

Application No. 2

Commission District 9 Community Council 15

APPLICATION SUMMARY

Applicant/Representative:	TLG FL, LLC/Melissa Tapanes Llahues, Esq.
Location:	Southwest corner of the intersection of SW 224 Street and SW 112 Avenue
Total Acreage:	±2.643 Gross Acres (±1.954 Net Acres)
Current Land Use Plan Map Designations:	Low Density Residential (2.5 to 6 dwelling units per gross acre)
Requested Land Use Plan Map Designation:	"Business and Office"
Amendment Type:	Small-Scale
Existing Zoning District/Site Condition:	AU (Agricultural - 1 dwelling unit per 5 gross acres)/Vacant

RECOMMENDATIONS

Staff:	ADOPT (AS A SMALL-SCALE AMENDMENT) (February 25, 2014)
South Bay Community Council (15):	NO QUORUM (March 27, 2014)
Planning Advisory Board (PAB) Acting as the Local Planning Agency:	ADOPT (AS A SMALL-SCALE AMENDMENT) (April 14, 2014)
Final Action of Board of County Commissioners:	TO BE DETERMINED (May 21, 2014)

Staff recommends **ADOPT** the proposed small-scale amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2020-2030 Land Use Plan (LUP) map to redesignate the ±2.643 gross-acre application site from “Low Density Residential” to “Business and Office” for the following reasons:

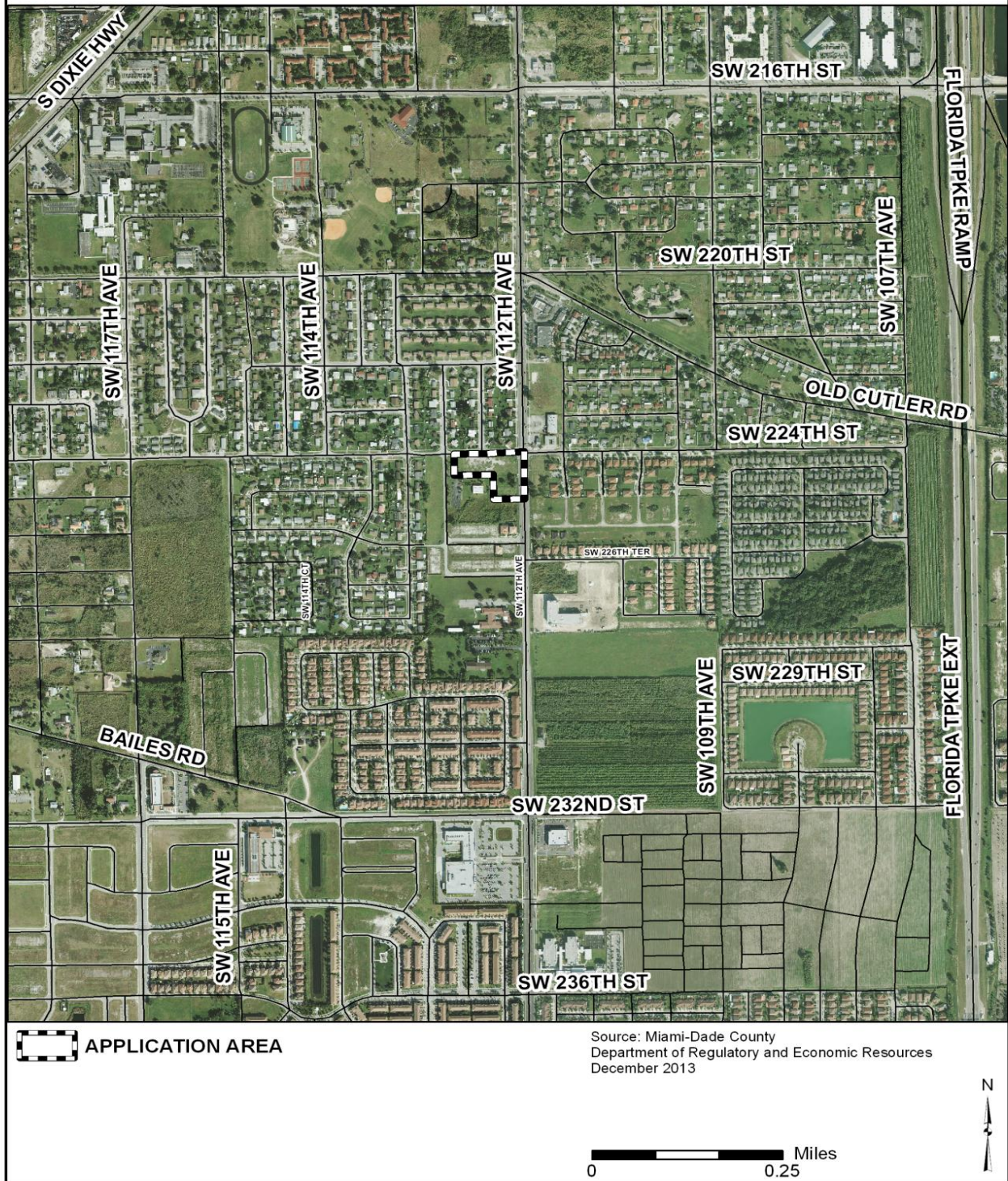
Principal Reasons for Recommendation:

1. The application proposes intensification of urban development that is consistent with the provisions of the CDMP. Land Use Element Objective LU-1 and Policy LU-1C require the County to give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where urban services and facilities have the capacities to accommodate additional demand. The application site is vacant and as discussed in Principal Reason No. 2 below, existing public facilities have adequate capacities to accommodate the impacts that would be generated by the development of the application site, if the requested “Business and Office” designation is approved.
2. Approval of the application would be generally consistent with the criteria for evaluating Land Use Plan map amendment applications pursuant to Policy LU-8E of the CDMP Land Use Element. Policy LU-8E requires 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:* Expressed in the application is the Applicant’s intent to develop the site with neighborhood serving retail and commercial uses. The application site is located in Minor Statistical Area (MSA) 7.1, which has 90.7 acres of vacant commercially zoned or “Business and Office” designated land. At the annual rate of absorption of commercial land (2.87 acres per year), this MSA will deplete its supply of commercially zoned land beyond the year 2030 (see Commercial Supply and Demand Analysis on page 2-10). Approval of the application would add approximately 8½ months to the supply of commercial land within the MSA. Therefore, the requested redesignation to “Business and Office” would not significantly impact the supply of commercial land and would not satisfy a deficiency in the LUP map to accommodate economic growth but would provide additional commercial capacity that could be of benefit to the area.

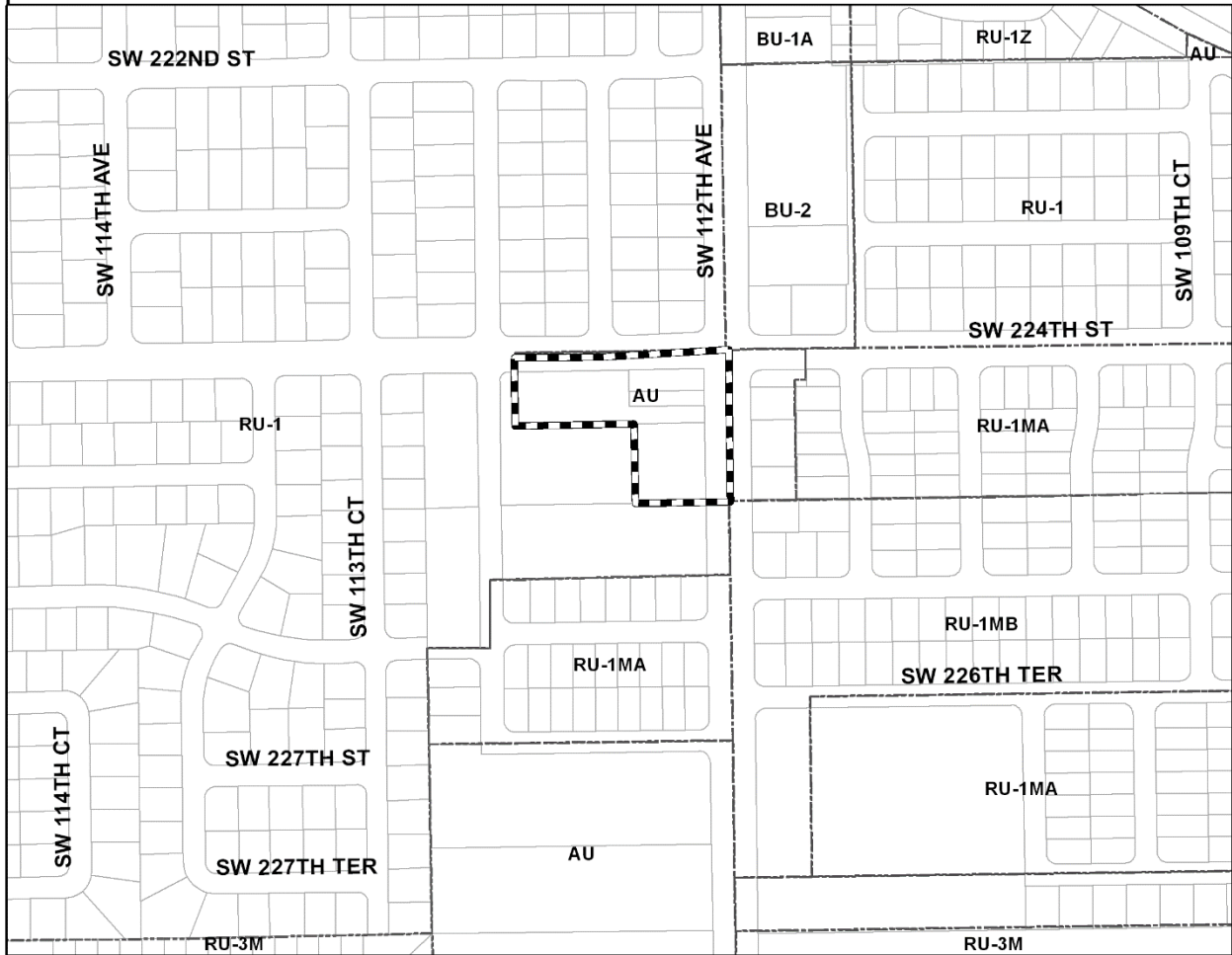
Vacant land designated for single-family and multi-family residential development in MSA 7.1 is estimated to have capacity for about 7,420 dwelling units. The residential land supply for both single and multi-family type units is projected to be depleted by the year 2028. If the application is approved, and the site developed with commercial/business uses, the single-family residential land supply would be reduced by approximately 15 single-family units or less than 1 month of supply, and would not have a significant impact on the overall residential land supply within the MSA. However, in lieu of commercial development, the site could be developed with a maximum of 34 residential units under the requested “Business and Office” designation, and could add a net of 19 residential units (less than 1 month of supply) to the residential land capacity in MSA 7.1.

- ii. *Public Facilities and Services:* The impacts that would be generated from the maximum allowable development on the application (34,046 square feet of retail or 34 single family attached residential homes) if the application is approved, would not cause a violation in the level of service standards for public services and facilities in the vicinity of the application site.
- iii. *Compatibility:* The proposed development of the site, if the requested “Business and Office” designation is approved, would be generally compatible with the adjacent or surrounding properties. Properties to the north, west, and south of the application site are designated Low Density Residential, and to the east beyond SW 112 Avenue are designated “Business and Office” and Low Density Residential (see CDMP Land Use map on page 2-7). There are existing residential communities north of the application site across SW 224 Street (see Aerial photo on page 2-4). Properties to the east (across SW 112 Avenue) and west of the application site are vacant and abutting property to the south contains a religious facility (Church of the Rock Jesus Christ). Further west are existing single family homes. Further south are also single family homes currently under construction (see Appendices page 18). Expressed in the application is the intent to develop neighborhood serving retail and commercial uses on the application site. The requested “Business and Office” designation would allow commercial and/or residential development on the application site and either type of development would be generally compatible with the adjacent properties.
- iv. *Environmental and Historic Resources:* The subject application, if approved, would not impact any environmental, historic or archaeological resources. None of these resources exist on the application site.
- v. *Transit Ridership and Pedestrianism:* Development of the application site under the requested “Business and Office” land use category could support transit ridership and pedestrianism. The site is currently served by Metrobus Route 70, which provides local route services to the application area. Metrobus Route 70 provides a 30-minute AM/PM peak period headways service on weekdays, a 60-minute headway service in the evening after 8 pm, and 60-minute headway service on weekends (Saturdays and Sundays). The application site is located within 300 feet of the closest bus stops.

APPLICATION NO. 2 AERIAL PHOTO



APPLICATION 2 ZONING MAP



APPLICATION AREA

Source: Miami-Dade County
Department of Regulatory and Economic Resources
January 2014

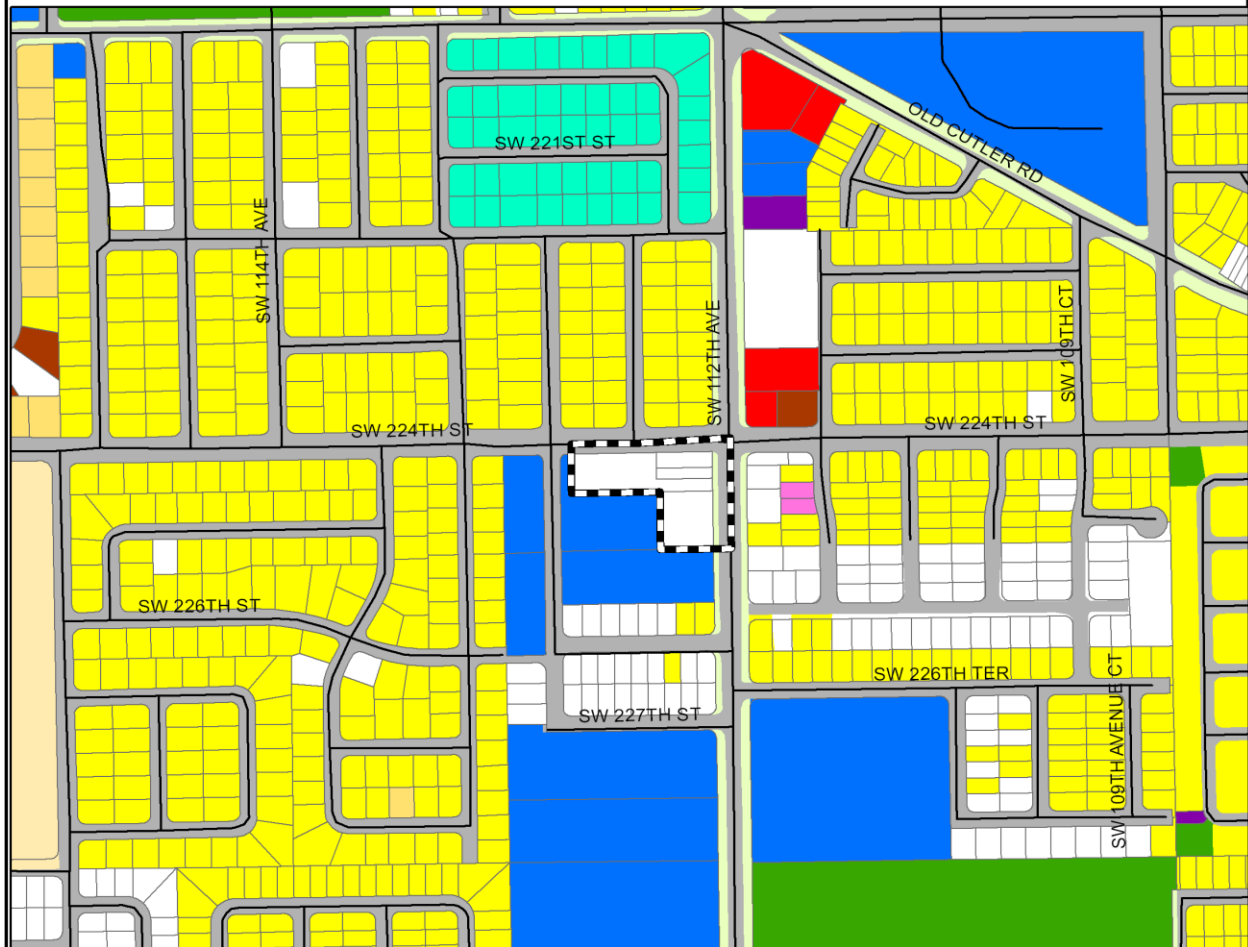
ZONING DISTRICTS

AU	AGRICULTURAL / RESIDENTIAL 5 ACRES GROSS
BU-1A	BUSINESS DISTRICTS, LIMITED
BU-2	BUSINESS DISTRICTS, SPECIAL
RU-1(M)(A)	MODIFIED SINGLE-FAMILY RESIDENTIAL
RU-1(M)(B)	MODIFIED SINGLE-FAMILY RESIDENTIAL
RU-1Z	SINGLE-FAMILY RESIDENTIAL, ZERO LOT LINE
RU-3M	MINIMUM APARTMENT HOUSE

0 0.075 0.15
Miles



APPLICATION NO. 2 EXISTING LAND USE

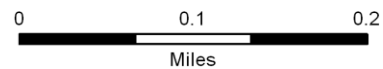


APPLICATION AREA

EXISTING LAND USE

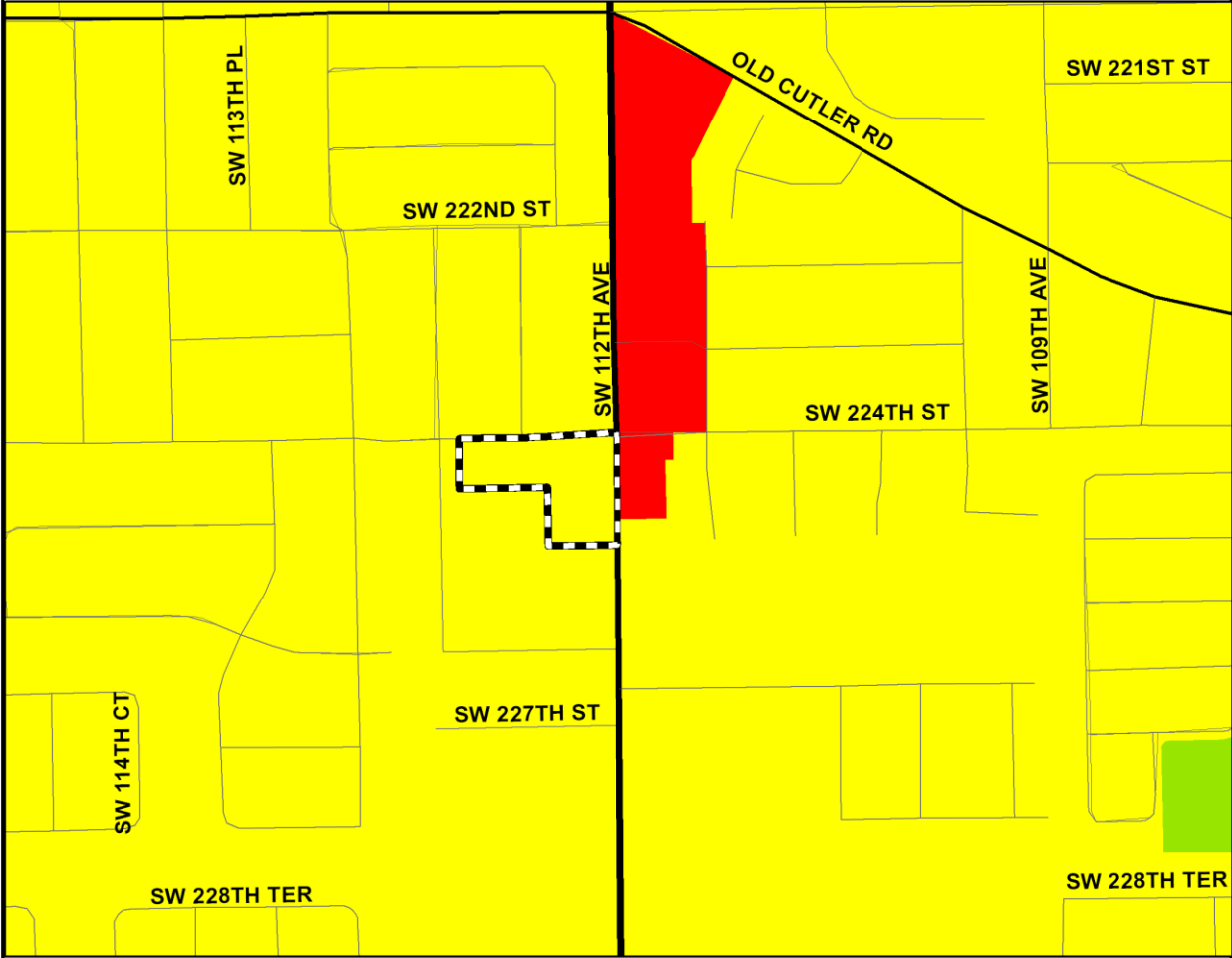
- SINGLE-FAMILY
- TWO-FAMILY DUPLEXES
- LOW-DENSITY MULTI-FAMILY
- RESIDENTIAL-GOVERNMENT OWNED HOUSING
- COMMERCIAL, SHOPPING CENTERS
- OFFICE
- INSTITUTIONAL
- COMMUNICATIONS, UTILITIES, TERMINALS
- STREETS, ROADS, EXPRESSWAYS, RAMPS
- VACANT PRIVATELY OWNED, UNPROTECTED

Source: Miami-Dade County
Department of Regulatory and Economic Resources
January 2014



APPLICATION NO. 2

CDMP LAND USE



APPLICATION AREA

CDMP LAND USE



LOW DENSITY (2.5-6 DU/AC)



BUSINESS AND OFFICE



ENVIRONMENTALLY PROTECTED PARKS

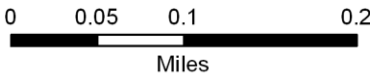


MAJOR ROADWAYS (3 OR MORE LANES)

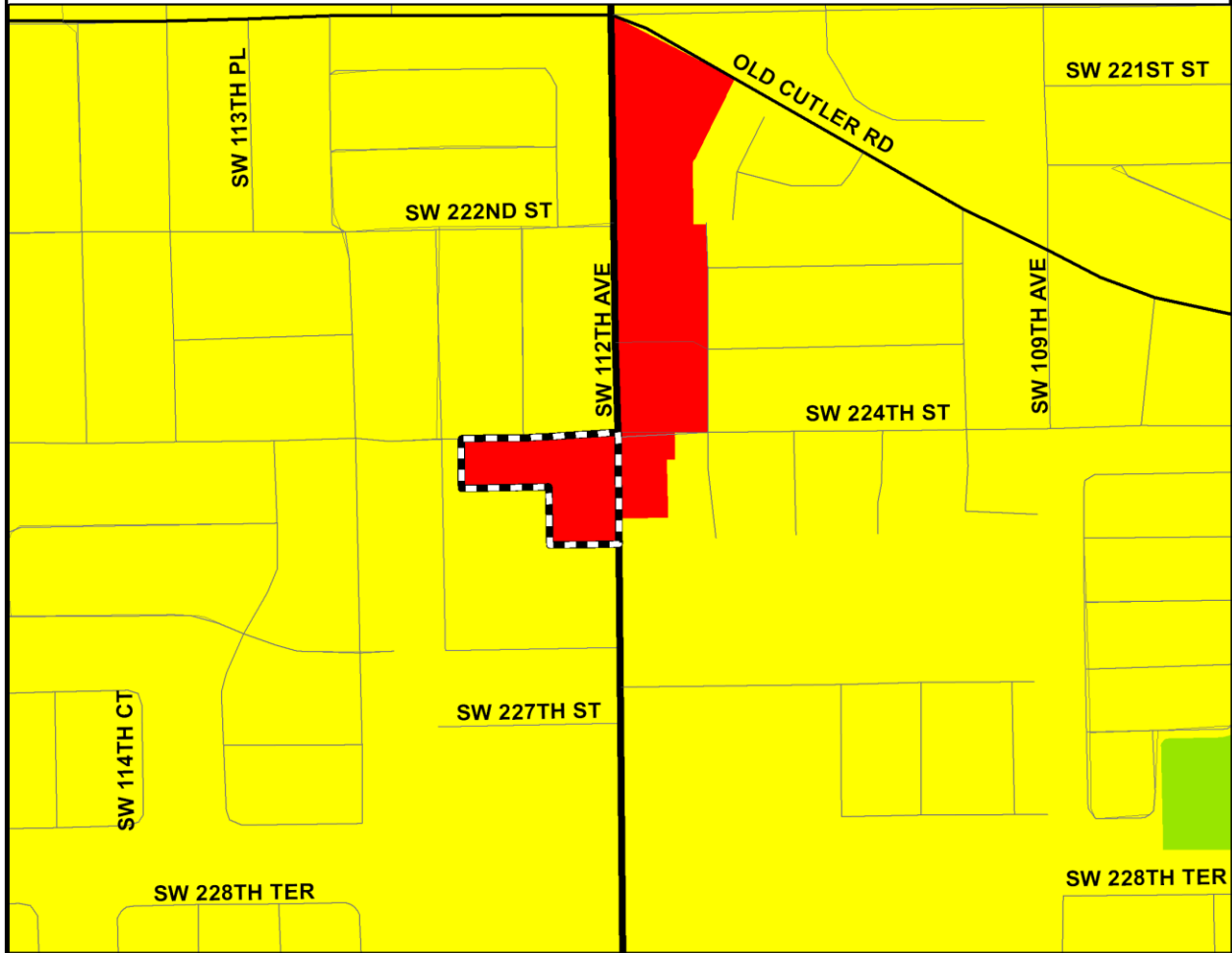


MAJOR ROADWAYS (2 LANES)

Source: Miami-Dade County
Department of Regulatory and Economic Resources
December 2013



APPLICATION NO. 2 PROPOSED CDMP LAND USE



APPLICATION AREA

CDMP LAND USE



LOW DENSITY (2.5-6 DU/AC)



BUSINESS AND OFFICE



ENVIRONMENTALLY PROTECTED PARKS

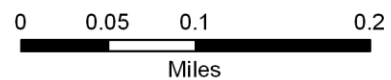


MAJOR ROADWAYS (3 OR MORE LANES)



MAJOR ROADWAYS (2 LANES)

Source: Miami-Dade County
Department of Regulatory and Economic Resources
December 2013



STAFF ANALYSIS

Application Site

Location

The ±2.64 gross-acre site is located inside the Urban Development Boundary (UDB) at the southwest corner of the intersection of SW 224 Street and SW 112 Avenue (South Allapattah Road) in unincorporated Miami-Dade County (see map series on pages 2-4 through 2-8).

Existing Land Use

The application site is vacant. (See Existing Land Use map on page 2-7; and Appendix E: Photos of Site and Surroundings on Appendices page 37).

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 2-7). The Low Density Residential category allows single family residences ranging from 2.5 to 6 dwelling units per gross acre. The application requests a redesignation of the application site, on the LUP map, from “Low Density Residential” to “Business and Office” (see Proposed Land Use Map on page 2-8) to enable the property to be developed with neighborhood-serving retail and commercial uses. The “Business and Office” category allows the full range of sales and service activities that includes retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, entertainment and cultural facilities, and residences.

Under the current designation, the site could be developed with a maximum of 15 single-family residential units. Under the applicant’s requested “Business and Office” designation, the application site could be developed with a maximum of 34,046 square feet of retail or 34 single-family residential units.

Zoning

The application site is currently zoned AU (Agricultural District), which allows agricultural uses and residential homes at a maximum density of one (1) single family home per five (5) gross acres, (see Zoning Map on page 2-5).

Zoning History

Miami-Dade County zoning districts and zoning code regulations were first created in 1938. Based on Miami-Dade County zoning records, the application site was zoned AU (Agricultural) as of 1947. No rezoning had occurred on the property till date.

Adjacent Land Use and Zoning

Existing Land Uses

To the east of the application site, across SW 112 Avenue, is vacant. Further east is the Goulds Hammocks subdivision, an established residential community of single family homes fronting SW 224 Street. To the south of the application site is the Church of the Rock Jesus Christ, Inc building sitting on a large expanse of vacant land including the long strip of vacant land across SW 112 Place. To the west of the application site are vacant properties. Further west is the Richland Estates subdivision, which is also an established residential community of single family homes. To the north of the application site beyond SW 224 Street is the South Allapattah single residential community. At the northeast of corner of the intersection of SW 112 Avenue and SW 224 Street are commercial uses convenience and retail including Allapattah Grocery and United Beauty Salon (see Appendix E: Photos of Site and Surroundings on appendices page 39).

Land Use Plan Map Designations

Adjacent properties south, west and north (across NW 224 Street) of the application site are designated "Low Density Residential" on the LUP map. Properties east of the site across SW 112 Avenue are designated "Business and Office". This "Business and Office" designation extends northwards over properties fronting NW 112 Avenue to the West Old Cutler Road. (See CDMP Land Use Map on page 2-7).

Zoning

The properties to the east of the application site across SW 112 Avenue are zoned AU (Agricultural). Properties further are zoned RU-1MA (Modified Single Family on 500 square net foot lots (See Zoning Map on page 2-5).

Supply and Demand Analysis

Commercial Land

The Analysis Area for Application 2 (MSA 7.1) contained 312.30 acres of in-use commercial land in 2014 and an additional 90.7 acres of vacant land zoned or designated for business uses. The annual average absorption rate for the 2014-2030 period is 2.87 acres per year. At the projected rate of absorption, the study area will deplete its supply of commercially zoned land beyond the year 2030 (see table below). In addition to the 90.7 acres of vacant commercial land within the MSA, an additional 22.3 acres of vacant land zoned for mixed-use development are also within the MSA. If these additional acres were to be used for commercial uses, it would add more lands to the commercial land supply and extend the projected depletion date further beyond the year 2030. If the application were approved it would add approximately 8½ months of commercial land supply.

Projected Absorption of Land for Commercial Uses
Indicated Year of Depletion and Related Data
Application 2 Analysis Area

Analysis Area	Vacant Commercial Land 2014 (Acres)	Commercial Acres in Use 2014	Annual Absorption Rate 2014-2030 (Acres)	Projected Year of Depletion	Total Commercial Acres per Thousand Persons	
					2020	2030
MSA 7.1	90.7	312.30	2.87	2030+	5.4	4.5

Source: Miami-Dade County, Regulatory and Economic Resources Department, Planning Division, Research Section, February 2014.

Analysis of the Trade Area

Based on the size of the application site (±1.954 net acres) a smaller study area than the MSA level analysis discussed above, is warranted to analyze the market area or Trade Area that is typical of similarly sized commercial developments. The Trade Area includes land within a 1.5 mile radius of the application site, which may also include land in MSAs adjacent to MSA 7.1. Analysis of the Trade Area for the Application site shows that there are 232.71 acres of in-use commercial land and 26.30 acres of vacant commercially zoned or designated land. In addition, there are an additional 38.33 acres of vacant land zoned for mixed use that could be also used for commercial uses (see Trade Area Analysis table below). Most of the vacant parcels are located to the north and northwest of the subject property. (See Trade Area Map on page 2-11.)

Trade Area Analysis			
Application	Trade Area Radius	Vacant Commercial Land (Acres)	Commercial Acres in Use 2014
2	1.5	26.30*	232.71

*This does not include 38.33 acres zoned for mixed-use, that could be used for commercial uses.

Source: Miami-Dade Department of Regulatory and Economic Resources, Planning Division, Research Section, February 2014.

TRADE AREA MAP: APPLICATION NO. 2

SW 200TH ST SW 200TH ST SW 117TH AVE SW 122ND AVE SW 127TH AVE

CARIBBEAN BLVD GULF STREAM RD SW 97TH CT OLD CUTLER RD

SW 216TH ST SW 220TH ST SW 12TH AVE

FLORIDA TPKE EXT

BAILES RD SW 232ND ST SW 240TH ST SW 248TH ST

SW 124TH ST S DIXIE HWY

SW 127TH AVE SW 122ND AVE

0 0.25 0.5 1 Miles

N
W
E
S

Legend:

- Application 2
- 1.5-mile Radius Buffer
- Commercial Land Use
- Mixed-Use Commercial Land Use
- Vacant Commercial Land Use
- Vacant Mixed-Use Commercial Residential Land Use

Miami-Dade County
Department of Regulatory and Economic Resources
Planning Research Section
February 2014

Residential Land

The combined vacant land for single-family and multi-family residential development in the Analysis Area (Minor Statistical Area 7.1) in 2014 was estimated to have a capacity for about 7,420 dwelling units, with about 59 percent of these units intended as multi-family. The annual average residential demand in this Analysis Area is projected to increase from 335 units per year in the 2014-2015 period to 569 units in the 2025-2030 period. An analysis of the residential capacity by type of dwelling units shows the depletion of single-family units occurring in 2021 and for multi-family beyond 2030 (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. The proposed application, if approved is projected to diminish single family supply by 15 units. This will not alter the projected depletion year of 2021.

Residential Land Supply/Demand Analysis
2014 to 2030: Application 2 (MSA 7.1)

ANALYSIS DONE SEPARATELY FOR EACH TYPE, I.E. NO SHIFTING OF DEMAND BETWEEN SINGLE & MULTI- STRUCTURE TYPE FAMILY TYPE			
	SINGLE-FAMILY	MULTIFAMILY	BOTH TYPES
CAPACITY IN 2014	3,038	4,382	7,420
DEMAND 2010-2015	259	76	335
CAPACITY IN 2015	2,520	4,230	6,750
DEMAND 2015-2020	354	104	458
CAPACITY IN 2020	750	3,710	4,460
DEMAND 2020-2025	394	116	510
CAPACITY IN 2025	0	3,130	1,910
DEMAND 2025-2030	440	129	569
CAPACITY IN 2030	0	2,485	0
DEPLETION YEAR	2021	2030+	2028

Residential capacity is expressed in terms of housing units.

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

Source: Miami-Dade Department of Regulatory and Economic Resources, Planning Division, Planning Research Section, February 2014.

Environmental Conditions

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

Flood Protection

Federal Flood Zone	AH-8
Stormwater Management Permit	Surface water management standard permit
County Flood Criteria, National Geodetic Vertical Datum (NGVD)	6.0 feet

Biological Conditions

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

Other Considerations

Within Wellfield Protection Area	No
Hazardous Waste	No
Contaminated Site	No

Drainage, Flood Protection and Stormwater Management

The application area is located in Federal Flood Zone AH-8. Any new development will have to comply with the requirements of Chapter 11C of the Code, for flood protection and may require a DERM standard water management surface permit. The proposed amendment, if approved, will not result in the reduction of the Level of Service standards for flood protection set forth in the CDMP.

The proposed CDMP amendment would result in additional impervious areas that could generate additional runoff to adjacent properties. A stormwater management system must be constructed on-site to prevent impacts to adjacent properties.

Specimen Trees

The subject property may contain tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

Water and Sewer

The water supply for this application will be provided by the Alexander Orr Water Treatment Plant. At the present time, there is adequate treatment and water supply capacity for this application. The plant is presently producing water that meets Federal, State and County drinking water standards.

Water Treatment Plant Capacity

The County's adopted LOS standard for potable water treatment facilities requires that the regional water treatment system, consisting of 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 regional water treatment system has a rated design capacity of 439.74 million gallons per day (MGD). The regional water treatment system shall operate no less than two percent, which is equivalent to 430.95 MGD. The total available water treatment plant capacity, 108 MGD, is calculated using the available plant capacity (430.95 MGD), subtracting the average of the actual water treated (304.15 MGD) and subtracting the water that is reserved through development orders (18.8 MGD, water that will be needed in the future). Pursuant to the CDMP, the water treatment plants can produce an additional 108 MGD, which is equivalent to 25% capacity remaining in the water treatment plants.

As noted in the "Estimated Water Demand/Sewer Flow for Proposed Development by Land Use Scenario" table below, the maximum water demand for Low Density Residential (Scenario 1) development under the current CDMP Land Use designation is estimated at 3,300 gallons per day (gpd). The maximum water demand for Business (Scenario 1) or Residential (Scenario 2) development under the Requested CDMP Land Use designations, are estimated at 3,405 gpd and 6,120 gpd respectively. This represents an increase of up to 2,820 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	Residential	15 units	220 gpd	3,300 gpd
Requested CDMP Designation				
1	Business	34,046 sq. ft. retail	10 gpd/100 sq. ft.	3,405 gpd
2	Residential	34 townhomes	180 gpd	6,120 gpd

Source: Miami-Dade Water and Sewer Department; Department of Regulatory and Economic Resources, Planning Division; January 2014

Water System Connectivity:

There is an existing 12-inch water main abutting the property along SW 112th Avenue to where the developer may connect and extend a new 12-inch water main for the retail development or an 8-inch water main for the single family attached development as required to serve the proposed development. Any public water main extension within the property shall be 12-inch minimum diameter for the retail development or 8-inch minimum diameter for the single family attached development. 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.

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 regional wastewater treatment system has a design capacity of 375.5 million gallons per day (MGD). The regional wastewater treatment system shall operate no less than two percent, which is equivalent to 368 MGD. The total available wastewater treatment plant capacity (23.16 MGD), is calculated subtracting the actual wastewater treated (312.59 MGD) and subtracting the wastewater that is reserved through development orders (32.24 MGD, wastewater that will need to be treated in the future). The sum of the 12-month average and all reserved flows (344.83 MGD) represents 93.71% of the regional system design capacity. Pursuant to the CDMP, the regional wastewater treatment system can treat an additional 23.16 MGD of wastewater which is equivalent to 6.29% capacity remaining in the wastewater treatment plants.

Sewer System Connectivity:

The wastewater flows for this application will be transmitted to the South District Wastewater Treatment Plan (CDWWTP) for treatment and disposal. Currently, there is average wastewater treatment capacity for this application consistent with Policy WS-2A(2) of the CDMP. There is an existing 8-inch sanitary gravity sewer system north of SW 224th Street on SW 112th Court to where the developer may connect and extend a new 8-inch sanitary sewer gravity line to the developer's property as required to provide sewer service, provided there is sufficient depth. Any proposed sanitary sewer extension shall be 8-inch minimum. Please note that at the time of development, a capacity modeling evaluation may be required.

Solid Waste

The Miami-Dade County Public Works and Waste Management Department (PWWM) Solid Waste Functions oversees the proper collection and disposal of solid waste generated in the County through direct operations, contractual arrangements, and regulations. In addition, the Department directs the countywide effort to comply with State regulations concerning recycling, household chemical waste management and the closure and maintenance of solid waste sites no longer in use.

The application site is located inside the PWWM Waste Collection Service Area (WCSA), which consists of all residents of the Unincorporated Municipal Service Area (UMSA) and eight municipalities.

Level of Service Standard

CDMP Policy SW-2A establishes the adopted Level of Service (LOS) standard for the County's Solid Waste Management System. This CDMP policy requires the County to maintain sufficient waste disposal capacity to accommodate waste flows committed to the System through long-term contracts or interlocal agreements with municipalities and private waste haulers, and anticipated uncommitted waste flows, for a period of five years. The PWWM assesses the solid waste capacity on system-wide basis since it is not practical or necessary to make determination concerning the adequacy of solid waste disposal capacity relative to individual applications. As of FY 2012-2013, the PWWM is in compliance with the adopted LOS standard.

Application Impacts

Application No. 2 requests to redesignate the 2.64-acre subject property from "Low Density Residential" to "Business and Office" on the Adopted 2015 and 2025 LUP map. The "Business and Office" designation will most likely result in a commercial development. Per Chapter 15 of the County Code, the PWWM does not actively compete for non-residential waste collection service; therefore waste collection services may be provided by a private waste hauler. The PWWM has determined that the requested amendment will have no impact or any associated costs to the County; therefore, the PWWM has no objections to the proposed amendment.

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 3 (PBD-3), which generally encompasses the area of the County south of SW 186 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-3 has a surplus capacity of 219.11 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 all the parks within a 3-mile radius of the application site; nine parks (indicated in table below) are smaller than the required five-acre park. Debbie

Curtain Park is the closest local park to the application site approximately 0.2 miles from the application site.

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

Park Name	Acreage	Classification
North Trail Park	15.30	Community Park
Quail Roost Park*	2.47	Neighborhood Park
South Miami Heights Park	5.97	Neighborhood Park
William Randolph Community Park	10.57	Neighborhood Park
Kevin Broils Park	5.19	Neighborhood Park
Princetonian Park	6.54	Neighborhood Park
MedSouth Park*	4.48	Neighborhood Park
Debbie Curtain Park	9.78	Neighborhood Park
Cutler Ridge Skate Park*	3.60	Single Purpose Park
Lincoln City Park #1*	0.50	Mini-Park
Lincoln Estates Park*	0.82	Mini-Park
Losner Park*	0.55	Mini-Park
Charles Burr Park*	3.80	Neighborhood Park
Caribbean Park	5.17	Neighborhood Park
Goulds Wayside Park*	2.68	Neighborhood Park
Eureka Park*	4.42	Community Park
Goulds Park	30.57	Community Park

Source: Miami-Dade County Parks, Recreation and Open Space Department, January 2014.

* Park Smaller than 5 acres

Application Impacts

The potential development of the site under the existing CDMP land use designation has a potential population of 46, resulting in an impact of 0.13 acres based on the adopted minimum LOS standard for local recreational open space. The potential for residential development under the proposed land use designation is estimated at 34 single-family dwelling units with an estimated population of 105. This would result in a potential population of 105, or an increase of 59 persons, resulting in an impact of an additional 0.29 acres of local parkland. This would lower the concurrency LOS from 208.73 acres to 208.44 acres per 1,000 residents but still above the adopted minimum LOS standard. If developed as a commercial use as proposed in the application, there would be no increase in population and there would be no additional impact to the CDMP Open Space spatial standards.

Fire and Rescue Service

The application site is currently served by Miami-Dade County Fire Rescue Station No. 34 (Cutler Ridge), located at 10850 SW 211 Street. This station is equipped with an Aerial and two Rescue units, and is staffed with ten (10) firefighter/paramedics 24 hours a day, seven days a week.

The Miami-Dade County Fire Rescue Department (MDFR) has indicated that the average travel time to incidents in the vicinity of the application site is approximately 6 minutes and 19 seconds. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to incidents in the vicinity of the application site complies with the performance objective of national industry standards.

Level of Service Standard for Minimum Fire Flow and Application Impacts

CDMP Policy WS-2A establishes the County's minimum Level of Service standard for potable water. This CDMP policy requires the County to deliver water at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi, unless otherwise approved by the Miami-Dade Fire Rescue Department. A minimum fire flow of 3,000 gallons per minute (gpm) is required for business and industrial uses, and 750 gpm for single family and duplexes.

The current CDMP land use designation of "Low Density Residential" will allow a potential development on the application site that is anticipated to generate approximately 4 annual alarms. The proposed CDMP land use designation of "Business and Office" will allow a proposed potential development which will generate 10 annual alarms. The 10 annual alarms will result in a minimal impact to existing fire rescue services. Presently, fire and rescue service in the vicinity of the application site is adequate.

The required fire flow for the proposed CDMP land use designation of "Business and Office" shall be 3,000 gpm. Fire hydrants shall be spaced a minimum of 300 feet from each other and shall deliver not less than 1,000 gpm. Presently, there are no fire flow deficiencies in the vicinity of the application site

Public Schools

Level of Service Standard

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

A planning level review, which is considered a preliminary school concurrency analysis, was conducted on this application based on the adopted LOS standard, the Interlocal Agreement (ILA) for Public Facility Planning between Miami-Dade County and Miami-Dade County Public Schools, and current available capacity and school attendance boundaries.

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

Application Impact

This application, if approved, may increase the student population of the schools serving the application site by an additional 11 students – this number reflects an impact reduction of 21.13% for charter and magnet schools (schools of choice). Of the 11 students, 5 will attend elementary schools, 3 will attend middle schools students and 3 will attend senior high schools. The students will be assigned to those schools identified in the "Concurrency Service Area (CSA) Schools" table below. At this time, the schools have sufficient capacity available to serve the application.

Concurrency Service Area (CSA) Schools

Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
Pine Villa Elementary	454	5	5	Yes	Current CSA
Cutler Ridge Middle	251	3	3	Yes	Current CSA
Centennial Campus Senior	918	3	3	Yes	Current CSA

Source: Miami-Dade County Public Schools, January 2014.

Miami-Dade County Department of Regulatory and Economic Resources, 2014.

Section 9 of the ILA discusses implementation of school concurrency, indicating the test for school concurrency is at the time of a final subdivision, site plan or functional equivalent, not at the time of application for land use. Miami-Dade County Public Schools is required to maintain the adopted LOS standard throughout the five-year planning period. In the event that there is not sufficient capacity at the time of final subdivision, site plan or functional equivalent, the ILA and the Educational Element of the CDMP describe a proportionate share mitigation process.

Aviation

Miami-Dade County Aviation Department (MDAD) does not object to the proposed CDMP amendment provided that all uses comply with federal, state and local aviation regulations, including the Code of Miami-Dade County, Chapter 33, as it pertains to airport zoning.

Roadways

The application site is located at the southwest corner of the intersection of SW 224 Street and SW 112 Avenue (SR 989). SW 224 Street is a two-lane undivided roadway, which provides access to the east to SW 107 Avenue and to the west to US 1; and SW 112 Avenue provides access to US 1 to the north and to the Homestead Extension of the Florida Turnpike (HEFT)/SR 821 and SW 268 Street to the south. US 1 and the HEFT provide connectivity to other areas 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 Conditions

Existing traffic conditions on the major roadway adjacent to the application site, which is currently monitored by the State (Year 2012) and the County (Year 2013), are acceptable. The "Existing Traffic Conditions Roadway Lanes and Peak Period Level of Service (LOS)" table below shows the current operating condition of the roadways.

Existing Traffic Conditions
Roadway Lanes and Peak Period Level of Service (LOS)

Station No.	Station No./Roadway	Location/Link	Lanes	LOS Std.	LOS
1095	SR 989/SW 112 Avenue	US 1 to SW 248 Street	4 DV	E	C (2012)
50	SR 989/SW 112 Avenue	SW 248 Street to HEFT	4 DV	E	C (2012)
9904	SW 200 Street	US 1 to SW 216 Street	2 UD	D	A (2013)
9914	SW 248 Street	SW 127 Ave. to SW 112 Ave.	2 UD	D	B (2013)

Source: Miami-Dade County Department of Regulatory and Economic Resources, Miami-Dade Public Works and Waste Management Department; and Florida Department of Transportation, February 2014.

Notes: () identifies the year traffic count was taken or the LOS traffic analysis revised.

DV= Divided Roadway; UD= Undivided Roadway; LA= Limited Access

LOS Std. =the adopted minimum acceptable peak period Level of Service standard for all State and County roadways.

Trip Generation

The applicant, TLG FL, LLC., is requesting the re-designation of approximately 2.643 gross acres on the adopted 2020 and 2030 Land Use Plan map from “Low Density Residential (2.5 to 6.0 dwelling units per gross acre)” to “Business and Office”. The subject application site is currently unimproved. Two potential development scenarios (Scenario 1 and Scenario 2) under the requested CDMP land use designation were analyzed for traffic impact. Scenario 1 assumes the application site developed with a maximum potential development of 34,046 sq. ft. of retail and service uses. This development scenario indicates that if the application were approved and developed with retail and service uses it would generate approximately 309 PM peak hour vehicle trips, or 294 more PM peak hour trips than the residential development (15 single-family detached units) that could be developed under the current CDMP land use designation. Scenario 2 assumes the application site developed with residential use –a maximum potential development of 34 single-family detached dwelling units (townhouses). This development scenario indicates that if the application were approved and developed with residential use it would generate approximately 18 PM peak hour vehicle trips, or 3 more PM peak hour trips than the residential development (15 single-family detached units) that could be developed under the current CDMP land use designation. See “Estimated PM Peak Hour Trip Generation” table below.

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

Application No. 2	Current CDMP Designation and Assumed Use/ Estimated No. Of Trips	Requested CDMP Designation and Assumed Use/ Estimated No. Of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use Designation
Scenario 1	“Low Density Residential (2.5 to 6.0 DU/Gross acre)” 15 Single Family Detached Units/ 15	“Business and Office” 34,046 sq. ft. retail space/ 309	+ 294
Scenario 2	“Low Density Residential (2.5 to 6.0 DU/Gross acre)” 15 Single Family Detached Units/ 15	“Business and Office” 34 Single-family attached units/ 18	+3

Source: Institute of Transportation Engineers, Trip Generation, 7th Edition, 2003; Miami-Dade County Public Works and Waste Management Department, February 2014.

Notes: Scenario 1 assumes the application site developed with the maximum potential development that may be allowed under the existing and requested CDMP land use designations. Fifteen single-family detached units under the current CDMP land use designation and 34,046 sq. ft. of retail space under the requested “Business and Office” land use designation.

Scenario 2 assumes the application site developed with 34 single-family attached dwelling units (townhouses) under the requested “Business and Office” land use designation.

Traffic Concurrency Evaluation (Concurrency)

An evaluation of peak-period traffic concurrency conditions as of February 2014, 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 2014 Transportation Improvement Program (TIP), and the PM peak hour trips estimated to be generated by the application under the requested CDMP LUP map designation, determined that most roadways adjacent to and in the vicinity of the application site analyzed have available capacity to handle the additional traffic impacts to be generated by the requested land use change and are projected to operate at acceptable levels of service. See “Traffic Impact Analysis” table below.

Traffic Impact Analysis of Roadways Serving the CDMP Amendment Application Site
Roadway Lanes, Existing and Concurrency 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	Total Trips With Amend.	Concurrency LOS with Amend.
Scenario 1 "Business and Office" (34,046 sq. ft. retail)													
1095	SW 112 Avenue	US 1 to SW 248 Street.	4 DV	E	3580	2026	C	651	2677	C	225	2902	C
0050	SW 112 Avenue	SW 248 Street to HEFT	4 DV	E	3580	1349	C	192	1541	C	54	1595	C
9904	SW 220 Street	US 1 to SW 216 Street	2 UD	D	1080	270	A	74	344	A	13	357	A
9914	SW 248 Street	SW 127 Ave. to SW 112 Ave.	2 UD	D	1650	814	B	31	845	B	16	861	B
Scenario 1 "Business and Office" (34 Single-family attached dwelling units)													
1095	SW 112 Avenue	US 1 to SW 248 Street.	4 DV	E	3580	2026	C	651	2677	C	13	2690	C
0050	SW 112 Avenue	SW 248 Street to HEFT	4 DV	E	3580	1349	C	192	1541	C	3	1544	C
9904	SW 220 Street	US 1 to SW 216 Street	2 UD	D	1080	270	A	74	344	A	1	345	A
9914	SW 248 Street	SW 127 Ave. to SW 112 Ave.	2 UD	D	1650	814	B	31	845	B	1	846	B

Source: Compiled by the Miami-Dade County Department of Regulatory and Economic Resources, Miami-Dade County Public Works and Waste Management Department and Florida Department of Transportation, February 2013.

Notes: DV= Divided Roadway; UD=Undivided Roadway; LA=Limited Access

* 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 between the Urban Development Boundary (UDB) and the Urban Infill Area (UIA); E+50% (150% capacity) for roadways serviced with extraordinary mass transit inside the UIA.

Scenario 1 assumes the application site developed with maximum potential development (34,046 sq. ft. or retail space) that may be allowed under the requested CDMP land use designation of "Business and Office".

Application Impact

The “Estimated Peak Hour Trip Generation” table above identifies the estimated number of PM peak hour vehicle trips that would be generated by the development scenario analyzed under the requested CDMP land use designation of “Business and Office” with a maximum potential development of 34,046 sq. ft. of retail and service uses. This development scenario shows that if the application were approved and the application site developed with commercial uses it would generate approximately 309 PM peak hour vehicle trips, or 294 more PM peak hour trips than the residential development (15 single-family detached units) that could be developed under the current CDMP land use designation. See “Estimated Peak Hour Trip Generation” table above. Moreover, the traffic impact analysis shows that the roadways adjacent to and in the vicinity of the application site are projected to operate, with the application’s impacts, at acceptable levels of service and will not cause any roadway segment to exceed their adopted LOS standard.

Transit

Existing Service

The application site and surrounding areas are currently served by Metrobus Route 70. The service frequencies of this route are shown in the “Metrobus Route Service Summary” Table below.

Metrobus Route Service Summary

Route(s)	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (Midday)	Evenings (After 8pm)	Overnight	Saturday	Sunday		
70	(30)/(30)	60	60	n/a	60	60	0.0	L

Source: Miami-Dade Transit (November 2013 Line Up).

Notes: L means Metrobus local route service

F means Metrobus feeder service to Metrorail

E means Express or Limited-Stop Metrobus service

Future Conditions

In accordance with the 2023 Recommended Service Plan within the 2013 Transit Development Plan, Miami-Dade Transit will truncate Metrobus Route 70 at the Southland Mall when the Cutler Bay Circulator begins service in 2014.

Major Transit Projects

No major transit improvements to the existing system in the immediate area are being planned for the next ten years.

Application Impacts

A preliminary analysis was performed in the Traffic Analysis Zones (TAZ) where the application was requested. The application is located in TAZ 1370 and, if granted, there is no expected transit impact produced by this application.

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

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

- LU-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-8B. Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.
- CIE-3. CDMP land use decisions will be made in the context of available fiscal resources such that scheduling and providing capital facilities for new development will not degrade adopted service levels.

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APPENDICES

	Appendices Page
Appendix A: Amendment Application	3
Appendix B: Miami-Dade County Public Schools Analysis	27
Appendix C: Applicant's Traffic Impact Report	31
Appendix D: Fiscal Impact Analysis	33
Appendix E: Photos of Site and Surroundings	39

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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
NOVEMBER 2013-2014 AMENDMENT CYCLE
MIAMI-DADE COUNTY
APPLICATION TO AMEND THE COMPREHENSIVE
DEVELOPMENT MASTER PLAN

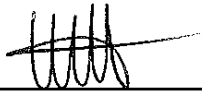
1. APPLICANT

TLG FL, LLC
444 Brickell Avenue, Suite 900
Miami, Florida 33131
(305) 814-4040

2. APPLICANTS' REPRESENTATIVE

Eric Milne
as President of TLG FL, LLC
444 Brickell Avenue, Suite 900
Miami, Florida 33131
(305) 814-4040

By: _____



(Signature of Applicant's Representative)

12/2/13

Date

3. DESCRIPTION OF REQUESTED CHANGE

A. A Small-Scale Change to the Land Use Plan Map. Applicant requests a small-scale change to the Land Use Element, Land Use Plan map designation on the subject property from "Low Density Residential" to "Business and Office."

B. Description of the Subject Property (the "Property").

The Property contains approximately +/-2.643 gross acres (+/-1.954 net acres) and consists of the entire southwest corner of SW 112th Avenue and SW 224th Street in the South Tier of the County (Section 18, Township 56 South, Range 40 East). The Property is currently undeveloped. The entire north boundary of the Property fronts SW 224th Street and the entire east boundary of the Property fronts SW 112th Avenue. Lying to the west and south of the Property is the Church of the Rock Jesus Christ. Immediately across from the Property on the east side of SW 112th Avenue at SW 224th Street, both the northeast *and* southeast corner have commercial land use designations. The southeast corner obtained a commercial designation in 2005 upon a successful small-scale amendment request to change the Land Use Plan map—an application entirely analogous to this Application. The Property is comprised of four parcels

identified by Folio Nos. 30-6018-000-0480, 30-6018-000-0451, 30-6018-000-0452 and 30-6018-000-0462, and is more fully described in the attached Exhibit "A."

C. Gross and Net Acreage

Application area:	+/- 2.643 gross acres (+/-1.954 net acres)
Acreage Owned by Applicant:	0 acres

D. Proposed Development. The Applicant proposes to develop the Property with a neighborhood-serving retail and commercial development that is consistent with the current development pattern along SW 112th Avenue.

E. Requested Change

1. It is requested that the Property be re-designated on the Land Use Plan map from "Low Density Residential" to "Business and Office."
2. It is requested that this application be processed as a Small-Scale Amendment under the expedited procedures.

4. REASONS FOR AMENDMENT

The Applicant is requesting the re-designation of the Property from "Low Density Residential" to "Business and Office" to permit the development of neighborhood-serving retail and commercial uses on the Property. The purpose of this Application is to address the need for neighborhood-serving commercial and retail uses in the area. In recent years, the area surrounding the Property has experienced significant residential housing growth in the form of large, higher-density subdivisions and communities. The development of local, neighborhood-serving commercial uses has not kept pace with this residential growth, creating a present need for local commercial use in the area around the Property. The Applicant proposes an appropriately sized commercial and retail development at the Property that will help provide for the basic good and service needs of the large and growing residential population in the area.

The Property has over 350 feet of frontage along SW 112th Avenue, a high volume, half-section line road. Although SW 117th Avenue is the area's designated section line road, it is commonly recognized that SW 112th Avenue is in practice the area's *effective* section line road since it provides direct connectivity to (and north-bound and south-bound access onto) both the Florida Turnpike to the south and South Dixie Highway/US 1 to the north. SW 112th Avenue acts as the area's primary north-south commuter road and local arterial for those that live in the area and work in the Miami's downtown and Doral business districts. Commercial and retail uses are typically appropriate along main commuter roads to allow residents and commuters places to shop and trade along existing transportation routes without introducing additional vehicle trips into areas off main commuter roads.

With the construction of several new schools complementing parks and higher density multifamily units along SW 112th Avenue, the road has emerged as the area's main "activity corridor." Conveniently located at a main, lighted intersection on the SW 112th

Avenue activity corridor, the Applicant's proposed development would not only help meet the area's current and increasing demand for easily accessible, neighborhood-serving commercial uses, but also diversify the uses and activities within the SW 112th Avenue "activity corridor" by setting a reasonably-sized commercial use within the corridor's zone of schools, parks and higher density residential uses.

The Property is bordered by a church to the west and south and by roadways at the north and east. The Applicant has met with the Pastor and leaders of the church lying to the west and south and the Church has expressed initial support for the Applicant's proposed project and the economic benefits a new job creator would bring to an area hard hit by the economic events of the past several years. The Property does not border any existing residential areas with dwelling units, therefore, the proposed development would not impact any contiguous residential use.

The Property is in Minor Statistical Area ("MSA") 7.1. Currently, MSA 7.1 is experiencing extremely rapid residential growth and construction. See attached Exhibit B. Many of these residential developments began during the years preceding the 2008 financial crisis and subsequent economic collapse, when the County approved a significant number of medium to higher density projects for MSA 7.1. Due to the economic collapse, many of these residential projects were put on hold and have only now been restarted. The addition of new multi-family housing units into the Application area, has intensified an already dense residential part of the County. Zoning patterns in the area are primarily aimed at maximizing the area's overall density. For example, in the newer residential areas to the south of the Property, the predominant zoning is RU-3M (Minimum Apartment House District, maximum density 12.9 dwelling units per acre), RU-TH (Townhouse District, maximum density 8.5 dwelling units per acre), and RU-1M(a) (Modified Single-Family Residential District, 5,000 square foot net lots). Current data indicates that the effect of the County's zoning designations in these areas has been a substantial increase in population in the past few years. In the 1.5 mile radius around the Property the population in 2010 was 33,707 and is forecast to increase nearly 12% to 37,538 in 2018. Source: See Exhibit C: EASI Demographic Report. Based on current trends, the 5 year population growth from 2014 may be even more significant.

While residential projects have restarted in the area, commercial projects have not. Consequently, the area's new supply of residential housing is currently outpacing the development of commercial uses and, in the process, leaving new area residents without ample neighborhood-serving, local retail uses. The Land Use map indicates ample area for future residential growth in MSA 7.1, but few commercial nodes within these areas to meet current and future resident needs. Applicant's proposed commercial development at the Property will fill this gap, by providing the area's new and future residents with nearby commercial uses that are easily accessible by foot, bike or local transit and, in so doing, address a deficiency in the Plan map for commercial uses within an area of strong current and projected population growth. The Application site is needed to address the area's current and future commercial needs.

The 2013 depletion date for commercial space in MSA 7.1 is 2030+, with 97.2 acres of vacant commercial land in 2013 and 305.80 acres of commercial land in use in 2013. Countywide the projected year of depletion of commercial space is also 2030+. Seven

years ago, in 2006, vacant commercial land in MSA 7.1 was 99.1 acres and commercial acres in use was 311.3 acres, indicating *negative* net actual absorption during this time period of -3.6 acres (1.9 acres of vacant commercial land absorbed, offset by a loss of commercial acres in use equal to minus 5.5 acres during the time period). Therefore, during this seven-year period MSA 7.1 actually lost commercial acreage, based on the 2006 start- and 2013 end-point data.

The annual absorption rate projected for the period 2013-2030 is 2.91 acres per year for MSA 7.1, further evidencing the current imbalance between strong residential development and limited commercial development in the area. In 2006, the average annual absorption rate was 6.51 acres and the projected year of depletion was 2021. The data indicates that the rate of commercial development in the area has indeed decreased during this time.

Also significant, in 2013 MSA 7.1's amount of commercial land per thousand persons is 5.5 acres of commercial land per thousand persons in 2020 and 4.5 acres of commercial land per thousand persons in 2030. MSA 7.1's 2020 commercial land (acres) per thousand persons is consistent with the Countywide statistic of 5.4 for 2020, but its 2030 figure of 4.5 is *below* the Countywide statistic of 4.9 acres of commercial land per thousand persons. *Source for above: Miami-Dade County, Department of Regulatory and Economic Resources, Planning Division, Research Section, July 2013 and Miami-Dade County Department of Planning & Zoning, Planning Division, July 2006.*

The Applicant believes that its proposed commercial and retail use at the Property will address this imbalance and, in so doing, meet and further the policies and objectives of:

- 1) the Land Use Element of the CDMP; and
- 2) the nearby Goulds and Princeton Community Urban Centers.

This Application address several policies and objectives within the Land Use Element of the CDMP. See below paragraph entitled "Consistency with CDMP Objectives and Policies." The Application also furthers the spirit and policy of the Goulds Community Urban Center to the north of the Property and the Princeton Community Urban Center to the southwest of the Property, both of which seek to integrate commercial areas into residential areas such that area residents (in particular those in areas with medium to higher density residential uses) have nearby places to shop and work within the residential fabric of a community.

The vast majority of the available vacant commercial land in MSA 7.1 is either north of the Property (at or beyond the Southland Mall area) or fronting South Dixie Highway/US 1. While on the surface it appears that MSA 7.1 has a healthy supply of vacant commercial land, very few of these areas provide neighborhood-serving commercial uses for the new and existing population areas surrounding the Property. The location of the Property at a heavily travelled, lighted intersection will allow residents in the population clusters to the west and south of the Property to easily walk, ride a bicycle or take the transit bus (bus stop in front of Property) to the proposed commercial uses at the Property without increasing vehicle trips and congestion on SW 112th Avenue. Applicant's proposed commercial development will additionally bring jobs to an area in need of

economic development.

It should be noted that commercial development at the Property will provide residents immediately surrounding the Property with the same type of retail and commercial uses that currently exist at the “Activity Node” at SW 232nd Street and SW 112th Avenue. While the Property is not at an “Activity Node,” the intersection of SW 112th Avenue and SW 224th Street constitutes a “small neighborhood node” that will serve the residential areas immediately surrounding the Property. The 233rd Avenue “Activity Node” is ½ mile away from the Property and suited primarily to serve the adjacent 292 acre Silver Palms planned residential community and the to-be-built residential subdivision immediately to the east of Silver Palms. The primary commercial uses at the 232nd “Activity Node” are the Promenade at Silver Palm, a large 67,217 square foot Publix anchored shopping center, which has filled existing vacancies as the economy has improved, and single-tenant bank, fast food and small-retail pads across SW 112th Avenue to the west of the Promenade. With the northwest corner of the 232nd “Activity Node” already converted to residential use, this planned Activity Node is too small to serve the areas surrounding the Property (½ mile to the north) and perhaps will be too small to adequately service the new, higher-density residential developments within Silver Palms and the surrounding new subdivisions. The Southland Mall trade area is +/- 1.1—1.5 miles away from the Property and the US 1 trade area corridor is +/- 1.1—1.5 miles away from the Property.

Notwithstanding its current residential designation and the high level of new home construction in the immediate area, the Property has remained undeveloped. The absence of residential development at the Property supports the conclusion that the Property’s residential designation is not appropriate given its location and physical attributes. The Property’s long frontage along SW 112th Avenue and overall narrow frontage road depth does not provide a suitable configuration for single-family home development at the Property, as is envisioned by the current “Low Density Residential” designation. The addition of single-family homes at the intersection of SW 112th Avenue and SW 224th would require each homeowner to drive onto the major arterial of SW 112th Avenue, since the Property is arguably not deep enough to allow for individual home driveways and a private interior access road on the Property. This would create additional entering and exiting traffic onto an already busy roadway. Higher density residential uses on the Property would add to the current imbalance between residential and commercial growth in the immediate area.

As set forth in more detail below, the Property is currently served by the Miami-Dade Transit Route 70 bus with an active bus stop directly in front of the Property. The integration of commercial uses at an active bus stop enhances the County’s goal of furthering commercial development around transit stops (see below).

On behalf of its proposed national-retail, anchor tenant at the Property, Applicant searched and conducted due diligence on multiple sites in MSA 7.1. The Property was chosen over other available sites in MSA 7.1 due to its ease of access at a busy traffic-lighted, small neighborhood node and its location in a trade area with demand for the type of everyday household items sold by Applicant’s proposed anchor tenant. The Applicant believes that its proposed uses and tenant will provide a benefit to the community.

For the foregoing reasons and those set forth below in furtherance of Comprehensive Development Master Plan (“CDMP”) policies, the Applicant believes that approval of the requested small-scale amendment would improve the Land Use Plan map by furthering sound community planning and the CDMP’s stated goal of having local communities operate as self-sufficient entities through the concentration of commercial uses at major roadway intersections on busy activity corridors within dense residential neighborhoods.

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

Objective LU-1—The location and configuration of Miami-Dade County’s urban growth through the year 2025 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.

The Applicant proposes to develop an unused vacant property that is currently not contributing to local economy, local neighborhood or County tax base to the degree that it could if its development potential were realized. The proposed commercial development will allow for the addition of much needed local neighborhood retail and commercial uses into the area. The intersection of SW 112th Avenue and SW 224th Street, while not an “Activity Node,” constitutes a small neighborhood node at a heavy traffic intersection. The integration of neighborhood-serving commercial uses into the area’s existing and new residential development pattern furthers Objective LU-1 by concentrating and intensifying commercial development around an existing center of activity where commercial uses currently exist or have been approved.

Policy LU-1G—Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, *with the exception of small neighborhood nodes* [emphasis added]. Business developments shall be designated to relate to adjacent development and large uses should be planned and designated to relate to adjacent development, and large uses should be planned and designated to serve as an anchor for adjoining smaller businesses or the adjacent business district. Granting of commercial or other non-residential zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.

The Property is located at a “small neighborhood node” that is well suited for commercial use and will complement existing and future commercial activity across the street at the northeast and southeast corners of SW 112th Avenue and SW 224th Street.

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

While currently zoned "Agricultural," the Property is in an area that long ceased being used for agriculture. The Property is in a highly dense area of primarily multi-family housing and is not at an urban fringe Agriculture Area. The Property has remained underutilized and undeveloped for so long because its land use designation has not kept up with the evolution of the area surrounding the Property. Of the four corners of the SW 112th Avenue and SW 224th Street intersection, two have been designated with commercial use.

Objective LU-7--Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian-friendly environment that promotes the use of rapid transit services.

The Property is located in front of a Miami-Dade Transit bus stop (Route 70) on a busy transit route with service on approximately 8 to 10 minute intervals throughout the day (*Source: Miami-Dade County Transit Route 70 Bus Schedule, as posted on the miamidade.gov website*). The integration of commercial uses within a higher density residential area will, the Applicant believes, encourage further use of the Route 70 bus by providing residents a place to shop for necessities at an existing bus stop and create "a pedestrian-friendly environment that promotes the use of rapid transit services."

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

The Applicant believes that integrating commercial use at an existing transit stop, such as the bus stop in front of the Property, will, although not a transit station, "produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced...." (Policy LU-7A). Further, the Applicant believes that integrating commercial use at an existing transit bus stop will promote "transit use and decreases the dependence on automobiles...." (Policy LU-7G) in a manner that supports health, fitness and exercise by increasing the overall walkability score of the area surrounding the Property.

Policy LU-7I--Miami-Dade County will review development incentives to encourage higher density, mixed use and transit-oriented development at or near existing and future transit stations and corridors.

SW 112th Avenue is a Miami-Dade Transit Route 70 bus corridor with service approximately every 8 to 10 minutes. (*Source: Miami-Dade County Transit Route 70 Bus Schedule, as posted on the miamidade.gov website*). In front of the Property is a “standard...Bus stop served by peak period headways of 20 or fewer minutes...” (Policy LU-8E).

Policy LU-8B--Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.

The addition of commercial use at the Property will complement the spatial distribution of existing and future residential population in the area.

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 ¼ mile of an existing or planned transit station, exclusive busway stop, 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 pedestrian as indicated in the policies under Objective LU-7, herein [emphasis added].

As addressed above, the Applicant’s proposed commercial use will help satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County. The commercial use proposed for the Property is compatible with existing retail development at the northeast corner of the SW 112th Avenue and SW 224th Street intersection, as well as the future commercial use planned for the southeast corner of the SW 112th Avenue and SW 224th Street intersection (in the April 2005 Application Cycle to Amend the Comprehensive Development Master Plan, Kaza 112 Property Corporation successfully obtained a Small-Scale Amendment to the Land Use Plan Map on the .91 gross acre site immediately across SW 112th Avenue to the east--this site is entirely analogous to the Property that is the subject of this Application). The location of the proposed commercial use directly behind an active bus stop on a popular bus route will enhance Miami-Dade County’s stated goal of locating community needs at transit stop

locations. To the knowledge of the Applicant, there are no historically or archeologically significant structures of record on the Property. Therefore, to the knowledge of the Applicant, this application will have no impact on the County's historical or environmental resources.

Policy LU-8E—The Urban Development Boundary (UDB) should contain developable land having capacity to sustain projected countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report (EAR) plus a 5-year surplus (a total 15-year Countywide supply beyond the date of EAR adoption). The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in policy LU-7F. The adequacy of non-residential land supplies shall be determined on the basis of land supplies in subareas of the County appropriate to the type of use, as well as the Countywide supply within the UDB. The adequacy of land supplies for neighborhood-and community-oriented business and office uses shall be determined on the basis of localized subarea geography such as Census Tracts, Minor Statistical Areas (MSAs) and combinations thereof. Tiers, Half-Tiers and combinations thereof shall be considered along with the Countywide supply when evaluating the adequacy of land supplies for regional commercial and industrial activities.

As noted above, the 2013 depletion date for commercial space in MSA 7.1 is 2030+, with 97.2 acres of vacant commercial land in 2013 and 305.80 acres of commercial land in use in 2013. Countywide the project year of depletion of commercial space is also 2030+. The annual absorption rate projected for the period 2013 -2030 is 2.91 acres per year. Significantly, the amount of commercial land per thousand persons, expressed in acres, is 5.5 acres of commercial land per thousand persons in 2020 and 4.5 acres of commercial land per thousand persons in 2030. MSA 7.1's 2020 commercial land (acres) per thousand persons is consistent with the Countywide statistic of 5.4 for 2020, but its 2030 figure of 4.5 is *below* the Countywide statistic of 4.9 acres of commercial land per thousand persons in 2030. *Source for above: Miami-Dade County, Department of Regulatory and Economic Resources, Planning Division, Research Section, July 2013.* The Applicant is of the opinion that as residential populations continue to increase in MSA 7.1, this existing imbalance and shortage of future commercial space relative to future residential growth (especially when compared with the same Countywide data) will only grow larger. Given the number of platted and zoned residential lots in the area that have yet-to-be built on, it is unlikely that approval of the application would result in a significantly measurable diminution of residential land supply in the MSA.

This Application is accurate and complete to the best of Applicant's knowledge and belief, and may contain the opinion of Applicant in a variety of places.

ADDITIONAL MATERIAL SUBMITTED

- 1) Exhibit A: Legal Description and Location Map
- 2) Exhibit B: Photographs
- 3) Exhibit C: Demographic Report
- 4) Aerial Photograph
- 5) Section Map

5. COMPLETE DISCLOSURE FORMS: See Attached

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

APPLICANT / REPRESENTATIVE

APPLICANT: TLG FL, LLC

REPRESENTATIVE: Eric Milne, as President of TLG FL, LLC

DESCRIPTION OF PROPERTY APPLICATION AREA

The Property contains approximately 2.643 gross acre (1.954 net acre) located at the southwest corner of SW 112th Avenue and SW 224th Street in Section 18, Township 56 South, Range 40 East and Section 18, Township 56 South, Range 38 East. The applicant is under contract to purchase the Property.

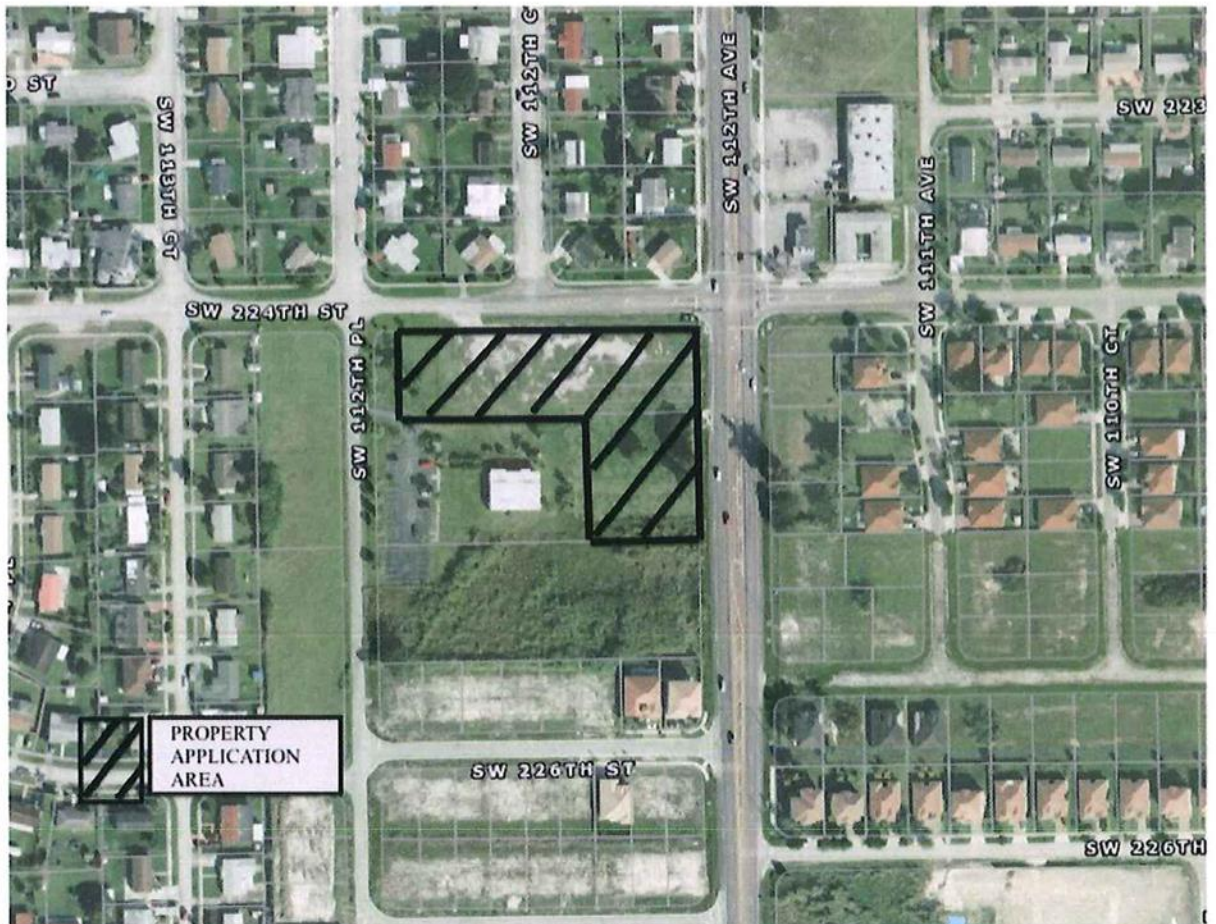


Exhibit A

The property is more accurately described on the attached legal description and location map.

Legal Description

Parcel I:

The North 160 feet of the East 458.48 feet of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4, less the North 85 feet of the East 200 feet thereof, and less the East 50 feet and North 35 feet for road purposes, in Section 18, Township 56 South, Range 40 East, all lying and being in Miami-Dade County, Florida.

Parcel II:

Beginning at the West Right-of-Way of South Allapattah Drive on the North line of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 for the Point of Beginning, thence West 150 feet, thence South 50 feet, thence East 150 feet, thence North 50 feet to the Point of Beginning, less the North 35 feet for Road Right-of-Way, Section 18, Township 56 South, Range 40 East, all lying and being in Miami-Dade County, Florida.

Parcel III:

The South 35 feet of the North 85 feet of the East 200 feet of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4, less the East 50 feet thereof, Section 18, Township 56 South, Range 40 East, all lying and being in Miami-Dade County, Florida.

Parcel IV:

The East 210 feet of the South 222 feet of the North 382 feet of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4, less the East 50 feet thereof, Section 18, Township 56 South, Range 40 East, all lying and being in Miami-Dade County, Florida.

SOURCE: MIAMI-DADE PROPERTY APPRAISER

Location Map

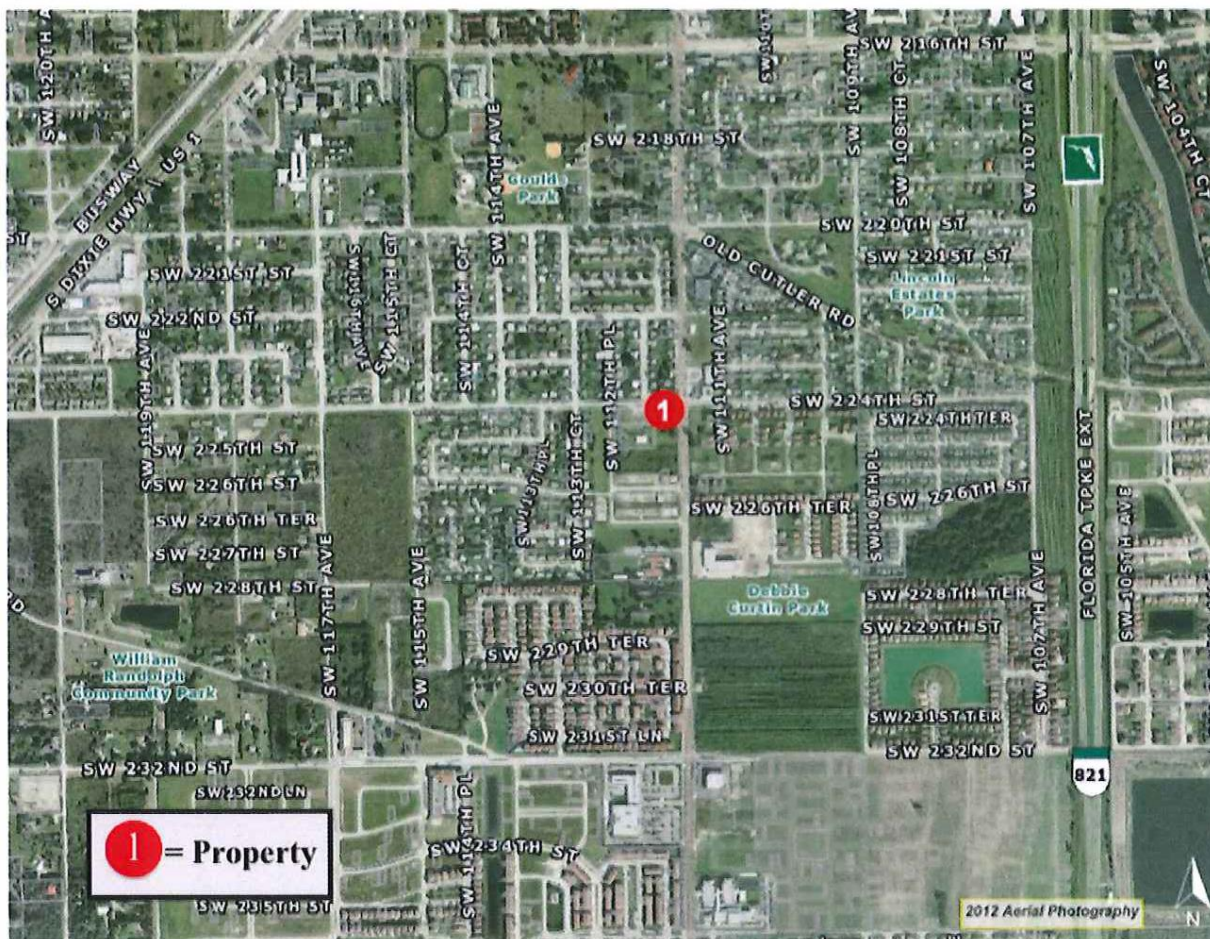


EXHIBIT B

Existing Area Multifamily



New Area Multifamily Under Construction



Exhibit C



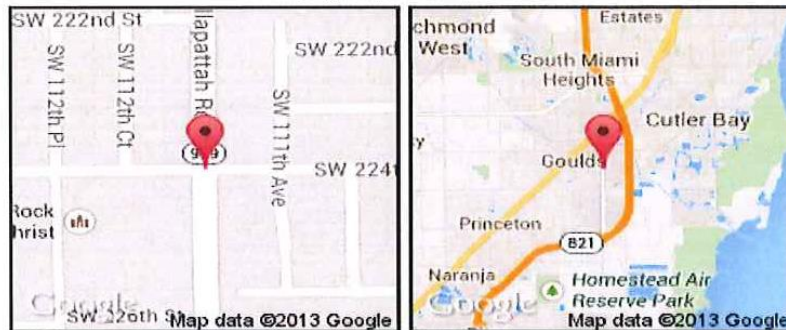
EASI Demographics on Demand Updated Site Selection Reports & Analysis Executive Summary

Location: Proposed Retail Site Goulds

Address: sw 224th st and sw 112th ave miami

Latitude: 25° : 33' : 32"

Longitude: -80° : 22' : 19"



Description	1.5 Miles	3 Miles	5 Miles
POPULATION BY YEAR			
Population (4/1/1990)	15,737	59,268	131,103
Population (4/1/2000)	22,242	73,095	152,354
Population (4/1/2010)	33,707	100,345	193,155
Population (1/1/2013)	35,237	104,790	201,228
Population (1/1/2018)	37,538	111,699	214,041
Percent Growth (2013/2010)	4.54	4.43	4.18
Percent Forecast (2018/2013)	6.53	6.59	6.37
HOUSEHOLDS BY YEAR			
Households (4/1/1990)	4,804	18,761	42,307
Households (4/1/2000)	6,803	22,582	46,398
Households (4/1/2010)	10,196	30,946	58,363
Households (1/1/2013)	10,641	32,251	60,787
Households (1/1/2018)	11,491	34,827	65,642
Percent Growth (2013/2010)	4.36	4.22	4.15
Percent Forecast (2018/2013)	7.99	7.99	7.99
GENERAL POPULATION CHARACTERISTICS			
Median Age	31.3	34.1	34.7
Male	16,658	50,532	97,876
Female	18,579	54,258	103,352
Density	4,661.0	2,961.3	2,935.5
Urban	35,237	104,392	199,682
Rural	0	398	1,546
GENERAL HOUSEHOLD CHARACTERISTICS			

Households (1/1/2013)	10,641	32,251	60,787
Families	8,439	25,346	48,405
Non-Family Households	2,202	6,905	12,382
Average Size of Household	3.28	3.23	3.26
Median Age of Householder	46.5	48.3	49.0
Median Value Owner Occupied (\$)	164,092	194,494	208,125
Median Rent (\$)	809	904	922
Median Vehicles Per Household	2.0	2.2	2.2
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	11,886	35,722	67,152
Housing, Owner Occupied	5,192	19,714	39,366
Housing, Renter Occupied	5,449	12,537	21,421
Housing, Vacant	1,245	3,471	6,365
POPULATION BY RACE			
White Alone	19,483	68,582	128,783
Black Alone	13,268	28,107	56,090
Asian Alone	428	1,716	3,933
American Indian and Alaska Native Alone	91	206	468
Other Race Alone	959	3,042	6,207
Two or More Races	1,008	3,137	5,747
POPULATION BY ETHNICITY			
Hispanic	19,279	62,802	114,579
White Non-Hispanic	2,798	12,980	27,999
GENERAL INCOME CHARACTERISTICS			
Total Household Income (\$)	633,264,539	2,212,824,568	4,357,087,141
Median Household Income (\$)	42,862	54,127	57,783
Average Household Income (\$)	59,512	68,613	71,678
Per Capita Income (\$)	18,487	21,418	22,172
RETAIL SALES			
Total Retail Sales (including Food Services) (\$)	119,872	1,330,789	2,939,958
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	499,658.6	1,686,814.7	3,246,431.4
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	2,678	13,576	35,781
Establishments, Total (by Place of Work)	162	1,166	2,755
EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	143	145	145
EASI Total Crime Index (US Avg=100; A=High)	58	60	67
EASI Weather Index (US Avg=100)	192	192	192
BLOCK GROUP COUNT	22	67	122

Footnotes:

Easy Analytic Software, Inc. (EASI) is the source of all updated estimates. All other data are derived from the US Census and other official government sources. Consumer Expenditure data are derived from the Bureau of Labor Statistics.

All estimates are as of 1/1/2013 unless otherwise stated.

Easy Analytic Software, Inc.
101 Haag Avenue, Bellmawr, NJ 08031
phone: 856.931.5780
fax: 856.931.4115

DISCLOSURE OF INTEREST

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

1. APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: **TLG FL, LLC 444 Brickell Avenue, Suite 900, Miami FL 33131**

APPLICANT B: _____

APPLICANT C: _____

APPLICANT D: _____

APPLICANT E: _____

APPLICANT F: _____

APPLICANT G: _____

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

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

	APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
A	TLG FL, LLC	Carrie Kettles & Gloria Kettles Thompson Et Al.	30-6018-000-0480	.052
	TLG FL, LLC	Carrie Kettles	30-6018-000-0451	.12
	TLG FL, LLC	Gloria K Thompson & Carrie Kettles & Carla K. Clayton	30-6018-000-0452	.962
	TLG FL, LLC	Carrie Kettles & Gloria Kettles Thompson Et. Al.	30-6018-000-0462	.82
				TOTAL 1.954 (Net)

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

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER Explanation)	(Attach
A	TLG FL, LLC		X		

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

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

<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: The Applicant, TLG FL, LLC, is a Delaware Limited Liability Company

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
Eric Milne	100%

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

TRUSTEES
NAME: N/A

<u>NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
Applicant, TLG FL, LLC, is a party to a Contract for Purchase	
TLG FL, LLC, is a Delaware Limited Liability Company	
444 Brickell Avenue, Miami, FL 33131. Sole Member is Eric Milne	100%
Date of Contract:	7/24/13

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

N/A

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>
The Property is collectively owned by:	
Carrie Kettles, Gloria Kettles Thompson and Carla Kettles-Clayton	100%
19254 SW 92 Road Miami FL 33157-8804	
The Applicant, TLG FL, LLC does not own an interest in the Property	0%

- 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.]

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF
OWNERSHIP

- 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].

NAME, ADDRESS, AND OFFICE (if applicable)

PERCENTAGE OF
INTEREST

The below owners of the Property are parties to a contract to purchase:

Carrie Kettles, Gloria Kettles Thompson and Carla Kettles-Clayton	100%
--	-------------

19254 SW 92 Road Miami FL 33157-8804

Date of Contract: 7/24/13

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 contracts for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

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

Applicant's Signatures and Printed Names



TLG FL, LLC, Eric Milne as President

Sworn to and subscribed before me

this 2nd day of December, 2013.

ERIC A MILNE
FDL H450-201-72-299-0 RE



Notary Public, State of Florida at Large (SEAL)

Notary Public State of Florida
Adriana T. Casulo
My Commission EE 840414
Expires: 10/03/2016

My Commission Expires:

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

APPENDIX B

Miami-Dade County Public Schools Analysis

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Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Alberto M. Carvalho

Miami-Dade County School Board
Perla Tabares Hantman, Chair
Dr. Lawrence S. Feldman, Vice Chair
Dr. Dorothy Bendross-Mindingall
Susie V. Castillo
Carlos L. Curbelo
Dr. Wilbert "Tee" Holloway
Dr. Martin Karp
Dr. Marta Pérez
Raquel A. Regalado

February 27, 2014

VIA ELECTRONIC MAIL

TLG FL, LLC., c/o Eric Milne, President
444 Brickell Avenue, Suite 900,
Miami, FL 33131
tlgfl@yahoo.com
hab@miamidade.gov

RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS
TLG FL, LLC - LAND USE NOVEMBER 2013 CYCLE - APPLICATION No. 2
PH PH3014021200688
Folio Nos. 3060180000480, 3060180000451, 3060180000452, & 3060180000462

Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreements for Public School Facility Planning in Miami-Dade County, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (Schools Planning Level Review).

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed project would yield a maximum residential density of 34 single-family units, which generates 11 students; 5 elementary, 3 middle and 3 senior high students. **At this time, all three school levels have sufficient capacity available to serve the application.** However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent. **As such, this analysis does not constitute a Public School Concurrency approval.**

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

Sincerely,


Vivian G. Villaamil,
Director

VGv:vv
L443

Enclosure

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

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



Concurrency Management System (CMS)

Miami Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

Preliminary Concurrency Analysis

MDCPS Application Number: PH3014021200688 Local Government (LG): Miami-Dade
Date Application Received: 2/12/2014 3:09:43 PM LG Application Number: Application #2 November 2013
Type of Application: Public Hearing Sub Type: Land Use
Applicant's Name: TLG FL, LLC., c/o Eric Milne, President
Address/Location: 444 Brickell Avenue, Suite 900, Miami, FL 33131
Master Folio Number: 3060180000480
Additional Folio Number(s): 3060180000451, 3060180000452, 3060180000462, 3060180000451, 3060180000452, 3060180000462,

PROPOSED # OF UNITS 34
SINGLE-FAMILY DETACHED UNITS: 0
SINGLE-FAMILY ATTACHED UNITS: 34
MULTIFAMILY UNITS: 0

--

CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
4461	PINE VILLA ELEMENTARY	454	5	5	YES	Current CSA
6111	CUTLER BAY ACADEMY OF ADVANCED STUDIES - CUTLER RIDGE CAMPUS (MIDDLE)	251	3	3	YES	Current CSA
6081	CUTLER BAY ACADEMY OF ADVANCED STUDIES - CENTENNIAL CAMPUS (SENIOR)	918	3	3	YES	Current CSA

ADJACENT SERVICE AREA SCHOOLS

*An Impact reduction of 21.13% Included for charter and magnet schools (Schools of Choice).

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

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

APPENDIX C

Applicant's Traffic Impact Report

Not Required for Small-scale Amendments

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APPENDIX D

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. 2 of the May 2013 Cycle Applications to amend the CDMP from County departments and agencies responsible for supplying and maintaining infrastructure and services relevant to the CDMP. The evaluation estimates the incremental and cumulative costs of the required infrastructure and service, and the extent to which the costs will be borne by the property owner(s) or will require general taxpayer support and includes an estimate of that support.

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

Solid Waste Services

Concurrency

Since the Public Works and Waste Management Department (PWWM) assesses solid waste disposal capacity on a system-wide basis, in part, on existing waste delivery commitments from both the private and public sectors, it is not possible or necessary to make determinations concerning the adequacy of solid waste disposal facilities relative to each individual application. Instead, the PWWM issues a periodic assessment of the County's status in terms of 'concurrency'; that is, the ability to maintain a minimum of five (5) years of waste disposal capacity system-wide. The County is committed to maintaining this level in compliance with Chapter 163, Part II F.S. and currently exceeds this standard as of FY 2013-2014.

Residential Collection and Disposal Service

Currently, the household waste collection fee is \$439 per residential unit, which also covers costs for waste disposal, bulky waste pick up, illegal dumping clean-up, trash and recycling center operations, curbside recycling, home chemical collection centers, and code enforcement.

Waste Disposal Capacity and Service

The cost of providing disposal capacity for Waste Collection Service Area (WCSA) customers, municipalities and private haulers is paid for by the system users. For FY 2013-2014, the PWWM charges at a contract disposal rate of \$64.85 per ton to PWWM Collections and to those private haulers and municipalities with long-term disposal agreements. The short-term disposal rate is \$85.51 per ton in FY 2013-2014. These rates adjust annually with the Consumer Price Index, South Region. In addition, the PWWM charges a Disposal Facility Fee to private haulers equal to 15 percent of their annual gross receipts, which is used to ensure availability of disposal capacity in the system. Landfill closure is funded by a portion of the Utility Service Fee charged to all retail customers of the County's Water and Sewer Department.

Water and Sewer

The Miami-Dade County Water and Sewer Department (WASD) provides for the majority of water and sewer service needs throughout the county. The cost estimates provided herein are preliminary and final project costs will vary from these estimates. The final costs for the project and resulting feasibility will depend on the actual labor and materials costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. The water impact fee was calculated at a rate of \$1.39 per gallon per day (gpd), and the sewer impact fee was calculated at a rate of \$5.60 per gpd. The annual operations and maintenance cost was based on \$1.2948 per 1,000 gallons for water and \$1.4764 per 1,000 gallons for sewer.

The applicant requests a change to the CDMP Land Use Plan map to redesignate a ±2.643-acre application site from Low Density Residential to "Business and Office", which would allow a maximum of 34,046 square feet of retail development or 34 single family attached homes. If the application site is developed as requested with the 34,046 square feet of retail, the water connection charges/impact fees would be \$4,732 and water service line and meter connection fees would cost \$1,300. Sewer connection charges/impact fees for the retail land use would be \$19,066 and the annual operating and maintenance costs would total \$3,444. Alternatively, if the application site is developed with 34 single-family attached residential units, the water connection charges/impact fees would be \$8,507 and water service line and meter connection fees would cost \$1,300. The sewer connection charges/impact fees for the residential land use would be \$34,272 and the annual operating and maintenance costs would total \$6,190.

Flood Protection

The Miami-Dade County Division of Environmental and Resources Management (DERM) is responsible for the enforcement of current stormwater management and disposal regulations. These regulations require that all new development provide full on-site retention of the stormwater runoff generated by the development. The drainage systems serving new developments are not allowed to impact existing or proposed public stormwater disposal systems, or to impact adjacent properties. The County is not responsible for providing flood protection to private properties, although it is the County's responsibility to ensure and verify that said protection has been incorporated in the plans for each proposed development. The above noted determinations are predicated upon the provisions of Chapter 46, Section 4611.1 of the South Florida Building Code; Section 24-58.3(G) of the Code of Miami-Dade County, Florida; Chapter 40E-40 Florida Administrative Code, Basis of Review South Florida Water Management District (SFWMD); and Section D4 Part 2 of the Public Works Manual of Miami-Dade County. All these legal provisions emphasize the requirement for full on-site retention of stormwater as a post development condition for all proposed commercial, industrial, and residential subdivisions.

Additionally, DERM staff notes that new development, within the urbanized area of the County, is assessed a stormwater utility fee. This fee commensurate with the percentage of impervious area of each parcel of land, and is assessed pursuant to the requirements of Section 24-61, Article IV, of the Code of Miami-Dade County. Finally, according to the same Code Section, the proceedings may only be utilized for the maintenance and improvement of public storm drainage systems.

Based upon the above noted considerations, it is the opinion of DERM that Ordinance No. 01-163 will not change, reverse, or affect these factual requirements.

Public Schools

The proposed amendment could result in 11 additional students, if approved and developed with residences. The average cost for K-12 grade students amounts to \$7,058 per student. Of the 11 students, 5 will attend elementary schools, 3 will attend middle schools students and 3 will attend senior high schools. The total annual operating cost for additional students residing in this development, if approved, would total \$77,638. Since there is sufficient concurrency capacity to accommodate the additional students, there are no capital costs. If at the time of issuing a development order and reserving student stations for the development, pursuant to the school concurrency, there is not sufficient capacity, the capital costs will be addressed at that time.

Fire Rescue

The Miami-Dade County Fire and Rescue Department indicates that fire and rescue service in the vicinity of the subject application is adequate and that no stations are planned in the vicinity of the application site.

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APPENDIX E

Photos of Site and Surroundings

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Application site with the intersection of SW 224 Street and SW 112 Avenue in the background



Convenient store (Allapatah Grocery) and hair dresser salon (United Beauty Salon) northeast of the site at the northeast corner of the intersection of SW 224 Street and SW 112 Avenue



Vacant property west of east of the application site and the Goulds residential subdivision in the background at the southeast corner of the intersection of SW 224 Street and SW 112 Avenue



Church of the Rock Jesus Christ religious facility abutting to the south of the application site