

23. HURRICANE PREPAREDNESS

- A. 1. Identify any residential development proposed within the hurricane vulnerability zone delineated in the applicable regional hurricane evacuation study, regional public hurricane shelter study or adopted county peacetime emergency plan. If so, delineate the proposed development's location on the appropriate county and/or regional hurricane evacuation map and respond to questions B.(1) and B.(2) below. Proposed mobile home and park trailer developments should answer question B.(1), regardless of location, or answer questions B.(1) and B.(2) below, if proposed within the hurricane vulnerability zone or the high hazard hurricane evacuation area.**

City Park does not propose residential development within a hurricane vulnerability zone delineated in the applicable regional hurricane evacuation study, regional public hurricane shelter study or adopted county peacetime emergency plan. Storm-surge mapping indicates the City Park site is within the County's Storm Surge Planning Zone D (characterized as "at risk for storm surge for Category 4 storms"), and the National Hurricane Center (NHC) storm-surge risk mapping shows projected surge depths at the site of less than 3 feet above grade for a Category 4 event and greater than 6 feet above grade for a Category 5 event. Current ground elevations across the site are generally in the 8'-9' NGVD range. Under the currently proposed grading concept the site will be raised to approximately 9.5'-10.0' NGVD with typical finished floor elevations at 10.5'-11.0' NGVD for residential structures. Raising site grades and providing finished floors at the elevations noted will substantially reduce the likelihood of direct inundation during a Category 4 surge event compared to existing conditions.

- A. 2. Identify any hotel/motel or recreational vehicle/travel trailer development proposed within the high hazard hurricane evacuation area delineated in the applicable regional hurricane evacuation study, regional public hurricane shelter study, or adopted county peacetime emergency plan. If present, delineate the proposed development's location on the appropriate county or regional hurricane evacuation map and answer questions B.(1) and B.(2) below.**

City Park does not propose hotel/motel or recreational vehicle/travel trailer development.

- A. 3. Identify whether the proposed development is located in a designated special hurricane preparedness district.**

City Park is not within a designated special hurricane preparedness district.

- B. 1. For each phase of the development, determine the development's public hurricane shelter space requirements based on the behavioral assumptions identified in the applicable regional study or county plan. Identify the existing public hurricane shelter space capacity during the one hundred year or category three hurricane event within the county where the development is being proposed and indicate whether the county has a deficit or surplus of public hurricane shelter space during the one hundred year or category three hurricane event.**

Participation rates and destination percentages (including the percent of evacuees using local public shelter space), are shown in Table 23.1A. Data on behavioral assumptions, specifically related to the number of persons and vehicles per occupied dwelling unit, were obtained from the Year 2020 census data for the metropolitan area.

Given the fact that the project site is not located within a designated hurricane evacuation zone and therefore no evacuations would be mandatory, the proposed development (at buildout) was estimated to add 1,065 public shelter evacuees in the event that 50% of the project chose to evacuate. Tables 23.1A summarize the assumptions and calculated statistics for the number of project generated evacuating vehicles and project generated public shelter demand assuming that 50% (Table 23.1A) of the units chose to evacuate. Given the character of the proposed development and its location completely outside any of the evacuation storm surge zones, it is unlikely that evacuation rates would reach even the levels studied herein. Homebuilding design in this project will be required to meet all applicable Florida Building Code Standards, and will be required to provide code compliance window protection for all residential and non residential buildings on site.

TABLE 23.1A CITY PARK HURRICANE EVACUATION SHELTER SPACE ANALYSIS					
Evacuation Vehicles Generated by Project					
Dwelling Units	7800	residential du's			
	0	hotel rooms			
Evacuation Participation Rate/ Category 3 Hurricane	50%	of units			
Vehicles per Unit	1.75	vehicles per permanent unit			
	1.05	vehicles per occupied seasonal unit			
Evacuation Vehicle Usage Rate	60%	of permanent unit vehicles			
	100%	of seasonal unit vehicles			
Seasonal Unit Occupancy Levels	35%	low seasonal occupancy			
	95%	high seasonal occupancy			
Additional Evacuation Vehicles Generated by Project	Category 3				
	4095	evac vehicles			
Public Shelter Demand Generated by Project					
People per Unit	2.73	people per permanent unit			
	2.73	people per occupied seasonal unit			
Percent of Evacuees to Local Public Shelter	10%	of permanent resident evacuees (remainder to local homes of friends/relatives or out of county)			
	2%	of seasonal resident evacuees (remainder to out of county destinations)			
Additional Public Shelter Demand Generated by Project	Category 3				
	1065	people			

Based on the most recent publicly available sources, the estimates the of current evacuation demand capacity is approximately 125,000 public shelter spaces including primary, secondary and tertiary shelter spaces.

The development program for the City Park DRI includes a High School which will be designed to serve a dual purpose as Hurricane Evacuation Shelter. The facility is anticipated to increase the Miami-Dade County Shelter Capacity by 1,100 persons, thus the project will provide adequate shelter capacity for its residents in the unlikely event that 50% of City Park chooses to evacuate.

Given the County's current shelter capacity and the additional shelter space that the Applicant will provide on site, it is anticipated that the proposed development will have little adverse impact on the availability of hurricane shelter space in Miami-Dade County, and may in fact increase the availability of hurricane evacuation center capacity for Miami-Dade residents.

- B. 2. For each phase of the development, determine the number of evacuating vehicles the development would generate during a hurricane evacuation event based on the transportation and behavioral assumptions identified in the applicable regional study or county plan. Identify the nearest designated hurricane evacuation route and determine what percentage of level of service E hourly directional and maximum service volume the project will utilize.**

The City Park property is not in a hurricane vulnerability zone as defined in Section 73C-40.0256 (2)(f), F.A.C., and thus is not subject to the mitigation provisions set forth in Section 73C-40.0256 (4), F.A.C.

See also Applicant's response to Question 23 C, below.

- C. Identify and describe any action(s) or provisions that will be undertaken to mitigate impacts on hurricane preparedness.**

73C-40.0256, F.A.C., Hurricane Preparedness Policy Rule, establishes how the state land planning agency will evaluate the impacts of a proposed development on hurricane preparedness in the review of applications for development approval. Section 73C-40.0256 (5), F.A.C. references the requirements of Section 380.06(15)(e) 2., F.S. which prohibits the approval of a DRI if the local government does not make adequate provision for the public facilities needed to accommodate the project's impacts. That provision in turn references Section 380.06(15)(e) 1., F.S. which provides as follows;

A local government shall not include, as a development order condition for a development of regional impact, any requirement that a developer contribute or pay for land acquisition or construction or expansion of public facilities or portions thereof unless the local government has enacted a local ordinance which requires other development not subject to this section to contribute its proportionate share of the funds, land, or public facilities necessary to accommodate any impacts having a rational nexus to the proposed development, and the need to construct new facilities or add to the present system of public facilities must be reasonably attributable to the proposed development.

Miami-Dade County has not enacted an ordinance which requires non-DRI development to contribute its proportionate share of funds, land, or public facilities to mitigate impacts on hurricane preparedness. Thus, City Park is not required to mitigate such impacts.

Notwithstanding Section 380.06(15)(e) 1., F.S., the development program for the City Park DRI voluntarily commits to provide a High School which will be designed to serve a dual purpose as Hurricane Evacuation Shelter, as a good faith proposal to mitigate impacts on hurricane shelter availability. The facility is anticipated to increase the Miami-Dade County Shelter Capacity by 1,500 persons, which will be more than adequate to accommodate the projected 1,491 public shelter evacuees in the unlikely event that 70% of the City Park population chooses to evacuate.

In addition, notwithstanding Section 380.06(15)(e)1., F.S, the development program for the City Park DRI includes the following voluntary commitments as a good faith proposal to mitigate impacts on hurricane evacuation. The City Park development program includes the following:

- Provide 1,100 shelter space for City Park residents
- Establishment and maintenance of a public information program in the City Park property owner associations / homeowners associations for the purpose of educating the development's residents regarding the potential hurricane threat; the need for timely evacuation in the event of an impending hurricane; the availability and location of hurricane shelters; and the identification of steps to minimize property damage and to protect human life. Such program will comply with the requirements of Section 73C-40.0256 (5)(b)1., F.A.C.
- Elevation of all roads within the proposed development above the anticipated category three hurricane flood levels.

D. Additional Comments from Review Agencies

The Applicant shall answer Question 20 [sic 23] in the ADA form, and to the extent necessary, use the SFRPC's regional evacuation studies, which are available as linked: <https://portal.floridadisaster.org/preparedness/RES/Studies/SitePages/RES.aspx#SFRPC> The Applicant will provide the SFRPC the appropriate data, since the applicable evacuation models must be conducted by SFRPC representatives. If the TIME model cannot be run due to obsolescence or another reason, then the SFRPC may use an alternative model which is mutually acceptable to the SFRPC and the Applicant.

The SFRPC has indicated the TIME model is not available for use and has not proposed an alternative. Therefore, the Applicant has responded to Question 23 – Hurricane Preparedness using available information.