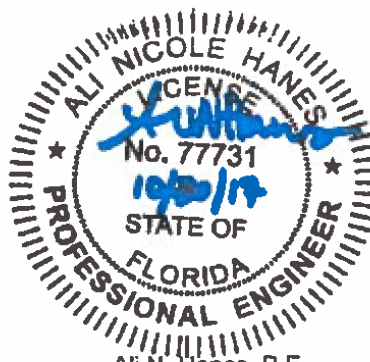
Table 2: Trip Generation Summary – Scenario B		
Development Plan	A.M. Peak Hour	P.M. Peak Hour
Existing Allowable	2,713	3,239
Proposed Scenario A	943	916
Δ Trips	-1,770	-2,323

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.


Ali N. Hanes, P.E.

Attachments



Ali N. Hanes, P.E.

Florida Registration Number 77731

Kimley-Horn and Associates, Inc.

600 North Pine Island Road, Suite 450

Plantation, Florida 33324

CA # 00000696

O:\AI\IAMB I75 CDM\Correspondence\10 30 17 AMB I75 trip gen ltr.docx

kimley-horn.com

600 North Pine Island Road, Suite 450, Plantation, FL 33324

954 535 5100

APPENDIX D

Proffered Declaration of Restrictions

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This instrument was prepared by:

Name: Felix M. Lasarte, Esq.

Address: The Lasarte Law Firm

3250 N.E. 1st Avenue, Suite 324

Miami, FL 33137

RECEIVED

2018 FEB 23 A 9:55

PER-PLANNING DIVISION

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned AMB I-75, LLC, a Delaware limited liability company (hereinafter referred to as the "Owner") holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property", which is supported by the Opinion of Title; and

WHEREAS, the Owner has applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") in the October 2017 amendment cycle and said amendment is identified as Application No. 7 (the "Application"); and

WHEREAS, the Application seeks to re-designate the Property from "Industrial and Office" to "Business and Office" on the Miami-Dade County Comprehensive Development Master Plan adopted Land Use Plan ("LUP") map.

NOW, THEREFORE, in order to assure the Miami-Dade County that the representations made by the owner during consideration of the Application will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property.

Notwithstanding the foregoing, the Owner may seek site plan and ultimate development orders and approvals for a modified development program that simultaneously increases and decreases the density and intensity of uses within the Property for each land use, provided that i) in no event shall retail use exceed 300,000 square feet, ii) the residential use should not exceed 700 multi-family units and iii) the industrial use should not exceed 1.2 million square feet.

Employment Center. The Property may be developed over time and as a true mixed-use project, with a flexible distribution of a wide array of uses consistent with the "Employment Center" land use overlay designation provided in the CDMP.

Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-

Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

Modification, Amendment, Release. This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the then owner(s) of the Property, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. Any such modification, amendment or release shall be subject to the provisions governing amendments to Comprehensive Plans, as set forth in Chapter 163, Part II, Florida Statutes or successor legislation that may, from time to time, govern amendments to Comprehensive Plans (hereinafter "Chapter 163"). Such modification, amendment or release shall also be subject to the provisions governing amendments to the CDMP as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulations governing modifications to the CDMP. In the event that the Property is incorporated within a new municipality or annexed into an existing municipality, and the successor municipality amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Miami-Dade County Code, then modifications, amendments or releases of this Declaration shall be subject to Chapter 163 and the provisions of such ordinances as may be adopted by such successor municipality for the adoption of amendments to its comprehensive plan; or, in the event that the successor municipality does not adopt such ordinances, subject to Chapter 163 and by the provisions for the adoption of zoning district boundary changes. It is provided, however, that in the event that the successor municipality approves a modification or deletion of this Declaration of Restrictions, such modification or deletion shall not be effective until approved by the Board of County Commissioners, in accordance with applicable procedures. Should this Declaration be so modified, amended, or released, the Director of the Department of Regulatory and Economic Resources or the executive officer of a successor department, or, in the absence of such Director or executive officer, by his or her assistant in charge of the office in his/her absence, shall execute a written instrument effectuating and acknowledging such modification, amendment, or release.

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

County Inspections. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

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

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

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

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

Recordation and Effective Date. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owner following the approval of the Application by the Board of County Commissioners. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the Application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the

executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

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

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

[Execution Pages Follow]

WITNESSES

AMB I-75, LLC

a Delaware limited liability company

Signature

By: _____

Print Name

Print Name: _____

Title: _____

Signature

Print Name

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by _____ He/she is personally known to me or has produced as identification. _____

Witness my signature and official seal this _____ day of _____, 2018 in the County, and State aforesaid.

Notary Public – State of Florida

Print Name

My Commission No.: _____

EXHIBIT "A"

LEGAL DESCRIPTION

TRACTS 34 THROUGH 40, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, IN SECTION 9, TOWNSHIP 52 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

LESS THE SOUTH 140.00 FEET OF TRACT 40 AND LESS THE EASTERLY PORTION OF TRACTS 34 THROUGH 40 FOR ROAD RIGHT-OF-WAY PURPOSES PURSUANT TO THE ORDER OF TAKING BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS SHOWN ON THAT CERTAIN RIGHT OF WAY MAP FOR INTERSTATE 1-75 SECTION NO. 87075-24022.

TOGETHER WITH:

TRACTS 45, 46 AND 47, LESS THE WEST 549.12 FEET OF TRACT 47, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, IN SECTION 9, TOWNSHIP 52 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Total Gross Acres in the Application Area: 70.82± gross acres (68.087± net acres).

Total Gross Acres owned by Applicant: 70.82± gross acres (68.087± net acres).

APPENDIX E

Fiscal Impact Analysis

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Fiscal Impacts On Infrastructure and Services

On October 23, 2001, the Board of County Commissioners adopted Ordinance No. 01-163 requiring the review procedures for amendments to the Comprehensive Development Master Plan (CDMP) to include a written evaluation of fiscal impacts for any proposed land use change. The following is a fiscal evaluation of Application No. 7 of the October 2017 Cycle Applications to amend the CDMP from County departments and agencies responsible for supplying and maintaining infrastructure and services relevant to the CDMP. The evaluation estimates the incremental and cumulative costs of the required infrastructure and service, and the extent to which the costs will be borne by the property owner(s) or will require general taxpayer support and includes an estimate of that support.

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

Solid Waste Services

Level of Service Standard

The adopted level of service standard (LOS) for the County 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 2017-18, the DSWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth in demand, inclusive of the applications reviewed here, which are not anticipated to have a negative impact on disposal service.

Fiscal Impact for Provision of Solid Waste Services - Concurrency

Since the PWWM assesses capacity on a system-wide basis, it is not practical or necessary to make determinations concerning the adequacy of solid waste disposal capacity on a case-by-case basis. Instead, the PWWM issues a periodic assessment of the County's status in terms of 'concurrency' that is, the ability to maintain the adopted LOS system-wide.

Fiscal Impact – Residential Collection and Disposal Service

Adoption of this amendment may result in development of multifamily and commercial establishments, as defined in Chapter 15 of the County Code. The Department of Solid Waste Management (DSWM) does not actively compete for multifamily waste collection service at this time. Waste collection service will, therefore, most likely be provided by a private waste hauler.

Fiscal Impact – Waste Disposal Capacity and Service

The cost of providing disposal capacity for WCSA customers, municipalities and private haulers is paid for by System users. In FY 2017-18, the PWWM charges a contract disposal rate of \$61.01 per ton to PWWM Collections and those private haulers and municipalities with long-term disposal agreements. The short-term disposal rate is \$89.38 per ton in FY 2017-18.

These rates adjust annually with the Consumer Price Index, South Region. In addition, the PWWM charges a Disposal Facility Fee to private haulers equal to 15 percent of their annual

gross receipts, which is used to ensure availability of disposal capacity in the System. Landfill closure, remediation and long-term care are funded by a portion of the Utility Service Fee charged to all customers of the County's Water and Sewer Department.

Water and Sewer

The Miami-Dade County Water and Sewer Department (WASD) provides for the majority of water and sewer service needs throughout the county. The cost estimates provided herein are preliminary and final project costs will vary from these estimates. The final costs for the project and resulting feasibility will depend on the actual labor and materials costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. The water impact fee was calculated at a rate of \$1.39 per gallon per day (gpd), and the sewer impact fee was calculated at a rate of \$5.60 per gpd. The annual operations and maintenance cost was based on \$1.4547 per 1,000 gallons for water and \$1.8958 per 1,000 gallons for sewer.

The applicant requests a change to the CDMP Land Use Plan map to redesignate the subject ±71-gross acre site from "Industrial and Office" to "Business and Office" with an Employment Center. If the application site is developed under the requested designation with a maximum of 700 multi-family units, 300,000 square feet of retail and 200,000 of industrial (warehouses), the water connection charges/impact fees would total \$223,790; the sewer connection charges/impact fees would total \$901,500; and the water service line and meter connection fees would total \$1,300. The annual operating and maintenance cost is estimated at \$196,892.

The estimated cost of installing the required 100 linear feet of 12-inch water main for the maximum restricted development to connect to the County's regional water system is estimated at \$36,400. The estimated costs of installing the required 50 linear feet of 8-inch sewer force main to connect to the County's regional sewer system is estimated at \$17,100. The total potential cost for connecting to the regional water and sewer systems including engineering fees (13%) and contingency fees (15%) is estimated at \$53,500.

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 the site developed with residences, could result in 226 additional students. The average cost for K-12 grade students amounts to \$9,337 per student. Of the 226 students, 98 will attend elementary schools, 63 will attend middle schools students and 65 will attend senior high schools. The total annual operating cost for additional students residing in this development, if approved, would total \$2,210,162.

Fire Rescue

The current CDMP designation (Industrial and Office) will allow a potential development which will generate 65 annual alarms. The proposed CDMP designation (Business and Office with Employment Center Provisions) will allow a proposed potential development which is anticipated to generate 294 annual alarms. The 294 annual alarms will result in a severe impact to existing fire rescue service.

To mitigate the impact of the proposed development, Miami-Dade Fire Rescue Department (MDFR) is requesting that prior to the issuance of the first building permit, the applicant shall contribute funds for the purchase of a fully equipped rescue unit at a cost of \$320,000 and a fully equipped suppression unit (fire engine) at a cost of \$550,000. MDFR is requesting that the commitment to the contribution be made a part of the Declaration of Restrictions with the County.

Transit

In order to meet the anticipated transit demand generated by scenarios with the maximum impact, the extension of two Metrobus Routes will be required (Routes 54 and 183). Extending these routes will provide adequate transit service to the subject application and would bring the subject application into compliance with the CDMP's Transit Level of Service Standard.

Extending Metrobus Route 54 will add approximately 2.7 miles to the route's roundtrip distance with an increase to the route's annual recurring operating maintenance cost of approximately \$720,000. Similarly, extending Metrobus Route 183 will add approximately 6.6 miles to the route's roundtrip distance with an increase to the route's annual recurring operating and maintenance cost of approximately \$960,000.

The extension of these two routes will require the purchase of one standard size transit vehicle for each route, for a total of two vehicle at a total cost of approximately \$1,100,000. To mitigate the impact, the Department of Transportation and Public Works (DTPW) is requesting that the applicant contribute \$1,100,000 towards the necessary rolling stock prior to the issuance of any Certificates of Use.

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APPENDIX H

Photos of Site and Surroundings

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Northwestward view of the application site from the NW 170 Street bridge over I-75 Expressway



Vacant properties abutting north of the application site
(viewed southwestward from I-75 Expressway).



Vacant properties abutting west of the application site



Vacant residential land south of application site across NW 170 Street in the City of Hialeah