



**Department of Regulatory and Economic Resources**

Director's Office  
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Miami, Florida 33128-1930  
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[miamidade.gov/economy](http://miamidade.gov/economy)

August 8, 2018

Florida Department of Economic Opportunity  
Attn: Ray Eubanks, Plan Review Administrator  
Bureau of Community Planning  
Caldwell Building  
107 East Madison Street, MSC 160  
Tallahassee, FL 32399-6545

Subject: Expedited State Review of the January 2018 Cycle Standard Application Nos. 4 and 5  
to Amend the Comprehensive Development Master Plan for Miami-Dade County,  
Florida

Dear Ray:

With this letter, I am officially transmitting two (2) standard applications to amend the Comprehensive Development Master Plan (CDMP) for Miami-Dade County, Florida, for your review under the Expedited State Review Process, pursuant to Chapter 163.3184(3), Florida Statutes, (F.S.). The applications transmitted herewith (Application Nos. 4 and 5) are contained in the Initial Recommendations report attached as Exhibit 5.

Five (5) applications (Application Nos. 1 through 5) were being processed in the January 2018 cycle of amendments to the CDMP, four of which (Application Nos. 1 through 4) were filed by private parties and one (Application No. 5) that was filed by Miami-Dade County. Application No. 1 was withdrawn by the applicant on July 25, 2018, at the Miami-Dade Board of County Commissioners' (Board) public hearing addressing the January 2018 Cycle applications, and Application No. 3 was withdrawn by the applicant by letter dated May 4, 2018. Application No. 2 was adopted by the Board as a small-scale amendment at the Board's public hearing, and will be transmitted to you in a separate package. The Board directed transmittal of Application Nos. 4 and 5 to the State Land Planning Agency (SLPA) and other state and regional agencies for review and comments.

Standard Application Nos. 4 and 5, enclosed herein, were the subject of a public hearing conducted by the Planning Advisory Board, acting as the Local Planning Agency, on July 11, 2018 and by the Board on July 25, 2018. The transmitted CDMP amendment applications in this package is currently scheduled for a subsequent public hearing and final action by the Board on September 23, 2018.

Summary of Proposed Amendments: The transmitted applications seeking to amend the CDMP are summarized as follows:

Application No. 4

Redesignate the application site on the Land Use Plan map:

From: "Low Density Residential (2.5 to 6 dwelling units per acre)"

To "Low-Medium Density Residential (6 to 13 dwelling units per gross acre)"

# Memorandum



**Date:** July 25, 2018

**To:** Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor

A handwritten signature in black ink, appearing to read "Carlos A. Gimenez".

**Subject:** Resolution for Application No. 4 in the January 2018 Cycle Applications to Amend the Comprehensive Development Master Plan

Agenda Item No. 4(A)

Resolution No. R-820-18

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The attached resolution addresses a Comprehensive Development Master Plan private application that under Rule 5.05(b)(1) of the Board is exempt from Commission sponsorship. The staff analysis and fiscal impact statement for this application are discussed in a separate memorandum that appears on this agenda, which, together with this resolution, were prepared by the Department of Regulatory and Economic Resources.

A handwritten signature in black ink, appearing to read "Jack Osterholt".  

---

Jack Osterholt  
Deputy Mayor

# Memorandum



**Date:** July 25, 2018

**To:** Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor

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**Subject:** Resolution for Application No. 5 in the January 2018 Cycle Applications to Amend the Comprehensive Development Master Plan

Agenda Item No. 4(B)

Resolution No. R-821-18

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The attached resolution addresses a Comprehensive Development Master Plan (CDMP) application that appears on the agenda pursuant to the Board of County Commissioners Resolution No. R-663-18, which directed the Mayor or Mayor's designee to file a CDMP amendment application to amend the requirement of the Ludlam Trail Corridor District that all portions of the Ludlam Trail Corridor District receive final abandonment approval from the US Surface Transportation Board, so that the requirement could also be satisfied through an interim trail use agreement or other trails-to-trails approval. The staff analysis and fiscal impact statement for this application are discussed in a separate memorandum that appears on this agenda which, together with this resolution, were prepared by the Department of Regulatory and Economic Resources.

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---

Jack Osterholt  
Deputy Mayor

RESOLUTION NO. 18-4

RESOLUTION OF THE MIAMI-DADE COUNTY PLANNING ADVISORY BOARD ACTING AS THE LOCAL PLANNING AGENCY ISSUING RECOMMENDATIONS TO THE BOARD OF COUNTY COMMISSIONERS REGARDING FINAL DISPOSITION OF SMALL-SCALE AMENDMENT APPLICATIONS AND TRANSMITTAL TO THE STATE LAND PLANNING AGENCY OF THE STANDARD JANUARY 2018 CYCLE APPLICATIONS TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN, AND ADOPTING RECOMMENDATIONS AS TO SUBSEQUENT FINAL ACTION

**WHEREAS**, pursuant to Chapter 163, Part II, Florida Statutes (F.S.), the Comprehensive Development Master Plan (CDMP) for Miami-Dade County was adopted by the Miami-Dade Board of County Commissioners (Commission) in November 1988; and

**WHEREAS**, Section 2-116.1 of the Code of Miami-Dade County, Florida, provides procedures for amending the CDMP, which comply with the requirements of the Florida Statutes referenced above; and

**WHEREAS**, Three (3) applications (Application Nos. 1, 2, and 4) to amend the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map were filed by private parties on or before January 31, 2018, and one application (Application No. 3) was transferred from the May 2017 amendment cycle to this January 2018 amendment cycle, and the five (5) applications are contained in the document titled “January 2018 Applications to Amend the Comprehensive Development Master Plan,” dated May 2018; and

**WHEREAS**, one staff application (Application No. 5) was filed by the Department of Regulatory and Economic Resources (Department) bringing the total number of applications filed in the October 2017 CDMP Amendment Cycle to five (5); and

**MINUTES**

Miami-Dade County Planning Advisory Board  
Acting as the Local Planning Agency  
Public Hearing on the January 2018 Cycle Applications  
And the Expedited Application No. CDMP20180005 to  
Amend the Comprehensive Development Master Plan

Stephen P. Clark Center  
111 NW 1 Street Commission Chambers  
Miami, Florida 33128

**July 11, 2018**

**Planning Advisory Board Members**

Carla Ascencio-Savola	Absent	Perley Richardson, Jr.	Present
Jose Bared	Absent	William Riley	Absent
Horacio C. Huembes	Absent	Daniel Rogers	Absent
Raymond Marin	Present	Robert Ruano	Present
J. Wil Morris	Present	Georgina Santiago	Absent
Tomas Rementeria	Present	Jesus Vazquez	Absent

Peter DiPace, Vice Chair Present  
Wayne Rinehart, Chair Present

Ivan Rodríguez, Miami-Dade Public Schools (non-voting) Present  
Larry Ventura, Homestead Air Reserve Base (non-voting) Absent

**Department of Regulatory and Economic Resources (Department) Staff Present**

**Planning Division**

- Jerry Bell, Assistant Director for Planning
- Garett Rowe, Chief, Metropolitan Planning
- Helen Brown, CDMP Administration Section Supervisor, Metropolitan Planning
- Manuel Armada, Chief, Planning Research Division
- Robert Hesler, Section Supervisor, Planning Research Division
- Mark Dorsey, Principal Planner, Metropolitan Planning
- Rosa Davis, Principal Planner, Metropolitan Planning
- Noel Stillings, Senior Planner, Metropolitan Planning
- Juan Carlos Pelaez, Senior Planner, Metropolitan Planning
- Christine Velazquez, Chief, DERM

**Other County Staff Present**

- Eddie Kirtley, CAO
- Lauren Morse, CAO
- Stephanie Cornejo, PROS

# **INITIAL RECOMMENDATIONS**

## **JANUARY 2018 APPLICATIONS TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN**

**FOR MIAMI-DADE COUNTY, FLORIDA**



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INITIAL  
RECOMMENDATIONS

JANUARY 2018  
APPLICATION APPLICATIONS TO AMEND THE  
COMPREHENSIVE DEVELOPMENT  
MASTER PLAN

May 2018

Miami-Dade County  
Department of Regulatory and Economic Resources  
Stephen P. Clark Center  
111 NW 1 Street, 12<sup>th</sup> Floor  
Miami, Florida 33128-1972  
(305) 375-2835



**Carlos A. Gimenez**  
*Mayor*  
**MIAMI-DADE BOARD OF COUNTY COMMISSIONERS**

**Esteban Bovo, Jr.**  
*Chairman*

**Audrey M. Edmonson**  
*Vice-Chair*

**Barbara J. Jordan**  
*District 1*

**Jean Monestime**  
*District 2*

**Audrey M. Edmonson**  
*District 3*

**Sally A. Heyman**  
*District 4*

**Eileen Higgins**  
*District 5*

**Rebeca Sosa**  
*District 6*

**Xavier L. Suarez**  
*District 7*

**Daniella Levine Cava**  
*District 8*

**Dennis C. Moss**  
*District 9*

**Sen. Javier D. Souto**  
*District 10*

**Joe A. Martinez**  
*District 11*

**Jose "Pepe" Diaz**  
*District 12*

**Esteban Bovo, Jr.**  
*District 13*

**Abigail Price-Williams**  
*County Attorney*

**Harvey Ruvin**  
*Clerk of Courts*

**MIAMI-DADE COUNTY PLANNING ADVISORY BOARD**

**Wayne Rinehart**  
*Chair*

**Peter DiPace**  
*Vice-Chair*

Carla Ascencio-Savola  
Jose Bared  
Horacio C. Huembes  
Raymond Marin

Tomas Rementería  
Perley Richardson, Jr.  
William Riley  
Daniel B. Rogers

Robert Ruano  
Georgina Santiago  
J. Wil Morris  
Jesus Vazquez

Ivan Rodriguez, School Board Representative, *Non-Voting Member*  
Larry Ventura, Homestead Air Reserve Base Representative, *Non-Voting Member*

**Jack Osterholt, Deputy Mayor/Director**  
*Executive Secretary*

Miami-Dade County provides equal access and equal opportunity in employment and services and does not discriminate on the basis of disability. "It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disabilities Act."

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# INTRODUCTION

This report contains the initial recommendations of the Department of Regulatory and Economic Resources (Department) addressing applications to amend the Comprehensive Development Master Plan (CDMP), which were reviewed for consideration during the January 2018 Plan Amendment Review Cycle. Five applications (Application Nos. 1, 2, 3, 4 and 5) were reviewed in this January 2018 amendment review cycle, three of which (Application Nos. 1, 2 and 3) were processed as small-scale amendments to the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map and two (Application Nos. 4 and 5) were processed as a standard amendments to the CDMP. Application No. 3 was transferred from the May 2017 amendment cycle to this January 2018 amendment cycle but was subsequently withdrawn by the applicant by letter dated May 4, 2018. A summary of each application is presented in the Summary of Recommendations matrix on Page vii.

## **Application Review Process and Schedule of Activities**

Following is a summary of the Plan review, amendment activities and schedule that will be followed by this cycle to comply with the CDMP procedural requirements contained in Section 2-116.1, Code of Miami-Dade County and State law. The Schedule of Activities on page v lists the principal activities that will occur under this process and indicates the timeframes for those activities in accordance with the State requirements and the County Code. For this amendment cycle, the application filing period occurred from January 1 through January 31, 2018.

The CDMP amendment process involves two phases. The first phase occurs between the time applications are filed and the time Miami-Dade Board of County Commissioners (Board) conducts its first public hearing. At its first hearing, the Board will take action addressing transmittal of the standard application(s) to the State Land Planning Agency (SLPA) and other State and regional agencies (reviewing agencies) for review and comment, and/or adopt eligible small-scale LUP map amendments on an expedited schedule. During the first phase, affected and neighboring property owners are notified of the nearby LUP map amendment request(s). The Department issues its initial recommendations regarding each requested change and submit the report to the Community Councils, the Planning Advisory Board (PAB) and the Board for their consideration during their public hearings.

Section 2-116.1 authorizes Community Councils to conduct public hearings and issue recommendations on the applications that directly affect their areas. The Community Councils public hearings for this CDMP amendment cycle were held in May 2018, prior to the PAB, acting as the County's Local Planning Agency, and the Board conduct their public hearings. The PAB will hold its public hearing on July 11, 2018, to receive comments and recommendations on the proposed amendments, and to formulate recommendations to the Board regarding the adoption of the eligible small-scale amendment Application Nos. 1 and 2 and transmittal of standard amendment Application Nos. 4 and 5. The Board is currently scheduled to hold a public hearing on July 25, 2018, to consider adoption of the eligible small-scale amendments and the transmittal of the standard amendments and any small-scale amendments the Board would like to further consider after receiving comments from the reviewing agencies. "Transmittal" of a proposed amendment to the reviewing agencies does not constitute adoption of the requested amendment.

The second phase of the amendment process begins after transmittal of the application(s) to the reviewing agencies. The CDMP amendment procedures in Section 2-116.1 of the County Code

provide that the SLPA will be requested by the County to review and comment on all transmitted amendment proposals. The SLPA and/or the other reviewing agencies are expected to return comments addressing all transmitted amendment proposals in September 2018, approximately 45 days after the transmittal hearing pursuant to Chapter 163.3184(3), Florida Statutes. Within 45 days after receiving comments from the reviewing agencies, or other time period determined by the Director of the Department, the Board will conduct a public hearing and take final action on the transmitted applications. During the review period by the reviewing agencies, the Department will also review comments received at the transmittal hearings and any additional submitted material and may issue a "Final Recommendations" report reflecting any new information prior to the final public hearings. Final action by the Board will be to adopt, adopt with change or not adopt any of the transmitted applications.

Outside of this regular CDMP amendment process, requests to amend the CDMP can be made by the Board under a special amendment process, applications undergoing expedited review, or by a party having an application undergoing the Development of Regional Impact (DRI) process requesting a concurrent amendment to the CDMP. Procedures for processing such special or DRI-related amendments are established in Section 2-116.1 of the Miami-Dade County Code.

#### **Additional Information**

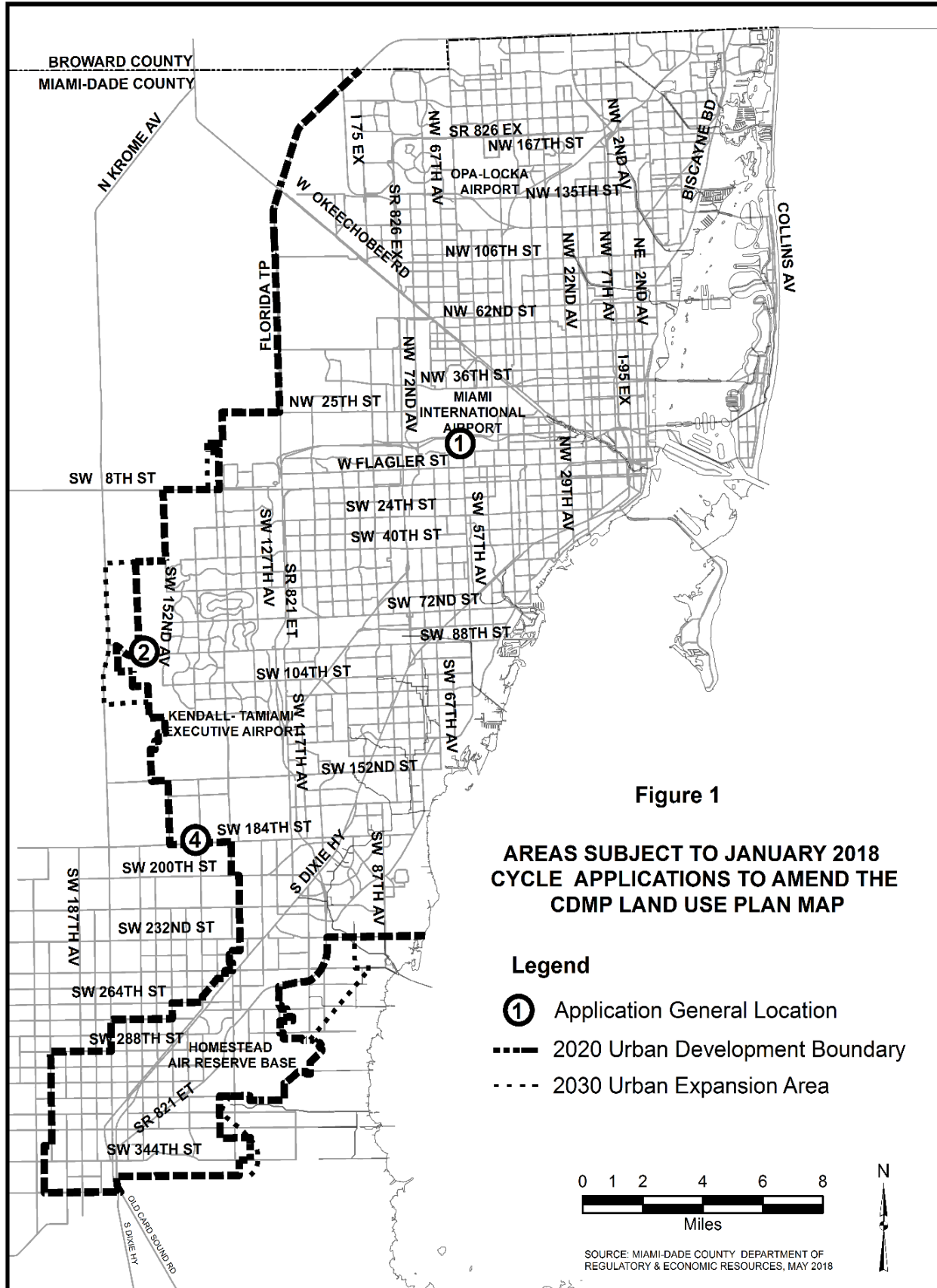
Anyone having questions regarding any aspect of the CDMP review and amendment process should visit or call the Metropolitan Planning Section of the Miami-Dade County Department of Regulatory and Economic Resources at 111 NW 1<sup>st</sup> Street, 12<sup>th</sup> Floor, Miami, Florida 33128-1972; telephone 305/375-2835.

Table 1  
Schedule of Activities  
January 2018-2019 CDMP Amendment Cycle

Pre-application Conference	Prior to Filing Application
Application Filing Period Documents required upon filing an application <ul style="list-style-type: none"> <li>• <i>Any proposed modification(s) to a CDMP Declaration of Restrictions</i></li> <li>• <i>Traffic Impact Study – required for Standard Applications</i></li> </ul>	January 1 to January 31, 2018
Deadline to withdraw Application and obtain return of full Fee. Notify applicant of deficiencies.	February 7, 2018
Deadline for resubmittal of unclear or incomplete Applications	Fifth business day after Notice of deficiency
Applications Report published by Department	March 1, 2018
Deadline for submitting Technical Reports	February 28, 2018
Deadline for submitting Declarations of Restrictions to be considered in the Initial Recommendations Report	February 28, 2018
Initial Recommendations Report released by the Department	May 2018
Application No. 1: North Central (CC8)	May 21, 2018
Application No. 2: West Kendall (CC11)	May 31, 2018
Application No. 4: West Kendall (CC11)	May 31, 2018
Planning Advisory Board (PAB), acting as Local Planning Agency (LPA), Public Hearing to formulate Recommendations regarding Adoption of Small-Scale Amendments and Transmittal of Standard Amendment requests to State Land Planning Agency (SLPA)	July 11, 2018 County Commission Chamber 111 NW 1 Street Miami, Florida 33128
Board of County Commissioners (Board) Hearing and Action on Adoption of Small-Scale Amendments and Transmittal of Standard Amendment requests to SLPA	July 25, 2018 County Commission Chamber 111 NW 1 Street Miami, Florida 33128
Transmittal to SLPA and other Reviewing Agencies	August 2018** (Approximately 10 days after Board Transmittal Hearing)
Deadline for Filing Supplementary Reports by the Public	Thirty (30) days after Board's transmittal hearing
Receipt of Comment Letters from Reviewing Agencies	September 2018** (Approximately 30 days after Transmittal under the Expedited State Review process, or 60 days for State Coordinated Review process)
Final Recommendations Report may be released by the Department	September 2018**
Public Hearing and Final Action on Applications: Board	October 2018 (No later than 45 days after receipt of Comment Letters from reviewing agencies)

Notes: \*\* Estimated Date

Dates are subject to change. All hearings will be noticed by newspaper advertisement.



**Summary of Recommendations**  
**January 2018 Cycle Applications to Amend the Comprehensive Development Master Plan for Miami-Dade County, Florida**  
**July 2018**

Application Number/ Type	Applicant/Applicant representative/ Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation	Community Council Recommendation, Resolution # and Date	PAB/LPA Recommendation July 11, 2018	BCC Action/ Recommendation July 25, 2018
4/ standard	Lennar Homes, LLC / Juan J. Mayol, Esq., Hugo P. Arza, Esq. & Pedro Gassant, Esq.  Northwest corner of SW 147 Avenue and SW 184 Street / (±11.65/±11.50 gross/net)  <u>Requested Amendment to the CDMP:</u> Redesignate the application site on the LUP map: From: "Low Density Residential (2.5 - 6 DU/Ac.)" To: "Low-Medium Density Residential (2.5 - 6 DU/Ac.)"	9/ Moss	Transmit and Adopt	West Kendall CC12 No Quorum (5-31-18)	Transmit and Adopt	Transmit and Adopt
5/ standard	Miami-Dade County/Jack Olsterholt, Deputy Mayor/Director  <u>Requested Amendment to the CDMP:</u> Amend the requirement in the CDMP Land Use Element that all portions of the Ludlam Trail Corridor receive final abandonment approval from the US Surface Transportation Board, so that the requirement could also be satisfied through an interim trails use agreement or other rails-to-trails approval.	Countywide	Transmit and Adopt	Not Applicable	Transmit and Adopt	Transmit and Adopt

Notes

BCC means Board of County Commissioners

PAB means Planning Advisory Board



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# Application No. 4

## Commission District 9 Community Council 11

### APPLICATION SUMMARY

Applicant/Representative:	Lennar Homes, LLC/Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., and Pedro Gassant, Esq., Holland and Knight LLP
Location:	North of SW 184 Street (Eureka Drive), between SW 147 Avenue and the CSX railway corridor
Total Acreage:	±11.65 Gross Acres/±11.50 Net Acres
Current Land Use Plan Map Designation:	“Low Density Residential” (2.5 – 6 dwelling units per acre)
Requested Land Use Plan Map Designation and other changes:	Redesignate the application site on the LUP map:  From: “Low Density Residential” (2.5 to 6 dwelling units per acre) To “Low-Medium Density Residential (6 to 13 dwelling units per gross acre)
Amendment Type:	Standard
Existing Zoning District/Site Condition:	AU (Agricultural District)/Vacant

### RECOMMENDATIONS

Staff:	<b>TRANSMIT AND ADOPT</b> (May 2018)
West Kendall Community Council (11):	<b>NO QUORUM</b> (May 31, 2018)
Planning Advisory Board (PAB) Acting as the Local Planning Agency:	<b>TRANSMIT AND ADOPT</b> (July 11, 2018)
Transmittal Action of Board of County Commissioners:	<b>TRANSMIT AND ADOPT</b> (July 25, 2018)
Final Action of Board of County Commissioners:	<b>TO BE DETERMINED</b> (October/November 2018)

Staff recommends to **TRANSMIT AND ADOPT** the proposed standard amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2020 and 2030 Land Use Plan (LUP) map to redesignate the ±11.65 gross-acre application site from “Low Density Residential” (2.5 to 6 dwelling units per gross acre) to “Low-Medium Density Residential” (6 to 13 dwelling units per gross acre) for the following reasons:

**Principal Reasons for Recommendation:**

1. The application proposes infill residential development at a higher density than currently allowed on the subject site consistent with Objective LU-1, Policy LU-1C and Policy LU-10A of the CDMP Land Use Element. These provisions of the CDMP require the County to give priority to infill development 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 subject property is located adjacent to and within the Urban Development Boundary (UDB) in an urbanized area characterized by single family development. The site remains one of a few vacant parcels of land in the area, making it suitable for infill development. It is surrounded by low-density residential development to the north, east and west, and a neighborhood shopping plaza to the southeast. As discussed in Principal Reason No. 2(ii) below, existing public services and facilities have adequate capacities to accommodate the impacts that would be generated by the application, if approved.

Under the current CDMP land use designation of “Low Density Residential” (2.5 to 6 dwelling units per gross acres), the site could be developed with a maximum of 69 single family detached residential units. The Applicant’s requested CDMP land use designation of “Low-Medium Density Residential” (6 to 13 dwelling units per gross acre) would allow the site to be developed with a maximum of 151 single-family attached residential units. This request is generally compatible with the surrounding properties as discussed in Principal Reason No. 2iii.

2. Approval of the application would be generally consistent with the criteria for evaluating Land Use Plan map amendment applications pursuant to Policy LU-8E of the CDMP Land Use Element. Policy LU-8E requires LUP map amendment applications to be evaluated according to factors such as (i) the ability of the proposed amendment to satisfy a deficiency in the LUP map to accommodate projected population or economic growth of the County, (ii) impacts to County facilities and services, (iii) compatibility with abutting and nearby land uses, (iv) impacts to environmental and historical resources, and (v) the extent to which the proposed land use would promote transit ridership and pedestrianism pursuant to Objective LU-7 and associated policies. Each factor is discussed below.
  - i. *Need to Accommodate Economic or Population Growth:* The application, if approved, would increase the capacity of residential land within Minor Statistical Area (MSA) 6.2, where the application site is located. An analysis of the residential capacity by type of dwelling units in MSA 6.2 shows the depletion of single-family type units occurring in 2018 and for multi-family beyond 2030. The supply of residential land for both single-family and multi-family units is projected to be depleted by the year 2020. The application, if approved, would increase the residential land capacity by 82 units and thus add approximately 2 months of supply of single-family type units (see Supply and Demand Analysis on page 4-11). An increase in the number of residential units, as would result from the proposed application, would provide additional residential capacity in the subject MSA and be of benefit to the area.

- ii. *Public Facilities and Services:* Approval of the application would be generally consistent with the CDMP Capital Improvements Element Objective CIE-3 that requires CDMP land use decisions not to cause a violation in adopted level of standards for public facilities and services. The impacts that would be generated from the maximum development allowed on the application site, if the application is approved, would not cause a violation in the adopted level of service standards for public facilities and services.

It should be noted that the traffic impact analysis of roadways serving the amendment site shows that two roadway segments are currently operating in violation of the adopted roadway level of service (LOS) standards and would continue to operate in violation of the LOS standards with the projected impacts of the application. These include SW 184 Street west of SW 147 Avenue, and SW 147 Avenue south of SW 184 Street. However, these roadway segments are not deemed to be significantly impacted by the project traffic as the projected traffic impact is less than five percent of the maximum service volume (MSV) of the adopted roadway LOS standard. pursuant to the provisions of the CDMP Capital Improvements Element (See "Roadways" section on page 4-19). No mitigation or roadway improvements are required for projects having traffic impacts of less than five percent.

- iii. *Compatibility:* The requested "Low-Medium Density Residential" land use designation would be generally compatible with the adjacent residential properties to the west, north and east of the application site. Though the application is proposing a higher density than the "Low Density Residential" designation that characterizes the surrounding area, the existing uses that abut the subject property serve to establish buffers around the application site and separate the proposed development from the adjacent residential uses. These include the CSX railroad corridor to the northwest, the neighborhood shopping center to the southeast, SW 147 Avenue to the east, and SW 184 Street to the south.
- iv. *Environmental and Historic Resources:* The subject application, if approved, would not impact any historic or archaeological resources on the site. However, the Miami-Dade County Division of Environmental Resources Management (DERM) identified tree resources on the property, including specimen tree resources (trees with a trunk diameter 18 inches or greater). In accordance with Policy CON-8A of the CDMP and Section 24-49.2(II) of the Miami-Dade County Code, specimen trees shall be preserved whenever reasonably possible. In addition, the property was formerly used for agriculture; thereby, a Phase 1 and Phase 2 Environmental Site Assessment will be required prior to development of the site. (See "Environmental Conditions" section on page 4-12).
- v. *Transit Ridership and Pedestrianism:* The application, if approved, could support transit ridership and pedestrianism pursuant to CDMP Land Use Element Policy LU-8E(v) (page I-16). The site is currently served by Metrobus Route 147, which provides the general area where the application site is located with local route service and feeder service to Metrorail. Metrobus Route 147 provides 30-minute AM/PM peak period headway service, and 60-minute evening (after 8 pm) service on weekdays, as well as 45 minute service on weekends. The nearest bus stop for Route 147 is located approximately 0.1 miles away from the application site, which is within walking distance of the application site.

# LENNAR HOMES, LLC. - APPLICATION NO. 4 AERIAL PHOTO



 APPLICATION AREA



Source: Department of Regulatory and Economic Resources  
May 2018



# LENNAR HOMES, LLC. - APPLICATION NO. 4 ZONING MAP

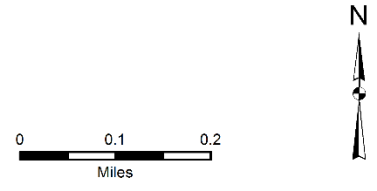


Source: Department of Regulatory and Economic Resources  
May 2018

-  APPLICATION AREA
-  2020 URBAN DEVELOPMENT BOUNDARY

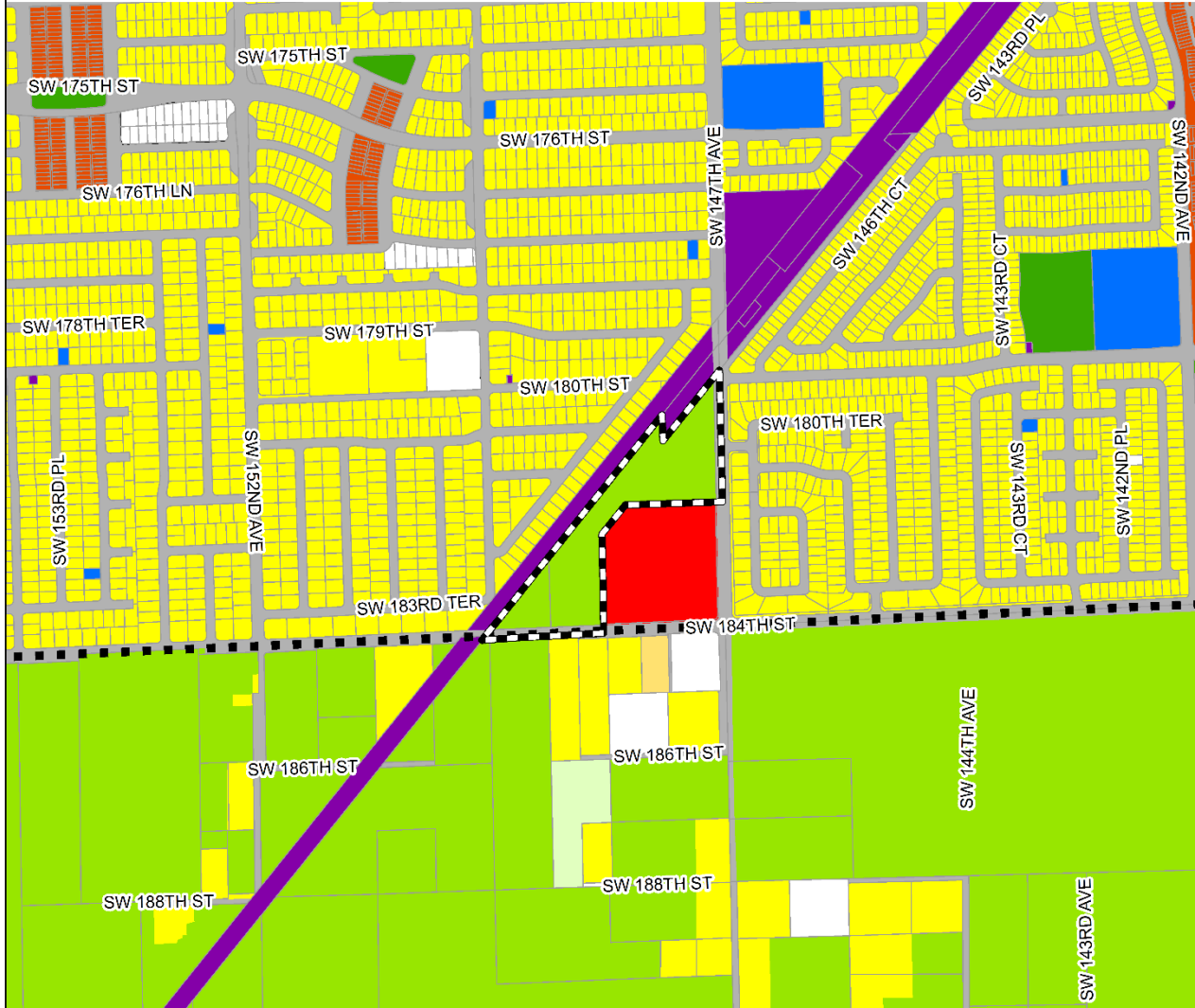
**MIAMI-DADE ZONING DISTRICTS**

- AU AGRICULTURAL / RESIDENTIAL 5 ACRES GROSS
- BU-1A BUSINESS DISTRICTS, LIMITED
- EU-M ESTATES MODIFIED, SINGLE-FAMILY, MINIMUM LOT AREA 15,000 FT2 NET
- GU INTERIM DISTRICT
- RU-1 SINGLE-FAMILY RESIDENTIAL DISTRICT 7,500 FT2 NET
- RU-1MA MODIFIED SINGLE-FAMILY RESIDENTIAL DISTRICT 5,000 FT2 NET
- RU-1MB MODIFIED SINGLE-FAMILY RESIDENTIAL DISTRICT 6,000 FT2 NET
- RU-1Z SINGLE-FAMILY RESIDENTIAL, ZERO LOT LINE 4,500 FT2 NET
- RU-4L LIMITED APARTMENT HOUSE DISTRICT, 23 UNITS / NET ACRE
- RU-TH TOWNHOUSE DISTRICT, 8.5 UNITS/NET ACRE

















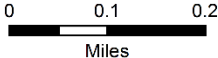
# LENNAR HOMES, LLC. - APPLICATION NO. 4

## EXISTING LAND USE



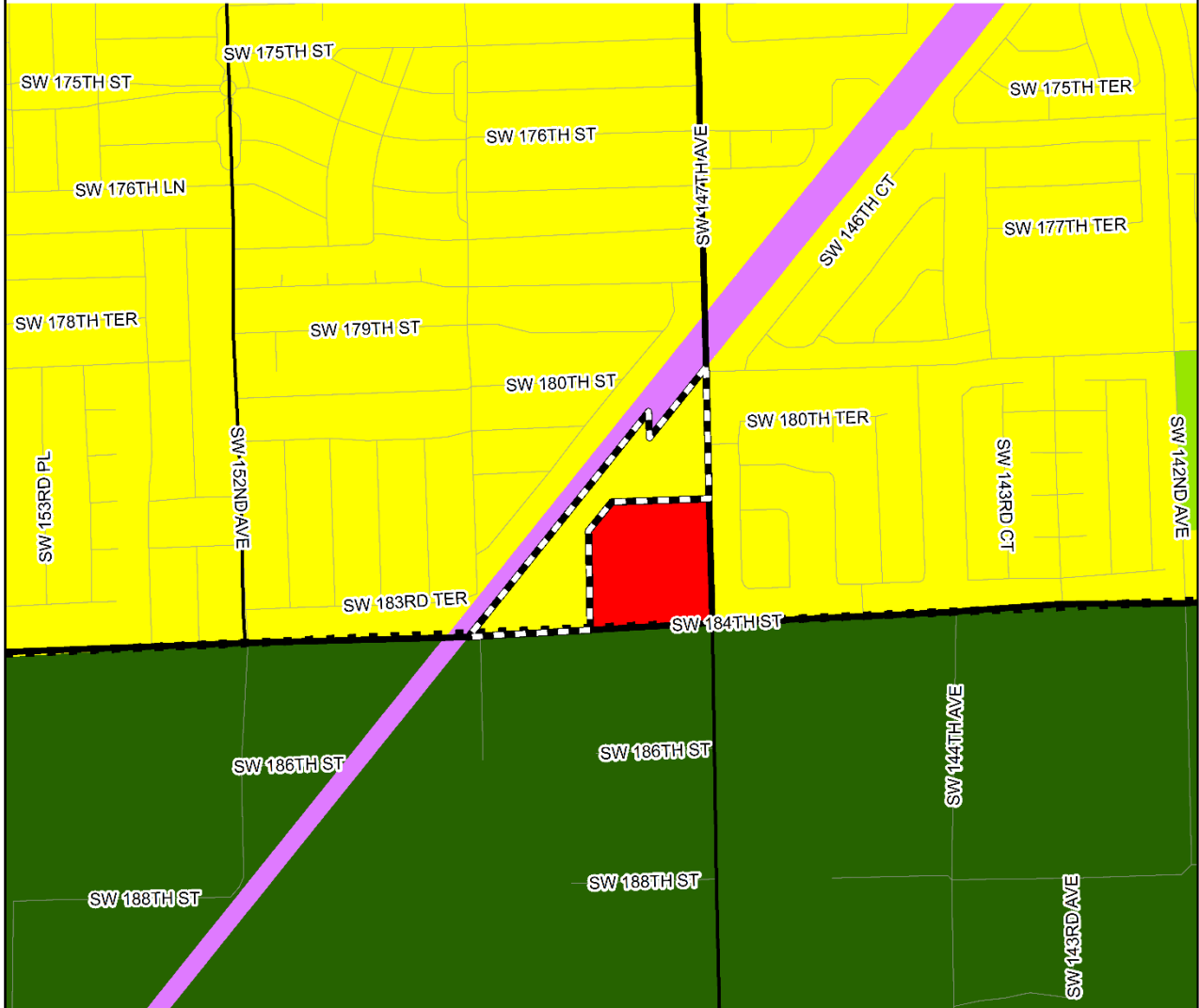
Source: Department of Regulatory and Economic Resources  
May 2018

	Application Area		Streets, Roads, Expressways, Ramps
<b>Existing Land Use</b>			
	Single-Family		Agriculture
	Two-Family Duplexes		Parks, Preserves, Conservation Areas
	Townhouses		Vacant, Protected, Privately Owned
	Commercial, Shopping Centers, Stadiums		Vacant Privately Owned, Unprotected
	Institutional		2020 Urban Development Boundary
	Communications, Utilities, Terminals		

# LENNAR HOMES, LLC. - APPLICATION NO. 4

## CDMP LAND USE



Source: Department of Regulatory and Economic Resources  
May 2018

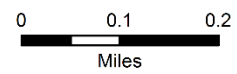


APPLICATION AREA

**CDMP LAND USE**

- LOW DENSITY (LDR) 2.5-6 DU/AC
- BUSINESS AND OFFICE
- AGRICULTURE
- ENVIRONMENTALLY PROTECTED PARKS
- TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)
- 2020 URBAN DEVELOPMENT BOUNDARY

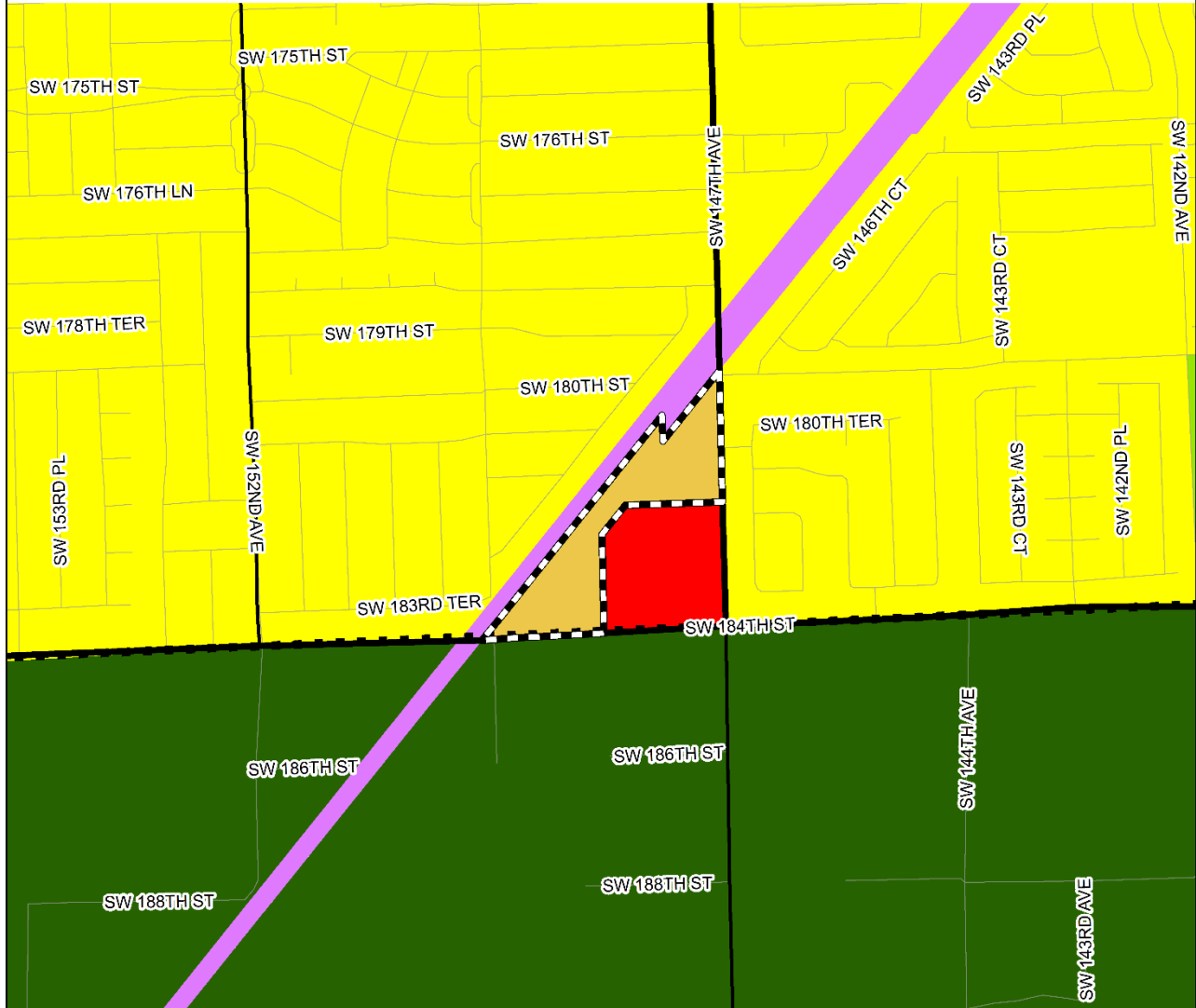
- MAJOR ROADWAYS (3 OR MORE LANES)
- MINOR ROADWAYS (2 LANES)





# LENNAR HOMES, LLC. - APPLICATION NO. 4

## PROPOSED CDMP LAND USE



Source: Department of Regulatory and Economic Resources  
April 2018

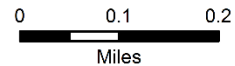


APPLICATION AREA

**CDMP LAND USE**

- LOW DENSITY (LDR) 2.5-6 DU/AC
- LOW-MEDIUM DENSITY (LMDR) 6-13 DU/AC
- BUSINESS AND OFFICE
- AGRICULTURE
- ENVIRONMENTALLY PROTECTED PARKS
- TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)

- 2020 URBAN DEVELOPMENT BOUNDARY
- MAJOR ROADWAYS (3 OR MORE LANES)
- MINOR ROADWAYS (2 LANES)



# STAFF ANALYSIS

## Application Site

### Background

The application site has been subject to several CDMP amendment applications in the past, but as part of a larger property. The first application was filed during the April 1998 Amendment Cycle as Application No. 7. This application requested to redesignate over 20 acres of land from “Low Density Residential” (2.5 to 6 dwelling units per gross acres) to “Business and Office”, but was later withdrawn. Similar applications were filed during the April 1999 Cycle (Application No. 7) and the October 2001 Cycle (Application No. 8), but were also withdrawn. Another attempt to redesignate the property to “Business and Office” was made during the April 2005 Cycle with Application No. 15. This time, the application was adopted, but only after the application site was reduced to 10 net acres. The approval of Application No. 15 resulted in the “Business and Office” designation of the parcel located to the southeast of the current application site. This 10-acre parcel was later developed into a neighborhood shopping plaza with a Publix supermarket. The remainder of the property remained designated “Low Density Residential” and represents the general area which is now being considered for a CDMP amendment.

### Location

The ±11.65-gross acre site is located north of SW 184 Street between SW 147 Avenue and the CSX railway corridor in unincorporated Miami-Dade County (see “Aerial Photo” on page 4-4). It is an irregularly shaped property consisting of two adjoining triangular parcels that form a bow-tie like shape.

### Existing Land Use

The application site is currently vacant land, formerly utilized for agriculture. (See “Existing Land Use” map on page 4-6).

### CDMP Land Use Designation

The application site is designated “Low Density Residential” on the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map, (see “CDMP Land Use” map on page 4-7). The “Low Density Residential” land use category allows for a density ranging from 2.5 to 6 dwelling units per gross acre, which would permit 69 single family detached residential units on the site. The “Low Density Residential” designation permits single family detached homes, cluster housing, and townhomes.

The application requests to redesignate the subject site to “Low-Medium Density Residential” (see “Proposed CDMP Land Use” map on page 4-8), which allows a density ranging from 6 to 13 dwelling units per gross acre, as prescribed in the CDMP. The “Low-Medium Density Residential” designation would permit a development with a maximum of 151 attached single family units. Housing structures permitted under this designation include single family homes, townhomes, and low-rise apartments.

### Zoning

The application site is currently zoned AU (Agricultural District) (See “Zoning Map” on page 4-5). The AU zoning district permits agricultural uses and residences at a density of one dwelling unit per 5 gross acres.

### Zoning History

Miami-Dade County zoning districts and zoning code regulations were first created in 1938. According to County zoning records, the subject property was zoned AU since 1949. There are no records of zoning district boundary changes or variances for the property since that time.

## **Adjacent Land Use and Zoning**

### Existing Land Uses

To the northwest of the subject property, a segment of the CSX railway corridor that ranges from 100 to 200 feet in width, abuts the application site, serving as a buffer from the single family residences beyond the CSX railway corridor. To the east of the application site, across SW 147 Avenue, is the Coral Estates residential community, which is characterized by low-density single family homes. It should be noted these homes do not front SW 147 Avenue; therefore, the back of the homes faces the subject property. Abutting the application site, along the southeast boundary, is the Eureka Promenade shopping plaza, which includes a Publix Supermarket, restaurants, and other neighborhood serving retail establishments. South of the property, across SW 184 Street, is the Urban Development Boundary, and further south are agricultural uses, including a residential property on a 2.5-acre lot.

### Land Use Plan Map Designations

As was discussed previously, the application site abuts the CSX railroad corridor to northwest. This railroad corridor is depicted as "Transportation" on the CDMP Adopted 2020 and 2030 LUP map. Beyond the railroad corridor are residential properties designated "Low Density Residential". Properties adjacent to the application site on the east, across SW 147 Avenue, are also designated "Low Density Residential" on the LUP map. To the southeast of the application site, the subject site abuts a property designated as "Business and Office", which is the site of the Eureka Promenade shopping plaza and the Publix Supermarket. The southern boundary of the application site is adjacent to the Urban Development Boundary, and further south the land is designated Agriculture on the LUP map (see the "CDMP Land Use" map on page 4-7).

The subject site remains one of the few underdeveloped properties in the area. Approval of the proposed CDMP amendment would allow for infill development and intensification consistent with Policy LU-1C and Policy LU-10A of the CDMP Land Use Element. These provisions of the CDMP require the County to give priority to infill development and redevelopment of substandard or underdeveloped environmentally suitable urban areas. Furthermore, the subject property is generally compatible with the adjacent uses. The lands to the west, north and east of application site are developed with residences and are for the most part residentially designated on the Land Use Plan map. The fact that the subject property is separated from the surrounding residential uses by the CSX railroad corridor to the northwest, the UDB to the south, and the abutting commercial shopping center to the south east ensures a transitional buffer between the higher density proposed by the applicant and the surrounding low density residential development.

### Zoning

To the northwest of the application site, the abutting CSX railroad corridor is zoned GU (Interim) zoning district, and the single-family properties beyond the railroad, are zoned RU-1M(b) (Modified Single Family Residential District on 6,000 square foot net lots). Properties to the east of the application site, across SW 147 Avenue, are zoned RU-1M(a) (Modified Single Family Residential District on 5,000 square foot lots). The property that abuts the application site on the southeast is zoned BU-IA (Limited Business District). This zoning district allows grocery stores, restaurants, retail and service convenience facilities that serve the needs of the adjacent residential

neighborhoods. To the south of SW 184 Street, the properties are zoned AU (Agricultural) (see “Zoning Map” on page 4-5).

### Supply and Demand Analysis

The capacity of the CDMP Adopted 2020 and 2030 LUP map to accommodate population or economic growth is generally expressed in acres of vacant land zoned or designated for residential and non-residential development. In the context of this application, land capacity is analyzed at the localized or Minor Statistical Area (MSA) level.

#### Residential

The combined vacant land for single-family and multi-family residential development in the analysis area (Minor Statistical Area 6.2) in 2018 was estimated to have a capacity for about 1,357 dwelling units, with about 81 percent of these units intended as multi-family. The annual average residential demand in this analysis area is projected to increase from 496 units per year in the 2018-2020 period to 523 units in the 2025-2030 period. An analysis of the residential capacity by type of dwelling units shows the depletion of single-family type units occurring in 2018 and for multi-family by 2030 (See Table below). The supply of residential land for both single-family and multi-family units is projected to be depleted by 2020.

Residential Land Supply/Demand Analysis  
2018 to 2030: Application 4 (MSA 6.2)

ANALYSIS DONE SEPARATELY FOR EACH TYPE, I.E. NO SHIFTING OF DEMAND BETWEEN SINGLE & MULTI-FAMILY TYPE	STRUCTURE TYPE		
	SINGLE-FAMILY	MULTIFAMILY	BOTH TYPES
CAPACITY IN 2018	259	1,098	1,357
DEMAND 2015-2020	407	89	496
CAPACITY IN 2020	0	920	365
DEMAND 2020-2025	414	90	504
CAPACITY IN 2025	0	470	0
DEMAND 2025-2030	429	94	523
CAPACITY IN 2030	0	0	0
<b>DEPLETION YEAR</b>	<b>2018</b>	<b>2030</b>	<b>2020</b>

Residential capacity is expressed in terms of housing units.

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

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

The table above addresses the residential land supply and demand in the analysis area without the effect of the projected CDMP amendment. Application #4 could increase the supply of single-family type units by approximately 82 net units. Given the existing capacity in the analysis area, this application, if approved, will potentially extend the depletion year for single-family units by about two months.

## Environmental Conditions

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

### Flood Protection

Federal Flood Zone	X
Stormwater Management Permit	DERM Surface Water Mgmt General Permit
County Flood Criteria, (NGVD)	8.75 feet

### Biological Conditions

Wetlands Permit Required	No
Native Wetland Communities	No
Specimen Trees	Yes
Endangered Species Habitat	Undetermined
Designated Natural Forest Community	No

### Other Considerations

Within Wellfield Protection Area	No
Contaminated Site	No DERM records. However, former Agricultural Use

### Pollution Remediation

There are no DERM records of current or historical contamination issues on the property or on sites directly abutting the application site. However, based on the former agricultural use of the site, DERM requires that a Phase 1 and Phase 2 Environmental Site Assessment prepared in accordance with ASTM Standards be conducted on the site prior to development. Any construction, development, drainage and dewatering at the site will also require approval from DERM Environmental Monitoring and Restoration Division as it relates to environmental contamination issues.

### Drainage and Flood Protection

For any new development within the site, stormwater drainage systems are required to provide flood protection and stormwater quality treatment. Miami-Dade County has been delegated the authority to issue Surface Water Management General Permits on behalf of the South Florida Water Management District for developments that propose more than 2 acres of impervious surface.

The subject property is not located within a Special Flood Hazard Area according to the FEMA Flood Insurance Rate Maps (FIRM). Any development will have to comply with the requirements of Chapter 11C of the Code for flood protection.

The site shall be filled to a minimum elevation of 8.75 feet, NGVD (County Flood Criteria). For construction of habitable structures within the subject application, the Lowest Floor Elevation requirement shall be the highest elevation in NGVD of the following references:

- Average crown of road fronting the property, plus 8 inches for residential, or plus 4 inches for non-residential.

- County Flood Criteria 7.5 feet NGVD, plus 8 inches for residential, or plus 4 inches for non-residential.
- Elevation of the back of the sidewalk (if any) fronting the property, plus 8 inches for residential, or plus 4 inches for non-residential.
- The Base Flood Elevation for this area is found to be 9.0 feet N.G.V.D. (taken from the FIRM for Miami Dade County).
- The stage generated by retention on-site of the 100-year rainfall event according to stage-storage calculations must be equal or less than the Base Flood Elevation.

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

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

#### Natural Resources

Application No. 4 contains tree resources including specimen tree resources (trees with a trunk diameter 18 inches or greater). Please note that this property is subject to CON-8A of the CDMP and Section 24-49.2(II) of the Code, which requires that specimen trees be preserved whenever reasonably possible.

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

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

#### Endangered Species

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

### **Water and Sewer**

#### Water Treatment Plant Capacity

The County's adopted LOS standard for potable water treatment facilities requires that the regional water treatment system, consisting of MDWASD Hialeah Reverse Osmosis, Hialeah, Preston, and Alexander Orr District Treatment Plants, shall operate with a rated maximum daily capacity no less than two percent above the maximum daily flow for the preceding year and an average two percent

above the average daily flow for the preceding five years. The water must also meet all applicable federal, state, and county primary drinking water standards.

The rated treatment capacity of the Miami-Dade Water and Sewer Department regional water treatment system is 449.74 million gallons per day (MGD). To maintain sufficient capacity in accordance with the level of service standard outlined in CDMP Policy WS-2A, the regional system shall operate with a rated maximum daily capacity no less than two percent above the maximum daily flow for the preceding year and an average two percent above the average daily flow for the preceding five years. Therefore, the total available water treatment plant capacity based on CDMP Policy WS-2A is 71.19 MGD. This is calculated using the available plant capacity (449.74 MGD), subtracting 102% of the maximum day flow (346.6 MGD) and subtracting the water that is reserved through development orders (31.95 MGD).

As noted in the “Estimated Water Demand/Sewer Flow for Proposed Development by Land Use Scenario” table below, the maximum water demand for residential development (Scenario 1) under the current CDMP Land Use designation is estimated at 15,180 gallons per day (gpd). The maximum water demand for residential development (Scenario 1) under the Requested CDMP Land Use designation is estimated at 27,180 gpd. This represents an increase of up to 12,000 gpd over the demand under the current CDMP land use designations. A Water Supply Certification Letter will be required at the time of development, at which time the proposed project will be evaluated for water supply availability and a water supply reservation will be made.

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

Scenario	Use (Maximum Allowed)	Quantity (Units or Square Feet)	Water Demand Multiplier (Section 24-43.1 Miami-Dade Code)	Projected Water Demand (gpd)
Current CDMP Potential				
1	Single Family Res	69 units	220gpd/unit	15,180 gpd
Requested CDMP Designation				
1	Townhomes	151 units	180gpd/unit	27,180 gpd

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

Water Supply and Connectivity:

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

The proposed land use would be required to connect to the public water system pursuant to Chapter 24 of the Code. There is an existing 16-inch water main along SW 147<sup>th</sup> Avenue, abutting the eastern boundary of the property, to which the developer may connect and extend an 8-inch water main southwesterly in an access easement within the property to SW 184<sup>th</sup> Street, and then extend a 16-inch water main easterly in SW 184<sup>th</sup> Street, as required to interconnect to an existing 16-inch water main in SW 184<sup>th</sup> Street west of SW 147<sup>th</sup> Ave.

Any public water main extension within the property shall be 8-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) points of connection.

At this time, there is a planned project with a WASD Agreement No. 23955 for the construction of 8 new single family residences replacing vacant land.

#### Sewer Treatment Plant Capacity

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

The Miami-Dade County Water and Sewer Department regional wastewater treatment system capacity is the sum of the daily treatment capacity of the three wastewater treatment plants. The regional wastewater treatment system can treat up to 375.5 MGD. The Sanitary Sewer Level of Service (LOS) standard presented in the CDMP requires the regional system to have sufficient capacity to treat 102% of the average daily sewage demand of the preceding 5 years. The available capacity is calculated by subtracting 102% of the annual average flow (310.62 MGD) for the preceding 5 years and the capacity reserved for development orders (40.64 MGD) from the system capacity (375.5 MGD). Therefore, the available wastewater treatment plant capacity is 24.24 MGD.

#### Sewer System Connectivity:

Application No. 4 is located within the MDWASD franchised sewer service area. The wastewater flows for this application will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. Currently, there is average wastewater treatment capacity for this application consistent with Policy WS-2A(2) of the CDMP.

There is an existing 8-inch sanitary gravity sewer system in SW 147<sup>th</sup> Avenue to which the developer may connect and extend the same at full depth into the project site as required to provide sewer service. The sanitary sewer system in this area directs the sewage flow to pump station 30-1086 and then to the South District Wastewater Treatment Plant. The aforementioned sanitary sewer pump station as well as the South District Wastewater Treatment Plant are owned and operated by MDWASD; in addition, they are currently working within the mandated criteria set forth in the Consent Decree Case: NO. 1:12-cv-24400-FAM, effective Dec 6, 2013.

### **Solid Waste**

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

#### Level of Service Standard

CDMP Policy SW-2A establishes the adopted Level of Service (LOS) standard for the County's Solid Waste Management System. This CDMP policy requires the County to maintain sufficient



waste disposal capacity to accommodate waste flows committed to the System through long-term contracts or interlocal agreements with municipalities and private waste haulers, and anticipated uncommitted waste flows, for a period of five years. The DSWM assesses the solid waste capacity on a system-wide basis since it is not practical or necessary to make a determination concerning the adequacy of solid waste disposal capacity relative to individual applications. As of FY 2017-2018, the DSWM is in compliance with the Countywide Waste Management System's adopted LOS standard.

### Application Impacts

The application requests redesignation of the site from "Low Density Residential" to "Low-Medium Density Residential." The "Low-Medium Density Residential" land use category allows densities from 6 to 13 dwelling units per acre. The type of housing structures typically permitted in this category includes single family homes, townhouses and low-rise apartments. Townhomes or two story condominiums with separate means of ingress and egress that are constructed at the site would meet the definition of residential units as defined in Chapter 15 of the Code of Miami-Dade County. Because these future homes would fall within the DSWM service area, the DSWM would provide waste collection and recycling service. If, on the other hand, a multifamily residential establishment with common means of ingress and egress is constructed, waste collection and recycling services would most likely be provided by a private waste hauler.

Should the requested amendment be adopted, the current collection fee would cover all associated costs for residential units constructed at the site, while the development of multifamily establishments would have no impact or any associated costs relative to Solid Waste Collection and Disposal services and facilities. Therefore, the DSWM has no objection to the proposed changes.

### **Parks**

The Miami-Dade County Parks, Recreation and Open Space Department has three Park Benefit Districts (PBDs). The subject application site is located inside Park Benefit District 2 (PBD-2), which generally encompasses the area of the County between SW 8 Street and SW 184 Street.

### Level of Service Standard

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

The "County Local Parks" table below lists the parks within a 3-mile radius of the application site; five parks (Chuck Pezoldt, Eureka Villas, Kings Grant, Oak Creek and Serena Lakes) are larger than the required minimum provision of five-acres of local recreational open space.

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

Park Name	Acreage	Classification
Charles Burr Park	3.80	Neighborhood Park
Chuck Pezoldt Park	39.88	Community Park
Eureka Park	4.42	Community Park
Eureka Villas Park	5.30	Neighborhood Park
Kings Grant Park	6.42	Neighborhood Park
Losner Park	0.55	Mini Park
MedSouth Park	4.48	Neighborhood Park
Oak Creek Park	5.03	Neighborhood Park
Serena Lakes Park	5.14	Neighborhood Park

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

**Application Impacts**

The potential development of the site under the existing CDMP land use designation is estimated at 69 single-family detached dwelling units, with a potential population of up to 223 persons, resulting in an Impact of 0.61 acres based on the Level of Service standard for the provision of local recreational open space.

The potential for residential development under the proposed land use designation is estimated at 151 single-family attached dwelling units with an estimated population up to 488 persons. The concurrency analysis for this scenario results in an impact of 1.34 acres based on the minimum Level of Service standard for the provision of local recreation open space and therefore meets concurrency.

**Fire and Rescue Service**

The application area is currently served by Miami-Dade Fire Rescue (MDFR) Station No. 43 (Richmond) located at 13390 SW 152 Street. The station is equipped with a Rescue and an Aerial totaling seven (7) firefighter/paramedics 24 hours a day, seven days a week. The average travel time to incidents in the vicinity of the application site exceeds 8:00 minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8 minutes at 90% of all incidents. Currently, travel time to the vicinity of the application site does not conform to the performance objective of national industry standards.

The MDFR Department has determined that the current “Low Density Residential” will allow a potential development which will generate 19 annual alarms. The proposed CDMP designation (Low-Medium Density Residential) will allow a proposed potential development which is anticipated to generate 42 annual alarms. The 42 annual alarms will result in a moderate to severe impact on existing fire rescue service. However, this area has experienced a rise in residential and retail developments prompting the need for additional fire and medical service.

Although existing fire stations can respond to fire and medical emergencies in the area, in an effort to improve response time and conform to the performance objective of national industry, MDFR is searching for a parcel of land along Eureka Drive (SW 184 Street) between SW 147 and 157 Avenue for the construction of planned Eureka Fire Station No. 71. The property search has been challenging due to the lack of adequately sized parcels and properties for sale.

MDFR anticipates that the additional number of alarms will be mitigated upon completion of Station No. 71. Negotiations are currently underway between MDFR and a private land owner for a parcel of land along Eureka at approximately SW 152 Avenue. Due to land purchase negotiations including the design, permitting and construction process, completion of Station No. 71 is undetermined at this time.

#### Level of Service Standard for Fire Flow and Application Impacts

CDMP Policy WS-2A establishes the County's minimum Level of Service standard for potable water. This CDMP policy requires the County to deliver water at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi, unless otherwise approved by the Miami-Dade Fire Rescue Department. The required fire flow for the proposed CDMP designation (Low-Medium Density Residential) shall be 1,500 gallons per minute (GPM). Fire hydrants shall be spaced a minimum of 300' from each other and shall deliver not less than 500 GPM. Presently, there are no fire flow deficiencies in the vicinity of the application. The Miami-Dade Fire Rescue Department has no objection to Application No. 4.

### **Public Schools**

#### Level of Service Standard

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

A planning level review, which is considered a preliminary school concurrency analysis, was conducted on this application based on the adopted LOS standard for public schools, the Interlocal Agreement (ILA) for Public Facility Planning between Miami-Dade County and Miami-Dade County Public Schools, and current available capacity and school attendance boundaries. If capacity is not available at the school of impact, the developments impact can be shifted to one or more contiguous CSA that have available capacity, located either in whole in part within the same Geographic Area, as defined in CDMP Policy EDU-2C.

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

#### Application Impact

This application, if approved, may increase the student population of the schools serving the application site by an additional 50 students. This number includes a reduction of 25.28% to account for charter and magnet schools (schools of choice). Of the 50 students, 22 are expected to attend elementary schools, 13 are expected to attend middle schools and 15 are expected to attend senior high schools. The students will be assigned to those schools identified in the "Concurrency Service Area (CSA) Schools" table below. At this time, the schools have sufficient capacity available to serve the application.

### Concurrency Service Area (CSA) Schools

Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
Miami Heights Elementary	328	22	22	Yes	Current CSA
Jorge Mas Canosa Middle	198	13	13	Yes	Current CSA
South Dade Senior	30	15	15	Yes	Current CSA

Source: Miami-Dade County Public Schools, April 2018

Miami-Dade County Department of Regulatory and Economic Resources, April 2018

Note: CSA means Concurrency Service Area

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

#### Aviation

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

#### Roadways

The application site is ± 11.65-acre property located on the northwest corner of SW 147 Avenue/ Naranja Road and SW 184 Street/Eureka Drive in unincorporated Miami-Dade County just north of the Urban Development Boundary (UDB). SW 184 Street from SW 137 Avenue to SW 157 Avenue and SW 157 Avenue north of SW 184 Street serve as the UDB boundary line. The property is located about 1.3 miles west of Miami Zoo.

The application site can be accessed from either SW 147 Avenue/ Naranja Road in the east or SW 184 Street in the south. SW 184 Street/ Eureka Drive is a four-lane divided roadway east of the project site and a two-lane undivided roadway west of the project site. SW 147 Avenue/ Naranja Road is a two-lane undivided roadway north and south of SW 184 Street. The major roadways that would cater to the mobility needs of the project, surrounding the project site are SW 157 Avenue/Newton Road about 1.0 miles to the west, and Florida's Turnpike/HEFT about 3.3 miles to the east. SW 157 Avenue/ Newton Road is a four-lane road north of SW 184 Street and a two-lane undivided road south of SW 184 Street. Florida's Turnpike/HEFT is an expressway having eight-lanes north and south of SW 184 Street and it has an interchange at SW 184 Street/Eureka Drive. Florida's Turnpike/HEFT provides connectivity for this location to other regions in the County.

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

Existing Traffic Conditions

Existing traffic conditions on major roadways adjacent to and in the vicinity of the application site, which are currently monitored by the State (Year 2017) and the County (Year 2017), were evaluated to identify if the roadways are operating at acceptable levels of service. The following roadways within the project site impact area are not operating at acceptable levels of service,

1. SW 184 Street/Eureka Drive west of SW 147 Avenue is operating at LOS 'F' but the adopted LOS is 'D'.
2. SW 147 Avenue south of SW 184 Street is operating at LOS 'D' but the adopted LOS is 'C'.

See "Traffic Impact Analysis on Roadways Serving the Amendment Site" table below for more details.

Trip Generation

The maximum development potential scenarios under each the existing and requested CDMP Land Use Plan designations were analyzed for traffic impacts. Under the current CDMP land use designation of "Low Density Residential (2.5 - 6 du/ac)" the application site is assumed to be developed with 69 Single Family Detached units and under the requested CDMP land use designation of "Low Medium Density Residential (6 - 13 du/ac)" the application site can be developed with 151 Single Family Attached units. The potential development under the current CDMP land use designation of "Low Density Residential" is expected to generate approximately 75 PM peak hour trips and under the requested CDMP land use designation of "Low Medium Density Residential" it is expected to generate approximately 84 PM peak hour trips or approximately 9 more PM peak hour trips than the current CDMP designation. See "Estimated PM Peak Hour Trip Generation" table below.

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

Application No. 4	Current CDMP Designation and Assumed Use Estimated No. Of Trips	Requested CDMP Designation and Assumed Use Estimated No. Of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use Designation
Land Use	"Low Density Residential (2.5 - 6 du/ac)"	"Low Medium Density Residential (6 - 13 du/ac)"	
Maximum Development Potential	69 Single Family Detached units <sup>1</sup>	151 Single Family Attached units <sup>2</sup>	
Trips Generated	75	84	+9

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

Notes:

- <sup>1</sup> – ITE Land Use Code used for Single Family Detached Housing is 210.
- <sup>2</sup> – ITE Land Use Code used for Single Family Attached Housing is 230.

### Traffic Concurrency Evaluation (Concurrency)

An evaluation of peak-period traffic concurrency conditions was conducted as of May 2018, which considers reserved trips from approved development not yet constructed, programmed roadway capacity improvements listed in the first three years of the County's adopted 2018 *Transportation Improvement Program (TIP)*, and the PM peak hour trips estimated to be generated by the proposed development scenario assumed to be developed under the requested CDMP LUP map designation. This evaluation determined that one roadway segment monitored for concurrency adjacent to and in the vicinity of the application site does not have available capacity to handle the additional traffic impacts that would be generated by the application. The "Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation" table below shows that two roadway segments are currently operating below the County's adopted level of service standards, in violation of the adopted roadway level of service (LOS) standards, and would continue to operate in violation of the LOS standards with the projected impacts of the application..

1. SW 184 Street/Eureka Drive west of SW 147 Avenue is operating at LOS 'F' but the adopted LOS is 'D'.
2. SW 147 Avenue south of SW 184 Street is operating at LOS 'D' but the adopted LOS is 'C'.

The two roadway segments that are failing the County's LOS standards are not significantly impacted by the project traffic, as the percentage traffic impact is less than five percent of the adopted roadway capacity. This was determined through a Significance Determination Analysis, which is performed to identify the roadway segments where the Amendment project traffic is less than 5.0% of the segment's maximum service volume (msv) of the adopted roadway LOS standard, pursuant to the provisions in the "Concurrency Management Program" of the CDMP (page IX-17) and the Transportation Element. No mitigation or roadway improvements are required for projects having traffic impacts of less than five percent.

### Application Impact

The maximum development potential scenarios under each the existing and requested CDMP Land Use Plan designations were analyzed for traffic impacts. Under the current CDMP land use designation of "Low Density Residential (2.5 - 6 du/ac)" the application site is assumed to be developed with 69 Single Family Detached units and under the requested CDMP land use designation of "Low Medium Density Residential (6 - 13 du/ac)" the application site can be developed with 151 Single Family Attached units. The potential development under the current CDMP land use designation of "Low Density Residential" is expected to generate approximately 75 PM peak hour trips and under the requested CDMP land use designation of "Low Medium Density Residential" it is expected to generate approximately 84 PM peak hour trips or approximately 9 more PM peak hour trips than the current CDMP designation.

The concurrency analysis determined that two roadway segments are projected to operate below the County's adopted level of service standards. The failing roadway is currently operating below the acceptable level of service even without the project trips and the impact from the project is not significant since it is less than 5% of adopted LOS for the roadways.

Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation  
Roadway Lanes, Existing and Concurrency PM Peak Period Operating Level of Service (LOS)

Roadway	Location/Link	Num. Lanes	Adopted LOS Std.*	Peak Hour Cap.	Peak Hour Vol.	Existing LOS	Approved D.O's Trips	Total Trips With D.O's Trips	Conc. LOS w/o Amend.	Amendment Peak Hour Trips	% Impact	Total Trips With Amend.	Concurrency LOS with Amend.
<b>Requested CDMP Designation: "Low Medium Density Residential" – 151 SF Attached</b>													
SW 147 Avenue/ Naranja Road	South of SW 152 Street	2 DV	D	1,470	840	B	127	967	B	38	2.59%	1,005	B
SW 184 Street/Eureka Drive	West of SW 147 Avenue	2 DV	D	1,440	2,051	F	10	2,061	F	12	0.83%	2,073	F
SW 184 Street/Eureka Drive	West of SW 137 Avenue	4 DV	D	3,222	1,817	C	26	1,843	C	25	0.78%	1,868	C
SW 147 Avenue/ Naranja Road	South of SW 184 Street	2 DV	C	1,359	1,426	D	0	1,426	D	9	0.66%	1,435	D

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

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

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

Other Roadway Improvements

1. MDX is currently conducting a PD&E study for the western extension of SR 836 (Dolphin Expressway) from NW 137 Avenue to SW 136 Street.
2. SW 107 Avenue from NW 186 Street/Quail Roost Drive to SW 160 Street is a Priority 3 project in the Miami Dade TPO's 2040 Long Range Transportation Plan for widening from 2/3 lanes to 4/5 lanes.
3. SW 200 Street/Caribbean Boulevard from Quail Roost Drive to US-1 is a Priority 1 project in the Miami Dade TPO's 2040 Long Range Transportation Plan for widening from 2/3 lanes to 4/5 lanes.

Applicant's Traffic Study

The traffic study addresses the impacts that would be generated on the roadways adjacent to and in the vicinity of the application site. The site is a vacant parcel abutting an existing Publix shopping plaza. The current CDMP land use designation of "Low Density Residential" allows the application site to develop 69 single family detached units but the study assumed development potential of 70 dwelling units. Based on the requested land use of "Low Medium Density Residential" the site can be developed to a maximum potential of 151 Single Family Attached dwelling units. The Traffic Study used the net trip increase between the trip generation potential of the existing and proposed land uses to determine the impact on the existing and future roadway network within the study area.

Table 1 of the traffic study shows the trip generation potential for the existing land use and Table 2 shows the trip generation potential for the proposed requested land use. See applicant's Table 1 and Table 2 below for trip generation analysis.

TABLE 1 Trip Generation Summary (Current Low Density Residential) Lennar / Bowtie Site at SW 184th Street and SW 147th Avenue								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
MF Condo/Apts.	70	548	38	8	30	56	36	20
<b>External Trips</b>		<b>548</b>	<b>38</b>	<b>8</b>	<b>30</b>	<b>56</b>	<b>36</b>	<b>20</b>

Source: ITE Trip Generation Manual (9th Edition)

TABLE 2 Trip Generation Summary (Proposed Low-Medium Density Residential) Lennar / Bowtie Site at SW 184th Street and SW 147th Avenue								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
MF Condo/Apts.	151	1,039	78	16	62	101	66	35
<b>External Trips</b>		<b>1,039</b>	<b>78</b>	<b>16</b>	<b>62</b>	<b>101</b>	<b>66</b>	<b>35</b>

Source: ITE Trip Generation Manual (9th Edition)

<b>Difference in Trips (Proposed CDMP - Current CDMP)</b>	<b>491</b>	<b>40</b>	<b>8</b>	<b>32</b>	<b>45</b>	<b>29</b>	<b>16</b>
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The site is located on TAZ 1309, the cardinal trip distribution for this TAZ was obtained from the MPO's 2040 Cost Feasible Plan. The Traffic Study includes a Short Term (2021) analysis and a Long Term (2030) analysis as required for CDMP amendment applications. The following four roadway segments were reviewed for short term and long term impacts.

1. SW 147 Avenue north of SW 184 Street.
2. SW 147 Avenue south of SW 184 Street.



3. SW 184 Street east of SW 147 Avenue.
4. SW 184 Street west of SW 147 Avenue.

See the applicant's Tables 4 & 5 below for the short term and long term roadway condition analysis.

TABLE 4										
Short-Term (Year 2021) Concurrency Analysis										
Lennar / Bowtie Site at SW 184th Street and SW 147th Avenue										
Station No.	Location	Peak Hour Capacity	Existing Peak Hour Period	DO Trips	Growth (1)	Year 2021 Peak Hour Trips	Development Trips = 45		Total Peak Hour Trips	Reserve Trips
							%	Trips		
834	SW 147 Ave - N/O SW 184 St	1,770	755	101	0.5%	774	40%	18	893	877
836	SW 147 Ave - S/O SW 184 St	1,110	915	8	0.5%	938	15%	7	953	157
878	SW 184 St - E/O SW 147 Ave	2,150	1,161	40	0.5%	1,190	43%	19	1,249	901
879	SW 184 St - E/O SW 147 Ave	1,420	1,072	0	0.5%	1,099	2%	1	1,100	320

SOURCE: Miami-Dade County and FDOT (June 2016)

(1) Based on FDOT Historical Traffic Volumes (Refer to Attachment B)

TABLE 5										
Long-Term (Year 2030) Concurrency Analysis										
Lennar / Bowtie Site at SW 184th Street and SW 147th Avenue										
Station No.	Location	Peak Hour Capacity	Existing Peak Hour Period	DO Trips	Growth (1)	Year 2035 Peak Hour Trips	Development Trips = 45		Total Peak Hour Trips	Reserve Trips
							%	Trips		
834	SW 147 Ave - N/O SW 184 St	1,770	755	101	0.5%	810	40%	18	929	841
836	SW 147 Ave - S/O SW 184 St	1,110	915	8	0.5%	981	15%	7	996	114
878	SW 184 St - E/O SW 147 Ave	2,150	1,161	40	0.5%	1,245	43%	19	1,304	846
879	SW 184 St - E/O SW 147 Ave	1,420	1,072	0	0.5%	1,150	2%	1	1,151	269

SOURCE: Miami-Dade County and FDOT (June 2016)

(1) Based on FDOT Historical Traffic Volumes (Refer to Attachment B)

### County Staff Comments

Staff of the Department of Regulatory and Economic Resources, Planning Division, reviewed the applicant's traffic study and provide the following comments:

1. The development allowed under the current CDMP Land Use designation should be 69 Single Family Detached units not 70 units as shown in the traffic study.
2. For the current development potential of 69 single family detached units, the ITE Land Use Code 230 (Apartments) used in the traffic study is incorrect. The correct ITE LU Code should be 210.
3. For the proposed development potential of 151 single family attached Units the ITE LU Code used in the report is 220 but the correct LU Code for this land use is 230 (Residential Condominium). Hence the PM Peak Hour trips should be 84 trips not 101 trips as shown in the traffic study.
4. For the existing, short term (Year 2021), and long term (Year 2030) analysis, 2014 traffic count data was used rather than the latest available 2017 traffic count data.

Staff of the Department of Transportation and Public Works, Traffic Engineering Division, reviewed the applicant's Traffic Study and provided the following comments:

1. Table 1 calculations should be corrected, the ITE Land Use Code 230 (Apartments) used in the traffic study is incorrect. The correct ITE LU Code should be 210.
2. Table 5 identifies 2030 as the long-range planning horizon but the column for the peak hour trips shows it as 'Year 2035.'
3. The growth rate of 0.5% shown in the traffic study seem a bit low for this developing area. The percentage was based on not only the 4 count stations included in the analysis, but other stations in the area which had a negative historical growth. Furthermore, the latest 2017 FDOT Traffic Online data is showing an increase in the volumes for some of these stations. A more accurate assessment is required to truly determine the growth rate.
4. A copy of the DO tables where the trips were taken from were not included in the analysis; therefore, this could not be confirmed in the review.

## Transit

### Existing Service

The closest Metrobus stop is located north of the application site, at the northwest corner of SW 147 Avenue and SW 180 Street. The service frequency of this route is shown in the "Metrobus Route Service Summary" table below.

Metrobus Route Service Summary							
Routes	Service Headways (in minutes)					Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8 pm)	Saturday	Sunday		
137 (West Dade Connection)	30	45	60	45	45	0.1	L/F

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

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

### Recent Service Improvements

As described in the 2017 *Transit Development Plan (TDP)*, the following service changes were implemented for Metrobus Route 137 (West Dade Connection) in 2017:

Route	Improvement/Adjustment
137 (West Dade Connection)	Extend route to Dolphin Station Monday-Friday*

\*Extension of route will be implemented in 2018 to coincide with the opening of Dolphin Station

### Future Service Improvements

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

### Long-Term Vision: Major Transit Projects

There are no major transit project planned for the future in the immediate vicinity of the application area.

### Application Impacts

A preliminary analysis performed in the Traffic Analysis Zone (TAZ) 1309 where the subject application is located, indicates that if the application is approved, the expected incremental transit

impacts generated by the requested land use amendment are minimal and can be handled by the existing transit service in the area.

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

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

- LU-1. The location and configuration of Miami-Dade County's urban growth through the year 2030 shall emphasize concentration and intensification of development around centers of activity, development of well-designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.
- LU-1C. Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.
- LU-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-8E. Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated for consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:
  - i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;
  - ii) Enhance or impede provision of services at or above adopted LOS Standards;
  - iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and
  - iv) Enhance or degrade environmental or historical resources, features or systems of County significance; and
  - v) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.
- LU-10A. Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, moderate to high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation. To facilitate and promote such development Miami-Dade County

shall orient its public facilities and infrastructure planning efforts to minimize and reduce deficiencies and establish the service capacities needed to support such development.

- CIE-3. CDMP land use decisions will be made in the context of available fiscal resources such that scheduling and providing capital facilities for new development will not degrade adopted service levels.

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# APPENDICES

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# **APPENDIX A**

## **Amendment Application**



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**APPLICATION FOR AN AMENDMENT TO THE  
LAND USE ELEMENT OF THE MIAMI-DADE COUNTY  
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

1. APPLICANT

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By: \_\_\_\_\_

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1-26-18  
\_\_\_\_\_  
Date

3. DESCRIPTION OF REQUESTED CHANGE

A. The following change to the Land Use Element Land Use Plan Map (item A.1 (d) in the fee schedule) is being requested:

1. A Change to the Land Use Element, Land Use Plan Map. The Applicant requests a change to the Land Use Element's Land Use Plan (LUP) Map to re-designate the subject property from "Low-Density Residential" to "Low-Medium Density Residential"

B. Description of the Subject Area.

1. The subject property, which is legally described in Exhibit A (the “Property”), consists of two adjoining parcels that combine for approximately ±11.65 gross acres of land located in Section 33, Township 55, Range 39, in unincorporated Miami-Dade County. More specifically, the subject property is located on a portion of land that is located at the northeast corner of the intersection of SW 147<sup>th</sup> Avenue and Eureka Drive (SW 184<sup>th</sup> Street).

2. Acreage.

Application Area: ± 11.65 gross acres and ±11.50 net acres.

Acreage Owned by Applicant: 0

3. Requested Change.

a. It is requested that the subject property be re-designated on the LUP Map from “Low-Density Residential” to “Low-Medium Density Residential.”

4. REASONS FOR AMENDMENT

The Property is located on the northwest corner of the intersection of SW 147<sup>th</sup> Avenue and Eureka Drive, a four-lane, section line roadway in Southwest Miami-Dade County. The Property is designated “Low Density Residential” on the Comprehensive Development Master Plan (the “CDMP”) LUP Map and is identified by Miami-Dade County Property Appraiser Folio Nos. 30-5933-000-0190 and 30-5933-000-0150 (the “Property”). The Property is surrounded by single family residential development to the north, west and east, consisting principally of single-family residences, and directly abuts a neighborhood-serving retail center to the west and south. The residential lands to the north, west and east are designated for Low-Density Residential development. The Property is separated from the property to its west and north by a railroad line and is separated from the residential properties to its east by SW 147<sup>th</sup> Avenue. The neighborhood-serving retail center abutting the Property is land designated “Business and Office.”

Given the location and configuration of the Property, it is the ideal place to designate land as “Low-Density Medium Residential” to help serve as an appropriate transition and buffer between the land designated Low Density Residential on the north, west and east and the land designated as “Business and Office,” which adjoins the Property on its east. In addition, the fact that the Property adjoins property that is developed as neighborhood-serving retail center enhances the opportunities for pedestrianism, reduces traffic and increases access to employment for the future residents of the Property.

More importantly, according to the 2010 Evaluation and Appraisal Report, adopted March 23, 2011 (the “2010 EAR”), “[r]esidential supply and demand analysis is done to determine the adequacy of the existing capacities to accommodate projected growth.” See 2010 EAR, at 1.1-32. Unfortunately the residential supply analysis presented in the 2010 EAR presents a dire picture of the availability of single family homes in Miami-Dade County. Specifically, the report notes that by 2016 the County—as a whole—will have no more land available for the development of single family homes even though demand for such homes will remain significant, as highlighted in the table below.

Table 1.1-7 shows that the projected demand for single-family and multi-family housing countywide and compares this with the existing residential land supply within the year 2010 UDB. Currently sufficient capacity exists within the UDB to accommodate projected demand through the year 2021. The single-family supply is projected to be exhausted by 2016; the multi-family in 2026.

Table 1.1-7  
Residential Land Supply/Demand Analysis  
Miami-Dade County by Tier and Subtier, 2010 to 2030

Analysis Done Separately for Each Type, i.e. No Shifting of Demand between Single & Multifamily Type	Structure Type		
	Single Family	Multi-Family	Both Types
Capacity in 2010	43,543	92,186	135,729
Annual Demand in 2010-2015	6,293	5,125	11,418
Capacity in 2015	12,078	66,561	78,639
Annual Demand 2015-2020	6,602	5,448	12,050
Capacity in 2020	0	39,321	18,389
Annual Demand 2020-2025	6,492	5,726	12,218
Capacity in 2025	0	10,691	0
Annual Demand 2025-2030	6,809	5,275	12,084
Capacity in 2030	0	0	0
Depletion Year	2016	2026	2021

Source: Miami-Dade County Department of Planning and Zoning, Research Section, 2011.

Tables 1.1-8 through 1.1-11 show similar data for the four tiers used for the residential supply/demand analysis. These tiers are further broken down by subtier into eastern and western halves.

Moreover, the County’s residential supply analysis for the specific study area in which the Property is located presents an even more desperate picture of the residential supply. Specifically, the County’s analysis shows that – by 2013—the land available for the development of single family homes would have been depleted. For convenience, we have provided the table below.

Table 1.1-10  
Residential Land Supply/Demand Analysis  
South Central Tier, 2010 to 2030

Analysis Done Separately for Each Type, i.e. No Shifting of Demand between Single & Multifamily Type	Subtier								
	East of Turnpike			West of Turnpike			South Central Total		
	Single Family	Multi- Family	Both Types	Single Family	Multi- Family	Both Types	Single Family	Multi- Family	Both Types
Capacity in 2010	2,173	12,419	14,592	4,607	1,711	6,318	6,780	14,130	20,910
Annual Demand 2010-2015	616	679	1,295	1,494	71	1,565	2,110	750	2,860
Capacity in 2015	0	9,024	8,117	0	1,356	0	0	10,380	6,610
Annual Demand 2015-2020	684	740	1,424	1,436	68	1,504	2,120	808	2,928
Capacity in 2020	0	5,324	997	0	1,016	0	0	6,340	0
Annual Demand 2020-2025	800	869	1,669	753	35	788	1,553	904	2,457
Capacity in 2025	0	979	0	0	841	0	0	1,820	0
Annual Demand 2025-2030	614	674	1,288	1,748	83	1,831	2,362	757	3,119
Capacity in 2030	0	0	0	0	426	0	0	0	0
Depletion Year	2013	2026	2020	2013	2049	2014	2013	2027	2017

Source: Miami-Dade County Department of Planning and Zoning, Research Section, 2011.

The County's analysis is severely troubling. The analysis leads to several unsettling implications. First, as the population of Miami-Dade County grows, more and more individuals will be cut-off from having the opportunity to acquire a single family home, as they will not be available. Second, the lack of single family homes will only increase the housing affordability issues that are plaguing the County. This is not mere speculation; the County's own data already demonstrates that between 2010 and 2015, the median home price grew by 44.2 percent, which ranked the County with the second largest median home price increase in the nation for large counties. See Miami-Dade County Profiles American Community Survey, September 2016, at 8. Third, the housing affordability problems will only exacerbate traffic congestion by incentivizing people who work in Miami-Dade to find affordable single family housing options further from families and employment opportunities.

These implications are further magnified by the fact that the population of Miami-Dade County continues to grow at a rapid rate. For example, the United States Census bureau estimates that the population of Miami-Dade County grew from 2,498,018 in 2010 to 2,712,945 in 2016. See <https://www.census.gov/quickfacts/table/PST045216/12086> (last visited May 11, 2017). This amounts to a growth of 214,927 over a six (6) year span and an increase of 35,821 persons per year. Given these issues, the County is faced with a significantly increasing population, while its residential land supply is rapidly decreasing. We respectfully submit that this dynamic requires the County to increase density within the urban development boundary to accommodate the County's continued population growth.

Finally, the re-designation of the Property from "Low-Density Residential" to "Low-Medium Density Residential" meets the criteria contained in Land Use Policy LU-8E of the County's Comprehensive Development Master Plan. Specifically, LU-8E states that requests to

amend the County's CDMP Land Use Plan map shall be evaluated to determine if the request would:

- i. Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;
- ii. Enhance or impede provision of services at or above adopted LOS Standards;
- iii. Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and
- iv. Enhance or degrade environmental or historical resources, features or systems of County significance; and
- v. If located in a planned Urban Center, or within ¼ mile of an existing or planned transit station, executive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.

The requested land use change addresses the applicable criteria by helping to satisfy a deficiency in the Plan map to accommodate projected population growth of the County by providing a much needed increase in density within the Urban Development Boundary by being compatible with the nearby land uses and protecting the character of the established neighborhoods. We note that the re-designation of the Property to "Low-Medium Density Residential" will help serve as a buffer between the single family homes on the west and the "Business and Office" designation that is located to the southeast of the Property. This transitional buffer will help to ensure the compatibility of the development while also preserving the character of the established single family homes on the west.

In sum, re-designating the Property from Low-Density Residential to Low-Medium Density Residential on the LUP Map would help alleviate the deficiency in residential land for single family development in Minor Statistical Area (MSA) 6.2 and the County as a whole at a location that is strategically located to effectuate the goals and policies of the CDMP adopted components.

Moreover, approval of the requested Amendment would further the implementation of the following CDMP objectives and policies:

LAND USE OBJECTIVE LU-1: The location and configuration of Miami-Dade County's urban growth through the year 2030 shall emphasize concentration and intensification of development around centers of activity, development of well-designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.

LAND USE POLICY LU-1C: Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or

underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

LAND USE POLICY LU-1D: In conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of communities which include recreational, educational and other public facilities, houses of worship, places of employment, and safe and convenient circulation of automotive, pedestrian and bicycle traffic throughout the communities.

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

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

LAND USE POLICY LU-4A: When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

LAND USE POLICY LU-4D: Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the compatible and complementary elements and buffer any potentially incompatible elements.

LAND USE OBJECTIVE LU-8: Miami-Dade County shall maintain a process for periodic amendment to the Land Use Plan Map consistent with the adopted Goals, Objectives and Policies of this Plan, which will provide that the Land Use Plan Map accommodates projected countywide growth.

LAND USE POLICY LU-8A: Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; a variety of affordable housing options; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial, cultural, community, and senior centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and

creation of amenities. Density patterns should reflect the Guidelines for Urban For contained in this Element.

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

LAND USE POLICY LU-8F: 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.

LAND USE POLICY LU-9D: Miami-Dade County shall continue to investigate, maintain and enhance methods, standards and regulatory approaches which facilitate sound, compatible mixing of uses in projects and communities.

LAND USE POLICY LU-9T: The County shall consider provisions to allow horizontal mixed-use developments, defined as the horizontal integration of parcels with different primary uses within the same site or block, in appropriate future land use categories in the Urban Development Boundary.

LAND USE OBJECTIVE LU-10: Energy efficient development shall be accomplished through metropolitan land use patterns, site planning, landscaping, building design, and development of multimodal transportation systems.

LAND USE POLICY LU-10A: Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, moderate to high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation. To facilitate and promote such development Miami-Dade County shall orient its public facilities and infrastructure planning efforts to minimize and reduce deficiencies and establish the service capacities needed to support such development.

5. LOCATION MAP for APPLICATION

Attached.



6. ADDITIONAL MATERIALS SUBMITTED

Legal Description

Certified Survey

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

7. DISCLOSURE OF INTEREST

Attached.

8. TRAFFIC STUDY

Attached.

## LEGAL DESCRIPTION

A PORTION OF MAP OF SE ¼ SEC.33, TP. 55 S, . 39 E. , ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, AT PAGE 63, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE S.E. 1/4 OF THE S.E. 1/4. LYING SOUTHEASTERLY OF THE CSX RAILWAY RIGHT-OF-WAY, LESS THE SOUTH 35 FEET AND LESS THE EAST 35 FEET FOR ROAD. ALL LYING AND BEING IN SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE S87°30'00"W ALONG THE SOUTH LINE OF THE S.E. 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 695.27 FEET TO A POINT; THENCE N01°21'04"W, PARALLEL WITH THE EAST LINE OF THE S.E. 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 35.01 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE S87°30'00"W, ALONG A LINE THAT LIES 35 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE S.E. 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 642.45 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CSX RAILWAY RIGHT-OF-WAY; THENCE N38°46'39"E ALONG SAID SOUTHEASTERLY CSX RAILWAY Y RIGHT-OF-WAY LINE FOR A DISTANCE OF 1557.40 FEET TO A POINT; THENCE S01°23'49"E FOR A DISTANCE OF 155.01 FEET TO A POINT; THENCE N38°46'39"E ALONG SAID SOUTHEASTERLY CSX RAILWAY RIGHT-OF-WAY LINE FOR A DISTANCE OF 463.26 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF S.W. 147TH AVENUE; THENCE S01°21'04"E ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 687.34 FEET TO A POINT; THENCE S87°30'00"W PARALLEL WITH THE SOUTH LINE OF THE S.E. 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 522.93 FEET TO A POINT; THENCE S38°45'39"W ALONG A LINE THAT LIES 150 FEET SOUTHEASTERLY AND PARALLEL WITH SAID SOUTHEASTERLY CSX RAILWAY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 213.04 FEET TO A POINT; THENCE S01°21'01"E, PARALLEL WITH THE EAST LINE OF THE S.E. 1/4 OF SAID SECTION 33, FOR A DISTANCE OF 516.39 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED LANDS LYING AND BEING 'SITUATED IN MIAMI-DADE COUNTY, FLORIDA.

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

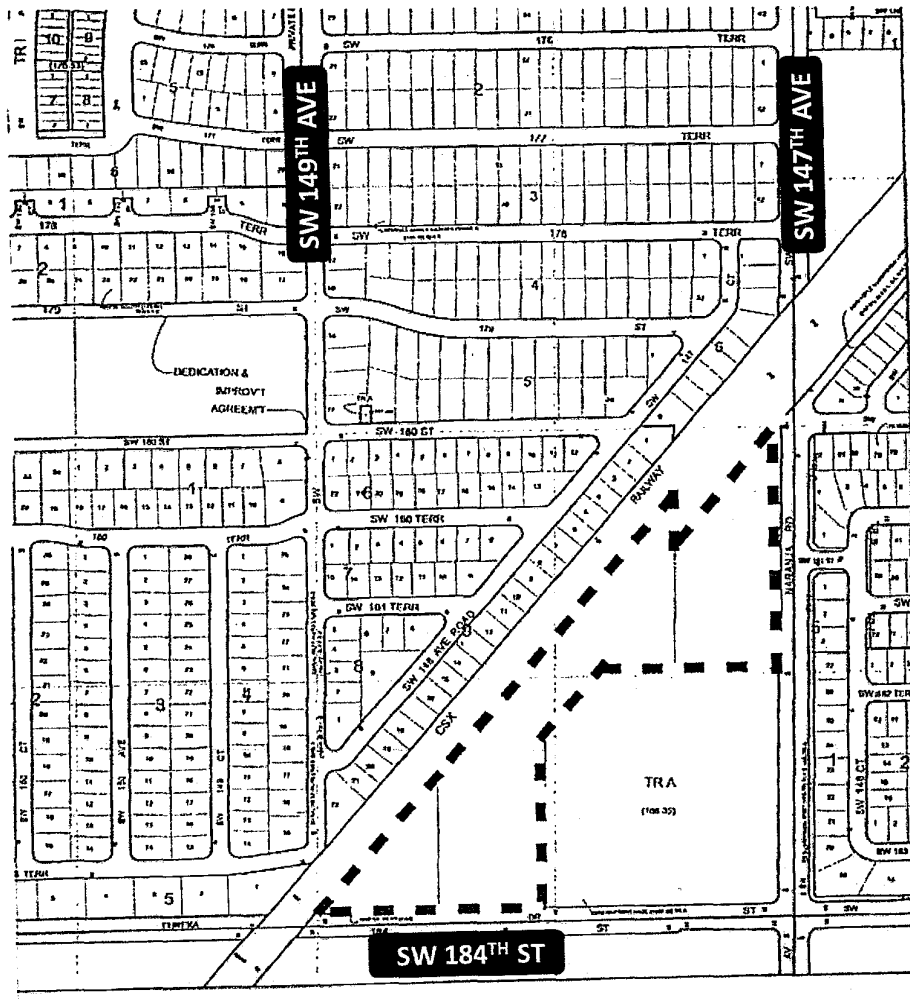
APPLICANTS / REPRESENTATIVE

LENNAR HOMES, LLC. / Juan J. Mayol, Jr., Esq. and Hugo P. Arza, Esq. and Pedro Gassant, Esq.

DESCRIPTION OF SUBJECT AREA

The Property consists of two adjoining parcels that combine for approximately ±11.65 gross acres (± 11.50 net acres) of land located in Section 33, Township 55, Range 39, in unincorporated Miami-Dade County. More specifically, the subject property is located on a portion of land that is located approximately 200 feet west of the NW corner of the intersection of SW 147<sup>th</sup> Avenue and Eureka Drive (SW 184<sup>th</sup> Street).

LOCATION MAP



## 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: Lennar Homes, LLC \_\_\_\_\_

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 Lennar Homes, LLC	South Florida Growers Association, Inc.	30-5933-000-0190 and 0150	11.64
B	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

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

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER Explanation)	(Attach
A			X		
B					

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>

- 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.]

Lennar Homes, LLC

<u>CORPORATION NAME:</u>	<u>PERCENTAGE OF STOCK</u>
<u>NAME, ADDRESS, AND OFFICE ( if applicable)</u>	
See Attached	

- 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: \_\_\_\_\_

BENEFICIARY'S NAME AND ADDRESS PERCENTAGE OF INTEREST

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

**PARTNERSHIP NAME:** \_\_\_\_\_

NAME AND ADDRESS OF PARTNERS PERCENTAGE OF INTEREST

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

NAME AND ADDRESS PERCENTAGE OF INTEREST

Lennar Homes, LLC

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Date of Contract: \_\_\_\_\_

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

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

**CORPORATION NAME:** South Florida Growers Association, Inc

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

See Attached

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

the individual(s) (natural persons) having the ultimate ownership interest in the  
aforementioned entity].

**TRUSTEE'S NAME:** \_\_\_\_\_

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
_____	
_____	
_____	
_____	

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

**PARTNERSHIP NAME:** \_\_\_\_\_

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF OWNERSHIP</u>
_____	
_____	
_____	
_____	

- 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

South Florida Growers Association, Inc.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Contract: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Applicant's Signatures and Printed Names

Pete Kendall Pete Kendall

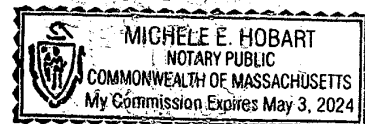
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sworn to and subscribed before me

this 19 day of October, 2017 (M)

Michele Hobart  
Notary Public, State of ~~Florida~~ at Large (SEAL)

Massachusetts, Middlesex County (M)



**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 person or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

**Disclosure of Interest for South Florida Growers Association, Inc.**

Hasumape Trust Indenture ( 100%)

- Peter Kendall Trust 25%
  - Trustee: Chris Kendall
  - Beneficiaries of Peter Kendall Trust\*
    - Peter Kendall Jr
    - Chris Kendall
    - Andrew Kendall
    - Linda Kendall
- Susan Bradford Trust 25%
  - Trustee: Susan Bradford
  - Beneficiaries of Susan Bradford Trust\*
    - Susan Bradford
    - Michael Bradford, Jr.
    - Natalie Santaguida
- Martha Black Trust 25%
  - Trustee: Kent Black
  - Beneficiaries of Martha Black Trust
    - Martha Gilmore
    - Kent Black
    - Besty Shortsleeve
    - Daphne Brenner
- Harold Kendall, Jr Trust 25%
  - Trustee: Harold Kendall, Jr.

- Beneficiaries

- Harold Kendall, Jr.
- Grace Kendall
- Meredith Kendall

\* No single beneficiary has sole ownership of any shares under the Trusts.

## 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: Lennar Homes, LLC

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APPLICANT B:

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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 Lennar Homes, LLC	South Florida Growers Association, Inc.	30-5933-000-0190 and 0150	11.65
B			

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

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER (Attach Explanation)
A			X	
B				

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>

- 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.]

Lennar Homes, LLC

<u>CORPORATION NAME:</u>	<u>PERCENTAGE OF STOCK</u>
<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	
N/A	

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

TRUSTEES NAME:

BENEFICIARY'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

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

**PARTNERSHIP NAME:** \_\_\_\_\_

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF INTEREST

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

NAME AND ADDRESS

PERCENTAGE OF INTEREST

Lennar Homes, LLC

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Date of Contract: \_\_\_\_\_

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

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

**CORPORATION NAME:** South Florida Growers Association, Inc

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

See Attached

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



the individual(s) (natural persons) having the ultimate ownership interest in the  
aforementioned entity].

**TRUSTEE'S NAME:** \_\_\_\_\_

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
_____	
_____	
_____	

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

**PARTNERSHIP NAME:** \_\_\_\_\_

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF OWNERSHIP</u>
_____	
_____	
_____	

- 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].

# **APPENDIX B**

## **Miami-Dade County Public Schools Analysis**

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# Miami-Dade County Public Schools

*giving our students the world*

## Superintendent of Schools

Alberto M. Carvalho

## Miami-Dade County School Board

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

April 26, 2018

### VIA ELECTRONIC MAIL

Mr. Hugo Arza  
Holland & Knight LLP  
701 Brickell Avenue, Suite 3300  
Miami, Florida 33131  
[Hugo.Arza@hklaw.com](mailto:Hugo.Arza@hklaw.com)

**RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS  
LENNAR HOMES, LLC C/O JUAN J. MAYOL, HOLLAND & KNI  
APP 4 CDMP JANUARY 2018 CYCLE  
LOCATED AT THE NORTHEAST CORNER OF SW 184 STREET AND SW 149 AVENUE  
PH3018041200144 - FOLIO Nos.: 3059330000190, 3059330000150**

Dear Applicant:

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

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed development would yield a maximum residential density of 151 single-family attached units, which generate 50 students: 22 elementary, 13 middle and 15 senior high students. At this time, all school levels have sufficient capacity available to serve the application. However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent. As such, this analysis does not constitute a Public School Concurrency approval.

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

Best regards,

Nathaly Simon  
Supervisor

NS:ns  
L-314  
Enclosure

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

*Planning, Design & Sustainability*

*Ms. Ana Rijo-Conde, Deputy Chief Facilities & Eco-Sustainability Officer • 1450 N.E. 2nd Ave. • Suite 525 •  
Miami, FL 33132*

*305-995-7285 • 305-995-4760 (FAX) • [arijo@dadeschools.net](mailto:arijo@dadeschools.net)*



**Concurrency Management System (CMS)**

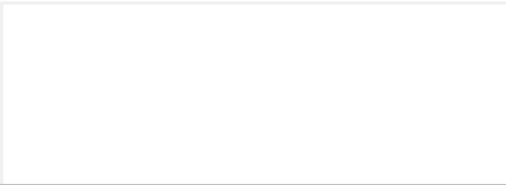
**Miami Dade County Public Schools**

**Miami-Dade County Public Schools**

*Concurrency Management System*  
**Preliminary Concurrency Analysis**

MDCPS Application Number: PH3018041200144 Local Government (LG): Miami-Dade  
 Date Application Received: 4/12/2018 8:04:04 AM LG Application Number: App 4 CDMP January 2018 Cycle  
 Type of Application: Public Hearing Sub Type: Land Use  
 Applicant's Name: Lennar Homes, LLC c/o Juan J. Mavol, Holland & Kni  
 Address/Location: 701 Brickell Avenue, Suite 3300, Miami, Florida 33131-2847  
 Master Folio Number: 3059330000190  
 Additional Folio Number(s): 3059330000150,

PROPOSED # OF UNITS 151  
 SINGLE-FAMILY DETACHED UNITS: 0  
 SINGLE-FAMILY ATTACHED UNITS: 151  
 MULTIFAMILY UNITS: 0



CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
3261	MIAMI HEIGHTS ELEMENTARY	328	22	22	YES	Current CSA
6771	JORGE MAS CANOSA MIDDLE	198	13	13	YES	Current CSA
7701	SOUTH DADE SENIOR	30	15	15	YES	Current CSA
ADJACENT SERVICE AREA SCHOOLS						
*An Impact reduction of <u>25.28%</u> included for charter and magnet schools (Schools of Choice).						

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

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

# **APPENDIX C**

## **Traffic Impact Study**

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October 23, 2017

Ms. Alexi Haas Richards  
Land Acquisition Analyst  
Lennar Corporation  
730 NW 107<sup>th</sup> Avenue, Suite 300  
Doral, Florida 33172

**Re: Lennar Site - SW 184<sup>th</sup> Street and SW 147<sup>th</sup> Avenue  
Traffic Engineering Evaluation**

Dear Alexi:

Per your request, Traf Tech Engineering, Inc. conducted a traffic impact analysis associated with an 11.65-acre parcel generally bounded by the CSX Railroad on the west, SW 147<sup>th</sup> Avenue on the east and SW 184<sup>th</sup> Street on the south in southwest Miami-Dade County, Florida. Attachment A contains a copy of the parcel's survey.

The trip generation comparison analysis was performed using the trip generation equations/rates published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual* (9<sup>th</sup> Edition). The trip generation comparison analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. The analysis was based on the following assumptions:

CURRENT CDMP LAND USE DESIGNATION

- o Low Density Residential (70 dwelling units)

PROPOSED CDMP LAND USE DESIGNATION(S)

- o Low-Medium Density Residential (151 dwelling units)

According to ITE's *Trip Generation Manual* (9<sup>th</sup> Edition), the trip generation equations/rates used for the existing and proposed land use designations are:

APARTMENT (ITE Land Use 220)

*Daily Trip Generation*

$$T = 6.06 (X) + 123.56$$

Where T = number of daily trips

X = number of dwelling units

8400 North University Drive, Suite 309, Tamarac, Florida 33321

Tel: (954) 582-0988 Fax: (954) 582-0989



*AM Peak Hour*

$$T = 0.49 (X) + 3.73 \text{ (20\% inbound and 80\% outbound)}$$

Where T = number of AM peak hour trips

X = number of dwelling units

*PM Peak Hour*

$$T = 0.55 (X) + 17.65 \text{ (65\% inbound and 35\% outbound)}$$

Where T = number of PM peak hour trips

X = number of dwelling units

The results of the trip generation comparison analyses are documented in Tables 1 and 2. As indicated in the tables, the proposed land-use designation to “*Low-Medium*” density residential is projected to generate approximately 491 new daily trips, approximately 40 new AM peak hour trips, and approximately 45 new trips during the typical afternoon peak period, when compared against the potential development under the current “*Low*” density residential. Hence, from a traffic engineering standpoint, the proposed change from “*Low*” to “*Low-Medium*” is projected to have a De-Minimus traffic impact to the surrounding transportation network (one new peak hour trip every one minute and 20 seconds).

Additionally, a review of the traffic concurrency stations located within the following boundaries was undertaken:

- SW 147<sup>th</sup> Avenue north of SW 184<sup>th</sup> Street
- SW 147<sup>th</sup> Avenue south of SW 184<sup>th</sup> Street
- SW 184<sup>th</sup> Street east of SW 147<sup>th</sup> Avenue
- SW 184<sup>th</sup> Street west of SW 147<sup>th</sup> Avenue

The traffic concurrency evaluation was undertaken for the short term (2021) and long-term (2030) planning horizons. The new PM peak hour trip generation documented in the trip generation tables was used. The trip distribution and traffic assignment for the PM peak trips documented in the trip generation tables was based on Miami-Dade County’s Cardinal Distribution information for the study area. Table 3 summarizes the County’s cardinal distribution data for Traffic Analysis Zone 1309, which is applicable to the project site from the latest SERPM data published by Miami-Dade County.

**TABLE 1**  
**Trip Generation Summary (Current Low Density Residential)**  
**Lennar / Bowtie Site at SW 184th Street and SW 147th Avenue**

Land Use	Size	Daily Trips	AM Peak Hour		PM Peak Hour			
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
MF Condo/Apts.	70	548	38	8	30	56	36	20
<b>External Trips</b>		<b>548</b>	<b>38</b>	<b>8</b>	<b>30</b>	<b>56</b>	<b>36</b>	<b>20</b>

Source: ITE, Trip Generation Manual (9th Edition)

**TABLE 2**  
**Trip Generation Summary (Proposed Low-Medium Density Residential)**  
**Lennar / Bowtie Site at SW 184th Street and SW 147th Avenue**

Land Use	Size	Daily Trips	AM Peak Hour		PM Peak Hour			
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
MF Condo/Apts.	151	1,039	78	16	62	101	66	35
<b>External Trips</b>		<b>1,039</b>	<b>78</b>	<b>16</b>	<b>62</b>	<b>101</b>	<b>66</b>	<b>35</b>

Source: ITE, Trip Generation Manual (9th Edition)

<b>Difference in Trips (Proposed CDMP - Current CDMP)</b>	<b>491</b>	<b>40</b>	<b>8</b>	<b>32</b>	<b>45</b>	<b>29</b>	<b>16</b>
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<b>TABLE 3</b>	
<b>Project Trip Distribution</b>	
<b>Lennar / Bowtie Site at SW 184<sup>th</sup> Street and SW 147<sup>th</sup> Avenue</b>	
<b>Direction</b>	<b>% of Total Trips</b>
North: Northwest	10.4%
North: Northeast	30.5%
South: Southwest	6.9%
South: Southeast	7.2%
East: Northeast	19.9%
East: Southeast	23.5%
West: Northwest	0.0%
West: Southwest	1.6%
<b>Total</b>	<b>100.00%</b>

Source: Miami-Dade County (2040 SERPM)

Using the trip distribution documented in Table 3, the following traffic assignment was assumed for the proposed “Low-Medium” density residential:

- 40% to and from the north via SW 147<sup>th</sup> Avenue (18 PM peak hour trips)
- 15% to and from the south via SW 147<sup>th</sup> Avenue (7 PM peak hour trips)
- 43% to and from the east via SW 184<sup>th</sup> Street (19 PM peak hour trips)
- 2% to and from the west via SW 184<sup>th</sup> Street (1 PM peak hour trip)

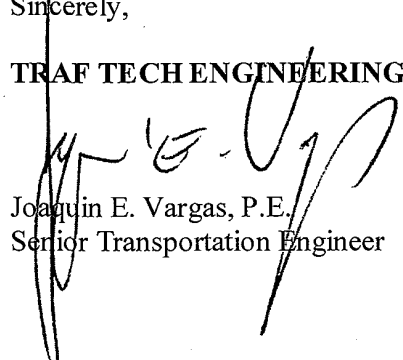
Tables 4 and 5 document the short-term and long-term concurrency analyses associated with the proposed change from “Low” to “Low-Medium” density residential. As indicated in Tables 4 and 5, ample roadway capacity is projected for the short-term (year 2021) and long-term (year 2030) planning horizons.

In summary, the proposed change from “Low” to “Low-Medium” density residential is projected to have a De-Minimus traffic impact to the surrounding transportation network (one new peak hour trip every one minute and 20 seconds). Moreover, ample roadway capacity is projected to be available within the study area in order to absorb the additional peak hour traffic impacts generated by the proposed land use change.

Please give me a call if you have any questions.

Sincerely,

**TRAF TECH ENGINEERING, INC.**

  
Joaquin E. Vargas, P.E.  
Senior Transportation Engineer

# **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. 4 of the January 2018 Cycle Applications to amend the CDMP from County departments and agencies responsible for supplying and maintaining infrastructure and services relevant to the CDMP. The evaluation estimates the incremental and cumulative costs of the required infrastructure and service, and the extent to which the costs will be borne by the property owner(s) or will require general taxpayer support and includes an estimate of that support.

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

### **Solid Waste Services**

The adopted level of service standard (LOS) for the County Waste Management System is as follows: to maintain sufficient waste disposal capacity to accommodate waste flows committed to the System through long term contracts or interlocal agreements with municipalities and private waste haulers, and anticipated uncommitted waste flows, for a period of five (5) years. As of FY 2017-18, the DSWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth in demand, inclusive of the applications reviewed here, which are not anticipated to have a negative impact on disposal service.

#### Residential Collection and Disposal Service

Should the requested amendment be adopted, the current collection fee would cover all associated costs for residential units constructed at the site, while the development of multifamily or commercial establishments would have no impact or any associated costs relative to Solid Waste Collection and Disposal services and facilities. Therefore, the DSWM has no objection to the proposed changes.

#### Fiscal Impact – Waste Disposal Capacity and Service

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

These rates adjust annually with the Consumer Price Index, South Region. In addition, the DSWM charges a Disposal Facility Fee to private haulers equal to 15 percent of their annual gross receipts, which is used to ensure availability of disposal capacity in the System. Landfill closure, remediation and long-term care are funded by a portion of the Utility Service Fee charged to all customers of the County's Water and Sewer Department.

## **Water and Sewer**

The Miami-Dade County Water and Sewer Department (WASD) provides for the majority of water and sewer service needs throughout the county. The cost estimates provided herein are preliminary and final project costs will vary from these estimates. The final costs for the project and resulting feasibility will depend on the actual labor and materials costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. The water impact fee was calculated at a rate of \$1.39 per gallon per day (gpd), and the sewer impact fee was calculated at a rate of \$5.60 per gpd. The annual operations and maintenance cost was based on \$1.41 per 1,000 gallons for water and \$2.06 per 1,000 gallons for sewer.

The applicant requests to redesignate a ±11.65 gross acre parcel to "Low Medium Density Residential (6 to 13 DU/Ac.)" that would allow the application site to be developed with a maximum of 151 townhomes. If the site is developed at maximum development, the water connection charge is estimated at \$37,780; the water service line and meter connection fees would cost \$1,300; the sewer connection charges are estimated at \$152,208; and the annual operating and maintenance costs would total \$34,476. In addition, the estimated cost of installing the required 300 linear feet of 16-inch water main to connect the proposed development to the County's regional water system is estimated at \$133,800. The estimated cost of installing the required 30 linear feet of 8-inch water main is estimated at \$9,750. Furthermore, the estimated cost of installing the required 40 linear feet of 8-inch sewer force main is estimated at \$13,680. The total potential cost for connecting the proposed development to the regional water and sewer system including an engineering fee of 13% plus all other WASD add-ons incorporated into the fee is estimated at \$157,230.

## **Drainage and Flood Protection**

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

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

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

### **Public Schools**

The proposed amendment, if approved and the site developed with residences, could result in 50 additional students. The average cost for K-12 grade students amounts to \$9,337 per student. Of the 50 students, 22 will attend elementary schools, 13 will attend middle schools students and 15 will attend senior high schools. The total annual operating cost for additional students residing in this development, if approved, would total \$466,850. In the event that there is not sufficient capacity at the time of final subdivision, site plan or functional equivalent, the ILA and the Educational element of the CDMP describe a proportionate share mitigation process.

### **Fire Rescue**

The current CDMP designation of “Low Density Residential” will allow a potential development which will generate 19 annual alarms. The proposed CDMP designation of “Low Medium Density” will allow a proposed potential development which is anticipated to generate 42 annual alarms. The 42 annual alarms will result in a moderate to severe impact to existing fire rescue service. Under normal circumstances, 42 annual alarms would not have a severe impact on existing fire service. However, this area has experienced a rise in residential and retail developments prompting the need for additional fire and medical service.

Although existing fire stations can respond to fire and medical emergencies in the area, in an effort to improve response time and conform to the performance objective of national industry, Miami-Dade Fire Rescue (MDFR) is searching for a parcel of land along Eureka Drive (SW 184 Street) between SW 147<sup>th</sup> and 157<sup>th</sup> Avenue for the construction of planned Eureka Fire Station No. 71. The property search has been challenging due to the lack of adequately sized parcels and properties for sale.

MDFR anticipates that the additional number of alarms will be mitigated upon completion of Station No. 71. Negotiations are currently underway between MDFR and a private land owner for a parcel of land along Eureka at approximately SW 152 Avenue. Due to land purchase negotiations including the design, permitting and construction process, completion of Station No. 71 is undetermined at this time.



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# **APPENDIX F**

## **Photos of Site and Surroundings**

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Southern boundary of Application site, along SW 184 Street.



Application site along SW 184 Street and frontage of residential property located in the agricultural area outside the Urban Development Boundary (UDB).



Eureka Promenade shopping plaza located southeast of the application site.



Application site abutting SW 147 Avenue and the CSX Railroad Corridor from the northeast.

# Application No. 5

## Countywide

### APPLICATION SUMMARY

Applicant/Representative: Jack Osterholt, Deputy Mayor/Director  
Miami-Dade County Department of Regulatory and  
Economic Resources  
111 NW 1st Street, 29th Floor  
Miami, Florida 33128-1972

Location: Countywide

Requested Text Changes: Amend the Comprehensive Development Master Plan  
(CDMP) Land Use Element interpretive text related to  
the Ludlam Trail Corridor District to include interim rails  
to trails agreement approval as an alternative to the  
required US Surface Transportation Board final  
abandonment approval.

Amendment Type: Standard Text Amendment

### RECOMMENDATIONS

Staff Initial: **TRANSMIT AND ADOPT** (June 2018)

Community Councils: **NOT APPLICABLE**

Planning Advisory Board (PAB)  
acting as the Local Planning Agency: **TRANSMIT AND ADOPT** (July 11, 2018)

Board of County Commissioners: **TRANSMIT AND ADOPT** (July 25, 2018)

Final Action of Board of County  
Commissioners: **TO BE DETERMINED** (September 27, 2018)

Staff recommends: **TRANSMIT AND ADOPT** the application to amend the Comprehensive Development Master Plan (CDMP) Land Use Element text of the Ludlam Trail Corridor District based on the following reasons:

**Principal Reasons for Recommendation:**

1. The application seeks to fulfill the directive of the Board of County Commissioners (Commission) issued by Resolution R-663-18 adopted on June 5, 2018, directing the Mayor or the Mayor's designee to file an application to amend CDMP Land Use Element text for the Ludlam Trail Corridor District land use subcategory. The subcategory text currently requires all portions of the Ludlam Trail Corridor to have received final abandonment approval from the US Surface Transportation Board before the first building permit for vertical construction is issued. Resolution R-663-18 directs that this requirement be amended to include an interim trails use agreement approval from the US Surface Transportation Board as an alternative to final abandonment approval, and the application proposes to add language within the Ludlam Trail Corridor District text to fulfill this directive (see Proposed Text Amendment on page 5-3 herein).

Resolution R-663-18 also directs the application to be heard by the Planning Advisory Board on July 11, 2018, then considered for transmittal by the Commission on July 25, 2018, and if transmitted, to be considered for final adoption on September 27, 2018. Accordingly, the application was included within the January 2018 cycle and is being processed in keeping with the reference schedule.

2. The application, if approved, would facilitate the accelerated implementation of the recreational trail component of the Ludlam Trail Corridor and the permitting of authorized development within certain of the Development Areas within the corridor. The Ludlam Trail Corridor text, applies to an approximate 100 foot wide and 5.8-mile segment of the former Florida East Coast (FEC) railway, requires a recreational trail along the full length of the corridor and allows development at four Development Areas within the corridor. One condition of development is the above mentioned requirement that all portions of the Corridor receive final abandonment approval. The portions of the corridor south of SW 12 Street received final abandonment approval from the US Surface Transportation Board in August 2005. The portion of the corridor north of SW 12 Street has not been abandoned.

## PROPOSED TEXT AMENDMENT

Amend the Comprehensive Development Master Plan (CDMP) Land Use Element text on page \_\_\_ for the “Special District-Ludlam Trail Corridor” as follows:

### Ludlam Trail Corridor District<sup>1</sup>

The Ludlam Trail Corridor District (“District”) applies to an approximately 5.8-mile segment of the former Florida East Coast Railway South Little River Branch spur-line that is generally 100 feet wide and extends from SW 80 Street to approximately 400 feet north of NW 7 Street and generally along theoretical NW/SW 69 Avenue (“Corridor”) as depicted on Figure 3.1. Approximately 0.6 miles of the Corridor between SW 8 Street and the Tamiami Canal is located within the boundaries of the City of Miami (“Miami Segment”).

\* \* \*

The land use provisions of the Ludlam Trail Corridor District shall be implemented through the adoption of Land Development Regulations (“LDRs”). LDRs shall be adopted for all portions of the District within unincorporated Miami-Dade County prior to the issuance of the first building permit for vertical construction within the Development Areas defined below. The LDRs shall define the urban form of development within the Corridor including flexible design standards and appropriate transitions to adjacent uses, as well as the configuration and design parameters of the recreational trail. Access to the Development Areas shall be provided in a manner that minimize negative impacts to adjacent residential neighborhoods. In addition, the Downtown Kendall Urban Center District regulations shall be amended to require the continuation of the trail to the M-Path/Underline. All portions of the Corridor shall have received final abandonment approval, an interim trails use agreement approval, or a combination thereof, from the U.S. Surface Transportation Board prior to the issuance of the first building permit for vertical construction within the Development Areas. However, nothing herein shall be deemed to authorize vertical construction within areas covered by an interim trails use agreement approved by the U.S. Surface Transportation Board to the extent that such vertical construction is not authorized by or is otherwise inconsistent with federal law.

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<sup>1</sup> Words single underlined are proposed additions and words single ~~stricken through~~ are proposed deletions. All other words are adopted text of the CDMP and remain unchanged.



# STAFF ANALYSIS

## Background

On July 19, 2017, the Miami-Dade Board of County Commissioners (Commission) adopted Ordinance No. 17-54 taking final action on Application No. 9 amending the Comprehensive Development Master Plan (CDMP). The adopted amendment established a new CDMP land use category entitled “Special District” and the new “Ludlam Trail Corridor District” subcategory. The Ludlam Trail Corridor District (“District”) applies to an approximate 5.8-mile segment of the former Florida East Coast (FEC) railway (the South Little River Branch spur-line) that is generally 100 feet wide and extends from SW 80 Street to approximately 400 feet north of NW 7 Street and generally along theoretical NW/SW 69 Avenue (“Corridor”). Approximately 0.6 miles of the Corridor between SW 8 Street and the Tamiami Canal is located within the boundaries of the City of Miami (“Miami Segment”).

The amendment provides for the conversion of the former Florida East Coast railroad corridor into a continuous, publicly-accessible pedestrian and bicycle trail with development authorized to occur at appropriate locations within the corridor in a manner that is sensitive to and compatible with adjacent uses, subject to the applicable land development regulations, including Article XLIV: Corridor District of the Miami-Dade County Code (Ordinance 17-91 adopted November 21, 2017). Development is restricted to a combined  $\pm 15$  acres within four Development Areas, identified on Figure 3.1: Ludlam Trail Corridor District Map within the CDMP Land Use Element (page I-50.5) and the recreational trail shall be a minimum 15-foot wide within the Development Areas. The four Development Areas include Blue Lagoon ( $\pm 4.41$  acres), Tamiami Trail ( $\pm 2.88$  acres), Coral Way ( $\pm 1.09$  acres) and Bird Road ( $\pm 6.62$  acres). The development allowed within each Development Area includes residential at densities from 60 up to 125 dwelling units per acre, depending on the Development Area, and certain non-residential uses including retail, offices, and hotels.

The “Ludlam Trail Corridor District” subcategory text limits development within the Corridor to less than the maximum allowed until such time as the recreational trail is developed and publicly accessible or a legally binding instrument or recordable agreement is executed, by the owners of property in the Corridor, demonstrating that the trail will be accomplished. The subcategory text also provides that all portions of the Ludlam Trail Corridor receive final abandonment approval from the US Surface Transportation Board prior to the issuance of the first building permit.

The Florida East Coast Industries (FEI) filed an application for abandonment of an approximate 5-mile segment of the corridor south of SW 12 Street in April 2005, which was approved by the US Surface Transportation Board in August 2005, while the portion of the corridor north of SW 12 Street has not been abandoned.

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

Approval of the proposed Application No. 5 would further the implementation of the following CDMP objectives and policies:

- LU-1D: In conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of communities which include recreational, educational and other public facilities, houses of worship, places of employment, and safe and convenient circulation of automotive, pedestrian and bicycle traffic throughout the communities.
- LU-1H: The County should identify sites having good potential to serve as greenbelts, and should recommend retention and enhancement strategies, where warranted. Such greenbelts should be suggested on the basis of their ability to provide aesthetically pleasing urban spaces, recreational opportunities, or wildlife benefits. Considered sites should include canal, road or powerline rights-of-way, or portions thereof, particularly where they could link other parklands, wildlife habitats, or other open spaces.
- LU-1T. Miami-Dade County through its land development regulations shall encourage developments that promote and enhance bicycling and pedestrianism through the provision of bicycle and pedestrian facilities and other measures such as building design and orientation, and shall discourage walled and gated communities.
- TE-2A: The County shall continue to promote and assist in the creation of a Countywide system of interconnected designated bicycle ways, and promote the implementation of the Miami-Dade Bicycle Facilities Plan.
- TE-2B: The County shall continue to develop a comprehensive countywide greenways network providing continuous corridors for travel by pedestrians and non-motorized vehicles incorporating elements of the adopted South Dade Greenway Network Master Plan and the North Dade Greenways Plan.
- TE-2F: The County shall consider the use of utility easements and transit or railroad rights-of-way as locations for bicycle ways linking existing and planned major urban activity centers.
- TE-2G: The County shall encourage inclusion in, and review, all plans and development proposals for provisions to accommodate safe movement of bicycle and pedestrian traffic, and facilities for securing non-motorized vehicles in all new development and redevelopment and shall address this as a consideration in development and site plan review.
- ROS-1: Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population, through 2017.
- ROS-3B: The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master

Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

ROS-5F: Continue to implement and consider expansion of segments of the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan that provide recreation and environmental benefits while improving connectivity to parks, natural areas, and other recreational facilities.

ROS-8: The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.

ROS-8E: By 2014, Miami-Dade County shall develop a greenways prioritization plan to prioritize areas to be designated for greenways, trails, and bicycle lanes, and update the North Miami-Dade Greenway Master Plan and South Miami-Dade Greenway Network Master Plan and the CDMP to include such greenways. The update shall include the designation of the Western Greenway and implementation of the Miami-Dade County Trail Design Guidelines and Standards. On an on-going basis, Miami-Dade County shall coordinate with State, regional, federal, and local government agencies to establish a countywide interconnected system of non-motorized pathways that link neighborhoods, parks, natural areas, civic centers, schools, and commercial areas to achieve goals and objectives through a diverse combination of financing methods, partnerships, and interagency coordination.

CHD-1A: Miami-Dade County shall create a network of sidewalks, trails, accessible parks and recreation facilities that establishes a pedestrian-friendly environment, which encourages physical activity and links destinations, such as restaurants, shops, work places and neighborhood-based retail to each other and residential areas.

CHD-2A: Miami-Dade County will encourage land development to incorporate community design principles that encourage physical activity through the promotion of strategies, when appropriate, but not limited to:

1. Utilization of non-motorized transportation modes;
2. Location of public facilities accessible by multiple transportation modes;
3. Availability and maintenance of quality pedestrian paths or sidewalks;
4. Provision of street furniture and lighting enhancements;
5. Provision of civic and recreational facilities;
6. Establishment of interconnectivity between similar development projects through vehicular and/or pedestrian/bicycle cross access; and
7. Provision of pedestrian and bicycle linkages between existing residential and non-residential land uses.

CHD-3B: Encourage walking and bicycle riding as a means of transportation to and from school, by implementing capital projects that support the development of safe routes to school.

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# APPENDICES

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Appendix A: Amendment Application .....	3
Appendix B: Resolution R-663-18 .....	7

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# Appendix A

## Amendment Application



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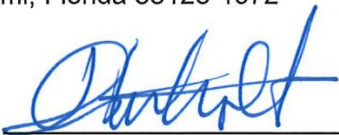
**APPLICATION REQUESTING AMENDMENT TO THE  
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

**1. APPLICANT**

Miami-Dade County Department of Regulatory and Economic Resources  
111 NW 1<sup>st</sup> Street, 12<sup>th</sup> Floor  
Miami, Florida 33128-1972  
(305) 375-2835

**2. APPLICANT'S REPRESENTATIVE**

Jack Osterholt, Deputy Mayor/Director  
Miami-Dade County Department of Regulatory and Economic Resources  
111 NW 1<sup>st</sup> Street, 29<sup>th</sup> Floor  
Miami, Florida 33128-1972

By:  June 22, 2018

**3. DESCRIPTION OF REQUESTED CHANGES**

**Amend the Comprehensive Development Master Plan (CDMP) Land Use Element text for the "Special District-Ludlam Trail Corridor" as follows:**

**Ludlam Trail Corridor District <sup>1</sup>**

The Ludlam Trail Corridor District ("District") applies to an approximately 5.8-mile segment of the former Florida East Coast Railway South Little River Branch spur-line that is generally 100 feet wide and extends from SW 80 Street to approximately 400 feet north of NW 7 Street and generally along theoretical NW/SW 69 Avenue ("Corridor") as depicted on Figure 3.1. Approximately 0.6 miles of the Corridor between SW 8 Street and the Tamiami Canal is located within the boundaries of the City of Miami ("Miami Segment").

\* \* \*

The land use provisions of the Ludlam Trail Corridor District shall be implemented through the adoption of Land Development Regulations ("LDRs"). LDRs shall be adopted for all portions of the District within unincorporated Miami-Dade County prior to the issuance of the first building permit for vertical construction within the Development Areas defined below. The LDRs shall define the urban form of development within the Corridor including flexible design standards and appropriate transitions to adjacent uses, as well as the configuration and design parameters of the recreational trail. Access to the Development Areas shall be

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<sup>1</sup> Words single underlined are proposed additions and words single ~~stricken through~~ are proposed deletions. All other words are adopted text of the CDMP and remain unchanged.

provided in a manner that minimize negative impacts to adjacent residential neighborhoods. In addition, the Downtown Kendall Urban Center District regulations shall be amended to require the continuation of the trail to the M-Path/Underline. All portions of the Corridor shall have received final abandonment approval, an interim trails use agreement approval, or a combination thereof, from the U.S. Surface Transportation Board prior to the issuance of the first building permit for vertical construction within the Development Areas. However, nothing herein shall be deemed to authorize vertical construction within areas covered by an interim trails use agreement approved by the U.S. Surface Transportation Board to the extent that such vertical construction is not authorized by or is otherwise inconsistent with federal law.

#### **4. REASON FOR CHANGE**

On June 5, 2018, the Miami-Dade Board of County Commissioners (Commission) adopted Resolution R-663-18 directing the Mayor or the Mayor's designee to file an application to amend CDMP Land Use Element text for the Special District - Ludlam Trail Corridor District land use category. The application is to amend the requirement that all portions of the Ludlam Trail Corridor receive final abandonment approval from the US Surface Transportation Board, so that the requirement could also be satisfied through an interim rails to trails use agreement approval. This proposed amendment would not approve or authorize development on property within the Ludlam Trail Corridor at any density or intensity of development higher than that already authorized under the provisions of the Ludlam Trail Corridor District land use subcategory text. The application is to be heard by the Planning Advisory Board on July 11, 2018, to be considered for transmittal by the Commission on July 25, 2018, and, if it is transmitted, to be considered for final adoption on September 27, 2018.

# Appendix A

Resolution R-663-18

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## Miami-Dade Legislative Item File Number: 181462

**File Number:** 181462    **File Type:** Resolution    **Status:** Adopted  
**Version:** 0    **Reference:** R-663-18    **Control:** Board of County Commissioners  
**File Name:** MOTION RELATING THE LUDLAM TRAIL CORRIDOR DISTRICT    **Introduced:** 6/11/2018

**Requester:** NONE    **Cost:**    **Final Action:** 6/5/2018

**Agenda Date:** 6/5/2018    **Agenda Item Number:** 15F5

**Notes: Title:** RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO FILE AN APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN ON A SPECIAL SCHEDULE TO AMEND THE POLICY OF THE LUDLAM TRAIL CORRIDOR DISTRICT REQUIRING FINAL ABANDONMENT APPROVAL PRIOR TO VERTICAL CONSTRUCTION

**Indexes:** LUDLAM TRAIL    **Sponsors:** Rebeca Sosa, Prime Sponsor

**Sunset Provision:** No    **Effective Date:**    **Expiration Date:**

**Registered Lobbyist:** None Listed

### Legislative History

Acting Body	Date	Agenda Item	Action	Sent To	Due Date	Returned	Pass/Fail
County Attorney	6/26/2018		Assigned	Dennis A. Kerbel		6/26/2018	

Board of County Commissioners	6/5/2018	15F5	Adopted				P
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**REPORT:** Assistant County Attorney Dennis Kerbel read the following statement into the record: Commissioner Sosa would like to make a motion to direct the Mayor or the Mayor's designee to file an application to amend a requirement relating to the Ludlam Trail Corridor District. The application is to amend the requirement that all portions of the Ludlam Trail Corridor receive final abandonment approval from the U.S. Surface Transportation Board so that the requirement could also be satisfied through an Interim Trails Use agreement or other Rails to Trails approval. The application is to be prepared on an expedited basis to be heard by the Planning Advisory Board on July 11, 2018 to be considered for transmittal by this Board on June 25, 2018 and if it is transmitted to be considered for final adoption on September 27, 2018

<http://www.miamidade.gov/govaction/matter.asp?matter=181462&file=false&fileAnalysis...> 6/29/2018

and the application is subject to the property owners paying the applicable application fees and notice fees.

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## Legislative Text

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### TITLE

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO FILE AN APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN ON A SPECIAL SCHEDULE TO AMEND THE POLICY OF THE LUDLAM TRAIL CORRIDOR DISTRICT REQUIRING FINAL ABANDONMENT APPROVAL PRIOR TO VERTICAL CONSTRUCTION

### BODY

WHEREAS, this Board wishes to consider an amendment to the Ludlam Trail Corridor District policy requiring that "[a]ll portions of the Corridor shall have received final abandonment approval from the U.S. Surface Transportation Board prior to the issuance of the first building permit for vertical construction within the Development Areas"; and

WHEREAS, this Board wishes this amendment to be considered on a special schedule,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board directs the Mayor or the Mayor's designee to file an application to amend the requirement of the Ludlam Trail Corridor District that all portions of the Ludlam Trail Corridor receive final abandonment approval from the US Surface Transportation Board, so that the requirement could also be satisfied through an interim trails use agreement or other rails-to-trails approval. The application is to be prepared on an expedited basis, to be heard by the Planning Advisory Board on July 11, 2018, to be considered for transmittal by this Board on July 25, 2018, and, if it is transmitted, to be considered for final adoption on September 27, 2018, and the application is subject to the property owner paying the applicable application fees and notice fees.

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<http://www.miamidade.gov/govaction/matter.asp?matter=181462&file=false&fileAnalysis...> 6/29/2018

## Opening Remarks

The public hearing began at 2:02 pm. Following roll call and the Pledge of Allegiance, Planning Advisory Board (PAB) Chair Wayne Rinehart introduced himself and the other PAB members present and welcomed the public to the hearing on the January 2018 Cycle Applications and the Orbe Expedited Application (CDMP20180005) to amend the Comprehensive Development Master Plan (CDMP). Chair Rinehart stated the purposes of the public hearing, and noted that Application No. 3 was withdrawn by the applicant by letter dated May 4, 2018. Chair Rinehart inquired if there was any audience members who wished to speak on any of the applications. Hearing none, he introduced Board member Marin who announced that today is his last meeting because he is resigning from the PAB effective tomorrow, and will run for the office of Mayor of North Miami Beach. Board member Marin declared that it was a pleasure working with the other PAB members and wished them the best.

Chair Rinehart stressed that he had no speaker cards, and prompted the representatives for the applications to start their presentations. Mr. Garrett Rowe, Chief of Metropolitan Planning, stated Staff had a PowerPoint presentation for each of the applications, and asked if it is the will of the board to forgo the Staff presentation and to proceed with each applicant's presentation. Upon conferring with the Board, Chair Rinehart affirmed that, and requested Staff to be prepared to answer any possible questions posed by the Board.

## JANUARY 2018 CYCLE APPLICATIONS

### Application No. 1

Mr. Bill Riley, legal representative for the Applicant, briefly described the application site's location along NW 57 Avenue and State Road 836, and south of Miami International Airport. He said the two properties were originally built in the 1950's, long before the CDMP was in effect. He said the property's land use designation is Office/Residential but is zoned IU-1 and IU-2; the current uses are not industrial but include an office building that caters to aircraft maintenance facilities, and a retail establishment which sells water sports and marine motor vehicles. Thus, over the past 50+ years the actual use of the property has been commercial and not industrial.

He identified the 94<sup>th</sup> Aero Squadron restaurant north of the site as one of the few commercial uses nearby. He said the area is adjacent to, but not a part of the Waterford at Blue Lagoon Corporate Office Park, commonly referred to as Blue Lagoon, and is substantially built out. He said that his client is asking for the property to be redeveloped and improved with a new retail use. He added that his client has submitted a covenant that would restrict over 40 uses typically allowed within the Business & Office designation. Mr. Riley identified ten (10) factors in support of the proposed land use change that were indicated in the staff's recommendation to adopt the application including: an insignificant demand for industrial land within Minor Statistical Area (MSA) 4.5; no impact on water and sewer capacity; no impacts to local parks given that residential uses will be prohibited; the Fire Rescue, Schools and Aviation departments had no objections; and the impact on roadways and transit impacts would be minimal. He concluded by stating that Community Council 8 recommended unanimously to adopt the application. The Chair opened the discussion for public comment, and there being no one in support or opposition to the application, the Chair closed the public hearing.

Board Member Ruano said a lot of residential building has occurred in the Blue Lagoon area and asked staff if, given the housing growth and the expansion of rail along State Road 836, if the County has a future master plan for the area. He said the area is ideal area for mixed-use



development rather than its current use. Mr. Rowe replied there are no specific plans for this area, other than what is in the CDMP and the existing land use designations; and there is no charrette planned for this area. Mr. Dorsey added that the Board of County Commissioners recently designated the Corporate Office Park a “Facility of Countywide Significance,” which protects the area from any future annexation by the City of Miami or any other incorporations. He also said the Department of Transportation and Public Works is currently working on the SMART Plan, and that State Road 836 is a designated “East-West corridor” in that plan, and they have asked the applicant to work with them in case a future (transit) stop is located in the vicinity.

The motion to recommend to Adopt as a Small-Scale Amendment with Acceptance of the Proffered Declaration of Restrictions was moved by Board Member Marin. Board Member Rementeria seconded the motion. The motion passed unanimously as follows:

Carla Ascencio-Savola	Absent	Perley Richardson, Jr.	Yes
Jose Bared	Absent	William Riley	Absent
Horacio C. Huembes	Absent	Daniel B. Rogers	Absent
Raymond Marin	Yes	Robert Ruano	Yes
J. Wil Morris	Yes	Georgina Santiago	Absent
Tomas Rementeria	Yes	Jesus Vazquez	Absent

Peter DiPace, Vice Chair, Yes  
 Wayne Rinehart, Chair, Yes

Application No. 2

Ms. Gloria Velazquez, legal representative for the Applicant, Kendall Office Center, LLC, delivered a presentation on the application. Ms. Velazquez highlighted the application is a request from “Office/Residential” to “Business and Office”, an approximate 8.3 acre site, and is a small scale application. She stated the site is currently developed with 72,854 square feet of offices and If the application is approved it could be developed with a maximum of 181,623 square feet of retail or with 108 townhomes. The applicant is interested in developing the site with retail and restaurant uses, that will serve the area, and the community is in favor of more retail and restaurant uses. County staff recommends that the application be transmitted and adopted based on the following reasons: the approval is consistent with the criteria for evaluating land use plan amendment applications as it will satisfy a deficiency of retail uses that will accommodate projected population and economic growth in the County; the impacts on county facilities and services is consistent with the adopted level of service standards, as no services operating below the adopted level-of-service standards; the requested use of “Business and Office’ is compatible with development of properties in the vicinity of the application; the application does not impact any historic or archaeological resources; and the application supports transit ridership and pedestrianism, as there are several Metrobus Routes serving the application site. Ms. Velazquez noted based on these reasons and based on staff recommendations that she requests that the application be approved. After Ms. Velazquez’ presentation, the hearing was opened for public comment. There being no comments, the public hearing was closed.

The motion to recommend to Adopt as a Small-Scale Amendment was moved by Board Member DiPace. Board Member Marin seconded the motion. The motion passed unanimously as follows:

Carla Ascencio-Savola	Absent	Perley Richardson, Jr.	Yes
Jose Bared	Absent	William Riley	Absent
Horacio C. Huembes	Absent	Daniel B. Rogers	Absent

Raymond Marin	Yes	Robert Ruano	Yes
J. Wil Morris	Yes	Georgina Santiago	Absent
Tomas Rementeria	Yes	Jesus Vazquez	Absent

Peter DiPace, Vice Chair, Yes  
Wayne Rinehart, Chair, Yes

Application No. 4

Mr. Pedro Gassant, the legal representative of the applicant, presented the application. He stated that the application sought to address two issues. The first issue was the need for housing, specifically for single family homes. He reviewed statistics regarding the limited supply of land available for single family homes and referenced the depletion of such housing in MSA 6.2, where the application site is located. The second issue addressed by the application related to the location of the application. According to Mr. Gassant, the requested “Low-Medium Density Residential” designation would serve to buffer the areas designated “Low Density Residential” from the “Business and Office” site located southeast of the site. He provided several examples showing how this land use pattern was consistent with other areas in the CDMP Land Use map. After Mr. Gassant’s presentation, the hearing was opened for public comment. There being no comments, the public hearing was closed.

The motion to recommend Transmit and Adopt was moved by Board Member Marin. Board Member Morris seconded the motion. The motion passed unanimously as follows:

Carla Ascencio-Savola	Absent	Perley Richardson, Jr.	Yes
Jose Bared	Absent	William Riley	Absent
Horacio C. Huembes	Absent	Daniel B. Rogers	Absent
Raymond Marin	Yes	Robert Ruano	Yes
J. Wil Morris	Yes	Georgina Santiago	Absent
Tomas Rementeria	Yes	Jesus Vazquez	Absent

Peter DiPace, Vice Chair, Yes  
Wayne Rinehart, Chair, Yes

Application No. 5

Mr. Garrett Rowe, Chief of the Metropolitan Planning, presented the application. He stated that the application is a staff text amendment to revise a requirement in the CDMP that governs how development should occur within the Ludlam Trail Corridor. He provided background information regarding the Ludlam Trail Corridor application. He further explained that the text in the CDMP as it exists today, requires that a final abandonment approval be obtained from the United States Surface Transportation Board prior to the first permit being issued for vertical development within the corridor. He stated that the application sought to revise that requirement, and provide that an “Interim Trail Use Agreement” may be used to satisfy the requirement. He provided details about the proposed text amendment and stated that staff is recommending to transmit and adopt the amendment. The primary reasons for the recommendation are that the application is in response to a resolution adopted by the Board on June 5<sup>th</sup> of this year which directed that the text be amended to provide for additional options to satisfy the abandonment approval requirement, and that the text as proposed would facilitate the accelerated provisions of the recreational trail. After Mr. Rowe’s presentation, the hearing was opened for public comment. There being no comments, the public hearing was closed.

Board Member Ruano inquired on the proposed CDMP text amendment on how does the vertical construction permit provision help the trail development. Mr. Rowe indicated that most of the

properties on the trail are owned by the Florida East Coast Industries (FECI), that they control an easement on the northern portion of the corridor and that they have received abandonment approval for that portion of the corridor south of SW 12<sup>th</sup> Street. He further indicated that they could seek building permits for other portions of the trail, but not by the current provision that requires the complete abandonment of the entire corridor. The building permits for vertical construction speaks to the development areas where they would want to build residential and non-residential developments. The CDMP text has a requirement that certain amounts of development can be accomplished within the corridor today but the full extent of development allowed by the CDMP plan text cannot be accomplished until the recreational trail is provided, or if an agreement is executed by the property owners in a form acceptable to the County that guarantees that the recreational trail will be provided. The text as it stands today, provides limitation. It is in the interest of the FECI to be able to construct the development that they need to provide the trail, they need the abandonment or some other mechanism that provides for the trail to be implemented throughout the entirety of the corridor. Mr. Ruano further inquired on the trail, is the development horizontal building permit as opposed to a vertical building permits. Mr. Rowe noted that vertical building permits are for development coming out of the ground, certain ground work can be done but a vertical building permit is required for construction of residential or non-residential development to occur.

The motion to recommend to Transmit and Adopt was moved by Board Member DiPace. Board Member Rementeria seconded the motion. The motion passed unanimously as follows:

Carla Ascencio-Savola	Absent	Perley Richardson, Jr.	Yes
Jose Bared	Absent	William Riley	Absent
Horacio C. Huembes	Absent	Daniel B. Rogers	Absent
Raymond Marin	Yes	Robert Ruano	Yes
J. Wil Morris	Yes	Georgina Santiago	Absent
Tomas Rementeria	Yes	Jesus Vazquez	Absent

Peter DiPace, Vice Chair, Yes  
 Wayne Rinehart, Chair, Yes

**Overall Resolution for January 2018 Cycle Applications**

PAB member Marin made a motion to Adopt the preliminary votes for all the applications (January 2018 Application Nos. 1, 2, 4 and 5). PAB member Rementeria seconded the motion. The motion passed unanimously as follows:

Carla Ascencio-Savola	Absent	Perley Richardson, Jr.	Yes
Jose Bared	Absent	William Riley	Absent
Horacio C. Huembes	Absent	Daniel B. Rogers	Absent
Raymond Marin	Yes	Robert Ruano	Yes
J. Wil Morris	Yes	Georgina Santiago	Absent
Tomas Rementeria	Yes	Jesus Vazquez	Absent

Peter DiPace, Vice Chair, Yes  
 Wayne Rinehart, Chair, Yes

**EXPEDITED APPLICATION NO. CDMP20180005 (ORBE)**

As directed by Chair Rinehart, Vice Chair DiPace called on the applicant to make a presentation for the Expedited Application No. CDMP20180005 (Orbe). Ms. Gloria Velazquez, the legal representative for the applicant, made a brief presentation regarding the application. She explained how the application was consistent with the various provisions of Policy LU-8E of the CDMP, which is the policy that establishes the criteria for evaluating Land Use Plan map amendments. After her presentation, she was asked to identify where the access to the community would be located. Ms. Velazquez explained that this information is not yet available. Such information would be provided through a site plan during the zoning approval process, which would be at a public hearing before the Community Council. After the presentation by Ms. Velazquez, the hearing was opened for public comment. There being no comment, the public hearing was closed.

The motion to recommend to Transmit and Adopt with the Proffered Declaration of Restrictions was moved by Board Member Rementeria. Board Member Marin seconded the motion. The motion passed unanimously as follows:

Carla Ascencio-Savola	Absent	Perley Richardson, Jr.	Yes
Jose Bared	Absent	William Riley	Absent
Horacio C. Huembes	Absent	Daniel B. Rogers	Absent
Raymond Marin	Yes	Robert Ruano	Yes
J. Wil Morris	Yes	Georgina Santiago	Absent
Tomas Rementeria	Yes	Jesus Vazquez	Absent

Peter DiPace, Vice Chair, Yes  
Wayne Rinehart, Chair, Yes

PAB member DiPace made a motion to Adopt the preliminary vote for the application (Expedited Application No. CDMP20180005 [Orbe]). Board member Marin seconded the motion. The motion passed unanimously as follows:

Carla Ascencio-Savola	Absent	Perley Richardson, Jr.	Yes
Jose Bared	Absent	William Riley	Absent
Horacio C. Huembes	Absent	Daniel B. Rogers	Absent
Raymond Marin	Yes	Robert Ruano	Yes
J. Wil Morris	Yes	Georgina Santiago	Absent
Tomas Rementeria	Yes	Jesus Vazquez	Absent

Peter DiPace, Vice Chair, Yes  
Wayne Rinehart, Chair, Yes

**New/Old Business**


Chair Rinehart informed the Board that PAB member Richard Tapia had resigned, in order to run for state representative. Mr. Rowe informed the Board that yesterday the Board of County Commissioners (BCC) adopted an ordinance that amends the County Code in terms of the PAB Chair and Vice Chair and explained those terms would now be six-month terms, with terms commencing every January and July. County Attorney Morse replied to Board member Ruano’s inquiry and explained that for each calendar year a member could only be either Chair or Vice Chair. Mr. Rowe explained that this change would be effective in January 2019, and that elections would be held in the months prior to those dates. Mr. Rowe stated that the BCC also mandated

sexual harassment training for all County boards, and that the PAB training would take place in the County commission chambers on October 29, 2018 at 9:30 am. Mr. Rowe also reminded PAB members that their financial disclosure is required to be filed each year in July, and that Staff would follow up with those members who may not have yet filed. Mr. Rowe reminded the Board the next PAB meeting is scheduled for September 24, 2018 at 2:00 pm.

**Adjournment**

Being no further business before the PAB, Chair Rinehart adjourned by meeting at 2:50 pm.

Respectfully submitted,

  
\_\_\_\_\_  
Jack Osterholt  
Executive Secretary



**WHEREAS**, Miami-Dade County's procedures provide for the expedited processing of eligible small-scale amendments as defined in section 163.3187, F.S.; and

**WHEREAS**, of the two (2) CDMP amendment applications, Application Nos. 1 and 2 requested expedited adoption, if eligible, as small-scale CDMP amendments; and

**WHEREAS**, Application No. 3 was subsequently withdrawn by the applicant by letter dated May 4, 2018; and

**WHEREAS**, the Department included two standard application (Application Nos. 4 and 5) within the January 2018 CDMP Amendment Cycle, bringing the total number of applications to five (5); and

**WHEREAS**, the Department has published its initial recommendations addressing the referenced CDMP amendment applications in the report titled "Initial Recommendations January 2018 Applications to Amend the Comprehensive Development Master Plan," dated May 2018; and

**WHEREAS**, affected Community Councils have conducted optional public hearings pursuant to Section 2-116.1 (3)(e), Code of Miami-Dade County, Florida, to address the CDMP amendment applications that would directly impact their respective council areas and issued recommendations to the Planning Advisory Board and the Commission; and

**WHEREAS**, the Planning Advisory Board, acting as the Local Planning Agency, has acted in accord with the referenced State and County procedures, and has conducted a duly noticed public hearing to receive public comments and to address the referenced CDMP amendment applications, the initial recommendations of the Department, and to address the final action to be taken on the CDMP amendments by the Commission; and

**NOW, THEREFORE, BE IT RESOLVED BY THE MIAMI-DADE COUNTY**

**PLANNING ADVISORY BOARD ACTING AS THE LOCAL PLANNING AGENCY:**

This Agency hereby makes the following recommendations to the Commission regarding the adoption of small-scale Land Use Plan map amendment Application Nos. 1 and 2 and transmittal to the reviewing agencies of standard amendment Application Nos. 4 and 5; and recommendations regarding subsequent final actions by the Commission.

Application Number	Applicant/Representative Location (Size) Requested Small-Scale Amendment to the CDMP	Recommended Action on Small-Scale Amendment
1	<p>Arena Capital, LLC / William W. Riley, Jr., Esq.</p> <p>West side of NW 57 Avenue/Red Road between State Road 836 and NW 11 Street/Blue Lagoon Drive / (±1.95 net acres)</p> <p><u>Requested Amendment to the CDMP:</u></p> <p>1. Redesignate the application site on the LUP map: From: "Office/Residential" To: "Business and Office"</p> <p>2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board.</p>	<p>Adopt with Acceptance of the Proffered Declaration of Restrictions</p>
<u>Small-Scale Amendment</u>		

The motion to recommend to Adopt as a Small-Scale Amendment with Acceptance of the Proffered Declaration of Restrictions was moved by Board Member Marin. Board Member Rementeria seconded the motion. The motion passed unanimously as follows:

Carla Ascencio-Savola	Absent	Perley Richardson, Jr.	Yes
Jose Bared	Absent	William Riley	Absent
Horacio C. Huembes	Absent	Daniel B. Rogers	Absent
Raymond Marin	Yes	Robert Ruano	Yes
J. Wil Morris	Yes	Georgina Santiago	Absent
Tomas Rementeria	Yes	Jesus Vazquez	Absent

Peter DiPace, Vice Chair, Yes

Wayne Rinehart, Chair, Yes



Application Number	Applicant/Representative Location (Size) Requested Small-Scale Amendment to the CDMP	Recommended Action on Small-Scale Amendment
2	Kendall Office Center, LLC / Juan J. Mayol, Esq. & Gloria M. Velazquez, Esq.  Northeast corner of SW 165 Avenue and SW 88 Street / (±8.34 net acres)  <u>Requested Amendment to the CDMP:</u> Redesignate the application site on the LUP map: From: "Office/Residential" To: "Business and Office"	Adopt
Small-Scale Amendment		

The motion to recommend to Adopt as a Small-Scale Amendment was moved by Board Member DiPace. Board Member Marin seconded the motion. The motion passed unanimously as follows:

Carla Ascencio-Savola	Absent	Perley Richardson, Jr.	Yes
Jose Bared	Absent	William Riley	Absent
Horacio C. Huembes	Absent	Daniel B. Rogers	Absent
Raymond Marin	Yes	Robert Ruano	Yes
J. Wil Morris	Yes	Georgina Santiago	Absent
Tomas Rementeria	Yes	Jesus Vazquez	Absent

Peter DiPace, Vice Chair, Yes  
Wayne Rinehart, Chair, Yes

Application Number	Applicant/Representative Location (Size) Requested Standard Amendment to the CDMP	• Transmittal Recommendation • Recommendation as to Subsequent Action
4	Lennar Homes, LLC / Juan J. Mayol, Esq., Hugo P. Arza, Esq. & Pedro Gassant, Esq.  Northwest corner of SW 147 Avenue and SW 184 Street / (±11.65/±11.50 gross/net)  <u>Requested Amendment to the CDMP:</u> Redesignate the application site on the LUP map: From: "Low Density Residential (2.5 to 6 dwelling units per gross acre)" To: "Low-Medium Density Residential (6 to 13 dwelling units per gross acre)"	Transmit and Adopt
Standard Amendment		

The motion to recommend Transmit and Adopt was moved by Board Member Marin. Board Member Morris seconded the motion. The motion passed unanimously as follows:

Carla Ascencio-Savola	Absent	Perley Richardson, Jr.	Yes
Jose Bared	Absent	William Riley	Absent
Horacio C. Huembes	Absent	Daniel B. Rogers	Absent
Raymond Marin	Yes	Robert Ruano	Yes
J. Wil Morris	Yes	Georgina Santiago	Absent
Tomas Rementeria	Yes	Jesus Vazquez	Absent

Peter DiPace, Vice Chair, Yes

Wayne Rinehart, Chair, Yes

Application Number	Applicant/Representative Location (Size) Requested Standard Amendment to the CDMP	<ul style="list-style-type: none"> <li>• Transmittal Recommendation</li> <li>• Recommendation as to Subsequent Action</li> </ul>
5	<p>Miami-Dade County/Jack Olsterholt, Deputy Mayor/Director</p> <p><u>Requested Amendment to the CDMP:</u> Amend the requirement in the CDMP Land Use Element that all portions of the Ludlam Trail Corridor receive final abandonment approval from the US Surface Transportation Board, so that the requirement could also be satisfied through an interim trails use agreement or other rails-to-trails approval.</p> <p>Standard Amendment</p>	<p>Transmit and Adopt</p>

The motion to recommend to Transmit and Adopt was moved by Board Member DiPace. Board Member Rementeria seconded the motion. The motion passed unanimously as follows:

Carla Ascencio-Savola	Absent	Perley Richardson, Jr.	Yes
Jose Bared	Absent	William Riley	Absent
Horacio C. Huembes	Absent	Daniel B. Rogers	Absent
Raymond Marin	Yes	Robert Ruano	Yes
J. Wil Morris	Yes	Georgina Santiago	Absent
Tomas Rementeria	Yes	Jesus Vazquez	Absent

Peter DiPace, Vice Chair, Yes

Wayne Rinehart, Chair, Yes

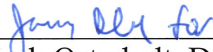
The motion to Adopt the foregoing resolution was moved by Board Member Marin. Board Member Rementeria seconded the motion. The motion passed unanimously as follows:

Carla Ascencio-Savola	Absent	Perley Richardson, Jr.	Yes
Jose Bared	Absent	William Riley	Absent
Horacio C. Huembes	Absent	Daniel B. Rogers	Absent
Raymond Marin	Yes	Robert Ruano	Yes
J. Wil Morris	Yes	Georgina Santiago	Absent
Tomas Rementeria	Yes	Jesus Vazquez	Absent

Peter DiPace, Vice Chair, Yes

Wayne Rinehart, Chair, Yes

The above actions were taken by the Planning Advisory Board, acting as the Local Planning Agency, at its public hearing on July 11, 2018, and are certified correct by Jack Osterholt, Executive Secretary to the Planning Advisory Board.

  
\_\_\_\_\_  
Jack Osterholt, Deputy Mayor/Director  
Department of Regulatory and Economic  
Resources

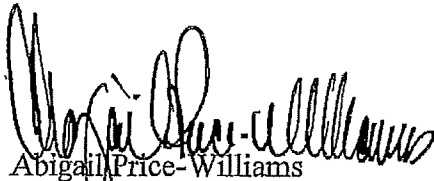


# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners

**DATE:** July 25, 2018

**FROM:**   
Abigail Price-Williams  
County Attorney

**SUBJECT:** Agenda Item No. 4(B)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_\_, 3/5's \_\_\_\_\_, unanimous \_\_\_\_\_) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 4(B)  
7-25-18

RESOLUTION NO. R-821-18

RESOLUTION PERTAINING TO APPLICATION NO. 5 FILED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES, REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; DIRECTING THE MAYOR OR DESIGNEE TO ACT IN ACCORDANCE WITH THE TRANSMITTAL INSTRUCTIONS INCLUDED IN THIS RESOLUTION RELATED TO APPLICATION NO. 5 AMENDING THE INTERPRETIVE TEXT OF THE LAND USE ELEMENT LUDLAM TRAIL CORRIDOR DISTRICT; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. 5; RESERVING THE RIGHT TO TAKE FINAL ACTION AT A LATER DATE; AND DECLARING INTENT TO CONDUCT ONE OR MORE SUBSEQUENT PUBLIC HEARINGS

**WHEREAS**, pursuant to Chapter 163, Part II, Florida Statutes, the Miami-Dade Board of County Commissioners (“Board”) adopted the Miami-Dade County Comprehensive Development Master Plan (“CDMP”) in 1988; and

**WHEREAS**, the Board has provided a procedure, codified as Section 2-116.1 of the Code of Miami-Dade County, Florida, to amend, modify, add to, or change the CDMP; and

**WHEREAS**, Miami-Dade County's procedures reflect and comply with the procedures for adopting or amending local comprehensive plans as set forth in Chapter 163, Part II, Florida Statutes; and

**WHEREAS**, applications to amend the CDMP may be filed with the Planning Division of the Department of Regulatory and Economic Resources (“Department”) by private parties or by the County; and

**WHEREAS**, Application No. 5 was filed by the Department and included in the January 2018 Cycle of Applications to amend the CDMP ("January 2018 CDMP Amendment Cycle") pursuant to section 2-116.1(3)(b), Code of Miami-Dade County; and

**WHEREAS**, as required by Section 2-116.1, the Department issued its initial recommendation addressing the January 2018 Cycle standard application in a report titled "Initial Recommendations January 2018 Applications to Amend the Comprehensive Development Master Plan," dated June 2018, and kept on file with and available upon request from the Department; and

**WHEREAS, WHEREAS**, the Planning Advisory Board, acting as the Local Planning Agency, has acted in accordance with the applicable State and County procedures and has conducted a public hearing and issued a recommendation for the disposition of Application No. CDMP20180005; and

**WHEREAS**, the Department may issue a final recommendation addressing the standard Application No. 5 that is transmitted to the reviewing agencies; and

**WHEREAS**, this Board desires to further evaluate, without prejudice, Application No. 5 filed for review and action during the January 2018 CDMP Amendment Cycle, if hereby transmitted,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that:

**Section 1.** All matters set forth in the preamble are found to be true and are hereby incorporated by reference as if set forth verbatim and adopted.

**Section 2.** The Board, having considered the following application requesting amendments to the CDMP, hereby directs the Mayor or designee to act in accordance with the

transmittal instructions set forth in this section for such application. Where the instruction is to transmit, pursuant to Section 2-116.1(3)(g), Miami-Dade County Code, the Board directs the Mayor or designee to transmit the application to the reviewing agencies, along with all other materials required pursuant to Section 163.3184, Florida Statutes.

Application Number	Applicant/Representative Location and Size Requested Amendments to the CDMP Land Use Plan Map or Text	Transmittal Instruction and/or Recommended Action
5	<p>Miami-Dade County/Jack Olsterholt, Deputy Mayor/Director</p> <p><u>Requested Amendment to the CDMP:</u> Amend the requirement in the CDMP Land Use Element that all portions of the Ludlam Trail Corridor receive final abandonment approval from the US Surface Transportation Board, so that the requirement could also be satisfied through an interim trails use agreement or other rails-to-trails approval.</p> <p>Standard Amendment</p>	<p>Transmit and Adopt</p>

**Section 3.** The Board hereby requests the reviewing agencies to review the transmitted application pursuant to Section 163.3184(3), Florida Statutes.

**Section 4.** The Board hereby reserves the right to take final action without prejudice at a later date to adopt, adopt with changes, or not adopt the pending application and proposals following receipt of comments by the reviewing agencies, and following one or more public hearings by this Board, all as authorized by Section 163.3184, Florida Statutes, and Section 2-116.1, Code of Miami-Dade County, Florida.

**Section 5.** The Board declares its intention to advertise and conduct one or more public hearings in calendar year 2018 to address the January 2018 Cycle CDMP Amendment Applications.

The foregoing resolution was offered by Commissioner **Rebeca Sosa** who moved its adoption. The motion was seconded by Commissioner **Sally A. Heyman** and upon being put to a vote, the vote was as follows:

Esteban L. Bovo, Jr., Chairman	aye		
Audrey M. Edmonson, Vice Chairwoman	absent		
Daniella Levine Cava	aye	Jose "Pepe" Diaz	absent
Sally A. Heyman	aye	Eileen Higgins	aye
Barbara J. Jordan	absent	Joe A. Martinez	aye
Jean Monestime	aye	Dennis C. Moss	aye
Rebeca Sosa	aye	Sen. Javier D. Souto	aye
Xavier L. Suarez	aye		

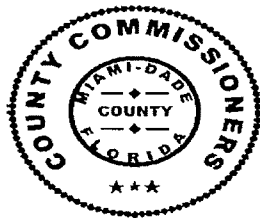
The Chairperson thereupon declared this resolution duly passed and adopted this 25<sup>th</sup> day of July, 2018. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

**Christopher Agrippa**

By: \_\_\_\_\_  
Deputy Clerk



Approved by County Attorney as  
to form and legal sufficiency.

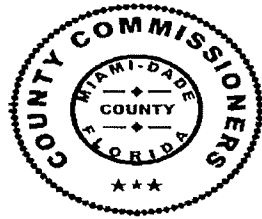
Dennis A. Kerbel

6



The Chairperson thereupon declared this resolution duly passed and adopted this 25<sup>th</sup> day of July, 2018. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS



HARVEY RUVIN, CLERK

By: **Christopher Agrippa**  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

A handwritten signature in black ink, appearing to read "DK", is written over a horizontal line.

Dennis A. Kerbel

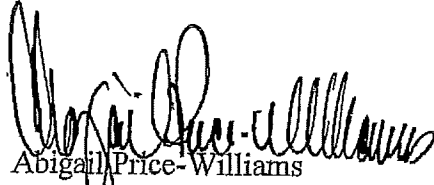


# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners

**DATE:** July 25, 2018

**FROM:**   
Abigail Price-Williams  
County Attorney

**SUBJECT:** Agenda Item No. 4(A)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_\_, 3/5's \_\_\_\_\_, unanimous \_\_\_\_\_) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 4(A)  
7-25-18

RESOLUTION NO. R-820-18

RESOLUTION PERTAINING TO EXPEDITED APPLICATION NO. 4 FILED BY LENNAR HOMES, LLC, REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; DIRECTING THE MAYOR OR DESIGNEE TO ACT IN ACCORDANCE WITH THE TRANSMITTAL INSTRUCTIONS INCLUDED IN THIS RESOLUTION RELATED TO APPLICATION NO. 4, LOCATED AT THE NORTHWEST CORNER OF SW 147 AVENUE AND SW 184 STREET; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. 4; RESERVING THE RIGHT TO TAKE FINAL ACTION AT A LATER DATE; AND DECLARING INTENT TO CONDUCT ONE OR MORE SUBSEQUENT PUBLIC HEARINGS

**WHEREAS**, pursuant to Chapter 163, Part II, Florida Statutes, the Miami-Dade Board of County Commissioners (“Board”) adopted the Miami-Dade County Comprehensive Development Master Plan (“CDMP”) in 1988; and

**WHEREAS**, the Board has provided a procedure, codified as Section 2-116.1 of the Code of Miami-Dade County, Florida, to amend, modify, add to, or change the CDMP; and

**WHEREAS**, Miami-Dade County's procedures reflect and comply with the procedures for adopting or amending local comprehensive plans as set forth in Chapter 163, Part II, Florida Statutes; and

**WHEREAS**, applications to amend the CDMP may be filed with the Planning Division of the Department of Regulatory and Economic Resources (“Department”) by private parties or by the County; and

**WHEREAS**, Application No. 4 was filed by a private party in the January 2018 Cycle of Applications to amend the CDMP (“January 2018 CDMP Amendment Cycle”) and is contained in the document titled " January 2018 Applications to Amend the Comprehensive Development

in the document titled " January 2018 Applications to Amend the Comprehensive Development Master Plan," dated May 2018, and kept on file with and available upon request from the Department; and

**WHEREAS**, as required by Section 2-116.1, the Department issued its initial recommendation addressing the January 2018 Cycle standard application in a report titled "Initial Recommendations January 2018 Applications to Amend the Comprehensive Development Master Plan," dated May 2018, and kept on file with and available upon request from the Department; and

**WHEREAS**, the Planning Advisory Board, acting as the Local Planning Agency, has acted in accordance with the applicable State and County procedures and has conducted a public hearing and issued a recommendation for the disposition of Expedited Application No. 4; and

**WHEREAS**, the Department may issue a final recommendation addressing the standard Application No. 4 that is transmitted to the reviewing agencies; and

**WHEREAS**, this Board desires to further evaluate, without prejudice, Application No. 4 filed for review and action during the January 2018 CDMP Amendment Cycle, if hereby transmitted,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that:

**Section 1.** All matters set forth in the preamble are found to be true and are hereby incorporated by reference as if set forth verbatim and adopted.

**Section 2.** The Board, having considered the following application requesting amendments to the CDMP, hereby directs the Mayor or designee to act in accordance with the transmittal instructions set forth in this section for such application. Where the instruction is to

transmit, pursuant to Section 2-116.1(3)(g), Miami-Dade County Code, the Board directs the Mayor or designee to transmit the application to the reviewing agencies, along with all other materials required pursuant to Section 163.3184, Florida Statutes.

Application Number	Applicant/Representative Location and Size Requested Amendments to the CDMP Land Use Plan Map or Text	Transmittal Instruction and/or Recommended Action
4	Lennar Homes, LLC / Juan J. Mayol, Esq., Hugo P. Arza, Esq. & Pedro Gassant, Esq.  Northwest corner of SW 147 Avenue and SW 184 Street / (±11.65/±11.50 gross/net)  <u>Requested Amendment to the CDMP:</u> Redesignate the application site on the LUP map:  From: "Low Density Residential (2.5 - 6 DU/Ac.)" To: "Low-Medium Density Residential (6-13 DU/Ac.)"  Standard Amendment	Transmit and Adopt

**Section 3.** The Board hereby requests the reviewing agencies to review the transmitted application pursuant to Section 163.3184(3), Florida Statutes.

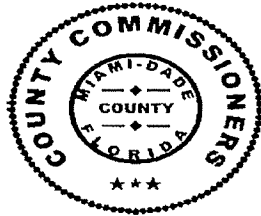
**Section 4.** The Board hereby reserves the right to take final action without prejudice at a later date to adopt, adopt with changes, or not adopt the pending application and proposals following receipt of comments by the reviewing agencies, and following one or more public hearings by this Board, all as authorized by Section 163.3184, Florida Statutes, and Section 2-116.1, Code of Miami-Dade County, Florida.

**Section 5.** The Board declares its intention to advertise and conduct one or more public hearings in calendar year 2018 to address the January 2018 Cycle CDMP Amendment Applications.

The foregoing resolution was offered by Commissioner **Dennis C. Moss** who moved its adoption. The motion was seconded by Commissioner **Rebeca Sosa** and upon being put to a vote, the vote was as follows:

	Esteban L. Bovo, Jr., Chairman	aye	
	Audrey M. Edmonson, Vice Chairwoman	absent	
Daniella Levine Cava	aye	Jose "Pepe" Diaz	absent
Sally A. Heyman	aye	Eileen Higgins	aye
Barbara J. Jordan	absent	Joe A. Martinez	aye
Jean Monestime	aye	Dennis C. Moss	aye
Rebeca Sosa	aye	Sen. Javier D. Souto	aye
Xavier L. Suarez	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 25<sup>th</sup> day of July, 2018. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: **Christopher Agrippa**  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

Dennis A. Kerbel

Application No. 5

Requested Amendment to the CDMP:

Amend the Comprehensive Development Master Plan (CDMP) Land Use Element interpretive text related to the Ludlam Trail Corridor District to include interim rails to trails agreement approval as an alternative to the required US Surface Transportation Board final abandonment approval.

A copy of this transmittal letter, the proposed amendment package with support documents upon which the recommendations regarding the proposed amendments are based and other relevant items accepted by the Board, were submitted simultaneously on the same date to the other reviewing agencies identified on the list of recipients for this correspondence. The proposed amendment applications in this submittal are not located in any area of critical state concern.

A listing of the support documents and other required information regarding the proposed amendment applications, including additional information received at the public hearing by the Board, are enclosed herein as "Attachment A." A copy of the County's CDMP and Adopted 2020 and 2030 LUP map, incorporating the previously adopted amendments, has previously been sent to each of the reviewing agencies listed in Chapter 163.3184(1), F.S. The County's CDMP, associated LUP map, and the Applications and Initial Recommendations report for the October 2017 Cycle Applications to Amend the CDMP can be found at: <http://www.miamidade.gov/planning/cdmp-amendment-cycles.asp>.

For additional information or clarification regarding this transmittal, please contact Jerry Bell, AICP, Assistant Director for Planning, Miami-Dade County Department of Regulatory and Economic Resources, Stephen P. Clark Center, 111 NW 1<sup>st</sup> Street, 12<sup>th</sup> Floor, Miami, Florida 33128, or by phone at (305) 375-2835, fax (305) 375-1091, or e-mail [Jerry.Bell@miamidade.gov](mailto:Jerry.Bell@miamidade.gov).

Thank you for your time and consideration.

Sincerely,



Jack Osterholt, Deputy Mayor/Director  
Department of Regulatory and Economic Resources

Enclosure: Attachment A

- c: Isabel Cosio Carballo, Executive Director, South Florida Regional Planning Council <sup>2</sup>  
Shereen Yee Fong, Transportation Planner IV, District Six, Florida Department of Transportation <sup>1</sup>  
Terry Manning, AICP, Policy and Planning Analyst, Water Supply Coordination Unit, South Florida Water Management District <sup>2</sup>  
Comprehensive Plan Review, Office of Policy and Budget, Florida Department of Agriculture and Consumer Services <sup>2</sup>  
Scott Sanders, Conservation Planning Services, Florida Fish and Wildlife Conservation Commission <sup>2</sup>  
Plan Review, Office of Intergovernmental Programs, Florida Department of Environmental Protection <sup>2</sup>  
Deena Woodward, Historic Preservation Planner, Bureau of Historic Preservation, Florida Department of State <sup>2</sup>  
Kylene Casey Educational Consultant-Growth Management Liaison, Office of Educational Facilities, Florida Department of Education <sup>2</sup>  
Larry Ventura, Chief, Environmental Flight, Homestead Air Reserve Base <sup>2</sup>

c: w/o attachments:

- Honorable Esteban Bovo, Jr., Chairman and Members, Board of County Commissioners  
Dennis Kerbel, Assistant County Attorney



## ATTACHMENT A

### List of Support Documents and Other Required/Additional Information or Items Received At the Board's Public Hearing for the Proposed Amendment Application

#### Miami-Dade County January 2018 Cycle Applications to Amend the CDMP

- Exhibit 1:** Resolution No. 820-18, contains the Board of County Commissioners' (Board) transmittal instruction and action on Application No. 4. Adopted July 25, 2018;
- Exhibit 2:** Resolution No. 821-18, contains the Board's transmittal instruction and action on Application No. 5. Adopted July 25, 2018;
- Exhibit 3:** Resolution of the Planning Advisory Board (PAB), Acting as the Local Planning Agency; contains the PAB's recommendations on the January 2018 Cycle Application Nos. 1 through 5;
- Exhibit 4:** Minutes of the PAB's public hearing held July 25, 2018, addressing the January 2018 Cycle Application Nos. 1 through 5;
- Exhibit 5:** *Initial Recommendations January 2018 Applications To Amend The Comprehensive Development Master Plan* report dated May 2018 (*application summary page updated July 2018 for Application Nos. 4 and 5*). Contains all the requirements of Section 163.3184(3), F.S., for the Application, as follows:
- *The CDMP text and Land Use Plan Map amendments are separately packaged in the "Initial Recommendations January 2018 Application Nos. 4 and 5 To Amend the CDMP" report;*
  - *The future land use map amendments, color maps depicting the boundaries of the application sites/areas and its locations in relation to its surrounding streets and thoroughfare network, and the present future land use map designation of the application sites with abutting properties are contained and specified in the amendment Application Nos. 4 and 5 package;*
  - *Also, the existing land use map depicting the existing land uses of the subject application sites and abutting properties, and size of the application sites are contained and specified in the amendment Application Nos. 4 and 5 package;*
  - *Availability of and the demand on public facilities and services, including traffic circulation and impacts on schools, are also addressed in the amendment application package of the Initial Recommendations report;*
  - *Information regarding the consistency of the proposed map amendments with the goals, objectives, and policies of the CDMP is discussed in the "Consistency Review with Goals, Objectives, Policies and Concepts" for all the applications, is individually addressed in the Initial Recommendations report.*