Application No. 2

Commission District 11 Community Council 11

APPLICATION SUMMARY

Applicant/Representative: Kendall Office Center, LLC / Juan J. Mayol,

Esq. & Gloria M. Velazquez, Esq.

Holland & Knight, LLP

701 Brickell Avenue, Suite 3300

Miami, Florida 33131

Location: Northeast corner of the intersection of SW 165

Avenue and SW 88 Street

Total Acreage: ±8.339 net

Current Land Use Plan Map Designation: "Office/Residential"

Requested Land Use Plan Map Designation: "Business and Office"

Amendment Type: Small-Scale

Existing Zoning District/Site Condition: Office Park District (OPD) and RU-3M/

Developed with the Luckystart Office Park

RECOMMENDATIONS

Staff: ADOPT AS A SMALL SCALE AMENDMENT

(May 2018)

West Kendall Community Council (11): TO BE DETERMINED (May 31, 2018)

Planning Advisory Board (PAB) Acting as

the Local Planning Agency:

Final Action of Board of County

Commissioners:

TO BE DETERMINED (July 25, 2018)

TO BE DETERMINED (June 6, 2018)

Staff recommends to **ADOPT** the proposed small-scale amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2020 and 2030 Land Use Plan (LUP) map to redesignate the ±8.339 gross-acre application site from "Office/Residential" to "Business and Office" land use category for the following reasons:

Principal Reasons for Recommendation:

1. The application proposed the intensification of development on the application site through allowing a wider range of commercial and retail uses that may be developed on the site if the application is approved. CDMP Land Use Element Objective LU-1 and Policies LU-1C and LU-10A requires the County to give priority to infill development on vacant sites, and the redevelopment of substandard or underdeveloped environmentally suitable urban areas where urban services and facilities have the capacity to accommodate additional demand. The redesignation of the application site from "Office/Residential" to "Business and Office" would be an appropriate land use designation for the application site and would allow for a wider range of commercial and retail uses.

The application site is developed with 72,854 square feet of offices (on approximately the west half of the site) and under the current CDMP land use designation of "Office/Residential," the application site could be developed with a maximum of 181,623 square feet of office use or completely redeveloped with 108 townhomes. Under the applicant's requested CDMP land use designation of "Business and Office" the application site could be redeveloped in its entirety with a maximum of 145,298 square feet of retail or with 108 townhomes, or some retail or other commercial use could be developed on the east approximate half of the site that is currently undeveloped. As discussed in Principal Reason No. 2(ii) below, existing public facilities have adequate capacities to accommodate the impacts that would be generated by redevelopment on the application site if the application is approved.

- 2. Approval of the application would be generally consistent with the criteria for evaluating Land Use Plan map amendment applications pursuant to Policy LU-8E of the CDMP Land Use Element. Policy LU-8E requires Land Use Plan (LUP) map amendment applications to be evaluated according to factors such as (i) the ability of the proposed amendment to satisfy a deficiency in the LUP map to accommodate projected population or economic growth of the County, (ii) impacts to County facilities and services, (iii) compatibility with abutting and nearby land uses, (iv) impacts to environmental and historical resources, and (v) the extent to which the proposed land use would promote transit ridership and pedestrianism pursuant to Objective LU-7 and associated policies. Each factor is discussed below.
 - i. Need to Accommodate Economic or Population Growth: Approval of the application could accommodate economic growth in the area as the requested land use designation allows for a wider range of commercial retail and office uses than currently allowed on the property. MSA 6.1 currently contains ±33.50 acres of vacant land zoned or designated for commercial uses. The annual average absorption rate of commercial uses in the subject MSA for the 2018-2030 period is ±6.49 acres per year. At the projected rate of absorption, the subject MSA will deplete its supply of commercially zoned or designated land in year 2023. Furthermore, an analysis of the trade area conducted at 1.5 mile radius from the application site shows that there are only ±2.80 acres of vacant land zoned or

designated for commercial use. The property's current land use designation of "Office/Residential" allows office and residential development and the requested land use designation of "Business and Office" would expand the range of uses developable on the site to include commercial and retail uses. Therefore, approval of the application could facilitate commercial development on the application site and be of benefit to the area. (See Supply and Demand analysis on page 2-11.)

- ii. Public Facilities and Services: Approval of the application would be consistent with the CDMP Capital Improvements Element Objective CIE-3 that requires CDMP land use decisions to not cause a violation in adopted level of standards for public facilities and services. The impacts that would be generated from the maximum development allowed on the application site, if the application is approved, would not cause a violation in the adopted level of service standards for public facilities and services.
- iii. Compatibility: The requested CDMP land use designation of "Business and Office" would be generally compatible with the current CDMP land use designations and development on properties in the vicinity of the application site. Uses that would be allowed on the site, if the application were approved, include the full range of sales and service activities such as retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, entertainment, cultural facilities and residential development. Therefore, the allowable uses on the application site, under the proposed CDMP land use category, would be compatible with the existing CDMP land use designation of "Business and Office" of properties abutting to the east, west and south of the application site, and generally compatible with the "Low Density Residential" designation of properties to the north.

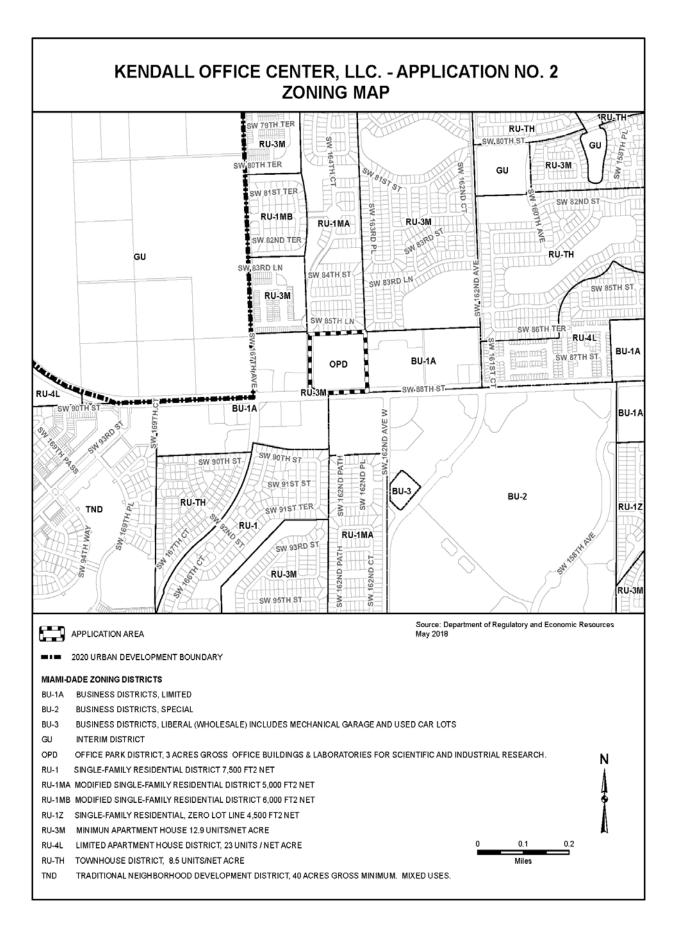
The maximum allowable development on the application site under the proposed CDMP land use category would be compatible with the vacant commercial parcel to the west and small retail operations to the east within the Kendall Plaza 162 shopping center, including a Game Stop, a dental office, a boutique, a gym, and a vitamin store. To the south of the site, across SW 88 Street, is a PetSmart, a Food Market, a medical and dental offices. The potential development is also generally compatible with the adjacent single family development to the north of the application site.

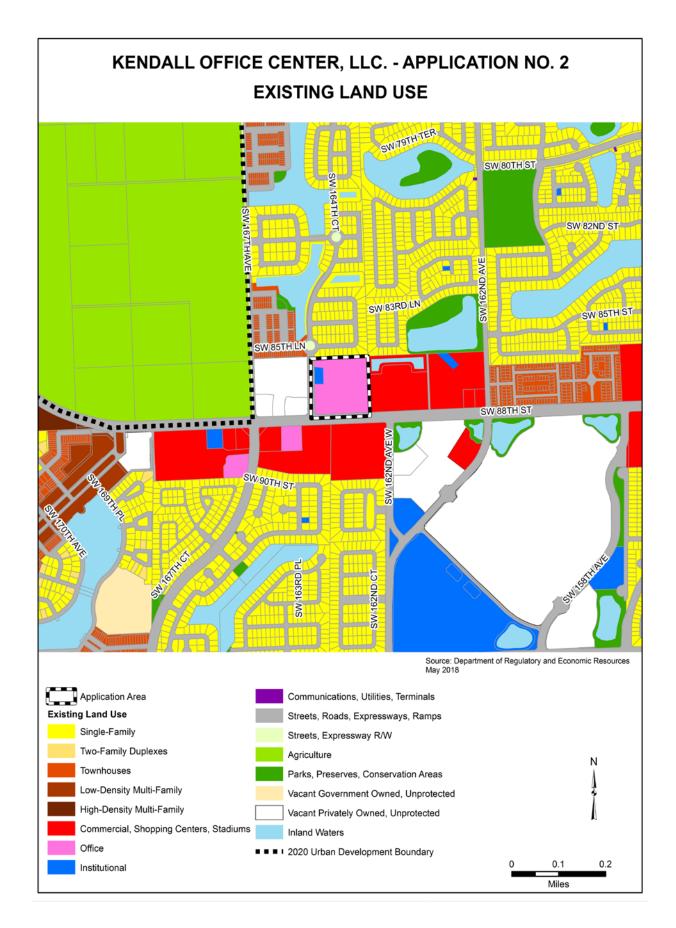
- *iv. Environmental and Historic Resources:* The subject application, if approved, would not impact any historic or archaeological resources on the site, but could impact wellfield and tree resources:
 - The subject site is located within the West Wellfield Interim Wellfield protection area. Thereby, the site is subject to an existing Declaration of Restrictions (File No. 2006R1040794) in favor of Miami-Dade County which provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property in accordance with Section 24-43(5) of Miami-Dade County Code.
 - The application site contains tree resources including specimen tree resources (trees with a trunk diameter 18 inches or greater). The applicant is required to comply with Policy CON-8A of the Conservation Element of the CDMP and Section 24-49.2(II) of

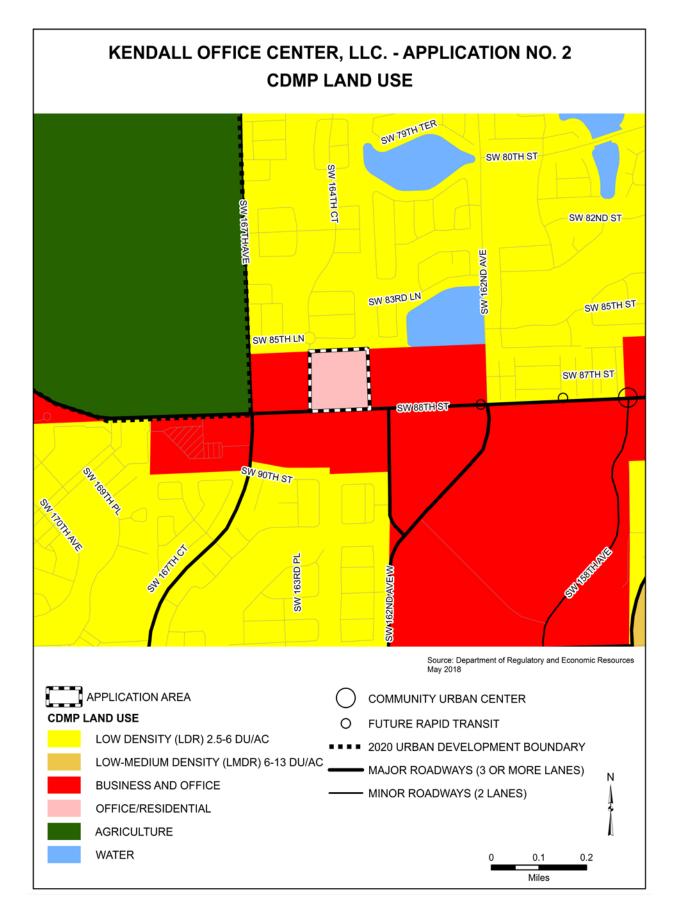
- Miami-Dade County Code, which requires that specimen trees be preserved whenever reasonably possible.
- v. Transit Ridership and Pedestrianism: The proposed development on the application site would support transit ridership and promote pedestrianism. CDMP Land Use Element Policy LU-8E(v) states (page I-16), "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."

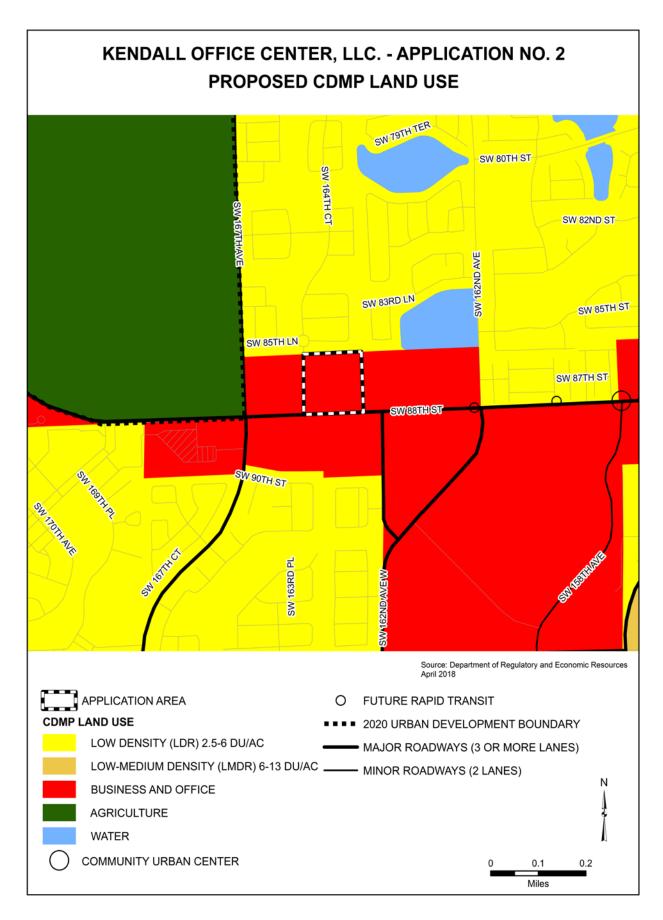
Metrobus Routes 72, 88 and 104 provide local route and feeder service to Metrorail in the general area, where the application site is located. Additionally, Metrobus Routes 204 (Killian), 272 Sunset KAT) and 288 (Kendall Cruiser) provide express or limited bus stop service to the general area. Metrobus Routes 88, 204, 272 and 288 provide headway service of 20 minutes or less during peak hours (AM/PM) to the application site. Furthermore, the nearest bus stop is less than a ¼ mile from the application site. Therefore, the proposed land use complies with the CDMP requirement for a site to be located within a ¼ mile from a bus stop to be considered a land use that would support transit ridership and pedestrianism.











STAFF ANALYSIS

Application Site

Location

The application site is a ±8.339-acre property located at the northeast corner of the intersection of SW 165 Avenue and SW 88 Street, in unincorporated Miami-Dade County (see "Aerial Photo" on page 2-5). The application site is approximately 653 feet east of the 2020 Urban Development Boundary (UDB).

Existing Land Use

The west approximate half of the application site is developed with the ±72,854 square feet Luckystart Office Park complex. The remaining portion of the application site is vacant (see "Existing Land Use" map on page 2-7).

Land Use Plan Map Designation

The application site is currently designated "Office/Residential" on the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map (see "CDMP Land Use" map on page 2-8). The "Office/Residential" category allows both professional and clerical offices, hotels, motels, and residences. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent residential uses. Office developments may range from small-scale professional office to large scale office parks. Satellite telecommunication facilities that are ancillary to the businesses in an office development are also allowed.

The applicant requests to redesignate the application site on the LUP map to "Business and Office" (see "Proposed CDMP Land Use" map on page 2-9). The "Business and Office" CDMP land use category 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, cultural facilities and residential development.

Under the current CDMP land use designation of "Office/Residential," the application site could be developed with a maximum of 181,623 sq. ft. of office use or with 108 townhomes. Under the applicant's requested CDMP land use designation of "Business and Office" the application site could be developed with a maximum of 145,298 square feet of retail or with 108 townhomes.

However, it must be noted that the actual densities or intensities of development approvable on a given site may be significantly lower than the maximum development allowed, where necessary, to conform to an overriding Plan policy, or to ensure compatibility of the proposed development with its surrounding land uses. Therefore, the total permissible development may be significantly less than the maximum development allowed under the CDMP due to land use compatibility and other site-related considerations.

Zoning

Approximately 3,050 sq. ft. of the application site fronting SW 88 Street is zoned RU-3M (Minimum Apartment House). The RU-3M Zoning District permits 12.9 dwelling units per net acre. The remainder of the site is zoned OPD (Office Park District). The Office Park District main objective is to provide office complexes in an open space environment (see "Zoning" map on page 2-6).

Zoning History

Miami-Dade County zoning districts and zoning code regulations were first created in 1938. On February 6, 2001, the Community Zoning Appeals Board 11 adopted Resolution No. CZAB11-7-01 approving a zoning district boundary change on the application site from GU to RU-3M. On December 4, 2004, the Community Zoning Appeals Board 11 adopted Resolution No. CZAB11-40-04 approving a zoning district boundary change on the application site from RU-3M to OPD (Office Park District).

Adjacent Land Use and Zoning

Existing Land Uses

The area surrounding the application site is characterized by retail operations, single-family residences and townhomes, vacant land and parks. Properties adjacent to the north of the application site, in the Kendalland Subdivision are comprised of single-family homes and townhomes that are in good condition. To the east of the application site is the Kendall Plaza 162 shopping center, which contain small retail operations such as a Game Shop, a dental office, a boutique, a gym, a vitamin store and other commercial establishments. To the west of the application site is vacant land and to the south of the site, across SW 88 Street, is a PetSmart, a Food Market, a medical and dental offices.

Land Use Plan Map Designations

The area adjacent to the north of the application site is designated "Low Density Residential" on the CDMP Adopted 2020 and 2030 LUP map. The areas adjacent to the east, south and west of the application site are designated "Business and Office" (see "CDMP Land Use" map on page 2-8).

Zoning

Properties abutting to the east and west of the application site are zoned BU-1A (Limited Business District). Properties abutting to the south of the site are zoned BU-2 (Special Business District) and BU-1A. Properties abutting to the north of the site are zoned RU-1M(a) (Modified Single-Family Residential District - 5,000 sq. ft. net lots). Properties abutting to the northwest of the site are zoned RU-3M (Minimum Apartment House - 12.9 units/net acre) - see "Zoning" map on page 2-6.

Supply and Demand Analysis

The capacity of the LUP map to accommodate population or economic growth is generally expressed in acres of vacant land zoned or designated for residential and non-residential development. In the context of this small-scale application, land capacity is analyzed at the localized or Minor Statistical Area (MSA) level.

Residential

The combined vacant land for single-family and multi-family residential development in the Minor Statistical Area (MSA) 6.1 in 2018 was estimated to have a capacity for about 1,985 dwelling units, with about 55 percent of these units intended as multi-family. The annual average residential demand in this analysis area is projected to increase from 817 units per year in the 2018-2020 period to 855 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 2019 and for multi-family by 2024 (see Residential Land Supply/Demand Analysis below). The supply of residential land for both single-family and multi-family units is projected to be depleted by 2020.

Residential Land Supply/Demand Analysis 2018 to 2030: (MSA 6.1)

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 2018	887	1,098	1,985
DEMAND 2015-2020	651	166	817
CAPACITY IN 2020	0	766	351
DEMAND 2020-2025	658	166	824
CAPACITY IN 2025	0	0	0
DEMAND 2025-2030	682	173	855
CAPACITY IN 2030	0	0	0
DEPLETION YEAR	2019	2024	2020

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, May 2018.

The table above addresses the residential land supply and demand in MSA 6.1 without the effect of the projected CDMP amendment. The proposed amendment will not change the potential supply of residential units and if approved, will not have an impact on the depletion year for residential land.

Commercial

Minor Statistical Area (MSA) 6.1, where the application site is located, contained ±499.90 acres of in-use commercial uses in 2018 and an additional ±33.50 acres of vacant land zoned or designated for business uses. The annual average absorption rate for the 2018-2030 period is ±6.49 acres per year. At the projected rate of absorption, MSA 6.1 will deplete its supply of commercially zoned land by the year 2023 (see "Projected Absorption of Land for Commercial Uses" table below).

Projected Absorption of Land for Commercial Uses Indicated Year of Depletion and Related Data

Analysis Area	Land 2018 (Acres)	Commercial Acres in Use 2018	Annual Absorption Rate 2018-2030 (Acres)	Projected Year of Depletion		nercial Acres and Persons 2030
MSA 6.1	33.50	499.90	6.49	2023	4.6	4.2

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

If the proposed application is approved, it will not have a significant impact on the supply of commercial land, and, at best, a marginal impact the supply for office use.

Trade Area Analysis

An analysis of the trade area was conducted around 1.5 mile radius from the application site. The result of the analysis, excluding the application site area, shows that there are ±206.21 acres in existing commercial uses, and ±2.80 acres of vacant commercially zoned or designated land (see "Trade Area Analysis" table below).

Trade Area Analysis

	Trade	Vacant	
	Area	Commercial	Commercial Acres
Application	Radius	Land (Acres)	in Use 2017
2	1.5	2.80	206.21

Source: Miami-Dade Department of Regulatory and Economic Resources, Planning Division, Research Section, May 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 AH and X

Stormwater Management Permit DERM Surface Water Mgmt. Standard Permit

County Flood Criteria, NGVD 9 feet

Biological Conditions

Wetlands Permit Required No Native Wetland Communities No Specimen Trees Yes

Endangered Species Habitat No DERM records

Natural Forest Community No

Other Considerations

Within Wellfield Protection Area Yes: West Wellfield Interim Protection Area

Contaminated Site No DERM records

Wellfield Protection

The application site is located within the West Wellfield Interim Wellfield protection area. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development, and regulate land uses within the wellfield protection area.

The subject property has a properly executed covenant in accordance with Section 24-43(5) of the Code which provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property. The covenant is recorded in County File Number 2006R1040794.

The Land Use Element of the CDMP notes the need to maintain pristine water quality and limit land use and development within and upgradient from wellfield protection areas. CDMP Policy CON-3A further states, in part, that "no new facilities that use, handle, generate, transport, or dispose of hazardous wastes shall be permitted within wellfield protection areas."

Pollution Remediation

There are no DERM records of current or historical contamination issues on the property.

Drainage and Flood Protection

The subject property is located within the Bird Drive Cut and Fill Basin as defined in the Code which requires compliance with the fill encroachment criteria for flood protection. New development within this property may require cut and fill review.

A DERM Class II permit will be required if any proposed drainage system contains an outfall or overflow system in, on, or upon any water body of Miami-Dade County.

Any proposed development with more than 2.0 acres of impervious area within the property will require a DERM Surface Water Management Standard Permit for the construction and operation of the required surface water management system. The permit must be obtained prior to development of the site, final plat, and/or prior to obtaining approval of paving and drainage plans.

The subject property is located within Zone X and Special Flood Hazard area Zone AH on the FEMA Flood Insurance Rate Maps (FIRM). Any new development will have to comply with the requirements of Chapter 11C of the Code for flood protection.

The site shall be filled to a minimum elevation of 9 feet NGVD or County Flood Criteria.

For construction of habitable structures within the subject application, the Lowest Floor Elevation requirement shall be the highest elevation in NGVD of the following references:

- Average crown of road fronting the property, plus 8 inches for residential, or plus 4 inches for non-residential.
- County Flood Criteria 9.5 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 9.0 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.

For compliance with stormwater quantity requirements designed to prevent flooding of adjacent properties, the site grading and development shall provide for the full on-site retention of the 100-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code and all State and Federal Criteria.

Natural Resources

The subject property contain tree resources including specimen tree resources (trees with a trunk diameter 18 inches or greater). The applicant is required to comply with CON-8A of the CDMP and Section 24-49.2(II) of the Code, which requires that specimen trees be preserved whenever reasonably possible. This CDMP amendment does not include a site plan and DERM

has no information to assure that a site plan would comply with the requirements of the CDMP and the Code. Site plan development must be consistent with the requirements to preserve specimen trees except in cases where DERM has determined that a specimen tree cannot be preserved pursuant to Section 24-49.2(4)(II)(2) of the Code. Please note that this amendment if approved shall not diminish or affect the enforceability of the Chapter 24 of the Code and shall not be construed as an approval to remove specimen trees due to a determination of unreasonable loss of usable space pursuant to Section 24-49.2(4)(II)(2)(b) of the Code.

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 subject property and adjacent properties are not located within a federally designated critical habitat area. DERM is not aware of any documented threatened and endangered species on this or adjacent properties.

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 71.19 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 (31.95 MGD).

As noted in the "Estimated Water Demand/Sewer Flow for Proposed Development by Land Use Scenario" table below, the maximum water demand for office development (Scenario 1) under the current CDMP Land Use designation is estimated at 9,081 gallons per day (gpd). The maximum water demand for retail development (Scenario 1) or residential development (Scenario 2) under the Requested CDMP Land Use designation is estimated at 14,530 gpd and 19,440 gpd, respectively. This represents an increase of up to 10,359 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	Office	181,623 sq. ft.	5 gpd/100 sq. ft.	9,081 gpd		
	F	Requested CDMP Desi	gnation			
1	Retail	145,298 sq. ft.	10gpd/100 sq. ft.	14,530 gpd		
2	Townhomes	108 units	180gpd/unit	19,440 gpd		

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

Water Supply and Connectivity:

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

The application site is currently connected to the public water system. Therefore, connection of the proposed development to public water is required pursuant to Chapter 24 of the Code. If a new connection is required, there is an existing 12-inch water main within the property and also in SW 165th Avenue, to which the developer may connect to provide service.

At this time, there are two planned projects in close proximity to the application site with a WASD Agreement No. 21995, for the construction of a new 116 room Hotel; and WASD Agreement No. 22979 for the construction of a 44,847 square feet full service restaurant and 11,050 square feet of retail use replacing vacant land.

Sewer Treatment Plant Capacity

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

The Miami-Dade County Water and Sewer Department regional wastewater treatment system capacity is the sum of the daily treatment capacity of the three wastewater treatment plants. The regional wastewater treatment system can treat up to 375.5 MGD. 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 (310.62 MGD) for the preceding 5 years and the capacity reserved for development orders (40.64 MGD) from

the system capacity (375.5 MGD). Therefore, the available wastewater treatment plant capacity is 24.24 MGD.

Sewer System Connectivity:

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

The application site is currently connected to the public sanitary sewer system. Therefore, connection of the proposed development to public sanitary sewer system is required pursuant to Chapter 24 of Miami-Dade County Code. If a new connection is required, there is an existing 8-inch sanitary gravity sewer system within the property and along SW 165 Avenue to which the development may connect to provide service. Also, there are sewer mains within the property, either in existing dedicated right-of-way or in easements, which need to be removed and relocated if in conflict with the proposed development.

The gravity sewer system in this area discharges sewage to pump stations 30-0216, 30-0536 or 30-0559, 30-TANDEM and then to the South District Wastewater Treatment Plant. The aforementioned sanitary sewer pump stations as well as the Central District Wastewater Treatment Plant are owned and operated by Miami Dade Water and Sewer Department; in addition, they are currently working within the mandated criteria set forth in the Consent Decree Case: No. 1:12-cv-24400-FAM, effective Dec 6, 2013.

Fire and Rescue Service

The application area is currently served by Miami-Dade Fire Rescue (MDFR) Station No. 56 (West Sunset) located at 16250 SW 72 Street. The station is equipped with an Engine and Rescue totaling seven (7) firefighter/paramedics 24 hours a day, seven days a week. The average travel time to incidents in the vicinity of the application site is estimated at approximately 5 minutes and 39 seconds. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8 minutes at 90% of all incidents. Presently, travel time to incidents in the vicinity of the application site complies with the performance objective of national industry standards.

The MDFR Department has determined that the current "Office Residential" will allow a potential development which will generate 39 annual alarms. The proposed CDMP designation (Business and Office) will allow a proposed potential development which is anticipated to generate 43 annual alarms. The 92 annual alarms will result in a moderate impact to existing fire rescue service. Presently, fire and rescue service in the vicinity of the subject application is adequate.

Based on the current call volume for Station No. 56 and existing stations within proximity of the subject application, all stations combined can mitigate the additional number of alarms. Additional stations include Station No. 36 (Hammocks) located at 10001 Hammocks Boulevard and Station No. 57 (West Kendall) located at 8501 SW 127 Avenue.

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. The required fire flow for the proposed CDMP designation (Business and Office) shall be 3,000 gallons per minute (GPM). Fire hydrants shall be spaced a minimum of 300' from each other and shall deliver not less than 1,000 GPM. Presently, there are no fire flow deficiencies in the vicinity of the application. The Miami-Dade Fire Rescue Department has no objection to this application.

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 2017-2018, 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 "Office/Residential" to "Business and Office." Because the "Business and Office" designation also allows residential uses that are not out of character with adjacent development, adoption of this amendment may result in commercial and/or single family establishments as defined in Chapter 15 of the Code of Miami-Dade County. Residential development may occur in the Business and Office category at a density up to one density category higher than the density of the adjacent residential property on the same side of the abutting principal roadway. The abutting principal roadway in this case is Kendall Drive, and the density category of the adjacent residential property located to the north of the application site is Low Density. One density category higher than Low Density is Low-Medium Density, which allows densities from 6 to 13 dwelling units per acre. The type of housing structures typically permitted in this category includes single family homes, townhouses and low-rise apartments.

Townhomes or two story condominiums with separate means of ingress and egress that are constructed at the site would meet the definition of residential units as defined in Chapter 15 of the Code of Miami-Dade County. Because these future homes would fall within the DSWM service area, the DSWM would provide waste collection and recycling service. If, on the other hand, a multifamily residential establishment with common means of ingress and egress is constructed, waste collection and recycling services would most likely be provided by a private waste hauler. Waste collection and recycling services for commercial establishments resulting from adoption of this amendment would likewise be provided by a private hauler.

Should the requested amendment be adopted, the current collection fee would cover all associated costs for residential units constructed at the site, while the development of multifamily or commercial establishments would 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 2 (PBD-2), which generally encompasses the area of the County between SW 8 Street and SW 184 Street.

Level of Service Standard

CDMP Policy ROS-2A establishes the adopted minimum Level of Service (LOS) standard for the provision of recreation open space in the Miami-Dade County. This CDMP policy requires the County to provide a minimum of 2.75 acres of local recreation open space per 1,000 permanent residents in the unincorporated areas of the County and a County-provided, or an annexed or incorporated, local recreation open space of five acres or larger within a three-mile distance from residential development. The acreage/population measure of the LOS standard is calculated for each Park Benefit District. A Park Benefit District is considered below LOS standard if the projected deficiency of local recreation open space is greater than five acres. Currently, PBD-2 has a surplus capacity of 473.18 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.

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

vvitilii a o ivilic i ta	dias of Application	TORC
Park Name	Acreage	Classification
Calusa Club Estates Park	6.99	Neighborhood Park
Eden Lakes Park	9.64	Neighborhood Park
Forest Lakes Park	5.67	Neighborhood Park
Hammocks Community Park	21.51	Community Park
Kendale Lakes Park	15.53	Community Park
Kendale Lakes SP Tax Dist Lot 1	0.57	Mini-Park
Kendale Lakes SP Tax Dist Lot 38	0.44	Mini-Park
Kendale Lakes SP Tax Dist Tract	0.46	Mini-Park
Kendale Green Park	25.89	Neighborhood Park
Kings Meadow Park	5.44	Neighborhood Park
Lago Mar Park	11.07	Neighborhood Park
Olympic Park	7.08	Neighborhood Park
Sandpiper Park	4.74	Neighborhood Park
Sugarwood Park	7.82	Neighborhood Park
Sun Lakes Park	7.14	Neighborhood Park
Water Oaks Park	5.05	Neighborhood Park
West Kendale Lakes Park	5.03	Neighborhood Park
Westwind Lakes Park	20.75	Community Park
Westwind Lakes SP Tax Dist TR A	9.20	Neighborhood Park
Westwind Lakes SP Tax Dist TR	2.70	Neighborhood Park
Westwind Lakes SP Tax Dist TR G	5.04	Neighborhood Park
Westwind Lakes SP Tax Dist TR	5.12	Neighborhood Park
Wild Lime Park	11.81	Community Park
	10 0	

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

The "County Local Parks" table above lists the parks within a 3-mile radius of the application site; only five parks (the three Kendale Lakes SP Tax District lots, Sandpiper and Westwind Lakes SP Tax Dist TR FP2) are smaller than the required minimum provision of five-acres of local recreational open space.

Application Impacts

The potential development of the site under the existing CDMP land use designation is estimated at 108 single-family attached dwelling units, with a potential population of up to 354 persons, resulting in an Impact of 0.97 acres 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 108 single-family attached dwelling units with an estimated population up to 354 persons. The concurrency analysis for this scenario results in an impact of 0.97 acres based on the minimum Level of Service standard for the provision of local recreation open space and therefore meets concurrency.

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 development's impact can be shifted to one or more contiguous CSA that have available capacity, located either in whole or in part within the same Geographic Area, as defined in the CDMP Policy EDU-C.

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

The application site under its current "Office/Residential" land use designation could be developed with 108 residential units, which would generate an additional 42 students to the area's student population. The requested land use change to "Business and Office", if approved, would also increase the student population of the schools serving the application site by an additional 42 students. This number includes a reduction of 25.28% for charter and magnet schools (schools of choice). Of the 42 students, 17 are expected to attend elementary schools, 11 are expected to attend middle schools and 14 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				
Christina M Eve Elementary	736	17	17	Yes	Current CSA/ 5 Year Plan				
Lamar Louise Curry Middle	-183	11	0	No	Current CSA/ 5 Year Plan				
John A. Ferguson Senior	-621	14	0	No	Current CSA/ 5 Year Plan				
	Adjacent Concurrency Service Area Schools								
Hammocks Middle	383	11	11	Yes	Adjacent CSA				
Miami Senior	817	14	14	Yes	Adjacent CSA				

Source: Miami-Dade County Public Schools, May 2018

Miami-Dade County Department of Regulatory and Economic Resources, May 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 Chapter 33 of the Code of Miami-Dade County as it pertains to airport zoning.

Roadways

The application site is a ± 8.34-acre property located on the northeast corner of SW 165 Avenue and SW 88 Street/Kendall Drive in unincorporated Miami-Dade County, just east of the Urban Development Boundary. The application site can be accessed from either SW 88 Street/Kendall Drive in the south or SW 165 Avenue in the west. SW 88 Street/Kendall Drive is a four-lane divided roadway between SW 162 Avenue and SW 177 Avenue/Krome Avenue and a six-lane divided roadway east of SW 162 Avenue. SW 165 Avenue is a two-lane divided roadway north of SW 88 Street. The major roadways that would cater to the mobility needs of the project, surrounding the project site, are SW 177 Avenue/Krome Avenue about 1.3 miles to the west, SW 137 Avenue/Lindgren Road about 2.7 miles to the east and Florida's Turnpike/HEFT about 3.0 miles to the east. SW 177 Avenue/Krome Avenue is a four-lane road north and south of SW 88 Street. SW 137 Avenue/Lindgren Road is a six-lane roadway north and south of SW 88 Street. Florida's Turnpike/HEFT is an expressway having eight-lanes north of SW 88 Street and six-lanes south of SW 88 Street/Kendall Drive.

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

Existing Traffic Conditions

Existing traffic conditions on major roadways adjacent to and in the vicinity of the application site, which are currently monitored by the State (Year 2017) and the County (Year 2017), are operating at acceptable levels of service. See "Traffic Impact Analysis on Roadways Serving the Amendment Site" Table below.

Trip Generation

The maximum development potential scenarios under each the existing and requested CDMP Land Use Plan designations were analyzed for traffic impacts. Under the current CDMP land use designation of "Office/Residential" the application site is assumed to be developed with 181,623 sq. ft. Office uses and under the requested CDMP land use designation of "Business and Office" the application site can be developed with 145,298 sq. ft. of Retail uses. The potential development under the current CDMP land use designation of "Office/Residential" is expected to generate approximately 282 PM peak hour trips and under the requested CDMP land use designation of "Business and Office" it is expected to generate approximately 508 PM peak hour trips or approximately 226 more PM peak hour trips than the current CDMP designation. See "Estimated PM Peak Hour Trip Generation" Table below.

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

Application No. 2	Current CDMP Designation and Assumed Use	Requested CDMP Designation and Assumed Use	Estimated Trip Difference Between Current and Requested CDMP Land
INO. Z	Estimated No. Of Trips	Estimated No. Of Trips	Use Designation
Land Use	"Office/Residential"	"Business and Office"	
Maximum Development Potential	181,623 sq. ft. office uses ¹	145,298 sq. ft. retail uses ²	
Trips Generated	282	508	+226

Source: Institute of Transportation Engineers, Trip Generation, 9th Edition, 2012; Miami-Dade County Department of Regulatory and Economic Resources, February 2017.

Notes: 1 – ITE Land Use Code used for Office is 710.

² – ITE Land Use Code used for Retail is 820.

Traffic Concurrency Evaluation (Concurrency)

An evaluation of peak-period traffic concurrency conditions as of May 2018, which considers reserved trips from approved development not yet constructed, programmed roadway capacity improvements listed in the first three years of the County's adopted 2018 *Transportation Improvement Program (TIP)*, and the PM peak hour trips estimated to be generated by the development scenarios assumed to be developed under the requested CDMP LUP map designation, determined that all roadways—adjacent to and in the vicinity of the application site—that were analyzed have available capacity to handle the additional traffic impacts that would be generated by the application. The "Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation" Table below shows that all roadways analyzed are projected to operate at acceptable levels of service.

	Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation Roadway Lanes, Existing and Concurrency PM Peak Period Operating Level of Service (LOS)												
Sta. Num.	Roadway	Location/Link	Num. Lanes	Adopted LOS Std.*	Peak Hour Cap.	Peak Hour Vol.	Existing LOS	Approved D.O's Trips	Total Trips With D.O's Trips	Conc. LOS w/o Amend.	Amend- ment Peak Hour Trips	Total Trips With Amend.	Concurrency LOS with Amend.
Reques	sted CDMP Design	nation: "Business and Office" -	145,298	sq. ft. retail	uses		ı	T	1	T	T		1
F0010	Kendall Dr/ SW 88 St	East of Krome Ave	4 DV	D	3,580	1,280	С	42	1,322	С	45	1,367	С
9665	Sunset Dr/ SW 72 Street	West of SW 157 Ave	4 DV	EE	4,296	1,073	С	74	1,147	С	89	1,236	С
F2529	Kendall Dr/ SW 88 St	West of SW 157 Ave	4 DV	EE	4,296	2,402	С	569	2,971	С	181	3,152	С
F8681	SW 162 Ave	North of SW 88 St	4 DV	E+20	3,283	1,350	D	0	1,350	D	51	1,401	D
F8683	SW 104 St	West of SW 157 Ave	4 DV	E+20	3,866	846	С	0	846	С	142	988	С
9856	SW 157 Ave	North Kendall Dr/ SW 88 St	4 DV	EE	3,283	2,001	D	224	2,225	D	51	2,276	D
9857	SW 157 Ave	South of Kendall Dr/ SW 88 St	4 DV	D	2,628	1,923	D	18	1,914	D	40	1,981	D

Source: Compiled by the Miami-Dade County Department of Regulatory and Economic Resources and Florida Department of Transportation, July 2017.

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

^{*} County adopted roadway level of service standard applicable to the roadway segment: D (90% capacity); E (100% capacity); E+20% (120% capacity); E+50% (150% capacity) for roadways serviced with mass transit having 20 minutes or less headways in the Urban Infill Area (UIA).

Application Impact

The maximum development potential scenarios under the existing and requested CDMP Land Use Plan designations were analyzed for traffic impacts. Under the current CDMP land use designation of "Office/Residential" the application site is assumed to be developed with 181,623 sq. ft. Office uses and under the requested CDMP land use designation of "Business and Office" the application site can be developed with 145,298 sq. ft. of Retail uses. The potential development under the current CDMP land use designation of "Office/Residential" is expected to generate approximately 282 PM peak hour trips and under the requested CDMP land use designation of "Business and Office" it is expected to generate approximately 508 PM peak hour trips or approximately 226 more PM peak hour trips than the current CDMP designation.

The existing traffic condition and concurrency analysis determined that all roadways adjacent to and in the vicinity of the application site analyzed have available capacity to handle the additional traffic impacts that would be generated by the application and are projected to operate at acceptable levels of service. See "Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation" Table above.

Other Roadway Improvements

- 1. The Kendall SMART (Strategic Miami Area Rapid Transit Plan) Plan Corridor runs along Kendall Drive from Krome Avenue in the west to US-1 in the east. The Kendall Corridor is an important connection between the County's western residential areas and employment centers, shopping areas, major expressways, and Metrorail stations further to the east. Kendall Drive is a heavily traveled roadway by a sizable portion of the population. As a result, it experiences high levels of traffic congestion. A rapid transit link along Kendall Drive will provide alternative options for traveling the corridor and connecting to other premium transit services such as Metrorail.
- 2. MDX is currently conducting a PD&E study for the western extension of SR 836 (Dolphin Expressway) from NW 137 Avenue to SW 136 Street.

Transit

Existing Service

The application site is currently served by Metrobus Route Routes 72, 88, 104, 204 (Killian KAT), 272 (Sunset KAT) and 288 (Kendall Cruiser). The nearest bus stop is less than a ¼ mile from the application site. The service frequencies of these routes are shown in the "Metrobus Route Service Summary" table below.

Metrobus Route Service Summary January 2018 Amendment Application No. 2

	Turium y =			P C G. C			
		Service H	eadways (ii	n minutes)		Proximity	
Route(s)	Peak Off-Peak Evenings (AM/PM) (middays) (after Sa 8pm)		Saturday Sunday		to Bus Route (miles)	Type of Service	
72	60	60	n/a	60	60	0.2	L/F
88	20	30	30	30	30	0.2	L/F
104	30	45	60	60	60	0.1	L/F
204 (Killian KAT)	8.5	n/a	30	n/a	n/a	0.1	E/F
272 (Sunset KAT)	20	n/a	n/a	n/a	n/a	0.3	E/F
288 (Kendall Cruiser)	15	n/a	n/a	n/a	n/a	0.3	E/F

Notes: L means Metrobus local route service

F means Metrobus feeder service to Metrorail

E means Express or Limited-Stop Metrobus service

March 2018 Line Up

Recent Service Improvements

As described in the 2017 Transit Development Plan (TDP), the following service changes were implemented for Metrobus Routes 272 (Sunset KAT) and 288 (Kendall Cruiser) in 2017:

Route	Improvement/Adjustment							
272 (Sunset KAT)	Contract out service							
288 (Kendall Cruiser)	Add new service to Park-and-Ride lot on SW 127 Ave and adjust frequency on existing alignment for a 7.5 minute effective headway east of SW 127 Ave							

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, DTPW plans to implement a network of rapid transit corridors. The Kendall Corridor is one of six corridors selected for implementation of premium rapid transit service within Miami-Dade County and is currently being studied by the Florida Department of Transportation (FDOT). The Project Development and Environment (PD&E) Study is on-going and is scheduled for completion by the end of 2018. The Kendall Corridor, which extends from the Dadeland North Metrorail Station to the West Kendall Terminal (SW 88th Street and 162nd Avenue), would likely have a future station adjacent to the subject property along SW 88th Street. The exact location of future stations has yet to be determined. DTPW requests the applicant's commitment to work with the County and DTPW to accommodate future transit related improvements as the Kendall Corridor is implemented.

Additionally, there are two unfunded transit projects along SW 88th Street that aim to reduce roadway congestion by attracting new riders with improved transit level of service, which are identified in the 2017 Transit Development Plan (TDP), are listed below:

- Lease of surface parking spaces for a park-and-ride lot at SW 88th Street and SR-821/HEFT
- Improvement and expansion of the existing park-and-ride lot at SW 88th Street and SW 162nd Avenue

Application Impacts in the Traffic Analysis Zone

A preliminary analysis was performed in the Traffic Analysis Zone (TAZ) where the application was requested. In TAZ #875 where the application is sought, if granted, the anticipated incremental transit impacts generated by the requested land use amendment are minimal and can be absorbed by the existing transit service in the area.

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

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

- LU-1. The location and configuration of Miami-Dade County's urban growth through the year 2030 shall emphasize concentration and intensification of development around centers of activity, development of well-designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.
- LU-2A. All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE).
- LU-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.
- 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, other timely issues, and in particular the extent to which the proposal, if approved, would:
 - 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.

- 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.
- 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.
- Objective CHD-2 Miami-Dade County shall apply design standards to private development projects to encourage physical activity across generations.

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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

1. APPLICANT

Kendall Office Center, LLC 696 NE 125th Street North Miami, Florida 33161

2. APPLICANT'S REPRESENTATIVES

Juan J. Mayol, Jr., Esq. Gloria M. Velazquez, Esq. Holland & Knight, LLP 701 Brickell Avenue, Suite 3000 Miami, Florida 33131-2847 (305) 374-8500 (o) (305) 679-6305 (f)

3. DESCRIPTION OF REQUESTED CHANGE

- Changes to the Land Use Plan Map. Applicant requests a change to the Land Use A. Plan (LUP) map designation on the subject property from "Office/Residential" to "Business and Office."
- В. Description of the Subject Property (the "Property").

The Property contains approximately ± 8.339 gross acres (± 8.339 net acres) and is located inside the Urban Development Boundary (UDB) on the northeast corner of the intersection of SW 165th Avenue and SW 88 Street (North Kendall Drive), in Section 32, Township 54 South, Range 39, as more particularly described in the sketch and legal attached to this application as Exhibit "A."

C. Gross and Net Acreage.

Application area: ± 8.339 gross acres (± 8.339 net acres)

Acreage Owned by Applicant: ± 8.335 gross acres (± 8.335 net acres)

D. Requested Change.

- 1. Applicant requests that the Property be re-designated on the Land Use Plan map from "Office/Residential" to "Business and Office."
- 2. Applicant requests that the Application be processed as an expedited small scale amendment.

4. REASONS FOR AMENDMENT

The Applicant is requesting the re-designation of the Property from "Office/Residential" to "Business and Office" on the Land Use Plan (LUP) map of the Adopted Components of the Comprehensive Development Master Plan (CDMP). The Property consists of two platted tracts, namely Tract D and Tract E - E of Kendalland (Plat Book 161, Page 6). Tract D contains ± 8.335 gross acres (± 8.335 net acres) and encompasses the majority of the Property. Tract E - E contains ± 0.004 gross acres (± 0.004 net acres) and by plat restriction is currently reserved for the purpose of developing an entrance feature. Together, Tract D and Tract E - E contain a total area of ± 8.339 gross acres (± 8.339 net acres).

By way of background, the Property is currently zoned OPD (Office Park District) pursuant to Resolution No. CZAB11-40-04 (the "2004 Resolution"). In addition to the rezoning to an OPD, the 2004 Resolution approved a schematic site plan entitled 'Lucky Start' (the "Plans") for the development of office buildings on the Property. In accordance with the 2004 resolution, development of the Property is to be carried out in substantial accordance with the Plans. The Plans depict the development of three office buildings, two of which are to contain three stories and one which is to contain one story. All three planned buildings are to contain the sum total of ±155,000 sq. ft. of office space. Currently, the Property is improved with two of the three approved office buildings. A three-story office building is located nearest to the southwest corner of the Property and adjacent to the intersection of SW 88 Street and SW 165th Avenue. Just to the north of the three-story office building, and adjacent to SW 165th Avenue, sits an existing one-story office building. A third office building, which is to contain three-stories, is depicted on the Plans nearest the southeast corner of the Property but is not yet constructed.

The Property is ideally suited for a designation of Business and Office inasmuch as it is immediately adjacent to other lands designated Business and Office and zoned commercial on its east, west and south sides. In fact, the Property is the only parcel remaining on the north side of SW 88 Street between SW 162^{nd} Avenue and SW 167^{th} Avenue that is not designated Business and Office. Hence, the approval of a Business and Office land use designation on the Property would not necessarily expand the boundaries of the commercially designated/zoned strip between SW 162^{nd} Avenue and SW 165^{th} Avenue. Additionally, the Property has direct frontage on SW 88 Street, a major transportation corridor, and is less than $\pm 1,000$ feet to a County bus transit terminal known as the 'West Kendall Transit Terminal,' which is located on the east side of SW 162^{nd} Avenue at approximately SW 91 Street.

The proposed amendment to a Business and Office land use designation will create ional development flexibility through the future rezoning to a commercial zoning ification which would not only allow the continuation of office uses on the Property but would expand the list of allowable commercial, professional and service uses on the Property. What ivisioned by the property owner is to be able to attract the types of retail and service enience facilities which satisfy the essential and frequent needs of the immediate residential aborhoods, as well as the more specialized commercial facilities which may serve several aborhoods in this rapidly developing area of Miami-Dade County. Moreover, development e property commercially will help to contribute to employment opportunities for the residents e West Kendall area, thereby helping to reduce their daily commutes and reducing traffic on ocal roadways.

The proposed re-designation of the Property to "Business and Office" is also compatible the zoning and development trend of the immediate community. The two large development els to the east, between the Property and SW 162nd Avenue, are designated Business and ze, zoned BU-1A (Limited Business District), and developed with shopping centers. The el to the west, is also designated Business and Office, and zoned BU-1A (Limited Business ict) pursuant to the 2004 Resolution. Although not yet developed, development of said parcel so tied to plans for a shopping center pursuant to the 2004 Resolution. Lastly, the parcels on outh side of SW 88 Street are designated "Business and Office" zoned BU-1A and BU-2 ited Business District) and developed with shopping centers.

Additionally, approval of the proposed amendment would further the implementation of ollowing 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-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-1D. In conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of communities which include recreational, educational and other public facilities, houses of worship, places of employment, and safe and convenient circulation of automotive, pedestrian and bicycle traffic throughout the communities.

LAND USE POLICY 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 serve as an anchor for adjoining small businesses or the

adjacent business district. Granting of commercial or 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-1M. In formulating or amending development regulations, Miami-Dade County shall avoid creating disincentives to redevelopment of blighted areas. Where redevelopment occurs within the urban area, requirements for contributions toward provision of public facilities may be moderated where underutilized facilities or surplus capacities exist, and credit toward required infrastructure contributions may be given for the increment of development replaced by development.

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, 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;
- 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-10A. Miami-Dade County shall facilitate contiguous urban development, infill, and redevelopment of substandard or underdeveloped urban areas, high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation.

5. ADDITIONAL MATERIAL SUBMITTED

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

6. COMPLETED DISCLOSURE FORMS

Attached as Exhibit "C"

Attachments: Legal Descriptions for the Property - Exhibit "A"

Location Map for Application - Exhibit "B" Disclosure of Interest Form - Exhibit "C"

Aerial Photograph – Exhibit "D" Section Sheet – Exhibit "E"

EXHIBIT "A"

LEGAL DESCRIPTION FOR PROPERTY

Tracts D and E - E, KENDALLAND, according to the Plat thereof, as recorded in Plat Book 161, Page 6, of the Public Records of Miami-Dade County, Florida.

Folio Nos. 30-4932-034-4090 and 30-4932-034-4360

EXHIBIT "B"

LOCATION MAP FOR APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

APPLICANTS / REPRESENTATIVE

Kendall Office Center LLC / Juan J. Mayol, Jr., Esq., and Gloria M. Velazquez, Esq.

DESCRIPTION OF SUBJECT AREA

The Property contains approximately ± 8.339 gross acres (± 8.339 net acres) and is located inside the Urban Development Boundary (UDB) on the northeast corner of the intersection of SW 165th Avenue and SW 88 Street (North Kendall Drive), in Section 32, Township 54 South, Range 39, as more particularly described in the legal description attached to this application as Exhibit "A."

LOCATION MAP



EXHIBIT "C"

DISCLOSURE OF INTEREST

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

1	APPLICANT	(8)	NAME AND	ADDRESS.
١.	APPLICANT	101	NAME AND	ADDILLOO.

APPLICANT:

Kendall Office Center, LLC 696 NE 125th Street North Miami, Florida 33161

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

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

APPLICANT	·	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
Kendall Office C	Center, LLC	Same as Applicant Lucky Start at Kendalland LLC	30-4932-034-4090 30-4932-034-4360	8.33 net acres 0.0040 net acres
		the appropriate column to indicified in 2, above.	eate the nature of the	e applicant's
1 DD1 10 13 IF	OWNER	CONTRACTOR		HER (Attach
APPLICANT	OWNER	FOR PURCHASE	Ехр	lanation)
X	X			······································

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

DIDITION AND ADDRESS

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	FERCENTAGE OF INTEREST
	%

DED CENTAGE OF INTEDEST

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.]

e.	If the applicant is party to a CONTRACT FOR	PURCHASE, whether contingent on
	NAME AND ADDRESS OF PARTNERS	PERCENTAGE OF INTEREST
	PARTNERSHIP NAME:	
d.	If the applicant is a PARTNERSHIP or LIMIT the partnership, the name and address of the progeneral and limited partners and the percenta [Note: where the partner(s) consist of another por other similar entities, further disclosure slidentity of the individual(s) (natural persons) him the aforementioned entity].	rincipals of the partnership, including age of interest held by each partner. partnership(s), corporation(s) trust(s) hall be required which discloses the
	BENEFICIARY'S NAME AND ADDRESS	PERCENTAGE OF INTEREST
	TRUSTEES NAME:	
c.	If the applicant is a TRUSTEE, list the trustee beneficiaries of the trust, and the percentage of the beneficiary/beneficiaries consist of corporat entities, further disclosure shall be required individual (s) (natural persons) having the aforementioned entity].	of interest held by each. [Note: where ion(s), partnership(s), or other similar which discloses the identity of the
	696 NE 125th Street North Miami, Florida 33161	
	Yoram Izhak Alan Lipton	50% 50%
NA	AME, ADDRESS, AND OFFICE (if applicable)	PERCENTAGE OF STOCK
CORPORAT	YON NAME Kendall Office Center LLC, a Flor	ida limited liability company

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].

if a con		ngency clause or contract terms involve additional par tion, partnership, or trust.	Date of Contract
5.		CLOSURE OF OWNER'S INTEREST: Complete only icant is the owner of record as shown on 2.a., above.	y if an entity other than the
	a.	If the owner is an individual (natural person) list the owners below and the percentage of interest held b	
		INDIVIDUAL'S NAME AND ADDRESS	PERCENTAGE OF INTEREST
	b.	If the owner is a CORPORATION, list the corporar of the principal stockholders and the percentage of the principal officers or stockholders consist of partnership(s) or other similar entities, further d discloses the identity of the individual(s) (naturownership interest in the aforementioned entity.]	stock owned by each. [Note: wher another corporation(s), trustee(s isclosure shall be required which
	COF	RPORATION NAME:	
		NAME, ADDRESS AND OFFICE (if applicable)	PERCENTAGE OF STOCK

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:	
	BENEFICIARY'S NAME AND ADDRESS	PERCENTAGE OF INTEREST
c.	If the owner is a PARTNERSHIP or LIMITED partnership, the name and address of the pringeneral and limited partners, and the percent where the partner(s) consist of another partners similar entities, further disclosure shall be requiindividual(s) (natural persons) having the aforementioned entity]. PARTNERSHIP NAME:	ncipals of the partnership, including tage of interest held by each. [Note: hip(s), corporation(s) trust(s) or other red which discloses the identity of the
	NAME AND ADDRESS OF PARTNERS	PERCENTAGE OF OWNERSHIP
d.	If the owner is party to a CONTRACT FOR PU application or not, and whether a Corporation, of the contract purchasers below, including beneficiaries, or partners. [Note: where the beneficiaries, or partners consist of another consimilar entities, further disclosure shall be requiindividual(s) (natural persons) having the aforementioned entity].	Trustee, or Partnership, list the names the principal officers, stockholders ne principal officers, stockholders poration, trust, partnership, or other ared which discloses the identity of the
	NAME, ADDRESS AND OFFICE (if applicable)	PERCENTAGE OF INTEREST
	Γ	Pate of Contract
•	ngency clause or contract terms involve additional tion, partnership, or trust	-

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

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

Kendall Office Center LLC

By:

Name: Title:

Sworn to and subscribed before me

this 29

_day of Awary 2018

My Commission



Notary Public, State of Florida at Large (SEAL)

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

DISCLOSURE OF OWNERSHIP EXHIBIT "1"

R&J INVESTMENT ASSOCIATES III, LLC - 18.00%

Below are the members and their respective percentage interest in R&J Investment Associates III, LLC. Note Alan Lipton is the sole Manager of the Company.

Janice Lipton is the sole Trustee and sole beneficiary of the Revocable Living Trust of Janice B. Lipton, dated May 23, 2002, as amended.

Name of Member	l Membership
	<u>Interests</u>
Austin P. Moller, as Trustee of	16.6%
the Trust of Austin P. Moller,	
dated July 27, 2015	
Austin Peder Moller, as	16.7%
Trustee of the Kelsey L.	
Moller Irrevocable Trust,	
dated November 1, 2012	
Austin Peder Moller, as	16.7%
Trustee of the Spencer E.	
Moller Irrevocable Trust,	
dated November 1, 2012	
Janice B. Lipton, as Trustee	50%
of the Revocable Living	
Trust of Janice B. Lipton,	
dated May 23, 2002, as	
amended	

C.S. Aviation Holdings 2, LLC is 100% owned by CS Aviation Consultants, Inc.- 6.00%

C.S. Aviation Consultants, Inc.

10.00% Michal Marks 10.00% Hagit Yahalomi

Carmel Shashua Living Trust

21.00% Trustees: Michael Shertzer, Micheal Rosenberg, and Grg Hartenhoff Carmel Shashua Children's Trust 59.00% Trustees: Michael Shertzer, Michael Rosenberg, and Grg Hartenhoff

100.00% Total

Note: CS Aviation Consultant, Inc. is 100% owner of CS Aviation Holdings, 2; 3; 4, LLC

BOYCE CHATEAU, LLC-2.00% See below for further breakdown

RAY ELLEN YARKIN REVOCABLE TRUST 12/20/01-Trustees: RAY ELLEN YARKIN AND ALLAN D. YARKIN.-5.20%

BARRY J. HAHN INTERVIVOS TRUST 6/14/93-TRUSTEE BARRY HAHN, trustee-4.00% AVIVA J. HAHN INTERVIVOS TRUST 6/14/93-TRUSTEE BARRY HAHN, trustee-4.00%

LEBA INVESTMENT, LP-see attached-8.00%

General Partner:

LEBA MANAGEMENT CORPORATION 1%
The Plaza at Summerlin
1645 Village Center Circle, Suite 170
Las Vegas, Nevada 89134

Limited Partners:

ELLIOT HAHN 49.5% 17201 N. E. 13th Avenue

N. Miami Beach, Fla. 33162

LILLIAN HAHN 49.5% 17201 N. E. 13th Avenue N. Miami Beach, Fla. 33162

GENNA RACHEL YARKIN TRUST-JAY PRYSTOWSKY, trustee-1.40%

SOPHIE YARKIN TRUST-JAY PRYSTWOSKY, trustee-1.40%

ERIC MALLER-4.00%

ROBERT A. BRANDT REVOCABLE TRUST 4/20/16, Robert Brandt, trustee.-1.00%

CARLOS SEGRERA AND ODETTE ARGUELLO TRUST 9/26/12-CARLOS SEGRERA AND ODETTE ARGUELLO, TRUSTEES-1.50%

YORAM IZHAK AND YLEANA IZHAK, T/E-43.50%

EXHIBIT "D"

AERIAL PHOTOGRAPH



EXHIBIT "E"

SECTION SHEET

See attached section sheet for Section 32, Township 54 South, Range 39 East.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 1/29/2018

Property Information			
Folio:	30-4932-034-4090		
Property Address:	8785 SW 165 AVE Miami, FL 33193-5826		
Owner	KENDALL OFFICE CENTER LLC		
Mailing Address	696 NE 125 ST NORTH MIAMI, FL 33161 USA		
PA Primary Zone 9500 OFFICE PARK DISTRIC			
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING		
Beds / Baths / Half	0/0/0		
Floors	3		
Living Units	0		
Actual Area	72,854 Sq.Ft		
Living Area	72,854 Sq.Ft		
Adjusted Area	69,318 Sq.Ft		
Lot Size	363,073 Sq.Ft		
Year Built	2008		

Assessment Information				
Year	2017	2016	2015	
Land Value	\$7,261,460	\$7,261,460	\$6,535,314	
Building Value	\$3,338,540	\$2,363,540	\$1,954,686	
XF Value	\$0	\$0	\$0	
Market Value	\$10,600,000	\$9,625,000	\$8,490,000	
Assessed Value	\$10,600,000	\$9,625,000	\$8,490,000	

Benefits Information				
Benefit	Туре	2017	2016	2015
Note: Not all Board, City, F	benefits are applical	ble to all Taxable Va	alues (i.e. Cour	ty, School

Short Legal Description	
KENDALLAND	
PB 161-06 T-20902	
TRACT D	
LOT SIZE 8.335AC M/L	
FAU 30-4932-001-0250-0251-0255	



Taxable Value Information				
	2017	2016	2015	
County				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$10,600,000	\$9,625,000	\$8,490,000	
School Board				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$10,600,000	\$9,625,000	\$8,490,000	
City	•			
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$0	\$0	\$0	
Regional	•	'		
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$10,600,000	\$9,625,000	\$8,490,000	

Sales Info	rmation		Sales Information						
Previous Sale	Price	OR Book- Page	Qualification Description						
07/16/2015	\$12,500,000	29703- 2803	Qual by exam of deed						
03/31/2015	\$10,725,000	29565- 0691	Financial inst or "In Lieu of Forclosure" stated						
09/01/2005	\$0	23823- 4104	Sales which are disqualified as a result of examination of the deed						

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 1/29/2018

Property Information	
Folio:	30-4932-034-4360
Property Address:	
Owner	LUCKY START AT KENDALLAND LLC
Mailing Address	8785 SW 165 AVE 301 MIAMI, FL 33193
PA Primary Zone	0102 MODIFIED SINGLE FAM RES
Primary Land Use	9751 PVT PARK -REC AREA - ROADWAY : COMMON AREA
Beds / Baths / Half	0/0/0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0

Assessment Information			
Year	2017	2016	2015
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

Benefits In	formation			
Benefit	Туре	2017	2016	2015
Note: Not all	benefits are applical	ble to all Taxable Va	alues (i.e. Coun	ty, School

Short Legal Description	
KENDALLAND	
PB 161-06 T-20902	
TRACT EE	
LOT SIZE 0.004 AC M/L	
FAU 30-4932-001-0250-0251-0255	



Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

Sales Information					
Previous Sale	Price	OR Book-Page	Qualification Description		

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

DATE:01/29/2018 CK#:40293 TOTAL:\$25,304.50** BANK:Kendall Office Center LLC(kenof-op) PAYEE:Miami Dade County(miadadco) roperty Address - Code Invoice - Date Description

Amount

endall Office Center LLC - kenof

012918 - 01/29/2018

Filing Fees at Kendall Office Center

25,304.50

25,304.50

Kendall Office Center LLC

696 NW 125 Street North Miami, Fla 33161 Valley National Bank 55-138/212 Branch 288

40293

Date

Amount \$25,304.50**

a

01/29/2018

HE **** TWENTY FIVE THOUSAND THREE HUNDRED FOUR AND 50/100 DOLLARS ER OF

Miami Dade County Dept. of Regulatory & Economic Resources 111 NW 1st Street Miami, FL 33128

#0040293# #021201383# 41886828#

Authorized Signature

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APPENDIX B

Proffered Declaration of Restrictions

Applicant did not proffer a Declaration of Restrictions

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APPENDIX C

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

May 23, 2018

VIA ELECTRONIC MAIL

Mr. Juan J. Mayol, Jr. Holland & Knight LLP 701 Brickell Avenue, Suite 3300 Miami, Florida 33131 juan.mayol@hklaw.com 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

RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS

KENDALL OFFICE CENTER, LLC C/O JUAN MAYOL - APP 2 CDMP JANUARY 2018 CYCLE

LOCATED AT 8785 SW 165 AVENUE

PH3018041100142 - FOLIO Nos.: 3049320344090, 3049320344360

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 108 single-family attached units, which generate 42 students: 17 elementary, 11 middle and 14 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-344

Enclosure

c: 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

Miami-Dade County Public Schools

Concurrency Management System **Preliminary Concurrency Analysis**

MDCPS Application Number:

PH3018041100142

Local Government (LG): Miami-Dade

Date Application Received:

4/11/2018 6:25:38 PM

LG Application Number: App 2 CDMP January 2018 Cycle

Type of Application:

Public Hearing

Sub Type:

Land Use

Applicant's Name:

Kendall Office Center, LLC c/o Juan Mayol

Holland & Knight, 701 Brickell Avenue, Suite 3000, Miami Fl304orida 33137-

Address/Location:

Master Folio Number: Additional Folio Number(s):

3049320344090 3049320344360,

PROPOSED # OF UNITS

108

SINGLE-FAMILY DETACHED

UNITS:

0

SINGLE-FAMILY ATTACHED UNITS: 108 **MULTIFAMILY UNITS:**

		CONCURRENCY SERVICE AREA SCHOOLS							
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type			
1691	CHRISTINA M EVE ELEMENTARY	-12	17	0	NO	Current CSA			
1691	CHRISTINA M EVE ELEMENTARY	736	17	17	YES	Current CSA Five Year Plan			
6921	LAMAR LOUISE CURRY MIDDLE	-183	11	0	NO	Current CSA			
6921	LAMAR LOUISE CURRY MIDDLE	0	11	0	NO	Current CSA Five Year Plan			
7121	JOHN A FERGUSON SENIOR	-621	14	0	NO	Current CSA			
7121	JOHN A FERGUSON SENIOR	0	14	0	NO	Current CSA Five Year Plan			
		ADJACENT SEI	RVICE AREA SCI	HOOLS					
6221	HAMMOCKS MIDDLE	383	11	11	YES	Adjacent CSA			
7531	MIAMI SUNSET SENIOR	817	14	14	YES	Adjacent CSA			

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 D

Traffic Impact Study

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CDMP AMENDMENT TRAFFIC IMPACT STUDY

For

Kendall Office Center Miami-Dade County, Florida

Prepared For:

IMC Equity Group 696 NE 125th St. North Miami, FL 33161

Prepared By:

Langan Engineering & Environmental Services, Inc. 15150 NW 79 Court

Miami Lakes, FL 33016

FL Certificate of Authorization No: 6601

CENS No. 62400

John P. Kim, P.E./PTOE P.E. License No. 62400

Eric Schwarz, P.E., LEED AP Principal/Vice President

09 Februrary 2018

LANGAN

330038601

15150 N.W. 79th Court, Suite 200

Miami Lakes, FL 33016

T: 786.264.7200

F: 786.264.7201

www.langan.com

New Jersey • New York • Virginia • California • Pennsylvania • Connecticut • Florida • Abu Dhabi • Athens • Doha • Dubai • Istanbul

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Appendix B - Site Data and Property Info

Appendix C - Traffic, TAZ, Transit Data & MDC, FDOT Tables

Appendix D - Trip Generation Tables and ITE Excerpts

EXECUTIVE SUMMARY

Langan was retained by IMC Equity Group to prepare a traffic-impact analysis for a proposed change to the Miami-Dade County Comprehensive Development Master Plan for the Kendall Office Center development. The property owner is requesting a change in the CDMP land-use designation for the property from Office and Residential to Business and Office to allow retail development. The site is at the northeast corner of SW 88th Street and SW 165th Avenue in unincorporated Miami-Dade County. This traffic analysis shows that the proposed change to the CDMP land-use designation will not impact significantly or cause the roadways adjacent to the property to exceed their adopted Levels of Service. The proposed development will be built by 2022. The property is zoned as Office Park District (OPD) and received site plan approval for three office buildings for a total of 155,000 square feet. The two office buildings that were built are a total of 69,318 square feet.

Langan prepared trip-generation estimates for the site under the current and proposed land-use designations by using equations from the Institute of Transportation Engineers *Trip Generation Manual*, 9th Edition. The maximum development of 454,059 square feet of general office can be built under the current land-use designation and is expected to generate the following trips: 4,146 daily, 642 morning peak-hour, and 587 afternoon peak hour. The proposed land-use designation will allow retail development. The maximum development of retail is expected to generate 18,158 daily, 436 and 1,090 morning and afternoon peak-hour trips.

We prepared a 2020 short-term traffic analysis using data from the the county's traffic concurrency management system. We found that changing the land-use designation to Business and Office will not cause the nearest traffic stations on SW 88th Street to exceed their adopted LOS. We prepared long-term afternoon peak-hour roadway capacity for the build-out year (2022) and found that the roadways in the vicinity of the project will operate within their adopted LOS. We analyzed SW 88th Street between SW 147th and SW 167th avenues because it is significantly impacted by the development. We also analyzed SW 157th Avenue between SW 72nd and SW 96th streets because they are in the vicinity of the development. We found that the proposed land-use change will not cause these roads to exceed their adopted afternoon peak-hour capacities.

INTRODUCTION

Langan was retained by IMC Equity Group to prepare a traffic-impact analysis for a proposed change to the Miami-Dade County Comprehensive Development Master Plan for Kendall Office Center (development). The property owner will submit an application to request a change in the CDMP land-use designation for the development property from Office and Residential (OR) to Business and Office (BO) to allow retail development. The site is at the northeast corner of State Road 94 (SW 88th Street) and SW 165th Avenue in unincorporated Miami-Dade County. This traffic analysis shows that the proposed change to the CDMP land-use designation will not cause the adjacent roadways to exceed their adopted LOS.

Project Description

The proposed land-use designation change will allow retail development on the property. The folio number of the subject property is 30-4932-034-4090. **Appendix A** contains the report figures, and **Figure 1** shows the site location. **Appendix B** contains the site plan and property appraiser information. The adopted capacity for roadways impacted by this proposed development is LOS D for county roadways and LOS E for state urban minor arterial roadways because the site is between the Urban Infill Area and Urban Development Boundary. SW 88th Street is a state urban arterial roadway.

Study Area

We conducted capacity analyses on the following roadways:

- SW 88th Street between SW 147th and SW 167th avenues
- SW 157th Avenue between SW 72th and SW 96th streets

An inventory of the physical road conditions is presented in the section "Roadway Characteristics."

EXISTING CONDITIONS

We used afternoon peak-hour data from the Miami-Dade County traffic-concurrency database to analyze roadways in the vicinity of the project. We conducted two-way afternoon peak-hour analysis of the roadways in the vicinity of the subject parcel and found that they operate at LOS C. Capacity analysis provides an indication of the adequacy of intersection and roadway facilities to serve traffic demand. The evaluation criteria used to analyze the study the intersections is based on the 2010 Highway Capacity Manual published by the Transportation Research Board. We used FDOT generalized service volumes from the 2012 FDOT Quality/Level of Service Handbook and the Miami-Dade Traffic Concurrency Database to determine LOS values. **Appendix C** contains the data used in the analysis.

Table 1 - Existing Afternoon Peak-Hour Capacity Analysis Summary

Roadway	From	То	Number of Lanes	LOS Capacity	Existing Volume	Existing LOS	Meets Capacity
SW 88 Street	SW 147 Avenue	SW 157 Avenue	6 LD	6,468	3,061	C	YES
SW 88 Street	SW 157 Avenue	SW 162 Avenue	6 LD	4,296	2,402	С	YES
SW 88 Street	SW 162 Avenue	SW 167 Avenue	4 LD	3,580	1,321	С	YES
SW 157 Avenue	SW 88 Street	SW 72 Street	4 LD	4,068	2,001	С	YES
SW 157 Avenue	SW 88 Street	SW 96 Street	4 LD	3,480	2,013	С	YES

^{*} Data Source: Adpoted LOS and Capacity from FDOT 2012 Quality / LOS Handbook and Miami-Dade County Traffic Concurrency Database

Roadway Characteristics

Langan performed field visits to determine the conditions of the study roadways.

- SW 88th Street is a six-lane, divided, east-west arterial state-maintained roadway that transitions to a four-lane divided roadway west of SW 162nd Avenue. SW 88th Street has a posted speed limit of 45 MPH and is designated as state road 94.
- SW 157th Avenue is a four-lane, divided, north–south collector and county-maintained roadway with a posted speed of 35 MPH.

Transit Service

The closest transit routes to the site are Routes 88, 104, 204, 272 and 288. Routes 88 and 104 provide east-west service with stops along SW 88th Street. Routes 204 272, and 288 are express routes along SW 72nd Street, SW 88th Street and SW 104th Street with headways of less than 20 minutes. The closest stops to the east-west transit corridor are less than a quarter mile from the site. **Figure 2** shows the transit routes, and Appendix C contains copies of the transit route maps.

FUTURE CONDITIONS

This section of the report covers background traffic growth, site-generated trips, trip distribution, and future traffic volumes. We developed future traffic volumes by applying a compounded growth rate to the existing volumes. Site-generated trips were added to the 2020 (short-term) and 2022 (long-term) traffic volumes to develop total future traffic volumes with the project's impacts. The development should be constructed by the end of 2022.

Planned Roadway Improvements

We reviewed the Miami-Dade County Transportation Improvement Program (2017 to 2022) and 2040 Long Range Transportation Plan and found there are no proposed roadway improvements within the study area.

Site-Generated Trips

The county requires a comparison between the maximum trip-generation potential of the current and proposed land-use designations to determine the traffic impacts of the proposed land-use change. The change from the current land-use designation (OR) to the proposed land-use designation (BO) will increase the afternoon peak hour number of vehicle trips. We prepared afternoon peak-hour vehicle trip estimates for the site using the trip-generation equations from the 9th Edition of Institute of Transportation Engineers *Trip Generation Manual*. We calculated net new trips by subtracting the trips generated by the existing development to the proposed land use designation. **Table 2** summarizes the trip-generation estimates for the site for the current and proposed land-use designations, and **Appendix D** contains the trip generation analysis. We applied a floor-to-area ratio of 1.25 (maximum allowable) to the site acreage (8.339) to calculate a maximum allowable development of 454,059 square feet for the current and proposed land-use designations. We prepared short-term and long-term analysis using the trips generated by the proposed designation.

Table 2 - Trip Generation Analysis

Use	Size	Weekday Afternoon		
Ose	Size	ln	Out	Total
Current Land Use Designation	454.059 SF	100	487	587
Office and Residental	454,059 3F	100	407	367
Proposed Land Use Designation	4E4 0E0 SE	F13	F70	1 000
Business and Office	454,059 SF	512	578	1,090
New Trips (Pro	oposed less Current)	412	91	503
Credit for Existing Development (63,000 sq. ft. office)			129	156
Net New Trips (Proposed Designation less Ex	isting Development	485	449	934

Trip Distribution

We determined the directional distribution of site-generated trips based on the cardinal distribution data for TAZ 875 from the Miami-Dade County 2040 Transportation Model included in Appendix B, and the development's access to the surrounding roadway network. We interpolated the 2010 and 2040 values of the cardinal distribution to estimate 2022 percentages. **Table 3** shows the development's traffic distributions based on the cardinal distribution. **Figure 3** shows afternoon peak-hour project-traffic distributions for each of the study roadways.

Table 3 - Cardinal Distribution

Year	NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW
2010	19.40%	31.30%	22.90%	18.60%	4.60%	0.00%	0.30%	3.00%
2040	14.40%	28.20%	24.00%	23.00%	7.50%	0.10%	0.00%	3.00%
2022	17.40%	30.06%	23.34%	20.36%	5.76%	0.04%	0.18%	3.00%

Short-Term Traffic Analysis

We prepared a traffic concurrency analysis (short-term) and found that the proposed land-use designation will not cause the LOS of the nearest county stations to exceed their adopted LOS capacities. The county requires a traffic concurrency analysis of the roadways adjacent to the site and roadways where traffic generated by the proposed land-use amendment application will have a significant impact. A roadway is significantly impacted where the trips assigned to a roadway are five percent or more of the roadways adopted LOS capacity.

We used a 0.50 percent annual growth-rate factor to develop future background volumes based on FDOT historical traffic volumes. The growth-rate factor was applied to the existing traffic volumes to develop 2020 and 2022 future-traffic volumes. We added development order trips from the county's traffic-concurrency database to account for approved but unbuilt developments. Appendix C contains the data used to calculate the growth rate. **Figure 4** shows the traffic concurrency stations impacted by the development. **Table 4** summarizes the results of the short-term afternoon peak-hour capacity analysis.

Table 4 - Short Term 2020 (Concurrency) Afternoon Peak Hour Roadway Capacity Analysis Summary

		Facility Type	Adopted LOS		PHP Volume V		Development Order Trips	2020 Volume + D.O.'s	Project	Proposed Development		Total		1.22 141	
Count Station	Location									Project	Project Trips	Volume With Project	Trips Remaining	LOS with Project	Meets Concurrency
FDOT - 2529	SW 88 ST 200' W/O SW 157 Ave to SW 162 Ave	6 LD	E+20%	4,296	2,402	2,450	464	2,914	С	91%	850	3,764	532	E	YES
I FDOT - 2559	SW 88 ST W/O of SW 167, SW 162 Ave to SW 172 Ave	4 LD	Е	3,580	1,321	1,348	0	1,348	С	9%	84	1,432	2,148	С	YES

^{*} Data Source: Adpoted LOS and Capacity from Miami-Dade County Traffic Concurrency Database

Long-Term Analysis

We prepared long-term afternoon peak-hour roadway-capacity analysis for the build-out year (2022) and found that the roadways in the vicinity of the project will operate at LOS D or better. None of the roadways that will be impacted by the development will be significantly impacted, so we analyzed the two roadways that are expected to be most-impacted by the proposed land use designation change. A roadway is significantly impacted where the trips assigned to a roadway are five percent or more of the roadways' adopted LOS capacity. **Tables 5** summarizes the results of the significance analysis for the proposed designation and shows that none of the roadways will be significantly impacted. **Table 6** summarizes the results on the long-term 2022 afternoon peak-hour capacity analysis and shows that none of the roadways will exceed their adopted LOS.

Table 5 - Roadway Significance Analysis Summary

Table 5 - Koadway Significance Analysis Summary													
Roadway	From	То	Number of Lanes	MDC / FDOT LOS Capacity*	Project Distribution	Project Traffic	Percent Impact	≥ 5% YES/NO					
SW 88 Street	SW 137 Avenue	SW 147 Avenue	6 LD	6,468	31%	290	4.48%	NO					
SW 88 Street	SW 147 Avenue	SW 157 Avenue	6 LD	6,468	49 %	458	7.08%	YES					
SW 88 Street	SW 157 Avenue	SW 162 Avenue	6 LD	4,296	81%	757	17.61%	YES					
SW 88 Street	SW 162 Avenue	SW 165 Avenue	4 LD	3,580	91%	850	23.74%	YES					
SW 88 Street	SW 165 Avenue	SW 167 Avenue	4 LD	3,580	9%	84	2.35%	NO					
SW 147 Avenue	SW 88 Street	SW 72 Street	4 LD	2,840	8%	75	2.63%	NO					
SW 147 Avenue	SW 88 Street	SW 96 Street	4 LD	1,960	10%	93	4.77%	NO					
SW 157 Avenue	SW 88 Street	SW 72 Street	4 LD	4,068	15%	140	3.44%	NO					
SW 157 Avenue	SW 88 Street	SW 96 Street	4 LD	3,480	17%	159	4.56%	NO					
SW 162 Avenue	SW 72 Street	SW 88 Street	4 L	2,920	5%	47	1.60%	NO					
SW 162 Avenue	SW 88 Street	SW 96 Street	4 LD	2,920	5%	47	1.60%	NO					

^{*} Data Sources: Adpoted LOS and Capacity from FDOT 2012 Quality / LOS Handbook and Miami-Dade County Traffic Concurrency Database

Table 6 - Long Term 2022 Afternoon Peak Hour Roadway Capacity Analysis Summary

						.g				my supu	city Allalysis	,				
Roadway	From	То	Facility Type	Adopted LOS	LOS Capacity	PHP Volume	2022 Volume	D.O. Trips	2022 Volume + D.O.'s	LOS without Project	Proposed Designation			Total		
											Project Assigment	Project Trips	Project Significance	Volume With Project	LOS with Project	Operates within Adopted LOS
SW 88 Street	SW 147 Avenue	SW 157 Avenue	6 LD	E+20%	6,468	3,061	3,154	57	3,211	С	49%	458	7.08%	3,669	С	YES
SW 88 Street	SW 157 Avenue	SW 162 Avenue	6 LD	E+20%	4,296	2,402	2,475	464	2,939	С	81%	757	17.61%	3,696	С	YES
SW 88 Street	SW 162 Avenue	Project's Driveway	4LD	Е	3,580	1,321	1,361	0	1,361	С	91%	850	23.74%	2,211	С	YES
SW 88 Street	Project's Driveway	SW 167 Avenue	4 LD	E	3,580	1,321	1,361	0	1,361	С	9%	84	2.35%	1,445	С	YES
SW 157 Avenue	SW 88 Street	SW 72 Street	4 LD	E+20%	4,068	2,001	2,062	214	2,276	С	15%	140	3.44%	2,416	С	YES
SW 157 Avenue	SW 88 Street	SW 96 Street	4 LD	D	3,480	2,013	2,074	18	2,092	С	17%	159	4.56%	2,251	С	YES

^{*} Data Sources: Adpoted LOS and Capacity from FDOT 2012 Quality / LOS Handbook and Miami-Dade County Traffic Concurrency Databas

CONCLUSIONS

We analyzed the traffic impacts for the proposed future land-use amendment for the subject property located on the northeast corner of SW 88th Street and SW 165th Avenue. The proposed amendment will change the future land-use designation from "Office and Residential" to "Business and Office". We determined that the proposed change in designation will not cause the roads in the vicinity of the project to exceed their adopted afternoon peak-hour capacities.

We performed an afternoon peak hour analysis for the proposed development and determined it will meet traffic concurrency for 2020. The peak-hour traffic impacts of the proposed development will only impact significantly SW 88th Street. We prepared a 2022 afternoon peak-hour analysis for the major roadways that are expected to be most impacted by the proposed development and found that they are expected to operate within their adopted LOS.

We conclude, based on the analysis described above, that the road network can accommodate traffic from the proposed land-use change.

APPENDIX E

Fiscal Impact Analysis

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. 2 of the January 2018 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

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.

Residential Collection and Disposal Service

Should the requested amendment be adopted, the current collection fee would cover all associated costs for residential units constructed at the site, while the development of multifamily or commercial establishments would 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.

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 DSWM charges a contract disposal rate of \$61.01 per ton to DSWM 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 DSWM 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 \$1.4122 per 1,000 gallons for water and \$2.0630 per 1,000 gallons for sewer.

The applicant requests to redesignate a ±8.339 net acre parcel from "Office/Residential to "Business and Office" that would allow the application site to be developed at a maximum of 108 townhomes or with 145,298 square feet of retail use. If the site is developed at maximum retail use development, the water connection charge is estimated at \$20,196; the water service line and meter connection fees would cost \$1,300; the sewer connection charges are estimated at \$81,367; and the annual operating and maintenance costs would total \$18,430. If the site is developed at maximum residential development, the water connection charge is estimated at \$27,022; the water service line and meter connection fees would cost \$1,300; the sewer connection charges are estimated at \$108,864; and the annual operating and maintenance costs would total \$24,659. In addition, the estimated cost of installing the required 70 linear feet of 12-inch water main to connect the proposed development to the County's regional water system is estimated at \$25,480. Furthermore, the estimated cost of installing the required 60 linear feet of 8-inch gravity sewer main is estimated at \$17,820. The total potential cost for connecting the proposed development to the regional water and sewer system including an engineering fee of 13% plus all other WASD add-ons incorporated into the fee is estimated at \$43,300.

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 24 additional students. The average cost for K-12 grade students amounts to \$9,337 per student. Of the 42 students, 17 will attend elementary schools, 11 will attend middle schools students and 14 will attend senior high schools. The total annual operating cost for additional students residing in this development, if approved, would total \$392,154. In the event that there is not sufficient capacity at the time of final subdivision, site plan or functional equivalent, the ILA and the Educational Element of the CDMP describe a proportionate share mitigation process.

Fire Rescue

The current CDMP designation of "Office/Residential" will allow a potential development which will generate 39 annual alarms. The proposed CDMP designation of "Business and Office" will allow a proposed potential development which is anticipated to generate 43 annual alarms. The 43 annual alarms will result in a moderate impact to existing fire rescue service. Presently, fire and rescue service in the vicinity of the subject application is adequate. Based on the current call volume for Station No. 56 and existing stations within proximity of the subject application, all stations combined can mitigate the additional number of alarms. Additional stations include Station No. 36 (Hammocks) located at 10001 Hammocks Boulevard and Station No. 57 (West Kendall) located at 8501 SW 127 Avenue.

APPENDIX F

Photos of Site and Surroundings



LuckyStart Executive Plaza
Existing office development on the application Site



Residential community adjacent to the north of the application site



Commercial development across from the application site



Forrest Lakes Plaza
Commercial development at SW 88 Street and SW 167 Avenue