

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.**

The City Park development is not located within a designated Hurricane Vulnerability Zone

or storm surge evacuation zone. Consequently, mandatory evacuation of the development would not be anticipated during a Category 3 hurricane event. Nevertheless, the Applicant evaluated potential public shelter demand associated with the project using the behavioral assumptions contained in the Miami-Dade Transportation Analysis Hurricane Evacuation Study Update and subsequent demographic data applicable to the project area.

Subsequent to preparation of the Applicant's initial analysis, the Miami-Dade County Department of Emergency Management (DEM) independently evaluated the project's hurricane preparedness impacts. DEM determined that City Park, as new development with no existing population, would add approximately 22,296 persons at buildout based on the County population multiplier applicable to the site's Minor Statistical Area. DEM further concluded that approximately five percent (5%) of the additional population would be expected to utilize public shelter space during a hurricane evacuation event.

Based on this methodology, DEM estimated that City Park would generate approximately 1,114 additional public shelter evacuees at buildout. DEM concluded that accommodating this increase would require the equivalent of one to two additional hurricane evacuation centers.

The Applicant agrees that DEM's analysis provides the most current and appropriate basis for evaluating public shelter demand. Accordingly, for purposes of this DRI review, the project's anticipated public shelter demand at buildout is estimated to be approximately 1,114 shelter spaces.

Miami-Dade County's current hurricane shelter planning identifies approximately 60,000 primary public shelter spaces countywide, with additional secondary and tertiary shelter capacity available through the County's phased shelter-opening framework as conditions and demand warrant. DEM's analysis concluded that the additional shelter demand attributable to City Park represents a relatively small increase in countywide shelter demand and does not materially alter the County's hurricane preparedness planning assumptions. The proposed on-site high school shelter would add 1,114 shelter spaces to the County's overall shelter inventory and could function as primary, secondary, or tertiary capacity as determined by DEM operational needs

Although neither Rule 73C-40.0256, F.A.C., nor Section 380.06, Florida Statutes, requires the project to provide hurricane shelter capacity because the site is located outside a Hurricane Vulnerability Zone, the Applicant has committed, as a good-faith measure, to incorporating a hurricane evacuation shelter within the proposed on-site high school. The facility is anticipated to provide approximately 1,114 shelter spaces. As a result, the proposed development is not expected to adversely affect the availability of public hurricane shelter space in Miami-Dade County.

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 Project includes a planned on-site high school that will be designed and coordinated for dual use as both an educational facility and a hurricane evacuation shelter. Miami-Dade County Department of Emergency Management (DEM) has identified a shelter-space offset need of approximately 1,114 potential evacuees associated with the Project. Based on the American Red Cross (ARC) Hurricane Evacuation Shelter Selection System (HESSS) planning guideline of 40 square feet of usable shelter area per evacuee, approximately 44,560 square feet of usable shelter space would be required to accommodate this demand.

The planned high school is anticipated to provide approximately 1,640 student stations and approximately 156,948 net square feet of building area based on current Miami-Dade County Public Schools (MDCPS) prototype facility standards. As a result, the facility is expected to contain substantially more building area than necessary to accommodate the identified shelter demand. The Project will reserve and identify sufficient eligible interior shelter areas, such as gymnasiums, cafeterias, media centers, multipurpose rooms, and

other structurally suitable spaces, to accommodate at least 1,114 evacuees, subject to final design and agency review.

In addition to providing shelter capacity, the Project will coordinate with MDCPS, Miami-Dade County DEM, and applicable building, fire, life-safety, and emergency management agencies during the design process to ensure that the facility satisfies applicable hurricane shelter requirements, including structural integrity, emergency access, life-safety systems, restroom facilities, operational support areas, flood protection considerations, and shelter operations requirements. The high school will be designed consistent with applicable ARC HESSS criteria and County emergency management standards in effect at the time of design and construction.

The Project will also establish and maintain a hurricane preparedness and public information program through the property owners' association(s). The program will educate residents regarding hurricane risks, evacuation procedures, shelter locations, emergency preparedness measures, and actions necessary to protect life and property before, during, and after storm events. Educational materials and communications will be provided periodically to residents and businesses within the development.

Collectively, these measures will increase local public shelter capacity, support emergency management objectives, enhance resident preparedness, and mitigate the Project's impacts on hurricane evacuation and sheltering resources.

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:

- Establishment and maintenance of a public information program in the City Park 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.
- Provision of funds to be used for the purpose of procuring communications equipment which would upgrade the existing warning and notification capability of local emergency management officials.

D. Additional Comments from Review Agencies

The Applicant shall answer Question 20 [sic; understood to mean Question 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 City Park DRI is located within Miami-Dade County Hurricane Evacuation Zone D. Pursuant to Rule 73C-40.0256, F.A.C., the “hurricane vulnerability zone” for DRI hurricane preparedness review is the area delineated by a regional hurricane evacuation study as requiring evacuation in the event of a 100-year or Category 3 hurricane event. In Miami-Dade County, Evacuation Zones A, B, and C are subject to evacuation for a Category 3 hurricane event. Zone D is not subject to evacuation until a Category 4 or higher storm event. Accordingly, because the City Park DRI is located in Zone D, the Project is outside the hurricane vulnerability zone applicable to the Category 3 hurricane preparedness standard, and the Project is not required to demonstrate mitigation of Category 3 hurricane evacuation-route impacts.

Notwithstanding the foregoing, and for purposes of addressing regional planning concerns, the South Florida Regional Planning Council requested evacuation modeling from FDOT Central Office using the Transportation Interface for Modeling Evacuations (TIME) model. The Council further requested that its traffic engineering consultant, Via Planning, evaluate the TIME model output to determine whether the City Park DRI would result in a significant and adverse impact on designated hurricane evacuation routes.

Based on the Project’s Zone D location, the applicable Category 3 hurricane vulnerability-zone standard, and the use of the regional TIME model process requested by the Council, the City Park DRI is not expected to create an adverse and significant impact on regional hurricane evacuation routes requiring additional applicant mitigation.