

Application No. 1 Commission District 1 Community Council 2

APPLICATION SUMMARY

Applicant/Representative:	Ives Pointe, LLC/ Graham Penn, Esq. Bercow, Radell, Fernandez & Larkin, PLLC
Location:	Southwest corner of NE 12 th Avenue and NE 215 th Street
Total Acreage:	± 3.68 Gross Acres/ ± 2.65 Net Acres
Current Land Use Plan Map Designation:	"Low Density Residential" (2.5 – 6 dwelling units per acre)
Requested Land Use Plan Map Designation:	"Low-Medium Density Residential with One Density Increase (DI-1; 13 to 25 dwelling units per gross acre)"
Amendment Type:	Small-Scale
Existing Zoning District/Site Condition:	RU-TH (Townhouse District, 8.5 units per net acre)/ Vacant

RECOMMENDATIONS

Staff:	ADOPT AS A SMALL-SCALE AMENDMENT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS (October 2018)
Northeast Community Council (2):	TO BE DETERMINED (October 10, 2018)
Planning Advisory Board (PAB) Acting as the Local Planning Agency:	TO BE DETERMINED (October 15, 2018)
Final Action of Board of County Commissioners:	TO BE DETERMINED (November 28, 2018)

Staff recommends to **ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS** the proposed small-scale amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2020 and 2030 Land Use Plan (LUP) map to re-designate the ±3.68 gross-acre application site from “Low Density Residential (2.5 to 6 dwelling units per acre)” to the “Low-Medium Density Residential with One Density Increase (DI-1; 13 to 25 dwelling units per gross acre)” land use category for the following reasons:

Principal Reasons for Recommendation:

1. The application proposes infill residential development at a higher density than currently allowed on the subject site consistent with Objective LU-1, Policies LU-1C and LU-10A of the CDMP Land Use Element. These provisions of the CDMP require the County to give priority to infill development on vacant sites, and the redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development, where urban services and facilities have the capacity to accommodate additional demand. The application site is currently vacant and located in an area characterized by single-family detached residences to the north, east, and south, and commercial uses to the west and northwest. As discussed in Principal Reason No. 2(ii) below, existing public facilities have adequate capacities to accommodate the impacts that would be generated by development on the subject property if the application is approved.

Under the current land use designation of “Low Density Residential” (2-5 to 6 dwelling units per acre), the site could be developed with a maximum of 22 multifamily units. Under the requested CDMP land use designation of “Low-Medium Density Residential” (6 to 13 dwelling units per gross acre) with One Density Increase (DI-1; 13 to 25 units per gross acre) the site could be developed with a maximum of 92 multifamily residential units. The CDMP Land Use Element provides that a property with the DI-1 overlay designation may be developed at one density category higher than the underlying Land Use Plan map designation. For the application site, a DI-1 increase would result in a density ranging from 13 to 25 dwelling units per gross acre. This density is attainable only when sound urban design principles are incorporated into the design of the proposed development; otherwise the maximum density of the underlying land use designation would apply. The applicant has proffered a Declaration of Restrictions (covenant) committing to the incorporation of sound urban design principles of the County’s Urban Design Manual into the design of any development seeking to access the one density increase, to ensure a well-designated development that is compatible with the surrounding properties. These urban design principles would ensure compatibility with the existing neighborhood and the creation of a pedestrian friendly environment on the site and adjacent streets. The covenant also limits the maximum number of units to 115, if the workforce housing density bonus request is approved at the time of the zoning review. (See Appendix B: Proffered Declaration of Restrictions on Appendices page 25 and staff analysis on page 1-9).

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.

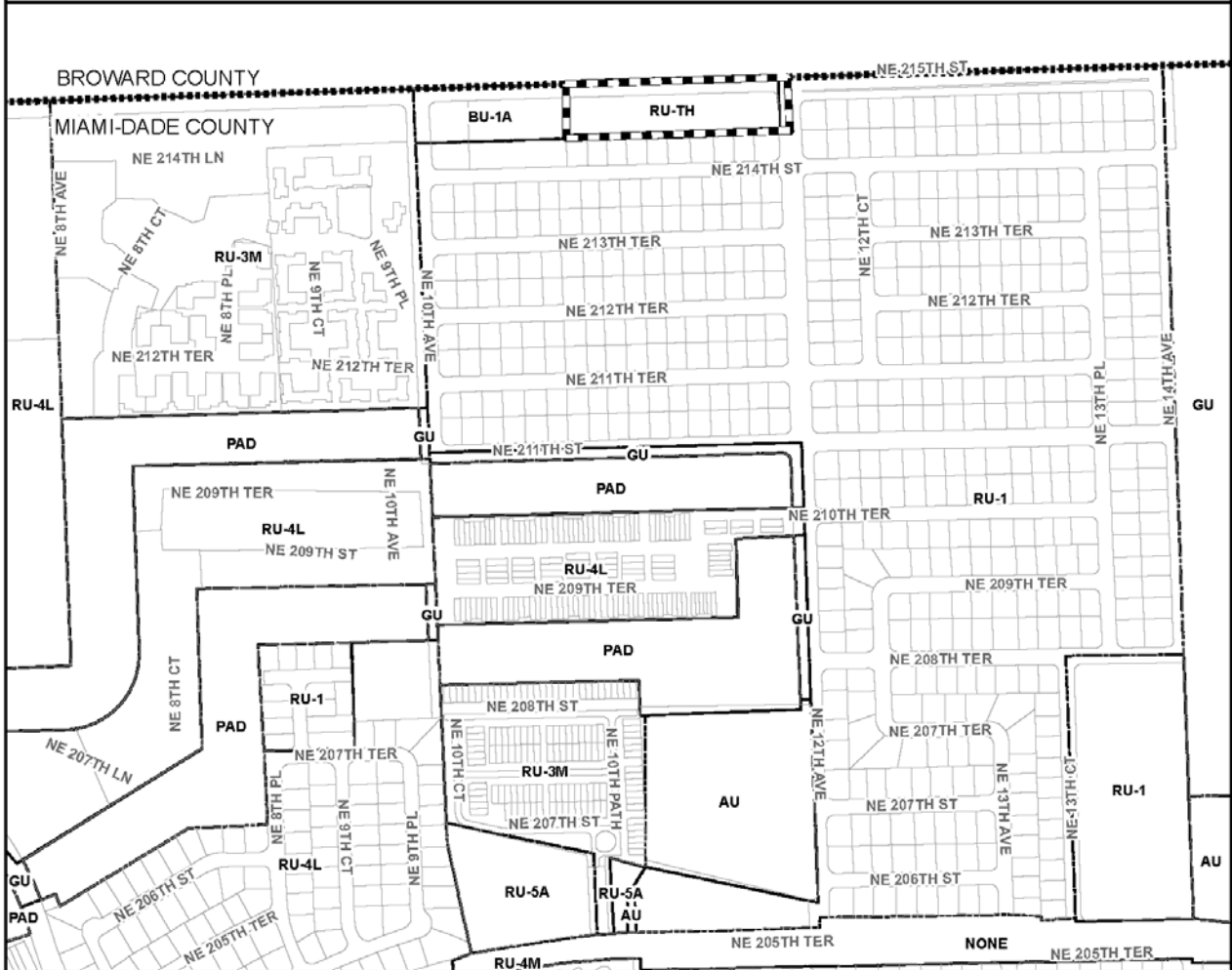
- i. *Need to Accommodate Population or Economic Growth:* The application, if approved, would increase the capacity of residential land supply within the analysis area (Minor Statistical Area 2.2) where the application site is located. An analysis of the residential capacity by type of dwelling units in MSA 2.2 shows the depletion of single-family type units occurring beyond 2030 and for multi-family in 2025. The supply of residential land for both single-family and multi-family units is projected to be depleted by the year 2028. The application, if approved, would increase the residential land capacity by 92 units and thus add approximately one-year supply of multi-family type units (see Supply and Demand Analysis on page 1-10). An increase in the number of residential units, as would result from the proposed application, would provide additional residential capacity in the subject MSA and be of benefit to the area.
- ii. *Public Facilities and Services:* Approval of the application would be generally consistent with the CDMP Capital Improvements Element Objective CIE-3 that requires CDMP land use decisions not cause a violation in adopted level of standards for public 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 proposed development of the site, if the requested “Low-Medium Density Residential with One Density Increase (DI-1)” overlay designation is approved, would be generally compatible with existing Countyline Plaza abutting the property to the west and with the “Low Density Residential” developments to the north and east which are across and buffered by NE 215 Street and NE 12 Avenue. Compatibility with the adjacent “Low Density Residential” designated single-family developments abutting the property to the south would be achieved through the implementation of the One Density Increase (DI-1) provision of the CDMP that requires the utilization of sound urban design principles. These principles require adequate buffers, building height and scale, and transitions between uses. (See Appendix B: Proffered Declaration of Restrictions on Appendices page 25 and staff analysis of covenant on page 1-9).
- iv. *Environmental and Historic Resources:* The subject application, if approved, would not impact any historic or archaeological resources but could impact environmental resources on the site. The subject property contains specimen-sized trees (trunk diameter 18 inches or greater). Section 24-49.2(II) of the Code requires these specimen-sized trees to be preserved, where reasonably possible. (See Environmental Conditions section on page 1-11).
- v. *Transit Ridership and Pedestrianism:* Development of the site under the provisions of the DI-1 overlay designation, if the application is approved with the acceptance of the proffered Declaration of Restrictions (covenant), could support transit ridership and pedestrianism. The proffered covenant commits the property owners to work in good faith with Miami-Dade Transit to accommodate future transit facilities within the Property, and to the utilization of sound urban design principles that foster the creation of a pedestrian friendly environment. It should be noted however that the nearest bus route to the site is Metrobus Route 99, which currently runs along NE 205 Street, in the general area, approximately 0.5 miles away from the Application site. The closest bus stop is 0.57 miles (±3000 feet). (See Transit section on page 1-23).

IVES POINTE, LLC. - APPLICATION NO. 1 AERIAL PHOTO



IVES POINTE, LLC. - APPLICATION NO. 1

ZONING MAP



Source: Department of Regulatory and Economic Resources
July 2018



APPLICATION AREA

MUNICIPAL BOUNDARY

MIAMI-DADE COUNTY ZONING DISTRICTS

AU AGRICULTURAL / RESIDENTIAL 5 ACRES GROSS

BU-1A BUSINESS DISTRICTS, LIMITED

GU INTERIM DISTRICT

NONE NO ZONING DESIGNATED

PAD PLANNED AREA DEVELOPMENT, 20 ACRES MINIMUM

RU-1 SINGLE-FAMILY RESIDENTIAL DISTRICT 7,500 FT² NET

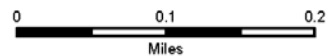
RU-3M MINIMUM APARTMENT HOUSE 12.9 UNITS/NET ACRE

RU-4L LIMITED APARTMENT HOUSE DISTRICT, 23 UNITS / NET ACRE

RU-4M MODIFIED APARTMENT HOUSE DISTRICT, 35.9 UNITS / NET ACRE

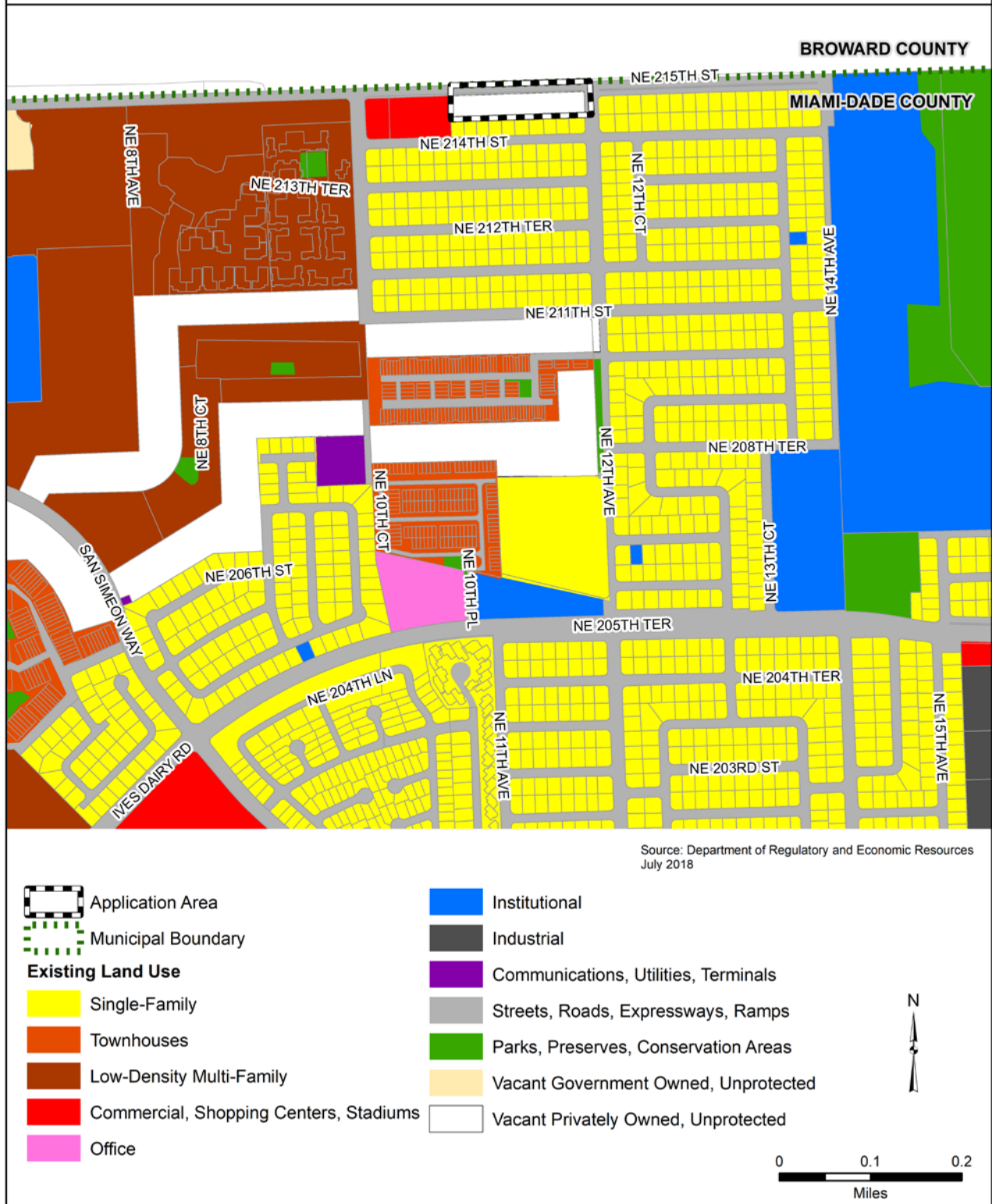
RU-5A SEMI-PROFESSIONAL OFFICE DISTRICT, 10,000 FT2 NET

RU-TH TOWNHOUSE DISTRICT, 8.5 UNITS/NET ACRE



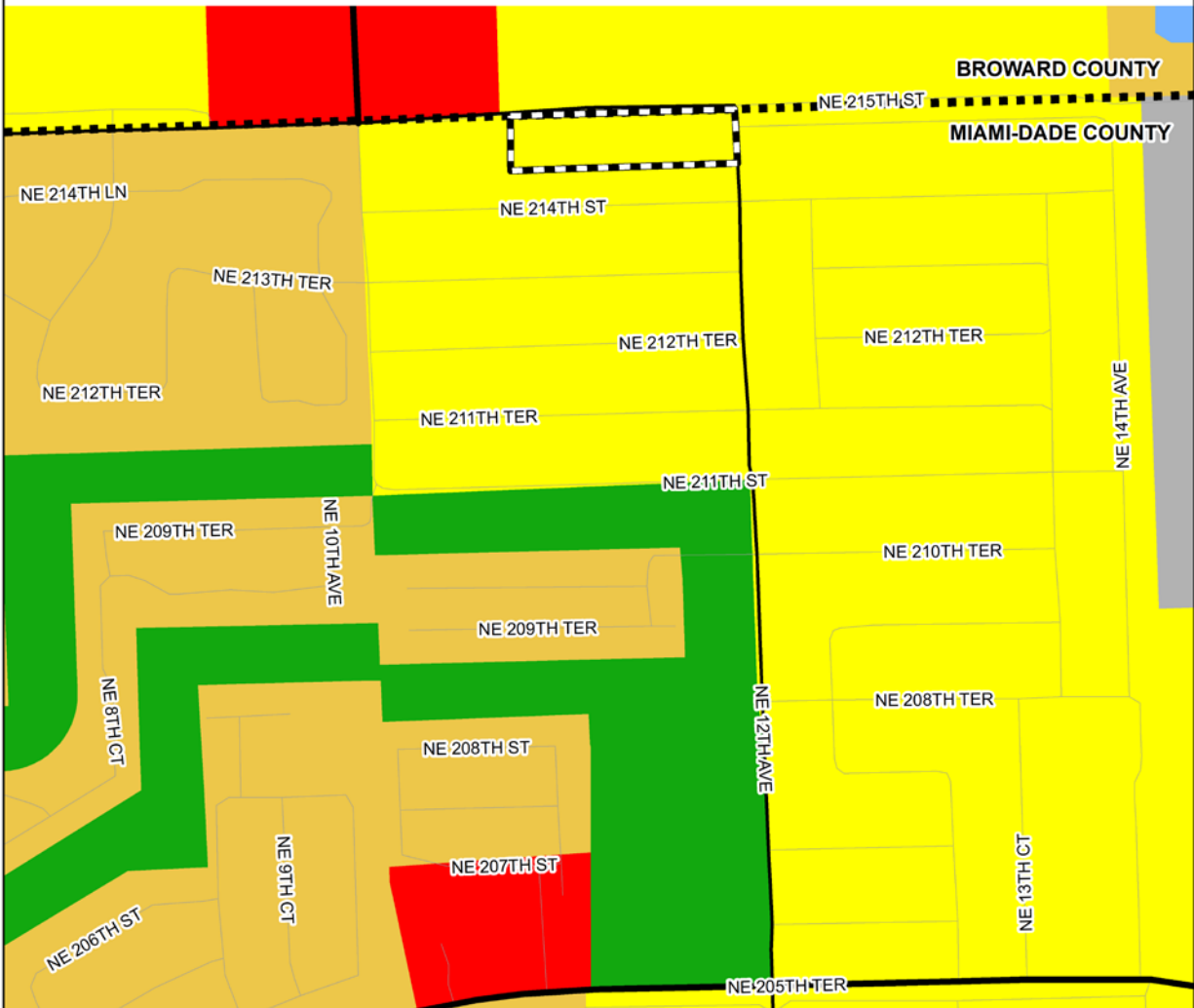
IVES POINTE, LLC. - APPLICATION NO. 1

EXISTING LAND USE



IVES POINTE, LLC. - APPLICATION NO. 1

CDMP LAND USE



Source: Department of Regulatory and Economic Resources
July 2018



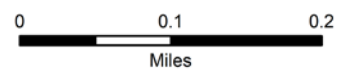
APPLICATION AREA

CDMP LAND USE

- LOW DENSITY (LDR) 2.5-6 DU/AC
- LOW-MEDIUM DENSITY (LMDR) 6-13 DU/AC
- INDUSTRIAL AND OFFICE
- BUSINESS AND OFFICE
- PARKS AND RECREATION
- WATER

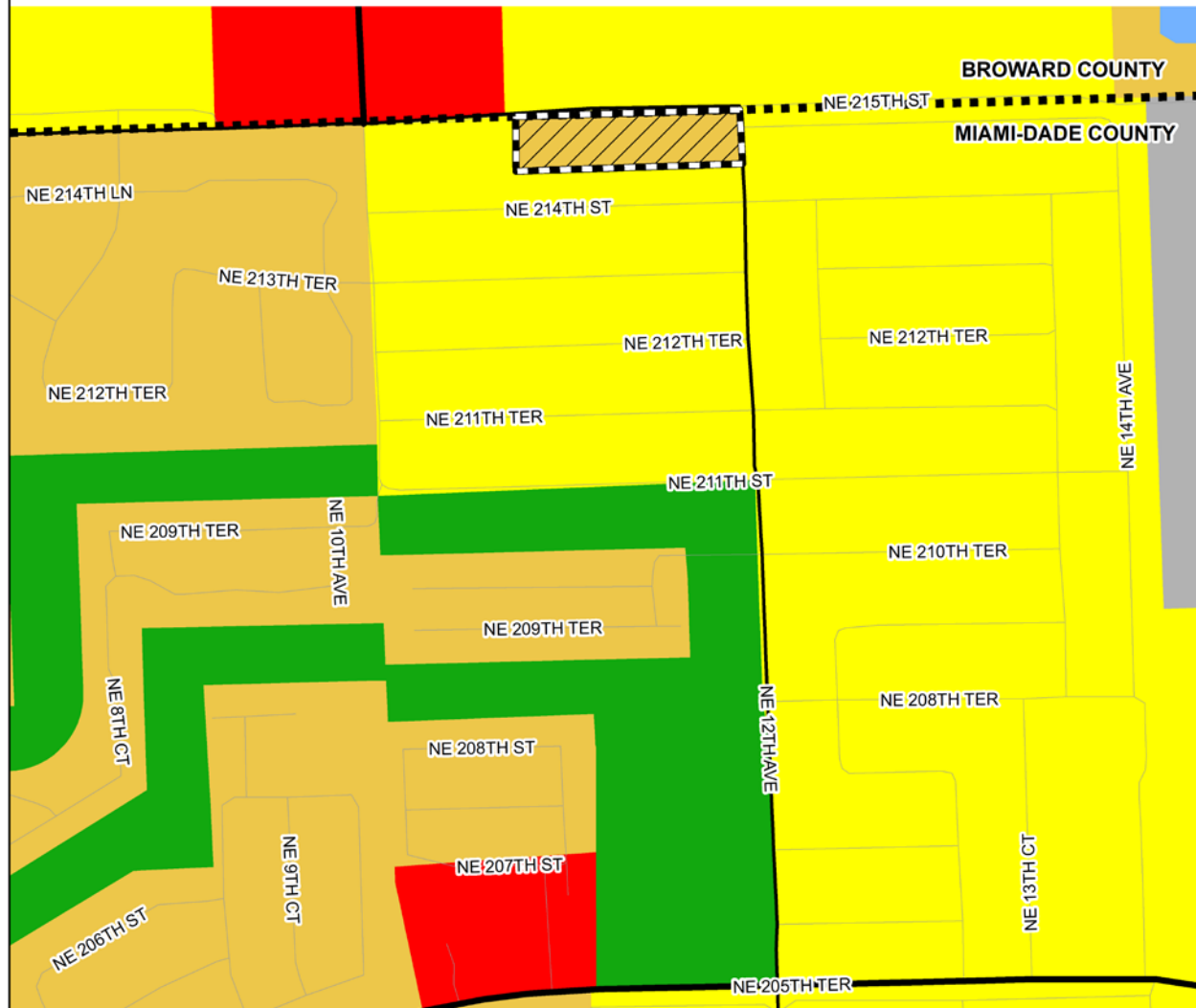
MAJOR ROADWAYS (3 OR MORE LANES)

MINOR ROADWAYS (2 LANES)



IVES POINTE, LLC. - APPLICATION NO. 1

PROPOSED CDMP LAND USE



Source: Department of Regulatory and Economic Resources
July 2018



APPLICATION AREA

CDMP LAND USE

- LOW DENSITY (LDR) 2.5-6 DU/AC
- LOW-MEDIUM DENSITY (LMDR) 6-13 DU/AC
- LOW-MEDIUM DENSITY W/ DENSITY INCREASE 1
- INDUSTRIAL AND OFFICE
- BUSINESS AND OFFICE
- PARKS AND RECREATION



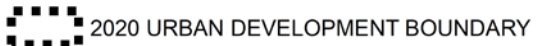
WATER



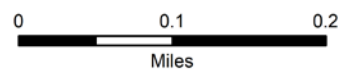
MAJOR ROADWAYS (3 OR MORE LANES)



MINOR ROADWAYS (2 LANES)



2020 URBAN DEVELOPMENT BOUNDARY



STAFF ANALYSIS

Application Site

Location

The application site is a ±3.68 gross-acre parcel located at the southwest corner of NE 12th Avenue and NE 215th Street (County Line Road), in unincorporated Miami-Dade County (see “Aerial Photo” on page 1-4). The current plat recorded on the property subdivides the parcel into 13 lots and it is recorded on P.B. 166 at PG. 46 of the public records of Miami-Dade County.

Existing Land Use

The application site is currently vacant, fenced and kept in good conditions however there is a buffer of approximately ±50 feet on the west side of the property abutting the commercial plaza where the grass is overgrown (See Aerial Photo on page 1-4; and Appendix F: Photos of Site and Surroundings on Appendices page 57).

Land Use Plan Map Designation

The application site is currently designated “Low Density Residential” on the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map (see “CDMP Land Use” map on page 1-7). The “Low-Density Residential” CDMP land use category allows a range in densities from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre. The types of housing typically found in areas designated “Low Density Residential” includes single family detached, cluster, and townhouses. The applicant requests a land use designation change on the application site to “Low-Medium Density Residential with One Density Increase (DI-1)” (see “Proposed Land Use” map on page 1-8). The “Low-Medium Density Residential with One Density Increase (DI-1)” overlay designation would allow the subject property to be developed at a density ranging from 13 to 25 dwelling units per gross acre with the application of sound urban design principles. If the development on the property does not incorporate sound urban design principles then the property would be limited to the density of the underlying “Low-Medium Density Residential” (6 to 13 dwelling units per gross acre), which would allow a minimum of 22 units to a maximum of 47 multifamily units.

The CDMP Land Use Element text “Density Increase With Urban Design” (CDMP page I-30) provides that property with the One Density Increase (DI-1) designation may be developed at one density category higher than the underlying land use designation only if the development on the property utilizes sound urban design principles. These principles are as adopted by County ordinance or incorporated in the Urban Design Manual endorsed by Resolution R-1360-98 as may be amended from time to time or addresses the urban design concerns contained in another binding instrument approved by action of the Board of County Commissioners, such as the declaration of restrictions proffered by the applicant and discussed below.

Under the current CDMP land use designation of “Low Density Residential”, the application site could be developed with a maximum of 22 units. Under the requested CDMP land use designation of “Low-Medium Density Residential with One Density Increase (DI-1)”, the application site could be developed with a maximum of 92 multifamily units.

Declaration of Restrictions

The Applicant has proffered a Declaration of Restrictions (covenant) that limits development on the property to 115 multifamily units, through the Voluntary Inclusionary Zoning program of the CDMP that allows for an increase of up to 25% density bonus for workforce housing if residential units are set aside for workforce housing. The covenant further states that in the absence of the application of workforce housing bonus density, the maximum number of units is limited to 92, which is the maximum that could be obtained through the application of the one density increase provision of the CDMP. Furthermore, the applicant commits in good faith to work with Miami-Dade Transit to accommodate future transit facilities within the property. The

urban design principles would create a pedestrian friendly environment on the site and adjacent streets and would ensure compatibility with surrounding development through landscaping, buffers, architectural styles that complement the surrounding development (See Appendix B: Proffered Declaration of Restrictions on Appendices Page 25).

Zoning

The application site is currently zoned RU-TH (Townhouse - 8.5 units/net acre). - see "Zoning" map on page 1-5.

Zoning History

In 1965, pursuant to Resolution Z-11-65, the Board of County Commissioners granted the district boundary change to RU-1, Single-Family Residential District on the subject property. Subsequently the subject property was platted into 13 single family residential lots with the use of Severable Use Rights. On October 29th, 2008, pursuant to Resolution CZAB2-3-08, the Miami-Dade County Community Zoning Appeals Board 2 approved the rezoning of the subject property to RU-TH (Townhomes – 8.5 units/net acre) and accepted the proffered Declaration of Restrictions which limited the development to 18 townhomes.

Adjacent Land Use and Zoning

Existing Land Uses

The area adjacent to the north of the application site, across NE 215th Street are within Broward County and are single family residential neighborhood. To the east across NE 12th Avenue, and to the south of the site, are also single family residential neighborhoods. Adjacent to the west of the site is the Countyline Plaza which contains retail establishments, a childcare facility, a restaurant, a religious facility. Further west of the site, beyond the Countyline Plaza and across NE 10th Avenue, the properties are low-density multifamily residential (see "Existing Land Use" map on page 1-6).

Land Use Plan Map Designations

The properties adjacent to the north are within Broward County and are designated "Low (5) Residential" and at the northeast corner of NE 10 Avenue and NE 215 Street, "Commerce" on the Broward County LUP map. The properties on the south, east, and west of the application site are designated "Low Density Residential". Further west of the site, beyond the "Low Density Residential" area and across NE 10th Avenue, the properties are designated "Low-Medium Density Residential" (see "CDMP Land Use" map on page1-7).

Zoning

Properties north and northwest of the application site, within Broward County, are zoned RS-4 (Single- Family Detached – Med. Density) and B-1 (Limited Commercial Business District). Properties abutting to the east and south of the site are zoned RU-1 (Single- Family Residential – 7500 sq. ft. net). Properties abutting to the west of the site are zoned BU-1A (Limited Business District); further west, beyond NE 10th Avenue, the properties are zoned RU-3M (Minimum Apartment House District - 12.9 units/net acre) - see "Zoning" map on page 1-5.

Supply and Demand Analysis

The capacity of the LUP map to accommodate population or economic growth is generally expressed in acres of vacant land zoned or designated for residential and non-residential development. In the context of this small-scale Application No. 1, land capacity is analyzed at the localized or Minor Statistical Area (MSA) level.

The combined vacant land for single-family and multi-family residential development in the Analysis Area (Minor Statistical Area 2.2) in 2018 was estimated to have a capacity for about

1,563 dwelling units, with about 62 percent of these units intended as single-family. The annual average residential demand in this Analysis Area is projected to increase from 136 units per year in the 2018-2020 period to 166 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 beyond 2030 and for multi-family by 2025 (see table below). The supply of residential land for both single-family and multi-family units is projected to be depleted by the year 2028.

Table 4A
Residential Land Supply/Demand Analysis
2018 to 2030: **Application 1 (MSA 2.2)**

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	976	587	1,563
DEMAND 2018-2020	63	73	136
CAPACITY IN 2020	850	441	1,291
DEMAND 2020-2025	69	80	149
CAPACITY IN 2025	506	41	546
DEMAND 2025-2030	77	89	166
CAPACITY IN 2030	120	0	0
DEPLETION YEAR	2030+	2025	2028

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, September 2018.

The table above addresses the residential land supply and demand in the Analysis Area without the effect of the projected CDMP amendment. The applicant is requesting a change from Low Density Residential to Low-Medium Density with one density increase [DI-1]. This application, if approved, would reduce the single family residential land capacity by 22 units, which would not have a significant impact on the supply of single-family units. It would increase the supply of multi-family units by 92 units or approximately one year of multi-family residential land supply.

Environmental Conditions

The following information pertains to the environmental conditions of the application site. All YES entries are further described below.

Flood Protection

Federal Flood Zone	X
Stormwater Management Permit	DERM Surface Water Management Standard Permit
County Flood Criteria, National Geodetic Vertical Datum (NGVD)	6.5 feet

Biological Conditions

Wetlands Permit Required	No
Native Wetland Communities	No
Specimen Trees	Yes

Endangered Species Habitat
Natural Forest Community

No DERM records
No

Other Considerations

Within Wellfield Protection Area
Contaminated Site

No
No

Pollution Remediation

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

Drainage and Flood Protection

Storm water drainage systems are required to provide flood protection and storm water quality treatment for any new development within the subject property. Miami-Dade County has been delegated the authority to issue Surface Water Management General Permits on behalf of the South Florida Water Management District (SFWMD) for development that proposes more than 2 acres of impervious surface.

The subject property is not located within a Special Flood Hazard Area in the FEMA Flood Insurance Rate Maps (FIRM). The county flood criteria is at elevation +6.50 feet N.G.V.D. Any development will have to comply with the requirements of Chapter 11C of the Code for flood protection.

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

- Average crown of road fronting the property, plus 8 inches for residential, or plus 4 inches for commercial.
- County Flood Criteria 6.5 feet NGVD, plus 8 inches for residential, or plus 4 inches for commercial.
- Elevation of the back of the sidewalk (if any) fronting the property, plus 8 inches for residential, or plus 4 inches for commercial.
- The stage generated by retention on-site of the 100-year rainfall event according to stage- storage calculations must be equal or less than the Base Flood Elevation.

For compliance with stormwater quality requirements, all stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage must be provided for the 5-year/1-day storm event.

For compliance with stormwater quantity requirements designed to prevent flooding of adjacent properties, the site grading and development shall provide for the full on-site retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code and all State and Federal Criteria.

Natural Resources

The referenced property contains tree resources including specimen tree resources (trees with a trunk diameter 18 inches or greater). Please note that this property is subject to CON-8A of the CDMP and Section 24-49.2(II) of the Code, which requires that specimen trees be preserved in accordance with the County's Tree and Forest Protection and Landscape 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 71.56 MGD. This is calculated using the available plant capacity (449.74 MGD), subtracting 102% of the maximum day flow (344.43 MGD) and subtracting the water that is reserved through development orders (33.75 MGD).

As noted in the "Estimated Water Demand/Sewer Flow for Proposed Development by Land Use Scenario" table below, the maximum water demand for residential development (Scenario 1) under the current CDMP Land Use designation is estimated at 4,620 gallons per day (gpd). The maximum water demand for residential development (Scenario 1) under the Requested CDMP Land Use designation is estimated at 12,420 gpd. This represents an increase of up to 7,800 gpd over the demand under the current CDMP land use designations. A Water Supply Certification Letter will be required at the time of development, at which time the proposed project will be evaluated for water supply availability and a water supply reservation will be made.

Estimated Water Demand/Sewer Flow
For Proposed Development by Land Use Scenario

Scenario	Use (Maximum Allowed)	Quantity (Units or Square Feet)	Water Demand Multiplier (Section 24-43.1 Miami-Dade Code)	Projected Water Demand (gpd)
Current CDMP Potential				
1	Single Family Res	22 unit	210 gpd/unit	4,620 gpd
Requested CDMP Designation				
1	Multi-family	92 units	135 gpd/unit	12,420 gpd

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

Water Supply and Connectivity:

Application No. 1 is located within the MDWASD franchised water service area. The source of potable water for this area is the Hialeah Preston 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.

Based on the requested land use and development that would be allowed under this land use, connection to the public water supply system would be required pursuant to Chapter 24 of the Code. There is an existing 16-inch water main along NE 215 Street to which the developer may connect to provide service. Also, per WASD Rules and Regulations, a water main extension along NE 12 Avenue will be required. The develop may extend an 8-inch water main heading southerly from the intersection of NE 215 Street and NE 12 Avenue along said Avenue to the southeast corner of the developer's property, interconnecting to an existing 6-nch water main at that location. Any public water main extension within the property shall be 8-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) points of connection.

At this time, there is a project in close proximity to this application site. The project is located at 20780-20872 San Simeon Way and has a WASD Agreement No. 23755 for the new construction of 157 townhomes on currently 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 for the preceding 5 years (306.21 MGD) and the capacity reserved for development orders (39.47

MGD) from the system capacity (375.5 MGD). Therefore, the available wastewater treatment plant capacity is 29.82 MGD.

Sewer System Connectivity:

Application No. 1 is located within the MDWASD franchised sewer service area. The wastewater flows for this application will be transmitted to the North District Wastewater Treatment Plant (NDWWTP) for treatment and disposal. Currently, there is average wastewater treatment capacity for this application consistent with Policy WS-2A(2) of the CDMF.

Based on the requested land use and development that would be allowed under this land use, connection to the public sanitary sewer system would be required pursuant to Chapter 24 of the Code. There is an existing 8-inch gravity sewer in NE 214 Street to the east of NE 10 Avenue to which the developer may connect and install an 8-inch gravity sewer main at full depth heading easterly along NE 214 Street to NE 12 Avenue then, heading northerly along said Avenue to the northeastern corner of the subject property as required to provide service. Any proposed gravity sewer extension inside the developer's property shall be 8-inch minimum diameter.

The gravity sewer system in this area discharges sewage to pump stations 30-0473, 30-0421 and then to the North District Wastewater Treatment Plant. Pump station 30-0421 and then to the North District Wastewater Treatment Plant are currently working within the mandated criteria set forth in the USEPA/FDEP Consent Decree. Currently pump station 30-0473 is operating under Absolute Moratorium. In accordance with the USEPA/FDEP Consent Decree (Case: NO. 1:12-cv-24400-FAM, effective December 6, 2013), DERM cannot certify sewer capacity for projects that are an increase in sanitary sewer flow discharging to this pump station until MDWASD certifies the pump station is operating in compliance. Final development orders will be evaluated by DERM to determine if there is sufficient capacity. The other downstream pump stations are operating within the mandated criteria set forth in the USEPA/FDEP Consent Decree.

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

CDMF Policy SW-2A establishes the adopted Level of Service (LOS) standard for the County's Solid Waste Management System. This CDMF 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 "Low Density Residential" to "Low-Medium Density Residential with One Density Increase." Adoption of this amendment may, therefore, result in development of a multifamily establishment as defined in Chapter 15 of the Code of Miami-Dade County. The DSWM does not actively compete for multifamily waste collection service at this time. Waste collection and recycling service would, therefore, most

likely be provided by a private hauler. The requested amendment will have no impact or any associated costs relative to Solid Waste Collection and Disposal services and facilities. Therefore, the DSWM has no objection to the proposed changes.

Parks

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

Level of Service Standard

CDMP Policy ROS-2A establishes the adopted minimum Level of Service (LOS) standard for the provision of recreation open space in the Miami-Dade County. This CDMP policy requires the County to provide a minimum of 2.75 acres of local recreation open space per 1,000 permanent residents in the unincorporated areas of the County and a County-provided, or an annexed or incorporated, local recreation open space of five acres or larger within a three-mile distance from residential development. The acreage/population measure of the LOS standard is calculated for each Park Benefit District. A Park Benefit District is considered below LOS standard if the projected deficiency of local recreation open space is greater than five acres. Currently, PBD-1 has a surplus capacity of 126.54 acres of parkland, when measured by the County's concurrency LOS standard of 2.75 acres of local recreation open space per 1,000 permanent residents.

The "County Local Parks" table below lists the parks within a 3-mile radius of the application site; only Highland Oaks Park is larger than the required minimum provision of five-acres of local recreational open space.

County Local Parks Within a 3-Mile Radius of Application Site		
Park Name	Acreage	Classification
Highland Oaks Park	39.09	Community Park
Ives Estates Tennis Center	4.81	Single Purpose Park
Ojus Park	1.73	Community Park
Sierra Park	1.95	Neighborhood Park

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

Application Impacts

The potential for residential development under the existing Low Density Residential designation generates a population of 75. The concurrency analysis for this scenario results in an impact of 0.21 acres to the overall park capacity in PBD-1 based on the minimum Level of Service standard for the provision of local recreation open space.

The potential for residential development under the proposed amendment would generate a population of 181. The concurrency analysis for this scenario results in an impact of 0.50 acres based on the minimum Level of Service standard for the provision of local recreation open space. This would lower the park capacity in PBD-1 from 126.54 acres to 126.04 acres, but park capacity will remain above the adopted minimum LOS standard, and will meet concurrency.

Fire and Rescue Service

The application area is currently served by Miami-Dade Fire Rescue (MDFR) Station No. 63 (Highland Oaks) located at 1655 NE 205 Street. The station is equipped with a Rescue and Engine totaling seven (7) firefighter/paramedics, 24 hours a day, seven days a week. The average travel time to incidents in the vicinity of the application site is estimated at approximately 6 minutes and 29 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 "Low Density Residential" will allow a potential development which will generate 6 annual alarms. The proposed CDMP designation (Low-Medium Density Residential) will allow a proposed potential development which is anticipated to generate 26 annual alarms. The 26 annual alarms will result in a minimal impact to existing fire rescue service. Presently, fire and rescue service in the vicinity of the subject application is adequate.

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 1,500 gallons per minute (GPM). Fire hydrants shall be spaced a minimum of 300' from each other and shall deliver not less than 500 GPM. Presently, there are no fire flow deficiencies in the vicinity of the application 1.

The Miami-Dade Fire Rescue Department has no objection to Application No. 1.

Public Schools

The proposed site was previously reviewed under the 2003 Interlocal Agreement for Public School Facility and pursuant to the District's procedures; the applicant voluntarily proffered a Declaration of Restrictions to the School Board providing for a monetary donation over and above educational facilities impact fees. The monetary donation is due and payable prior to final plat and will be pro-rated to account for the proposed increase in the number of residential units. Therefore, Miami-Dade County Public Schools has determined that this application is considered vested from the requirements of public school concurrency. (See Appendix C: Miami-Dade County Public Schools Analysis).

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 ± 3.68-acre property located at the Southwest corner of NE 12 Avenue and NE 215 Street in unincorporated Miami-Dade County. Primary access to the application site is provided by NE 215 Street to the north and NE 12 Avenue to the east. The major roadways that would cater to the mobility needs of this project are shown below:

1. NE 215 Street from San Simeon Way to NE 6 Avenue is a two-lane undivided roadway.
2. NE 215 Street from NE 6 Avenue to NE 10 Avenue is a four-lane divided roadway with posted speed limit of 35 mph.
3. NE 215 Street from NE 10 Avenue to NE 12 Avenue is a two-lane undivided roadway with posted speed limit of 30 mph.
4. NE 215 Street from NE 12 Avenue to NE 14 Avenue is a four-lane divided roadway with posted speed limit of 30 mph.
5. NE 205 Street/Ives Diary Road from I-95 to NW 2 Avenue/State Road 7 is a six-lane divided roadway with posted speed limit of 40 mph. It has an interchange with I-95 with access to the express lanes.
6. NE 12 Avenue/SW 37 Ave in Broward County from SW 33 Avenue to NE 215 Street is a two-lane undivided roadway.
7. NE 12 Avenue from NE 215 Street to Ives Diary Road is a two-lane undivided roadway with posted speed limit of 30 mph.
8. San Simeon Way from Ives Diary Road to NE 215 Street is a four-lane divided roadway with posted speed limit of 30 mph.
9. NE 10 Avenue from NE 199 Street to Ives Diary Road is a four-lane divided roadway with posted speed limit of 30 mph.

Florida Turnpike/HEFT, about 3 miles west of the project site and I-95, about 1.3 miles to the east of the project site are grade separated expressways providing connectivity to other regions in the County.

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 "Low Density Residential (2.5–6 DU/Acre)" the application site is assumed to be developed with 22 single family detached dwelling units. Under the requested land use designation of "Low-Medium Density Residential with One Density Increase (DI-1; 13 to 25 dwelling units per gross acre)" the application site is assumed to be developed with 92 multifamily dwelling units. The potential development under the current CDMP land use designation of "Low Density Residential (2.5–6 DU/Acre)" is expected to generate approximately 27 PM peak hour trips and under the requested CDMP land use designation of "Low-Medium Density Residential with One Density Increase (DI-1; 13 to 25 dwelling units per gross acre)", it is expected to generate approximately 68 PM peak hour trips or approximately 41 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. 1	Current CDMP Designation and Assumed Use Estimated No. Of Trips	Requested CDMP Designation and Assumed Use Estimated No. Of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use Designation
Land Use	"Low Density Residential (2.5–6 DU/Acre)"	"Low-Medium Density Residential with One Density Increase (DI- 1; 13 to 25 dwelling units per gross acre)"	
Maximum Development Potential	22 Single Family Detached Dwelling Units ¹	92 Multi-Family Units ²	
Trips Generated	27	68	+41

Source: Institute of Transportation Engineers, Trip Generation, 9th Edition, 2012; Miami-Dade County Department of Regulatory and Economic Resources, August 2018.

Notes:

¹ – ITE Land Use Code used for Single Family Detached is 210.

² – ITE Land Use Code used for Multi-Family is 220.

Traffic Short Term Evaluation (Concurrency)

An evaluation of peak-period traffic concurrency conditions as of September 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.	Amendment Peak Hour Trips	% Impact	Total Trips With Amend.	Concurrency LOS with Amend.
Requested CDMP Designation: "Low-Medium Density Residential with One Density Increase (DI-1; 13–25 DU/Acre)" – 92 multifamily dwelling units														
F-158	County Line Rd./NE 215 St.	West of NW 2 Avenue	4 DV	SUMA	3,580	2,972	C	49	3,021	C	19	0.53%	3,040	C
9292	NE 12 Ave	South of NE 215 Street	2 DV	D	1,197	604	D	144	748	D	39	3.26%	787	D
9642	San Simeon Way/NE 6 Ave	South of NE 215 Street	4 DV	EE	3,283	902	C	218	1,120	C	10	0.30%	1,130	C
9198	Ives Dairy Rd/NE 205 St	West of I-95	6 DV	D	4,851	3,094	C	49	3,143	C	39	0.80%	3,182	C
Source: Compiled by the Miami-Dade County Department of Regulatory and Economic Resources and Florida Department of Transportation, July 2018. Notes: DV= Divided Roadway; UD=Undivided Roadway. * County adopted roadway level of service standard applicable to the roadway segment: D (90% capacity); E (100% capacity); E+20% (120% capacity for roadways serviced with mass transit having 20 minutes or less headways in the Urban Infill Area (UIA)); E+50% (150% capacity for locations with extraordinary transit service)														

Application Impact

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 “Low Density Residential (2.5–6 DU/Acre)” the application site is assumed to be developed with 22 single family detached dwelling units. Under the requested land use designation of the application site to “Low-Medium Density Residential (6–13 DU/Acre)” the application site is assumed to be developed with 92 multifamily dwelling units. The potential development under the current CDMP land use designation of “Low Density Residential (2.5–6 DU/Acre)” is expected to generate approximately 27 PM peak hour trips and under the requested CDMP land use designation of “Low-Medium Density Residential (6–13 DU/Acre)” it is expected to generate approximately 68 PM peak hour trips or approximately 41 more PM peak hour trips than the current CDMP designation.

The concurrency analysis 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.

Applicant's Traffic Study

The applicant's transportation consultant, Langan Engineering & Environmental Services, Inc., prepared the *CDMP Amendment Traffic Impact Study* dated 25th May 2018. The Traffic Study analyzes the existing, short term and long-term traffic impacts that the proposed project will have on the roadways adjacent to and in the vicinity of the application site. A copy of the Traffic Study's Introduction/Summary is included in Appendix D. The maximum development potential for project site would be 22 single family dwelling units per the current CDMP land use designation but the applicant is incorrectly assuming that they could develop up to 31 multi-family units. The site is currently vacant. The proposed land use would allow maximum development potential of 92 multi-family units, but the applicant would be eligible for up to 115 multi-family units if the requested density bonus for workforce housing of up to 25% is approved multi-family units. The Traffic Study used the incorrect development program listed below to determine the impact on the existing and future roadway network within the study area.

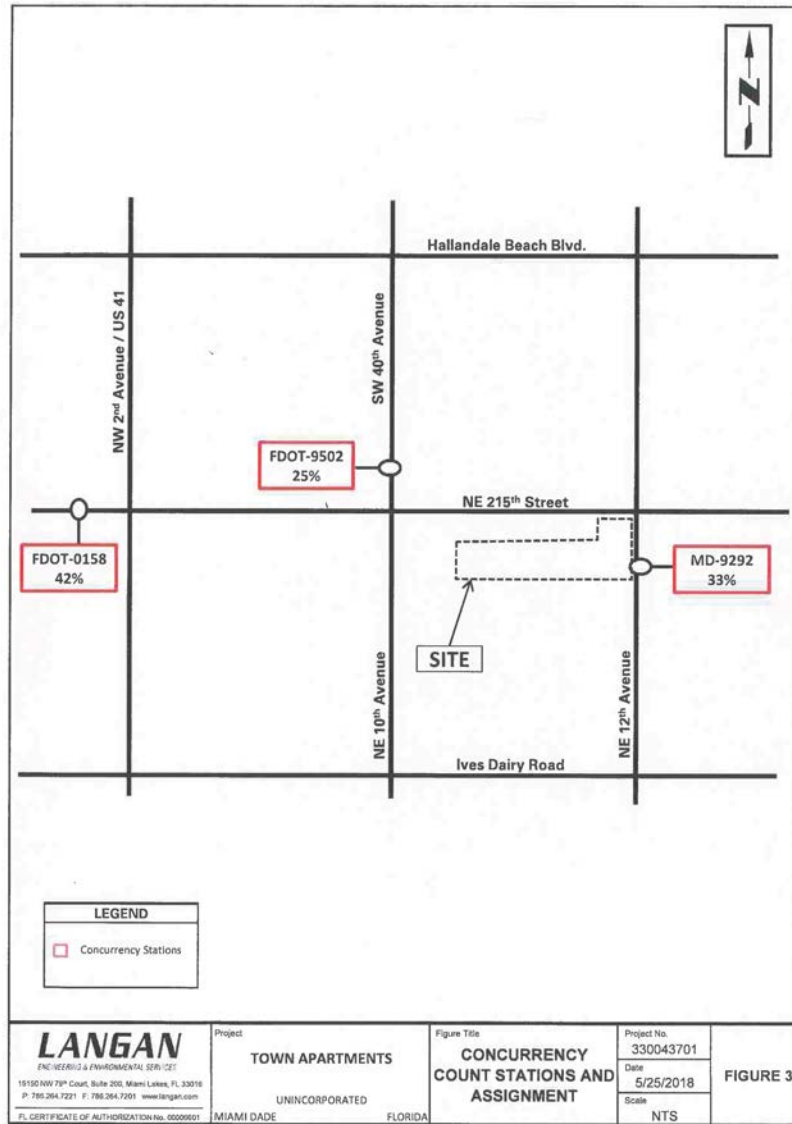
The PM Peak Hour trip generation for the existing development potential of 31 multi-family dwelling units would be 21 trips. The PM Peak Hour trip generation from the proposed development potential of 113 multi-family units would be 50 trips or approximately 29 more PM peak hour trips than the current CDMP designation. See applicant's Table 2 below for trip generation analysis.

Table 2 - Trip Generation Analysis

Use	Size	Daily	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour		
			In	Out	Total	In	Out	Total
Maximum Potential Development under Current Land Use Designation Multifamily Housing (Low-Rise)	31 DU	194	4	12	16	13	8	21
Proposed Land Use Designation with Restrictive Covenant Multifamily Housing (Medium-Rise)	113 DU	614	11	30	41	31	19	50
Net New Trips*		420	7	18	25	18	11	29

* Proposed less Current

The site is located on Traffic Analysis Zone (TAZ) 61, the cardinal trip distribution for this TAZ was obtained from the MPO's 2040 Cost Feasible Plan. Using the cardinal distribution, the project traffic was distributed on the surrounding roadway network. See applicant's Figure 3 below for trip distribution analysis.



The applicant's traffic study reviewed the existing traffic conditions on the surrounding roadway network using the County's and FDOT's 2017 traffic count data. Three surrounding roadway segments were analyzed for afternoon peak hour capacity conditions and it was determined that all roadways are functioning at an acceptable level of service. See the applicant's Table 1 below for the existing roadway condition analysis.

Table 1 - Existing Afternoon Peak-Hour Capacity Analysis Summary

Roadway	From	To	Number of Lanes	Adopted LOS ^[1]	LOS Capacity ^[1]	Existing Volume	Existing LOS	Meets Capacity
NE 215 Street	NW 2 Avenue	NE 12 Avenue	4 L	E	3,580	2,177	C	Yes
NE 12 Avenue	Ives Dairy Road	NE 215 Stret	2 L	D	1,197	604	D	Yes
SW 40 Avenue ^[2]	Hallandale Beach Blvd.	NW 27 Avenue	2 L	D	1,197	918	D	Yes

[1]: Data Source: Adopted LOS and Capacity from FDOT 2012 Quality / LOS Handbook and Miami-Dade County Traffic Concurrency Database

[2]: PHP Volume based on FDOT Daily Data (0.09 K-Factor).

The applicant's traffic study included a 2020 short term concurrency analysis, which included 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 proposed development. The concurrency analysis determined that all roadways impacted by the proposed development, will have sufficient capacity to handle the additional traffic impacts that would be generated by this project. See the applicant's Table 5 below for the short-term concurrency analysis.

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

Count Station	Location	Facility Type	Adopted LOS ⁽¹⁾	LOS Capacity ⁽¹⁾	PHP Volume	2020 Volume	Development Order Trips	2020 Volume + D.O.'s	LOS without Project	Proposed Development		Total Volume With Project	Trips Remaining	LOS with Project	Meets Concurrency
										Project Assignment	Project Trips				
FDOT-0158	NE 215 Street w/o NW 2 Avenue	4 L	E	3,580	2,177	2,252	8	2,260	C	42%	21	2,281	1,299	C	YES
MD-9292	NE 12 Avenue s/o NE 215 Street	2 L	D	1,197	604	625	126	753	D	33%	17	770	427	D	YES
FDOT-9502 ⁽²⁾	SW 40 Avenue n/o NE 215 Street	2 L	D	1,197	918	950	0	950	D	25%	13	963	234	D	YES

⁽¹⁾ Data Source: Adopted LOS and Capacity from FDOT 2012 Quality / LOS Handbook and Miami-Dade County Traffic Concurrency Database

⁽²⁾ PHP Volume based on FDOT Daily Data (0.89 K-Factor).

The applicant's traffic study also included a 2040 Long Term analysis to determine the future long-term traffic impacts on the surrounding roadways. The 2040 traffic volumes were obtained from the Southeast Florida Regional Planning Model (SERPM7) and the project trips were added to the model volumes to determine the impact on the surrounding roadway segments. See the applicant's Table 6 below for the 2040 Long Term analysis.

Table 6 - Long Term 2040 Afternoon Peak Hour Roadway Capacity Analysis Summary

Roadway	From	To	Facility Type	LOS Capacity ⁽¹⁾	2040 Volumes ⁽²⁾	LOS without Project	Proposed Designation			Total Volume With Project	LOS with Project	Operates within Adopted LOS
							Project Assignment	Project Trips	Project Significance			
NE 215 Street	NW 2 Avenue	NE 12 Avenue	4 L	3,580	1,547	C	42%	12	0.34%	1,559	C	YES
NE 12 Avenue	Ives Dairy Road	NE 215 Street	2 L	1,197	812	D	33%	10	0.84%	822	D	YES
SW 40 Avenue	Hallandale Beach Blvd	NW 27 Avenue	2 L	1,197	821	D	25%	7	0.56%	828	D	YES

⁽¹⁾ Data Source: Adopted LOS and Capacity from FDOT 2012 Quality / LOS Handbook and Miami-Dade County Traffic Concurrency Database.

⁽²⁾ 2040 Volumes based on Daily SERPM Model Volumes (0.89 K-Factor).

The applicant's traffic study assessed the impacts of the proposed CDMP amendment on the roadway segments surrounding the application site. The traffic analysis was prepared for existing traffic conditions, short-term concurrency (year 2020) and long-term (year 2040) traffic impacts. The results indicate that the impacted roadway segments are expected to operate at adopted levels of service or better during all analysis scenarios.

Transit

Existing Service

The application site is approximately 3,000 feet from the nearest Metrobus stop located to the south at NE 205 Street and NE 12 Avenue, which is served by Metrobus Route 99. The service frequency of this route is shown in the "Metrobus Route Service Summary" table below.

Metrobus Route Service Summary							Proximity to Bus Route	Type of Service
Routes	Service Headways (in minutes)							
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8 pm)	Saturday	Sunday			

							(miles)
99	60	60	60	40	40	0.57	L

Source: Draft 2018 *Transit Development Plan*, Miami-Dade Transit (June 2018 Line Up), July 2018.

Notes: L means Metrobus Local route service

Recent Service Improvements

No service improvements were made for Metrobus Route 99 in 2017.

Future Service Improvements

Once the I-75/Miami Gardens Drive Park-and-Ride is opened in late 2018, Metrobus Route 99 will be extended to provide service there.

Long-Term Vision: Major Transit Projects

No major transit projects are being planned in the immediate vicinity of the application site.

Application Impacts

A preliminary analysis performed in the Traffic Analysis Zone (TAZ) 61 where the subject application is located, indicates that if the application is approved, the expected incremental transit impacts generated by the requested land use amendment are minimal and can be handled 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-1C. Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.
- LU-2A. All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE).
- LU-4A. When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.
- LU-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-8A. Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; a variety of affordable housing options; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial, cultural, community, and senior centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.
- 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; 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-9J: Miami-Dade County shall continue to use the design guidelines established in its urban design manual as additional criteria for use in the review of all applications for new residential, commercial and industrial development in unincorporated Miami-Dade County, and shall consider the inclusion of such guidelines into its land development regulations.
- 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.
- CHD-2A. Miami-Dade County will encourage land development to incorporate community design principles that encourage physical activity through the promotion of strategies, when appropriate, but not limited to:
1. Utilization of non-motorized transportation modes;
 2. Location of public facilities accessible by multiple transportation modes;
 3. Availability and maintenance of quality pedestrian paths or sidewalks;
 4. Provision of street furniture and lighting enhancements;
 5. Provision of civic and recreational facilities;
 6. Establishment of interconnectivity between similar development projects through vehicular and/or pedestrian/bicycle cross access; and
 7. Provision of pedestrian and bicycle linkages between existing residential and non-residential land uses.

APPENDICES

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APPENDIX A

Amendment Application

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SMALL SCALE AMENDMENT REQUEST
TO THE
LAND USE ELEMENT/LAND USE PLAN MAP
MAY 2018 AMENDMENT CYCLE
MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN

RECEIVED
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PLANNING DIVISION

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By: _____

Graham Penn, Esq.

Date: May 31, 2018

By: _____

Greg Fontela, Esq.

Date: May 31, 2018

3. DESCRIPTION OF REQUESTED CHANGES

An amendment to the Comprehensive Development Master Plan Land Use Plan Map is requested.

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

Current Land Use Designation:

Low Density Residential

Proposed Land Use Designation: Low-Medium Density Residential with One Density Increase (DI-1 Overlay)

B. Description of Application Area

The Application Area consists of approximately 3.68 gross (2.65 net) acres located in Section 32, Township 51, and Range 42 in unincorporated Miami-Dade County (the Property"). See attached Location Map and Legal Description.

C. Acreage

Application Area: 3.68 gross acres (2.65 net acres)

Acreage owned by Applicant: 0 acres.

D. Requested Changes

- 1) It is requested that the Application Area be redesignated on the Land Use Plan Map from Low Density Residential to Low-Medium Density Residential with One Density Increase (DI-1 Overlay) and a 25% Density Bonus for Workforce Housing with workforce housing units set aside pursuant to the accompanying Declaration of Restrictive Covenants. See attached Declaration of Restrictive Covenants.
- 2) It is requested that this Application be processed as a small-scale amendment under the expedited procedures.

4. REASONS FOR AMENDMENT

The Application Area. The Application Area consists of Lots 1-12 of Block 1 of the Tetrastar Subdivision, recorded in Plat Book 166, Page 46 of the Public Records of Miami-Dade County, Florida. The Application Area is currently undeveloped. The Application Area lies within the current Urban Development Boundary ("UDB") at the far northern edge of Miami-Dade County, just south of the Broward County line.

The Application Area is bordered by single family to the north, east and south. A retail strip mall borders the Application Area to the west. Multifamily is located west of the Application Area across NE 10th Avenue. The property north of the Application Area is located within the boundaries of Broward County.

Proposed Development. The applicant proposes to develop the Application Area with a well-designed multifamily development that is consistent with the current and likely future development pattern in this area of the County. Pursuant to the accompanying Declaration of Restrictive Covenants, the Proposed Development will incorporate workforce housing units and will utilize the design principles from the Miami-Dade County's Urban Design Manual endorsed by Resolution R-1360-98.

Consistency with CDMP Objectives and Policies. This application addresses several policies and objectives within the Land Use Element and Housing Element of the CDMP.

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.

The application will redevelop an unused property that is currently a detriment to the character of the neighborhood.

Policy LU-1C – Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized area, 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.

The Application Area is located in a currently urbanized area and is close to various County bus routes. The Application Area is the lone property within the immediate vicinity that is currently undeveloped. This makes it an ideal candidate for infill development.

Policy LU-1F – To promote housing diversity and to avoid creation of monotonous developments, Miami-Dade County shall vigorously promote the inclusion of a variety of housing types in all residential communities through its area planning, zoning, subdivision, site planning and housing finance activities, among others. In particular, Miami-Dade County shall review its zoning and subdivision practices and regulations and shall amend them, as practical, to promote this policy.

The application will add to the variety of housing types and options in this community. The area surrounding the Application Area includes mostly single-family homes and older apartment buildings. The inclusion of higher density multifamily housing units and workforce housing units in the area will promote Policy LU-1F by providing a variety of housing sizes, styles, and options for residents of the neighborhood.

Policy LU-8A – Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; a variety of affordable housing options; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines of Urban Form contained in this Element.

The Application Area is in the ideal location for residential infill development. The proposed development of the Application Area will increase the variety of housing options in the area by

providing for workforce housing units, as provided in the accompanying Declaration of Restrictive Covenants. The Application Area is in a portion of the County with adequate existing infrastructure, readily accessible services, and good accessibility to employment.

Policy LU-8E – Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated to consider 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 Supply. The Application Area is located within the eastern part of the North Miami-Dade planning analysis tier. The Application Area is located in Minor Statistical Area (MSA) 2.2. The Residential Land Supply/Demand Analysis for MSA 2.2 reveals that capacity of both single-family and multifamily housing will be depleted in this MSA by 2027. The application proposes to gain in residential capacity. As such the Application will serve to bring more residential capacity into MSA 2.2, which is consistent with the goals outlined in the CDMP.

Compatibility. Compatibility issues will be primarily addressed during the site plan process for the development project. However, the well-designed multifamily residential community proposed for the Property is certainly compatible with surrounding uses. Also, the proximity to mass transit and major roadways will enhance the accessibility to the site.

Infrastructure. The Applicant believes that both water and sewer connections are available adjacent to the site. As to potable water and sewer capacity, the applicant believes that the County's treatment plants are currently operating within the LOS standards. Although the Applicant does not anticipate that the approval of this application will result in a deficiency in the LOS, the Applicant will work with DERM and/or WASD to address any potential concerns.

Historical and Environmental Resources. There are no historically or archeologically significant structures on the Property. Therefore, this application will have no impact on the County's historical or environmental resources.

5. ADDITIONAL MATERIAL SUBMITTED

- 1) Location Map
- 2) Survey
- 3) Section Map
- 4) Draft Declaration of Restrictive Covenants
- 5) Traffic Study

The Applicant reserves the right to supplement the application with additional documentation within the time permitted by the Code of Miami-Dade County.

6. COMPLETE DISCLOSURE FORMS: See attached.

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.

APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: Ives Pointe, LLC

APPLICANT B: _____

APPLICANT C: _____

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

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

<u>APPLICANT</u>	<u>OWNER OF RECORD</u>	<u>FOLIO NUMBER</u>	<u>ACRES IN SIZE (net)</u>
<u>A</u>	<u>D-PH Import & Export, LLC</u>	<u>30-1232-000-0090</u>	<u>2.658</u>

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

<u>APPLICANT</u>	<u>OWNER</u>	<u>LESSEE</u>	<u>CONTRACTOR FOR PURCHASE</u>	<u>OTHER (Attach Explanation)</u>
<u>A</u>			<u>X</u>	

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

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

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

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

CORPORATION NAME: Ives Pointe, LLC

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

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

TRUSTEES	
NAME:	
N/A	
<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
N/A	

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

PARTNERSHIP NAME: N/A

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF INTEREST</u>
<u>N/A</u>	

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

<u>NAME AND ADDRESS</u>	<u>PERCENT AGE OF INTEREST</u>
<u>See attached exhibit</u>	

Date of Contract: _____

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

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

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

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

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

CORPORATION NAME: D-PH Import & Export, LLC

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

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

<u>TRUSTEE'S NAME:</u>	<u>PERCENTAGE OF INTEREST</u>
<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
N/A	

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

PARTNERSHIP NAME:

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENT AGE OF OWNERSHIP</u>
N/A	

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

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF INTEREST</u>
See attached exhibit	
Date of Contract:	
If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.	
N/A	

For any changes of ownership or changes in contract 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.

Applicant's Signatures and Printed Names


Managing Member, Mitchell Feldman

Managing Member, Alex Tauber
Ives Pointe, LLC

Sworn to and subscribed before me
this 30th day of May, 20 18.

Notary Public, State of Florida at Large (SEAL)
My Commission Expires: November 02, 2018





Commission # 66105195

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

EXHIBIT - DISCLOSURES OF INTEREST

APPLICANT:

Ives Pointe, LLC

10065 Bay Harbor Terrace
Bay Harbor Island, FL 33154

- Mitchell Feldman (50%)
11601 Biscayne Boulevard, Suite 311
North Miami, FL 33181
- Alexander Tauber (50%)
10065 Bay Harbor Terrace
Bay Harbor Island, FL 33154

OWNER:

D-PH Import & Export, LLC

17301 Biscayne Boulevard, Unit 2303
Aventura, FL 33160

- Agua Limpa Ltd. (100%)
PO Box 438
Road Town, Tortola, Virgin Islands VG1110
 - Milson Lopes Dos Reis (100%)
200 Sunny Isles Blvd., 1706
Sunny Isles Beach, FL 33160

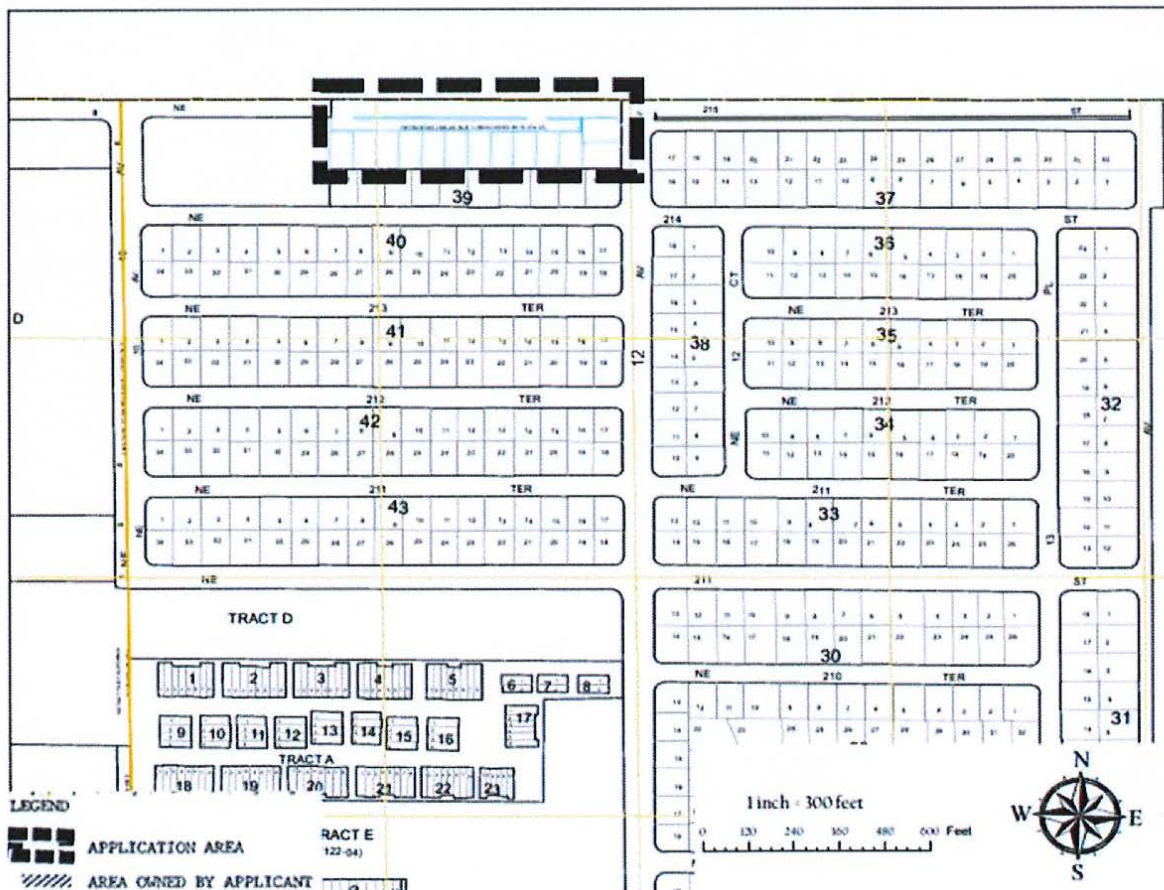
LOCATION MAP

**LOCATION MAP FOR APPLICATION
TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN**

APPLICANT / REPRESENTATIVE
Ives Pointe, LLC / Graham Penn

DESCRIPTION OF SUBJECT AREA

The Application Area consists of approximately 3.68 gross (2.65 net) acres located in Section 32, Township 51, and Range 42 in unincorporated Miami-Dade County. The property is more accurately described as Lots 1-12 of Block 1 of the Tetrastar Subdivision, recorded in Plat Book 166, Page 46 of the Public Records of Miami-Dade County, Florida. Site is located on the south side of NE 215 Street and the west side of NE 12 Avenue. The Applicant is the contract purchaser for the Property, but does not currently own the Property. The Property is owned by D-PH Import & Export, LLC.



LEGAL DESCRIPTION

LEGAL DESCRIPTION AND CERTIFICATION

Lots 1 through 13, inclusive, of TETRASTAR, according to the plat thereof, as recorded in Plat Book 166, at Page 46, of the Public Records of MIAMI-DADE County, Florida.

Previously described as:

Bounded on the North by the Northerly line of Section 32; Township 51 South; Range 42 East; bounded on the South by the Northerly line of Block 39; Ives Estates Section Five; recorded in Plat Book 65, at Page 34; of MIAMI-DADE County, Florida; bounded on the West by the extension Northerly of the Westerly line of Lot 1, Block 39, of the said Ives Estates Section Five, bounded on the East by the extension Northerly of the Westerly line of the NE 12th Avenue as shown on said plat; of the Public Records of MIAMI-DADE County, Florida.

Community Number: 120222 Panel: 0131 Suffix: L Flood Zone: X Field Work: 5/25/2018

Certified To:
GUSTAVO MINGUEZ

Property Address:
1080 NE 215 STREET
MIAMI, FL 33179

Survey Number: 328897

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION	O.R.B.	OFFICIAL RECORDS BOOK
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE	(P)	PLAT
B.M.	BENCH MARK	F.J.R.	FOUND IRON ROD	P.B.	PLAT BOOK
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL	P.C.	POINT OF CURVATURE
(C)	CALCULATED	(L)	LENGTH	P.C.C.	POINT OF COMPOUND CURVE
Δ	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT	P.O.B.	POINT OF BEGINNING
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT	P.O.C.	POINT OF COMMENCEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED	P.R.C.	POINT OF REVERSE CURVE
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE	P.T.	POINT OF TANGENCY
D.H.	DRILL HOLE	N&D	NAIL & DISK	R/W	RIGHT-OF-WAY
D/W	DRIVEWAY	N.R.	NOT RADIAL	(R)	RADIAL / RADIUS
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	S.I.R.	SET IRON ROD
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES	T.O.B.	TOP OF BANK
				U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE

PAGE 1 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 2)

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



TARGET SURVEYING, LLC

LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE: (561) 640-4800
STATEWIDE PHONE: (800) 226-4807
STATEWIDE FACSIMILE: (800) 741-0576
WEBSITE: <http://targetsurveying.net>

BOUNDARY SURVEY

PAGE 1 OF 1

LEGAL DESCRIPTION:
LOTS 1 THROUGH 13, INCLUSIVE, OF TETRASIR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 168, AT PAGE 46, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, PREVIOUSLY DESCRIBED AS:

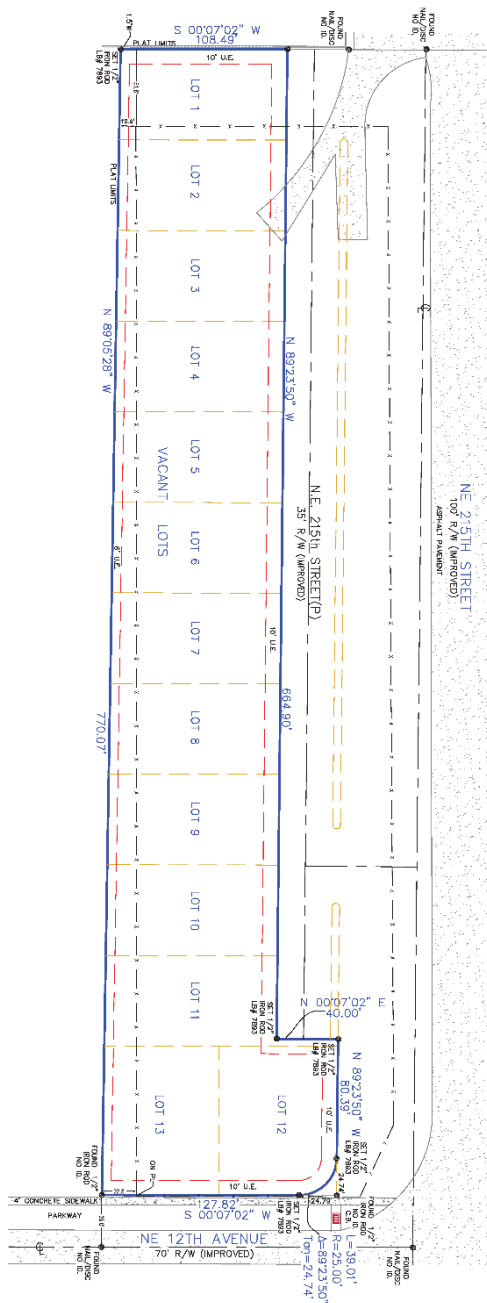
BOUNDARY ON THE NORTH BY THE NORTHERLY LINE OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 42 EAST, BOUNDED ON THE SOUTH BY THE NORTHERLY LINE OF BLOCK 28, VES ESTATES SECTION FIVE, RECORDED IN PLAT BOOK 69, AT PAGE 34, OF MIAMI-DADE COUNTY, FLORIDA, BOUNDED ON THE WEST BY THE EXTENSION NORTHERLY OF THE WESTERLY LINE OF LOT 1, BLOCK 38, OF THE SHAD VES ESTATES SECTION FIVE, BOUNDED ON THE EAST BY THE EXTENSION NORTHERLY OF THE WESTERLY LINE OF THE 12TH AVENUE AS SHOWN ON SAID PLAT OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

COMMUNITY NUMBER: 12022
PANEL: 0131
SUFFIX: L
FLOOD ZONE: X
FIELD WORK: 5/24/2018

CERTIFIED TO:
GUSTAVO MINGUEZ

PROPERTY ADDRESS:
1080 NE 216 STREET
MIAMI, FL 33179

SURVEY NUMBER: 328897



SCALE
1"=50'

STRIKES/NOTES
REMARK: CROSSING INTO THE 10' U.L.
ON NORTHERLY SIDE OF LOT
THERE ARE FENCES NEAR THE BOUNDARY
OF THE PROPERTY AND CROSS INTO THE
LOT 12. THE FENCES ARE LOCATED ON THE
EASTERN AND NORTHERLY
SIDES OF THE LOT

REMARKS:

ABBREVIATION DESCRIPTION:
G GENERATOR
L LIGHT
T TELEPHONE
U UTILITIES
N NORTH
S SOUTH
E EAST
W WEST
N/A NOT APPLICABLE
P.C. POINT OF COMMENCEMENT
P.M. POINT OF MEASUREMENT
P.T. POINT OF TIES
R/R RAILROAD
R/W RIGHT OF WAY

SYMBOL CONVENTIONS:
C CIRCULAR
S STRAIGHT
A ANGLE
E ELEVATION
L LATERAL
M MILE
P.P. POINT OF PIVOT
P.T. POINT OF TIES
R/R RAILROAD
R/W RIGHT OF WAY

SURVEYOR'S CERTIFICATE:
I, KENNETH J. OSBORNE, A LICENSED SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA SURVEYING ACT. I AM NOT PROVIDING THIS CERTIFICATE FOR ANY OTHER PURPOSE.
Kenneth Osborne
Date: 2018.05.23 11:30:00 -0400
FIDELITY & BOND: \$100,000.00

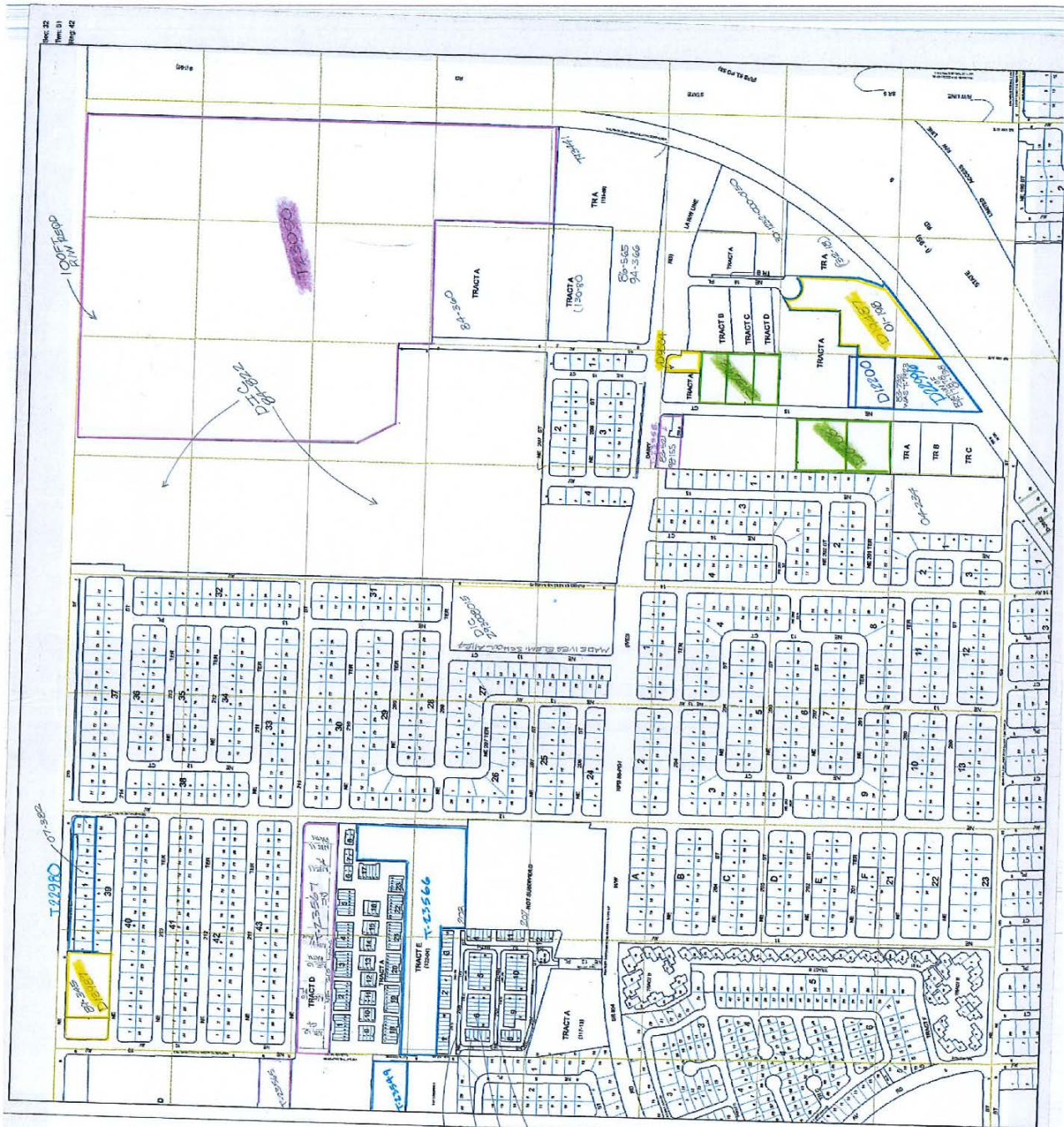


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GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO LOCATE CONTACTS AND UTILITY LINES
- ONLY VISIBLE ENCUMBRANCES LOCATED.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- FENCE OWNERSHIP NOT DETERMINED
- ELEVATIONS IF SHOWN ARE BASED UPON N.T.V.D. UNLESS OTHERWISE NOTED.
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN ENLARGED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF IMPROVEMENTS OVER SCALE POSITIONS.





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APPENDIX B

Proffered Declaration of Restrictions

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This instrument was prepared by:

Name: Graham Penn, Esq.

Address: Bercow Radell Fernandez & Larkin, PLLC
200 S. Biscayne Boulevard, Suite 850
Miami, FL 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owner holds the fee simple title to an assemblage of land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," which is supported by the submitted attorney's opinion, and

WHEREAS, the Property is the Application Area of Comprehensive Development Master Plan ("CDMP") Amendment Application No. X of the May 2018 Amendment Cycle; and

WHEREAS, the Owner has sought to change the designation of a portion of the Application Area from "Low Density Residential" to "Low-Medium-Density Residential with a DI-1 Overlay."

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

Workforce Housing and Maximum Density. Any residential use on the Property developed at greater than six (6) units per gross acre shall set aside workforce housing units in accordance with the standards of the County's Voluntary Inclusionary Zoning program. The maximum number of units on the Property using the CDMP's workforce housing bonus shall not exceed 115. In the absence of the application of workforce housing bonus, the maximum number of units on the Property shall not exceed 92.

Project Design. Any development application seeking to use the density increase provided by the "DI-1 Overlay" shall utilize the Miami-Dade County's Urban Design Manual endorsed by Resolution R-1360-98 as a guideline for the Property's development, and at a minimum, shall incorporate the following design principles:

1. Buildings shall be compatible with surrounding development or made compatible through the use of, among other methods: landscaping; buffers such as walls and fences; architectural styles that complement surrounding development; and building height transitions.

2. Buildings shall be built close to the sidewalk to create a public space in the street corridor that is comfortable, interesting, and safe for pedestrians, while providing for a transition from the lower density residential uses to the south. The Owner shall seek, if necessary, variances of the County's zoning regulations to accommodate this requirement. If any variances necessary to meet this requirement are not approved by Miami-Dade County at the time the Property or any portion thereof is subject to a district boundary change to accommodate the density increase provided by the "DI-1 Overlay," the Owner shall develop buildings as reasonably close as possible to the minimum setback permitted by the County's zoning standards.

3. Buildings shall have abundant windows and doors at street level and incorporate a variety of architectural features and treatments on all facades such as, but not limited to: balconies; a variety of materials such as stone, metal, stucco, concrete and brick; modulation and articulation of building surfaces; and changes in roof levels. Large expanses of opaque or blank building walls shall be avoided.

4. Uniform street furniture and lighting standards shall be provided throughout the Property.

5. All on-site parking shall be to the rear or side of the buildings. No on-site parking shall be allowed between the street frontage and the front building line of any building(s). This shall not prevent parking within the right-of-way, if approved by the County.

Transit Improvements. In an effort to promote public transportation in the area, prior to the approval of a final plat for the Property, the Owner shall work with Miami-Dade Transit or its successor Department in good faith to accommodate future transit facilities within the Property or in streets adjacent to the Property, including bus shelters, pull-out bays, and other facilities. This paragraph shall not require any modifications to a recorded final plat for the Property.

Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

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

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

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

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

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

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy

given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

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

Recordation and Effective Date. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owner following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the Application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

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

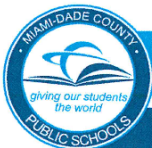
Owner. The term Owner shall include all heirs, assigns, and successors in interest.

[Execution Pages Follow]

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

Miami-Dade County School Board

Perla Tabares Hantman, Chair
Dr. Martin Karp, Vice Chair
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Dr. Lawrence S. Feldman
Dr. Steve Gallon III
Lubby Navarro
Dr. Marta Pérez
Mari Tere Rojas

August 27, 2018

VIA ELECTRONIC MAIL

Mr. Graham Penn
Bercow Radell Fernandez & Larkin
200 South Biscayne Boulevard, Suite 850
Miami, Florida 33131
gpenn@brzoninglaw.com

**RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS
IVES POINTE, LLC., C/O GRAHAM PENN, BERCOW, RADELL - APPL 1 MAY 2018 CYCLE
LOCATED AT 1080 NE 215 STREET
PH3018072600550 - FOLIO No.: 3012320000090**

Dear Applicant:

The above-reference application was submitted by Unincorporated Miami-Dade County for a School Concurrency Review – Public Hearing. The review determined that this application is considered **vested** from the requirements of public school concurrency.

The referenced application was reviewed under the 2003 Interlocal Agreement for Public School Facility Planning and pursuant to the District's procedures; the applicant voluntarily proffered a Declaration of Restrictions (Covenant) to the School Board providing for a monetary donation over and above educational facilities impact fees in the amount of \$35,615 (CFN2008R0700243) for the development of 18 residential dwelling units, of which 13 units are allowed per the existing zoning classification, rendering the donation applicable to 5 units. Since this application is now requesting 92 multifamily units, the monetary proffer will be pro-rated accordingly. The Covenant was approved by the School Board at its meeting of May 21, 2008 with the monetary donation due and payable prior to final plat.

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

Best regards,

Nathaly Simon
Supervisor

NS:ns

L-69

Enclosure

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

Planning, Design & Sustainability

*Ms. Ana Rijo-Conde, Deputy Chief Facilities & Eco-Sustainability Officer
1450 N.E. 2nd Ave. • Suite 525 • Miami, FL 33132
305-995-7285 • 305-995-4760 (FAX) • arijo@dadeschools.net*



Concurrency Management System (CMS)

Miami Dade County Public Schools

Miami-Dade County Public Schools Concurrency Management System School Concurrency Determination

MDCPS Application Number: PH3018072600550 Local Government (LG): Miami-Dade
 Date Application Received: 7/26/2018 8:26:53 AM LG Application Number: Appl 1 May 2018
 Type of Application: Public Hearing Sub Type: Cycle
 Applicant's Name: Ives Pointe, LLC., c/o Graham Penn, Bercow, Radell
 Address/Location: 200 S. Biscayne Boulevard, Suite 850, Miami FL 33131
 Master Folio Number: 3012320000090
 Additional Folio Number(s):
 Name of Subdivision: T-Plat number:

PROPOSED # OF UNITS 92
 SINGLE-FAMILY DETACHED UNITS: 0
 SINGLE-FAMILY ATTACHED UNITS: 0

MULTIFAMILY UNITS: 92

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
2582	MADIE IVES K-8 CENTER (ELEM COMP)				VESTED	
2582	MADIE IVES K-8 CENTER (MID COMP)				VESTED	
7141	DR MICHAEL M KROP SENIOR				VESTED	

ADJACENT SERVICE AREA SCHOOLS

*An Impact reduction of 25.28% included for charter and magnet schools (Schools of Choice).

The referenced application was reviewed under the 2003 Interlocal Agreement for Public School Facility Planning and pursuant to the District's procedures; the applicant voluntarily proffered a Covenant providing for a donation of a 6.9-acre parcel of land over and above educational facilities impact fees. The Covenant was approved by the School Board at its meeting of December 14, 2005 with the conveyance of the donated parcel prior to recordation of the plat.

MDCPS has conducted a public school concurrency review for this application and has determined that it is **(Vested)**.

This application is considered vested and therefore exempt from the requirements of public school concurrency because of one of the following conditions applies:

1) the development has a valid, unexpired site plan or final plat or functional equivalent, as of December 31, 2007;
2) the development had an executed and recorded covenant as of December 31, 2007, under the School Board's previous voluntary mitigation procedures; or

3) the development is a Development of Regional Impact for which a development order was issued, pursuant to Chapter 380, Florida Statutes, prior to July 1, 2005 or for which an application was submitted prior to May 1, 2005

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

APPENDIX D

Applicant's Traffic Impact Study

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CDMP AMENDMENT TRAFFIC IMPACT STUDY

For

**Town Apartments
Miami-Dade County, Florida**

Prepared For:

**FCI Residential Corporation
2199 Ponce De Leon, Suite 201
Coral Gables, FL 33134**

Prepared By:

**Langan Engineering & Environmental Services, Inc.
15150 NW 79 Court
Miami Lakes, FL 33016
FL Certificate of Authorization No: 6601**

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



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

25 May 2018

LANGAN

330043701

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Appendices

Appendix A - Figures

Appendix B - Site Data

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

Appendix D - Trip Generation Tables and ITE Excerpts

EXECUTIVE SUMMARY

Langan Engineering and Environmental Services, Inc. was retained by FCI Residential Corporation to prepare a traffic-impact analysis for a proposed change to the Miami-Dade County Comprehensive Development Master Plan for a property located at 1080 NE 215th Street in unincorporated Miami-Dade County. The property owner requests a change in the CDMP future land-use designation from "Low-Density Residential" to "Medium-Density Residential" with Density Increase 1. The D1-1 allows median-high density of up to 60 residential units per acre within a medium-density land-use designation.

The property owner will proffer a restrictive covenant limiting the maximum development program to 113 dwelling units. We prepared afternoon peak-hour roadway capacity analyses for the 2020 (short-term) and 2040 (long-term) conditions and found that the roadways in the vicinity of the property are expected to operate within their adopted Level of Service (LOS) with the impacts of the covenant-restricted development. We analyzed the three roadways that will be most impacted by the site: NE 215th Street, NE 12th Avenue and SW 40th Avenue. None of the roadways will be significantly impacted by the covenant-restricted development.

The covenant-restricted development (113 dwelling units) under the proposed future land-use designation will generate 420 daily, 25 morning peak-hour and 29 afternoon peak hour more net-new trips than the maximum development potential (31 dwelling units) under the current future land-use designation. The maximum development potential for the proposed land-use designation (312 dwelling units) will generate 1,505 daily, 96 morning peak-hour and 116 afternoon peak-hour more net-new trips than the maximum development potential under the current future land-use designation. The covenant-restricted development reduces the site's potential impacts.

INTRODUCTION

Langan was retained by FCI Residential Corporation to prepare a traffic-impact analysis for a proposed change to the Miami-Dade County Comprehensive Development Master Plan for Melrose Douglas (development). The property owner requests a change in the CDMP future land-use designation for the property from "Low-Density Residential" to "Medium-Density Residential" with Density Increase 1. The site is at 1080 NE 215th Street in unincorporated Miami-Dade County. **Appendix A** contains the report figures, and **Figure 1** shows the site location.

The traffic analysis shows that the proposed CDMP future land-use designation change for the property will meet traffic concurrency requirements for the short-term and long-term analysis periods. We based the study methodology on the traffic-impact study guidelines from the December 2017 CDMP application instructions. We prepared an afternoon peak-hour analysis for the following conditions: existing (2016); short-term (2020); and long-term (2040). The maximum development criterion for the proposed land-use designation is 25 to 60 dwelling units per gross acre. The maximum development potential under the current land-use designation is 2.5 to 6 dwelling units per gross acre. The owner will proffer a restrictive covenant that will limit the development of the property to 113 dwelling units.

Project Description

The property comprises 5.2 gross acres (3.54 net acres) of vacant land. The property's folio number is 30-1232-000-0090. **Appendix B** contains the property survey and property-appraiser information. The adopted capacity for roadways impacted by the potential development is LOS D for county roadways and LOS E for state urban minor arterial roadways between Infill Area and Urban Development Boundary.

Study Area

We conducted capacity analyses for the following roadways:

- NE 215th Street between NW 2nd and NE 12th avenues
- NE 12th Avenue between Ives Dairy Road and NE 215th Street
- SW 40th Avenue between Hallandale Beach Blvd. and NE 215th Street

Roadway Characteristics

We visited the site and found the following roadway-network conditions.

- NE 215th Street is a four-lane, divided, east-west, state-maintained roadway classified as an urban principle arterial roadway with a posted speed limit of 45 MPH.
- NE 12th Avenue is a two-lane, undivided, north-south, county-maintained roadway classified as an urban major collector with a posted speed limit of 30 MPH.
- SW 40th Avenue is a two-lane, undivided, north-south, county-maintained roadway classified as an urban major collector with a posted speed limit of 30 MPH.

EXISTING CONDITIONS

We used afternoon peak-hour data from the Miami-Dade County traffic-concurrency database to analyze roadways in the vicinity of the property. We conducted two-way afternoon peak-hour capacity analyses of the roadways and found that they operate within their adopted LOS. 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 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 Miami-Dade County Traffic Concurrency Database* to determine LOS values. **Appendix C** contains the data used in the analyses.

Table 1 - Existing Afternoon Peak-Hour Capacity Analysis Summary

Roadway	From	To	Number of Lanes	Adopted LOS ^[1]	LOS Capacity ^[1]	Existing Volume	Existing LOS	Meets Capacity
NE 215 Street	NW 2 Avenue	NE 12 Avenue	4 L	E	3,580	2,177	C	Yes
NE 12 Avenue	Ives Dairy Road	NE 215 Street	2 L	D	1,197	604	D	Yes
SW 40 Avenue ^[2]	Hallandale Beach Blvd.	NW 27 Avenue	2 L	D	1,197	918	D	Yes

[1]: Data Source: Adopted LOS and Capacity from FDOT 2012 Quality / LOS Handbook and Miami-Dade County Traffic Concurrency Database

[2]: PHP Volume based on FDOT Daily Data (0.09 K-Factor).

Transit Service

The closest transit route to the site is Route 99 which provides east-west service. The closest stop on the east-west transit corridor is less than a half-mile from the site. **Figure 2** shows the transit routes and Appendix C contains a copy of the transit-route map.

FUTURE CONDITIONS

This section of the report covers background traffic growth, site-generated trips, trip distribution, and future traffic volumes. We developed 2020 future traffic volumes by applying a compounded growth rate to the existing volumes. We used a 0.85 percent annual growth-rate factor based on South Florida Regional Planning Model data. Site-generated trips were added to the 2020 (short-term horizon) volumes. Appendix C includes the traffic data. We developed 2040 (long-term horizon) volumes by converting the daily volumes from the 2040 SERPM model to peak-hour volumes using an FDOT k-factor (0.09) and added site-generated trips. 2040 SERPM volumes were provided by the county's Transportation Planning Organization. Traffic volumes from the 2040 SERPM account for land-development potential of all property within the county based on their current future land-use designations.

Planned Roadway Improvements

We reviewed the TPO's 2017 Transportation Improvement Program (2017 through 2021), the Long Range Transportation Plan (2040) and the FDOT Five Year Work Program (2018 through 2023) and found that there are no planned roadway improvements in the vicinity of the property.

Site-Generated Trips

The county requires a comparison between the maximum trip-generation potential of the current and proposed future land-use designations to determine the traffic impacts of the proposed future land-use designation change. **Table 2** summarizes the trip-generation estimates for the property and compares the maximum development potential under the current land-use designation and the covenant-restricted development under the proposed future land-use designation.

The maximum potential development under the current future land-use designation (31 dwelling units) and the covenant-restricted proposed future land-use designation (113 dwelling units) were calculated by multiplying the gross acreage by the allowable densities under the CDMP land-use element. The covenant-restricted development under the proposed future land-use designation will generate 420 daily, 25 morning peak-hour and 29 afternoon peak hour more net-new trips than the maximum development potential under the current future land-use designation. The maximum development potential for the proposed land-use designation (312 dwelling units) will generate 1,505 daily, 96 morning peak-hour and 116 afternoon peak-hour more net-new trips than the maximum development potential under the current future land-use designation. The covenant-restricted development reduces the site's potential impacts.

We prepared daily, morning peak-hour and afternoon peak-hour trip estimates for the current and propped land-use designations using the trip-generation equations from the 10th Edition of Institute of Transportation Engineers *Trip Generation Manual*. **Appendix D** contains the trip-generation tables and excerpts from the ITE manual.

Table 2 - Trip Generation Analysis

Use	Size	Daily	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour		
			In	Out	Total	In	Out	Total
Maximum Potential Development under Current Land Use Designation Multifamily Housing (Low-Rise)	31 DU	194	4	12	16	13	8	21
Proposed Land Use Designation with Restrictive Covenant Multifamily Housing (Medium-Rise)	113 DU	614	11	30	41	31	19	50
Net New Trips*		420	7	18	25	18	11	29

* Proposed less Current

Trip Distribution

We determined the directional distribution of site-generated trips based on the cardinal-distribution data for TAZ 61 from the Miami-Dade County 2040 Transportation Model and the development's access to the surrounding roadway network. We interpolated the 2010 and 2040 values of the cardinal distribution to estimate 2020 percentages. **Table 3** shows the traffic distributions for property based on the cardinal distributions. **Figure 3** shows the afternoon peak-hour project-traffic distributions for each of the study roadways and the traffic concurrency stations impacted by the site.

Table 3 - Cardinal Distribution

Year	NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW
2010	12.90%	12.30%	12.40%	10.20%	15.70%	12.60%	12.90%	11.10%
2040	14.70%	11.30%	12.10%	7.90%	18.80%	14.40%	10.70%	10.40%
2020	13.50%	11.97%	12.30%	9.43%	16.73%	13.20%	12.17%	10.87%

Short-Term Analysis

We prepared a 2020 short-term (traffic-concurrency) roadway-capacity analysis and found that the covenant-restricted development under the proposed land-use designation will not cause the LOS of the nearest county traffic-count 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. None of the roadways near the site are significantly impacted.

We used a 0.85 percent annual growth-rate factor to develop future background volumes based on SERPM daily traffic volumes. The growth-rate factor was applied to the existing traffic volumes to develop 2020 future-traffic volumes. We added development-order trips from the county's traffic-concurrency database to account for approved but unbuilt developments. Figure 3 shows the traffic-concurrency stations impacted by the property. Appendix C contains the data used to calculate the growth rate. Site generated trips were added to the background traffic. **Table 4** summarizes the results of the short-term afternoon peak-hour capacity analyses.

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

Count Station	Location	Facility Type	Adopted LOS ^[1]	LOS Capacity ^[1]	PHP Volume	2020 Volume	Development Order Trips	2020 Volume + D.O.'s	LOS without Project	Proposed Development		Total Volume With Project	Trips Remaining	LOS with Project	Meets Concurrency
										Project Assignment	Project Trips				
FDOT-0168	NE 215 Street w/o NW 2 Avenue	4 L	E	3,660	2,177	2,252	8	2,260	C	42%	21	2,281	1,299	C	YES
MD-9292	NE 12 Avenue s/o NE 215 Street	2 L	D	1,197	604	625	128	753	D	33%	17	770	427	D	YES
FDOT-9502 ^[2]	SW 40 Avenue n/o NE 215 Street	2 L	D	1,197	918	950	0	950	D	25%	13	963	234	D	YES

^[1] Data Source: Adopted LOS and Capacity from FDOT 2017 Quality of LOS Handbook and Miami-Dade County Traffic Concurrency Database

^[2] PHP Volume based on NDOT Daily Data (0.09 K-factor).

Long-Term Analysis

We prepared long-term (2040) afternoon peak-hour roadway-capacity analysis and found that the impacted roadways will operate at LOS D or better with the increase in traffic impacts due to the covenant-restricted development under the proposed land-use designation. We used the increase in trips (29 PM peak hour) between the covenant-restricted development and the maximum development potential under the current land-use designation. We analyzed the roadways that are expected to be most impacted by the proposed future land-use designation change because none of the surrounding major roadways are expected to be significantly impacted. All of the analyzed roadways will be impacted at a level of significance of 0.84 percent or less; well below the 5 percent significance threshold whereby roadway analysis is required. **Table 5** summarizes the results of the significance analysis and shows that none of the roadways will be significantly impacted. **Table 6** summarizes the results on the long-term 2040 afternoon peak-hour capacity analyses.

Table 5 - Roadway Significance Analysis Summary

Roadway	From	To	Number of Lanes	LOS Capacity ^[1]	Project Distribution	Project Traffic	Percent Impact	≥ 5% YES/NO
NE 215 Street	NW 2 Avenue	NE 12 Avenue	4 L	3,580	42%	12	0.34%	NO
NE 12 Avenue	Ives Dairy Road	NE 215 Street	2 L	1,197	33%	10	0.84%	NO
SW 40 Avenue	Hallandale Beach Blvd.	NW 27 Avenue	2 L	1,197	25%	7	0.58%	NO

[1]: Data Source: Adopted LOS and Capacity from FDOT 2012 Quality / LOS Handbook and Miami-Dade County Traffic Concurrency Database

Table 6 - Long Term 2040 Afternoon Peak Hour Roadway Capacity Analysis Summary

Roadway	From	To	Facility Type	LOS Capacity ^[1]	2040 Volumes ^[2]	LOS without Project	Proposed Designation		Project Significance	Total Volume With Project	LOS with Project	Operates within Adopted LOS
							Project Assignment	Project Trips				
NE 215 Street	NW 2 Avenue	NE 12 Avenue	4 L	3,580	1,547	C	42%	12	0.34%	1,559	C	YES
NE 12 Avenue	Ives Dairy Road	NE 215 Street	2 L	1,197	812	D	33%	10	0.84%	822	D	YES
SW 40 Avenue	Hallandale Beach Blvd.	NW 27 Avenue	2 L	1,197	821	D	25%	7	0.58%	828	D	YES

[1]: Data Source: Adopted LOS and Capacity from FDOT 2012 Quality / LOS Handbook and Miami-Dade County Traffic Congestion Database.

[2]: 2040 Volumes based on Daily SLIPM Model Volumes (0.09 K-f actor).

CONCLUSIONS

We analyzed the traffic impacts for a proposed future land-use amendment for the property at 1080 NE 215th Street. We performed short-term (2020) and long-term (2040) afternoon peak-hour analyses for the covenant-restricted development (113 residential dwelling units) under the proposed future land-use designation and found that all of the study roadways are expected to operate within their adopted LOS. None of the roadways in the vicinity of the property are expected to be significantly impacted by the covenant-restricted development under the proposed land-use designation change. The proposed amendment will change the future land-use designation from "Low-Density Residential" to "Medium-Density Residential" with Density Increase 1.

APPENDIX E

Fiscal Impact Analysis

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Fiscal Impacts On Infrastructure and Services

On October 23, 2001, the Board of County Commissioners adopted Ordinance No. 01-163 requiring the review procedures for amendments to the Comprehensive Development Master Plan (CDMP) to include a written evaluation of fiscal impacts for any proposed land use change. The following is a fiscal evaluation of Application No. 1 of the May 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

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

The requested amendment will have no impact or any associated costs relative to Solid Waste Collection and Disposal services and facilities.

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 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 ±3.68 gross acre parcel from "Low Density Residential" to "Low-Medium Density Residential with One Density Increase (DI-1)" that would allow the application site to be developed with a maximum of 92 multi-family dwelling units. If the site is developed with the maximum of 92 multi-family dwelling units, the water connection charge is estimated at \$17,264; the water service line and meter connection fees would cost \$1,300; the sewer connection charges are estimated at \$69,552; and the annual operating and maintenance costs would total \$15,754. 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 \$490,109.

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 site was previously reviewed under the 2003 Interlocal Agreement for Public School Facility and pursuant to the District's procedures; the applicant voluntarily proffered a

Declaration of Restrictions to the School Board providing for a monetary donation over and above educational facilities impact fees. The monetary donation is due and payable prior to final plat and will be pro-rated to account for the proposed increase in the number of residential units. Therefore, Miami-Dade County Public Schools has determined that this application is considered vested from the requirements of public school concurrency.

Fire Rescue

The current CDMP designation (Low Density Residential) will allow a potential development which will generate 6 annual alarms. The proposed CDMP designation (Low-Medium Density Residential with One Density Increase) will allow a proposed potential development which is anticipated to generate 26 annual alarms. The 26 annual alarms will result in a minimal impact to existing fire rescue service. Presently, fire and rescue service in the vicinity of the subject application is adequate.

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APPENDIX F

Photos of Site and Surroundings

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Application site, photo taken from the western boundary



Single-family residences north of the Application site across NE 215th Street



Countyline plaza abutting the Application site on the west



Single-family residential homes abutting the Application site on the south – photo taken from the east across NE 12th Avenue