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| <h1 style="margin: 0;">Application No. 4</h1> <h2 style="margin: 0;">Commission District 9 Community Council 11</h2> |
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APPLICATION SUMMARY

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| 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: | <p>Redesignate the application site on the LUP map:</p> <p style="margin-left: 40px;">From: “Low Density Residential” (2.5 to 6 dwelling units per acre)</p> <p style="margin-left: 40px;">To “Low-Medium Density Residential (6 to 13 dwelling units per gross acre)</p> |
| Amendment Type: | Standard |
| Existing Zoning District/Site Condition: | AU (Agricultural District)/Vacant |

RECOMMENDATIONS

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| Staff Final Recommendation: | ADOPT (September 2018) |
| Staff Initial Recommendation: | TRANSMIT AND ADOPT (May 2018) |
| West Kendall Community Council (11): | NO QUORUM (May 31, 2018) |
| Planning Advisory Board (PAB) Acting as the Local Planning Agency: | TRANSMIT AND ADOPT (July 11, 2018) |
| Transmittal Action of Board of County Commissioners: | TRANSMIT AND ADOPT (July 25, 2018) |
| Final Action of Board of County Commissioners: | TO BE DETERMINED (September 27, 2018) |

Staff's final recommendation is to **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).

On July 25, 2018, the Board of County Commission (Board) held its first public hearing on the proposed standard amendment. Subsequent to the hearing, the application was transmitted to the Florida Department of Economic Opportunity/State Land Planning Agency (SLPA) and other state and regional agencies (reviewing agencies) for review. No objection was raised against the application by the SLPA, the reviewing agencies, or any affected party; nor were there any changes to the application which were not previously considered by the Board.

The Principal Reasons presented in the ["Initial Recommendations – Application No. 4"](#) report, dated May 2018, of the January 2018 Cycle to amend the CDMP are presented below and are maintained as the basis for staff's final recommendation.

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



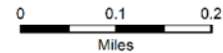
APPLICATION AREA



2020 URBAN DEVELOPMENT BOUNDARY

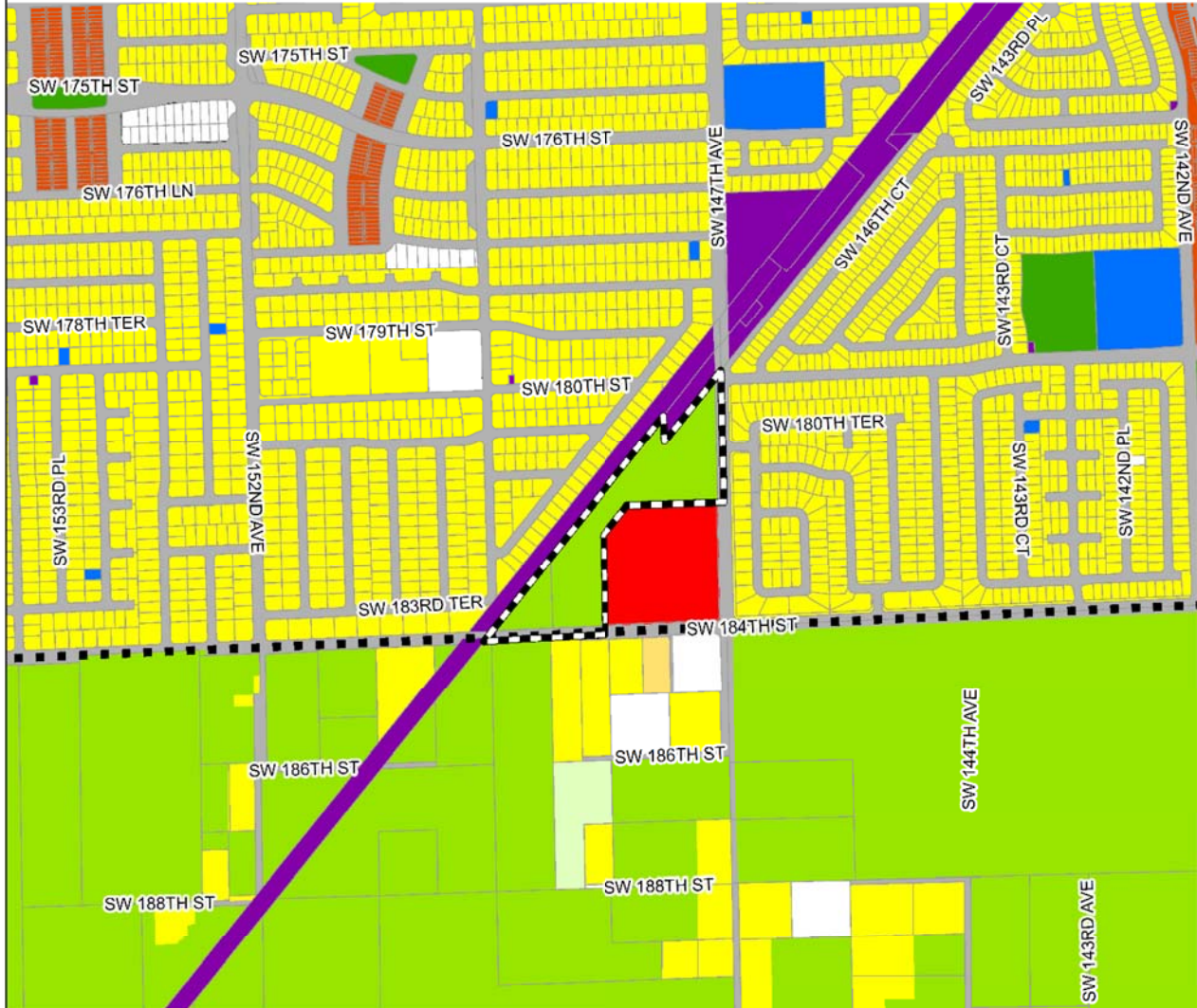
MIAMI-DADE ZONING DISTRICTS

- 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

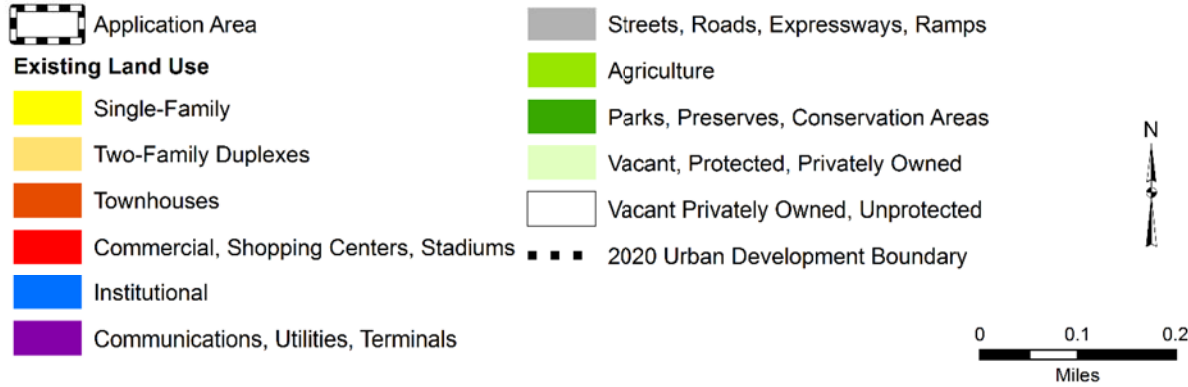


LENNAR HOMES, LLC. - APPLICATION NO. 4

EXISTING LAND USE

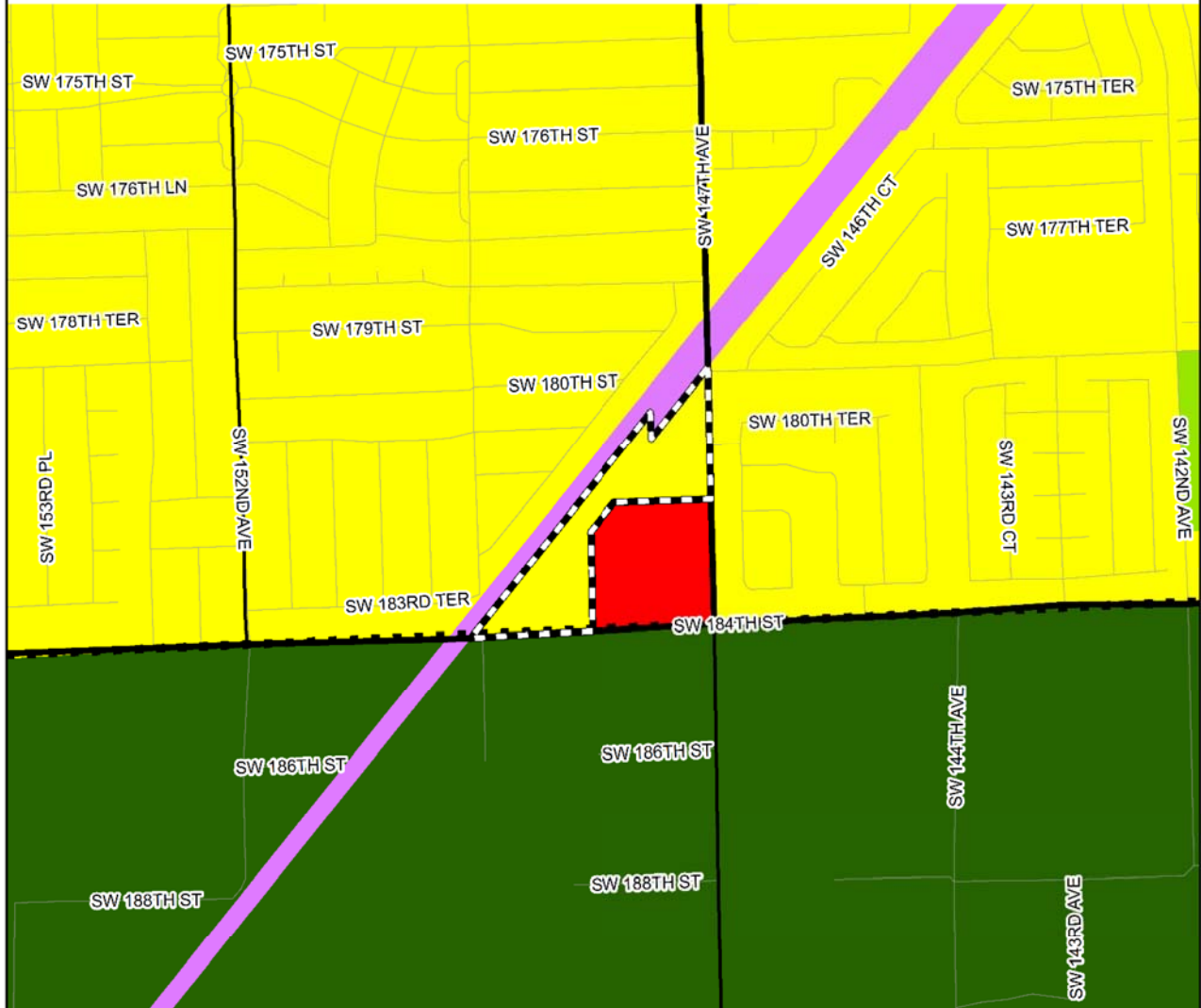


Source: Department of Regulatory and Economic Resources
May 2018



LENNAR HOMES, LLC. - APPLICATION NO. 4

CDMP LAND USE



Source: Department of Regulatory and Economic Resources
May 2018

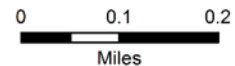


APPLICATION AREA

CDMP LAND USE

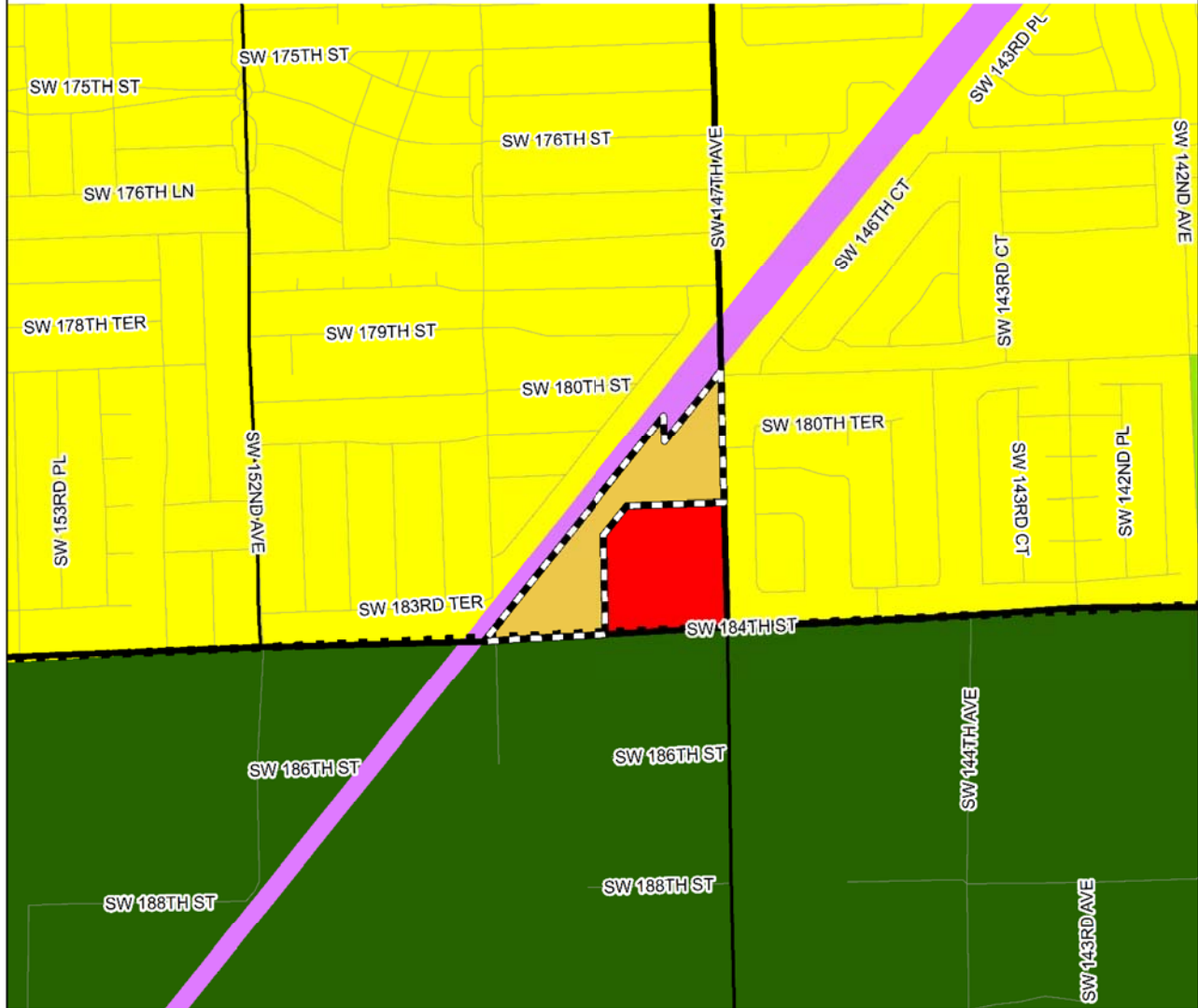
- LOW DENSITY (LDR) 2.5-6 DU/AC
- BUSINESS AND OFFICE
- AGRICULTURE
- ENVIRONMENTALLY PROTECTED PARKS
- TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)
- 2020 URBAN DEVELOPMENT BOUNDARY

- 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)

