

Date: September 20, 2023

To: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners


From: Daniella Levine Cava
Mayor



Supplement
Agenda Item No. 3(A)

Subject: Supplemental Information on January 2023 Cycle Application
No. CDMP20230002 to Amend the Comprehensive Development Master Plan

The following supplemental information is provided to the Board of County Commissioners regarding January 2023 Cycle Application No. CDMP20230002 to amend the Comprehensive Development Master Plan (CDMP). The information includes: (Exhibit 1) the Initial Recommendation report; and (Exhibit 2) Additional Items addressing Application No. CDMP20230002 received by the Department of Regulatory and Economic Resources after the publication of the Initial Recommendation report.



Jimmy Morales
Chief Operations Officer

Application No. CDMP20230002
Lennar Homes, LLC (a.k.a. Caldwell)
Commission District 8 Community Council 14

APPLICATION SUMMARY

Applicant/Representative:	Lennar Homes, LLC / Hugo P. Arza, Esq., Amanda M. Naldjieff, Esq., Holland & Knight, LLP.
Location:	Southeast corner of SW 232 Street and SW 132 Avenue
Total Acreage:	±0.92 Gross Acres /±0.90 Net Acres
Requested Land Use Plan Map Designation and Other Changes:	Redesignate the 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)"
Amendment Type:	Small-Scale (Processed concurrently with Zoning Application No. Z2021000258)
Existing Zoning District/Site Condition:	AU (Agriculture) / Property is currently undeveloped.

RECOMMENDATIONS

Staff:	ADOPT (May 2023)
Redland Community Council (CC14):	ADOPT with the condition that the applicant meet with the neighbors prior to the board of county commission meeting and make a best effort to hold at least one meeting prior to the Planning Advisory Board meeting (May 31, 2023)
Planning Advisory Board (PAB) Acting as the Local Planning Agency:	ADOPT (June 5, 2023)
Final Action of Board of County Commissioners:	TO BE DETERMINED (September 20, 2023)

Staff recommends to **Adopt** the proposed small-scale amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map to redesignate the ±0.92 gross acre (±0.90 net 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. Approval of the application would support the development of the application site at a higher residential density than currently allowed consistent with Policy LU-1C, Policy LU-10A, and Objective LU-12 of the CDMP Land Use Element. These CDMP policies and objective require the County to give priority to redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development such as the application site, where urban services and facilities have the capacities to accommodate added demand. The application site is currently designated "Low Density Residential" (2.5 to 6 dwelling units per gross acre) which could be developed with a maximum of 5 single-family residences. The applicant seeks to redesignate the site to "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre) that would allow the site to be developed with 11 townhomes. As discussed in Principal Reason No. 3(I) below, public facilities and services are adequate to service the proposed development on the site, and approval of the application, would not cause a violation of any of the County's adopted level of service standards for public services and facilities.
2. Approval of the application would be generally consistent with trend of development within the area and supportive of the CDMP policies for increased intensity and densities of development within the County's Strategic Miami Area Rapid Transit Plan ('SMART Plan') corridors. The application site is within ½ mile of the SMART Plan's South Dade Transitway corridor, an area where the CDMP's "Mixed Use Development" policies allow mixed use development at densities up to 36 units per acre. The application proposes development that is at a similar density to the townhouse developments adjacent to the northeast and abutting to the east and south of the site. The
3. Approval of the application would be generally consistent with the criteria for evaluating Land Use Plan (LUP) map amendment applications in accordance with Policy LU-8E of the CDMP Land Use Element. Policy LU-8E requires that amendments to the LUP map be evaluated for consistency with the Goals, Objectives and Policies of the CDMP, and to the extent the proposed amendment would: (a) satisfy a deficiency in the LUP map to accommodate projected population or economic growth, (ii) enhance or impede the provision of services at or above adopted LOS Standards, (iii) be compatible with abutting and nearby land uses, (iv) enhance or degrade environmental or historical resources or features, (v) enhance or degrade systems important to the County as a whole including regional drainage, emergency management, transit service, roadways, facilities of countywide significance, and water quality, and vi) 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. Each factor is discussed below.
 - i. *Need to Accommodate Population or Economic Growth:* The application, if approved, would increase the capacity of residential land supply within the analysis area (Minor Statistical Area 7.2) where the application site is located. An analysis of the residential capacity by type of dwelling units in MSA 7.2 shows the depletion year for single-family

type units occurring in 2026. The annual average residential demand in MSA 7.2 is projected to increase from 412 units per year in the 2023-2025 period to 538 units in the 2035-2040 period. If the proposed application is approved, it would increase the capacity of the residential land supply by approximately 6 single-family units. This increase would not impact on the depletion year for single-family type units, but would supply additional residential units in the area (see "Supply and Demand" section on page 12).

- ii. *Public Services and Facilities:* Approval of the application would be generally consistent with Objective CIE-3 of the CDMP Capital Improvements Element, which requires CDMP Land Use Plan map decisions not to cause a violation in the adopted level of service standards for public facilities and services. The impacts that would be generated from the maximum potential development allowable on the site (11 townhomes), if the application is approved, would not cause a violation of the adopted Level of Service (LOS) standards for public services and facilities.

However, it should be noted that two roadway segments in the vicinity of the application site are projected to operate in violation of their adopted LOS standards in the long-term (year 2045). The applicant's traffic study assessed the impacts of the proposed development on the roadways proximate to the application site and determined that all roadways have sufficient capacity to manage the additional traffic from the proposed project in the short-term (year 2025). The study further determined that SW 127 Avenue from SW 232 Street to SW 216 Street and South Dixie Highway/US-1 from SW 248 Street to SW 112 Avenue would operate in violation of their adopted LOS standards in year 2045, both with and without the impacts from the proposed development. The traffic impacts from the proposed development on these two roadway segments are not significant as the percentage impact is less than five percent of the adopted LOS capacity for these roadways, and therefore, traffic impact mitigation is not required (see "Roadways" section on page 23).

- iii. *Compatibility:* The residential development proposed for the application site would be compatible with the existing residential development and residential land uses surrounding the application site. Properties abutting the north, south, east, and west of the application site are designated "Low Density Residential" on the LUP map (see "CDMP Land Use" map on page 8) and developed with townhomes, single family residential and a church. The area adjacent to the northwest of the site is designated "Estate Density Residential" and developed with estate residences. Furthermore, and as noted above in Principal Reason No. 2, the area to the east and south of the site, between SW 132 Avenue and the South Dade Transitway, is undergoing development consistent with
- iv. *Environmental and Historic Resources:* The application, if approved, would not impact any historic, archaeological, or environmental resources on the application site.
- v. *Enhance or Degrade Countywide Systems:* The application if approved, and the site developed with a maximum of 11 single-family residences, would not enhance or degrade any countywide system. All countywide systems have sufficient capacity to absorb the impacts that would be generated by development of the site with the proposed development.
- vi. *Transit Ridership and Pedestrianism:* The application, if approved, would support transit ridership and pedestrianism as the site is within ½-mile of the South Dade Transitway SMART Plan corridor and within the Transportation Infrastructure Improvement District

(TIID) established by the Board of County Commissioners (Ordinance 18-8) in February 2018. The TIID pledges future ad valorem tax revenue increases to help fund the Strategic SMART Plan projects. Generally, Transit service is provided to the site by Metrobus Routes 34 (Express) and 38 (Busway Max), which provide express service, including Metrorail feeder service to the application site at 10-minutes headway during AM/PM peak-hour. The nearest bus stops are located at SW 232 Street and the South Dade Transitway. Therefore, the application, if approved, would support transit ridership and pedestrianism (see "Transit" section on page 31).

Additionally, the Transit Development Plan (TDP) identifies two funded capital projects. Firstly, the "South Dade Transitway" project, which will implement the Bus Rapid Transit (BRT) Gold Standard along the Transitway, from the SW 344 Street Park-and-Ride to the Dadeland South Metrorail Station. Secondly, the Transit Oriented Development (TOD) Master Plan for the South Corridor project will plan along the Strategic Miami Area Rapid Transit (SMART) Plan's South Corridor to boost smart economic development and mobility through mixed-use development around transit stations located approximately 0.45 miles away from the subject site.

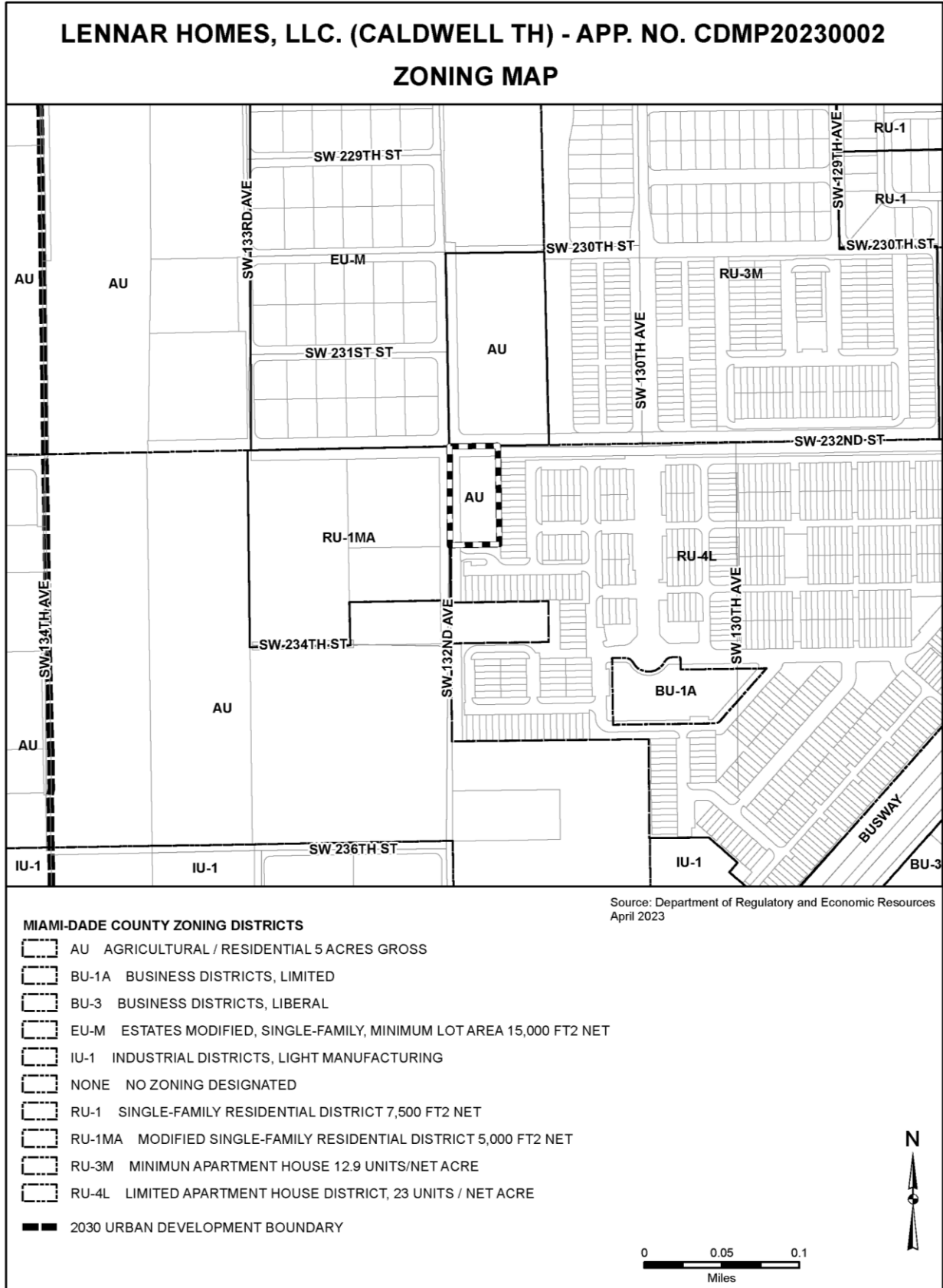
LENNAR HOMES, LLC. (CALDWELL TH) - APP. NO. CDMP20230002 AERIAL PHOTO



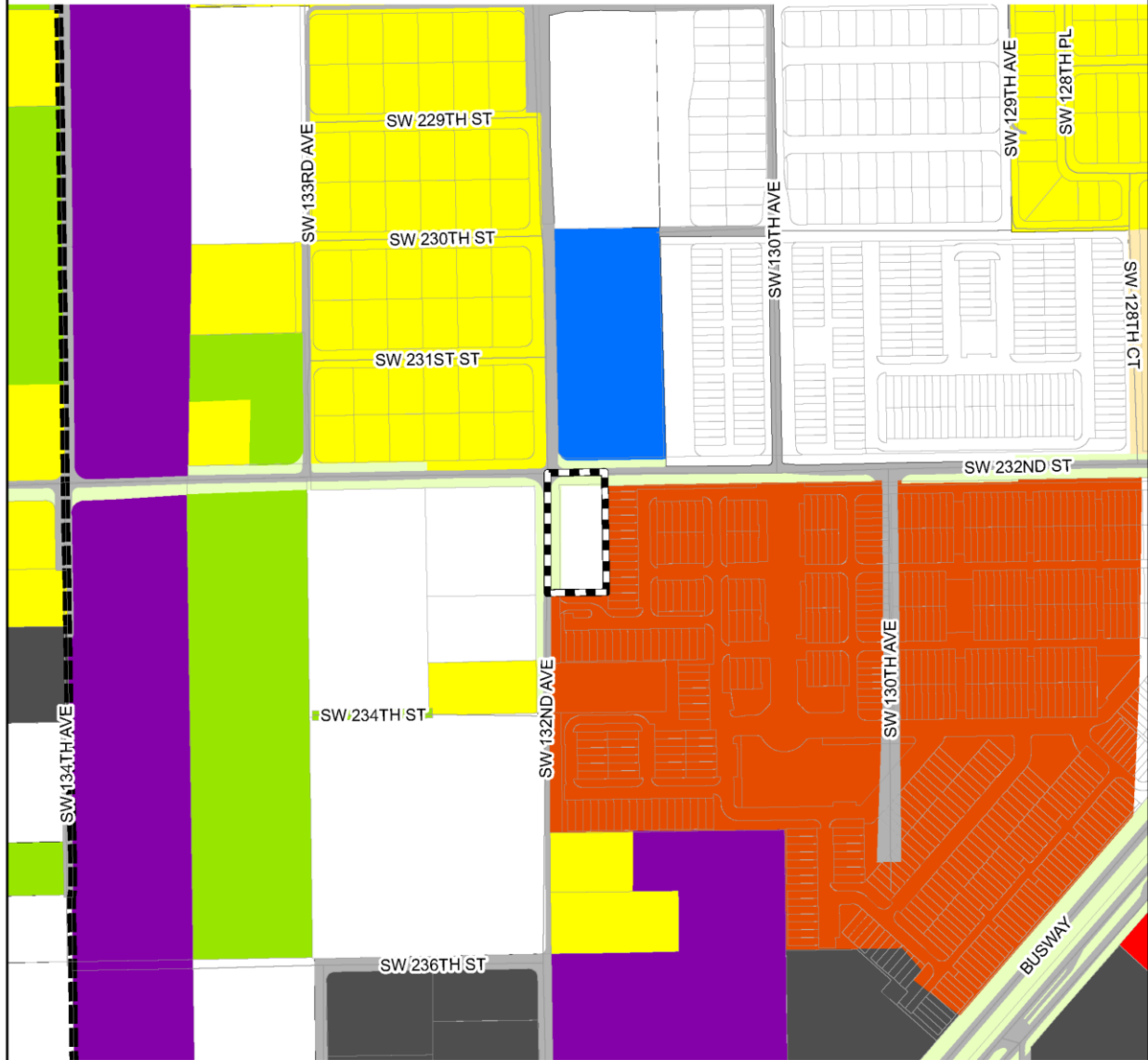
 APPLICATION AREA

Source: Department of Regulatory and Economic Resources
April 2023
















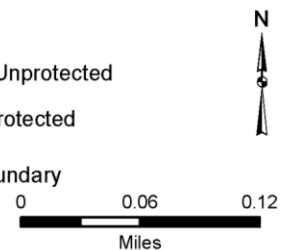


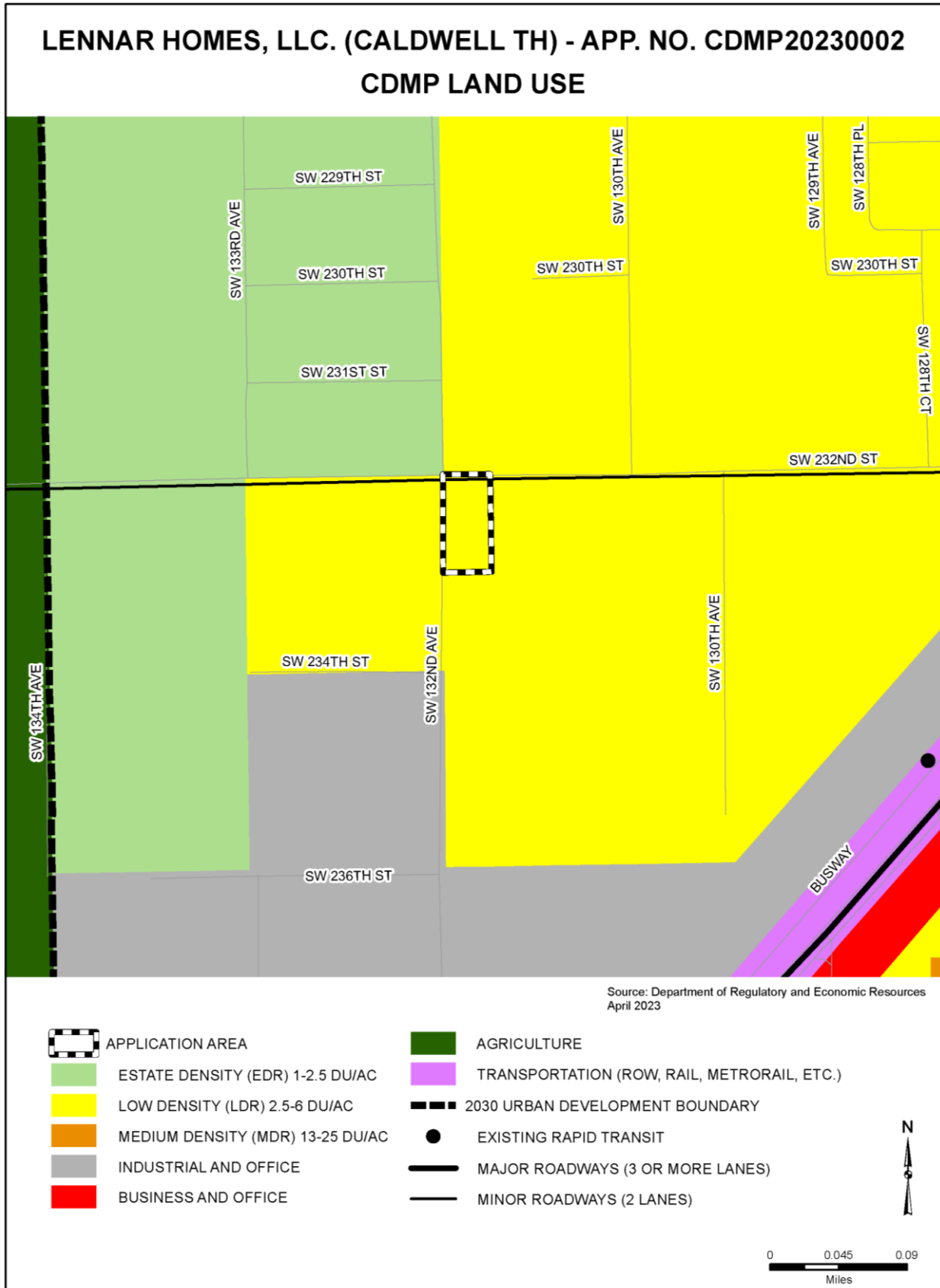
LENNAR HOMES, LLC. (CALDWELL TH) - APP. NO. CDMP20230002 EXISTING LAND USE



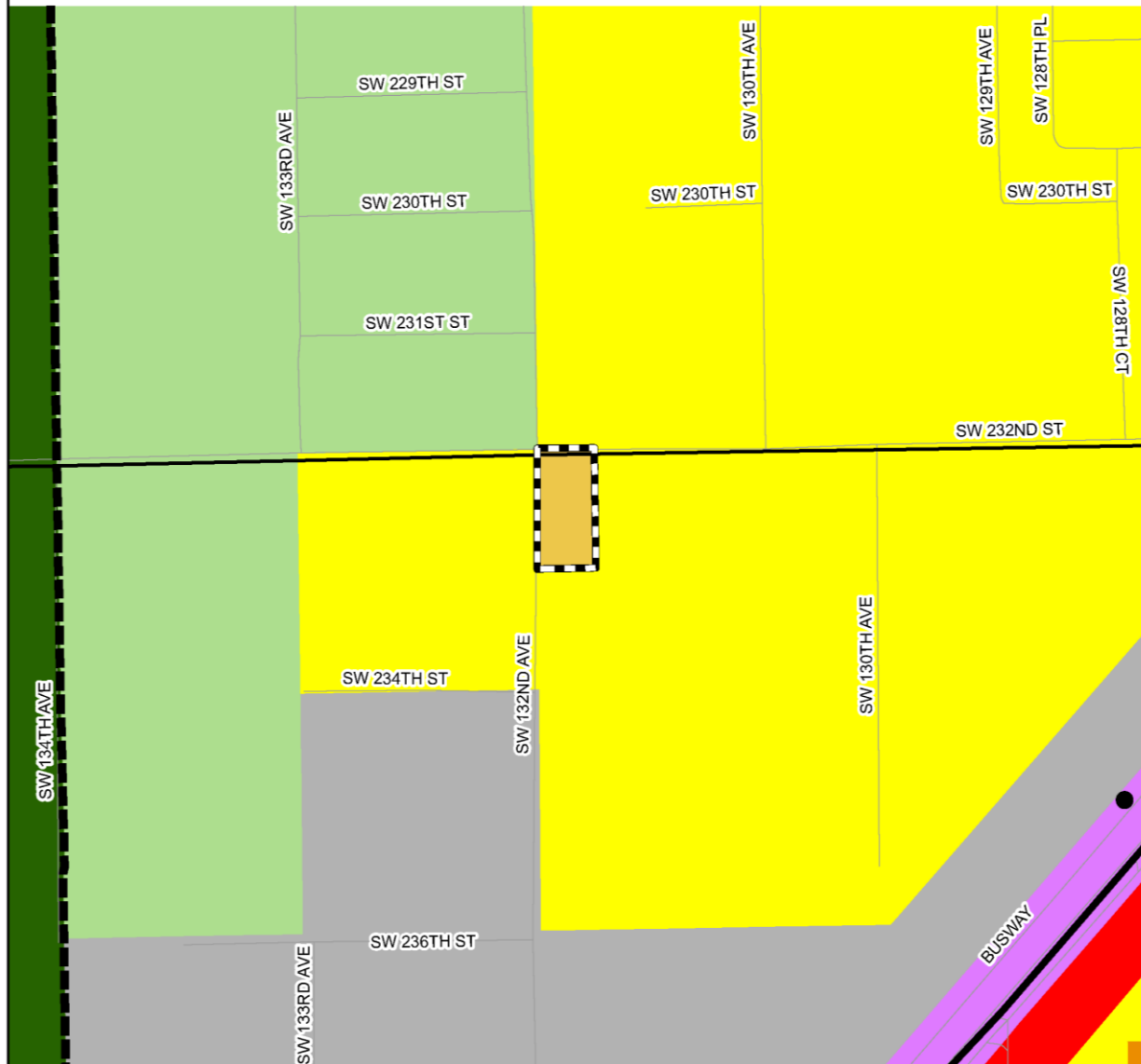
Source: Department of Regulatory and Economic Resources
April 2023

- | | |
|--|--|
|  Application Area |  Streets, Roads, Expressways, Ramps |
|  Single-Family |  Streets, Expressway R/W |
|  Townhouses |  Agriculture |
|  Commercial, Shopping Centers, Stadiums |  Vacant Government Owned, Unprotected |
|  Institutional |  Vacant Privately Owned, Unprotected |
|  Industrial |  2030 Urban Development Boundary |
|  Communications, Utilities, Terminals | |
















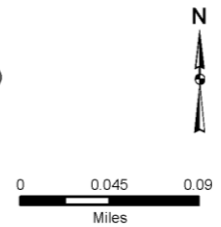


LENNAR HOMES, LLC. (CALDWELL TH) - APP. NO. CDMP20230002 PROPOSED CDMP LAND USE



Source: Department of Regulatory and Economic Resources
April 2023

- | | | | |
|---|--------------------------------------|---|---|
|  | APPLICATION AREA |  | AGRICULTURE |
|  | ESTATE DENSITY (EDR) 1-2.5 DU/AC |  | TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.) |
|  | LOW DENSITY (LDR) 2.5-6 DU/AC |  | 2030 URBAN DEVELOPMENT BOUNDARY |
|  | LOW-MEDIUM DENSITY (LMDR) 6-13 DU/AC |  | EXISTING RAPID TRANSIT |
|  | MEDIUM DENSITY (MDR) 13-25 DU/AC |  | MAJOR ROADWAYS (3 OR MORE LANES) |
|  | INDUSTRIAL AND OFFICE |  | MINOR ROADWAYS (2 LANES) |
|  | BUSINESS AND OFFICE | | |



STAFF ANALYSIS

Application Site

Location

The application site consists of a ±0.92-gross acre lot (±0.90 net acres) generally located on the southeast corner of the intersection of SW 232 Street and SW 132 Avenue, in unincorporated Miami-Dade County, Florida. In addition, the application site is located within ½ mile from the Strategic Miami Area Rapid Transit (SMART) Plan corridor (see “Aerial Photo” on page 5). The site is identified by Folio No. 30-6923-000-0151 by Miami-Dade Property Appraiser.

Existing Land Use

The application site is currently vacant (see “Appendix F: Photos of Site and Surroundings” on Appendices Page 63).

Land Use Designation/Request

The application site is designated "Low Density Residential" on the CDMP Adopted 2030 and 2040 Land Use Plan (LUP) map. The "Low Density Residential" CDMP land use category allows a range in density from a minimum of 2.5 dwelling units to a maximum of 6 dwelling units per gross acre. Areas designated "Low Density Residential" are characterized by single family detached, cluster, and townhouses. The CDMP indicates that such CDMP land use category "could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded".

The applicant seeks to redesignate the application site from "Low Density Residential" to "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre). The CDMP land use designation of "Low-Medium Density Residential" allows a range in density from a minimum of 6 dwelling units to a maximum of 13 dwelling units per gross acre. Areas designated "Low-Medium Density Residential" are characterized by single-family homes, townhouses, and low-rise apartments (see "CDMP Land Use" map on page 5).

Under the current CDMP land use designation of "Low Density Residential", the ±0.92-gross acre site could be developed with a maximum of 5 single-family homes. However, under the requested CDMP land use designation of "Low Density Residential", the application site could be developed with a maximum of 11 townhomes.

It must be noted that the actual densities or intensities of development approvable on a given site may be significantly lower than the maximum, where necessary, to conform to an overriding Plan policy, or to ensure compatibility of the proposed development with its surrounding land uses. Therefore, the total permissible development may be significantly less than the maximum allowed under the CDMP due to land use compatibility and other site-related considerations.

Zoning

The application site is currently zoned AU (Agriculture) - see "Zoning Map" on page 6. The AU zoning district permits one residence on a minimum of 5 gross acre lot. The applicant also requests that the CDMP application be processed concurrently with Zoning Application No. Z2021000258, which seeks the following: (1) a zoning district boundary change from AU to RU-3M (Minimum Apartment House), up to 12.9 dwelling units per net acre subject to RU-TH zoning district regulations to allow for the residential development of the site, pursuant to Section 33-311

of the Code; and (2) a Non-Use Variance to permit a townhouse development on a 0.90 net acre (1 net acre required).

Zoning History

Miami-Dade County zoning districts and zoning code regulations were first created in 1938. Earliest zoning records dated 1947 indicate the application site was initially zoned AU (Interim). Current zoning records indicate the application site has not been subject to any zoning changes.

Adjacent Land Use and Zoning

Existing Land Uses

Properties surrounding the application site are characterized by single-family detached and townhome residences, vacant sites, and row crop lands (see “Existing Land Use” map on page 7). Properties adjacent to the northwest of the application site, north of SW 232 Street in the Southern Cove subdivision, are developed with single family estate residences. To the north of the site, across SW 232 Street, is a Baptist church and the Kendall Assemblage North townhome development currently under construction. Properties abutting and adjacent to the east and south of the application site are developed with townhomes within the Kendall Assemblage South townhome community. Adjacent to the west of the application site, across SW 132 Avenue, is a single-family residential development that is currently under construction, which was approved in August of 2022 (Resolution No. Z-14-22) for a maximum of 51 units. (See “Appendix F: Photos of Site and Surroundings” on Appendices Page 63).

CDMP Land Use Designations

The areas abutting and surrounding the application site are designated for residential uses on the CDMP Adopted 2030 and 2040 Land Use Plan (LUP) map. The areas abutting to the north, south, east, and west of the site are designated “Low Density Residential” on the CDMP LUP map. Properties further west of the site, beyond the Caldwell - Martin Subdivision, and the estate homes to the northwest (north of SW 232 Street and west of SW 132 Avenue) are designated “Estate Density Residential”. (See “CDMP Land Use” map on page 5).

Zoning

Properties adjacent to the application site are zoned for residential and agricultural uses. The church property adjacent to the north of the site is zoned AU (Agricultural). The Kendall Assemblage North townhome development to the northeast of the site is zoned RU-3M (Minimum Apartment House 12.9 units/net). The estate homes development to the northwest of the site is zoned EU-M (Estates Modified, Single-Family) that permits residential uses on minimum 15,000 sq. ft. net lots. The single-family development (Caldwell - Martin Subdivision) under construction to the west of the site is zoned RU1M(a) – Modified Single Family. Properties zoned RU-1M(a) are permitted residential uses on a minimum of 5,000 sq. ft. net lots. Properties abutting to the east and south of the site, in the Kendall Assemblage South townhome development, are zoned RU-4L (Limited Apartment House). Properties zoned RU-4L are permitted residential uses at a maximum density of 35.9 units per net acre. (see “Zoning Map” on page 6).

Strategic Miami Area Rapid Transit (SMART) Plan

The application site is within ½ mile from the South Dade Transitway Corridor. The South Dade Transitway corridor is one of six (6) corridors within the Strategic Miami Area Rapid Transit Plan (“SMART Plan”) adopted by the Miami-Dade County Transportation Planning Organization in April 2016. The SMART Plan was endorsed by the Miami-Dade Board of County Commissioners (Board) by Resolution No. R-523-16, adopted in June 2016. Additionally, on January 24, 2019, the Board adopted Ordinance No. 19-7 approving “Mixed Use Development” CDMP policies to

establish transit-supportive densities and intensities for mixed-use projects located within 1/2-mile of the County’s Rapid Transit Corridors that include the existing Metrorail corridor and the SMART Plan corridors.

The “Mixed Use Development” policies for the SMART Plan corridors provide that mixed-use projects located within 1/4-mile of a SMART Plan corridor are eligible to be developed at a residential density up to 60 units per acre and up to 2.0 Floor Area Ratio (FAR), and projects between 1/4 mile and 1/2 mile of a SMART Plan corridor are eligible to be developed at a residential density up to 36 units per acre and up to 1.5 FAR .

Supply and Demand Analysis

The capacity of the 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 small-scale 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 Minor Statistical Area (MSA) 7.2 in 2023 was estimated to have a capacity for about 11,409 dwelling units, with 89 percent of these units intended as multi-family. The annual average residential demand in MSA 7.2 is projected to increase from 412 units per year in the 2023-2025 period to 538 units in the 2035-2040 period. An analysis of the residential capacity by type of dwelling units shows the depletion of single-family type units occurring in 2026 and beyond 2040 for multi-family type units (see “Residential Land Supply/Demand Analysis” table below). The supply of residential land for both single-family and multi-family units is projected to be depleted beyond the year 2040.

Residential Land Supply/Demand Analysis
2023 to 2040 (MSA 7.2)

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 2022	1,212	10,197	11,409
DEMAND 2023-2025	332	80	412
CAPACITY IN 2025	548	10,037	10,585
DEMAND 2025-2030	369	89	458
CAPACITY IN 2030	0	9,592	8,295
DEMAND 2030-2035	400	96	496
CAPACITY IN 2035	0	9,112	5,815
DEMAND 2035-2040	434	104	538
CAPACITY IN 2040	0	8,592	3,125
DEPLETION YEAR	2026	2040+	2040+

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, April 2023.

Approval of the application would increase the residential land capacity by six (6) single-family type units. This will have a negligible effect on the depletion year for single-family type units.

Housing Affordability Assessment

The applicant’s site would permit the development of up to 11 attached single-family units. The following analysis looks at the status of the housing market in the market area of this application.

Household Incomes in Miami-Dade County and Application’s Market Area (2020)

The Department of Housing and Urban Development (HUD) estimates the Area Median Family Income (AMI) for all counties. The 2022 AMI for Miami-Dade County is \$68,300. This figure is derived from the median family income reported in the “American Community Survey 2019 1-year Estimates for Miami-Dade County”, and is adjusted for inflation, family size and county housing costs relative to national and state costs.

**2022 Workforce Housing Income Limits 4 and HUD AMI
Income Thresholds for a Family of four**

Income Limit Category as a Share of AMI Adjusted for Family Size	2022 Income Thresholds
Less than 60% of AMI	<= \$58,500
60% to 80% of AMI	\$58,501 to \$78,000
80% to 100% of AMI	\$78,001 to \$97,500
100% to 120% of AMI	\$97,501 to \$117,000
120% to 1400% of AMI	\$117,001 to \$136,500
Greater than 140% of AMI	> \$136,500

The table below shows the breakdown of owner-households in MSA 7.2 that fall within the income limit categories and the corresponding housing-cost burden. The income values reported here are for a typical family of four. This data comes from the 2021 American Community Survey 5-year Estimates and from the most recently available HUD Comprehensive Housing Affordability Strategy (CHAS) data for the period 2015-2019.

2022 Market Area Owner Households by Workforce Housing & AMI Income Limits

Income Range; Upper Limit (Family of 4)	MSA 7.2		
	Households	% of Total	Percent Cost Burdened (All Households)
Low/Very Low (Less than 60%; \$58,500)	4,154	40.9%	Less than 80% of AMI: Cost Burden 33.0%
Low (60% to 80%; \$78,000)	1,152	11.3%	Severely Cost Burdened 28.4%
Moderate (80% to 100%; \$97,500)	1,059	10.4%	80% to 120% of AMI: Cost Burden 19.7%
Moderate (100% to 120%; \$117,000)	758	7.5%	Severely Cost Burdened 0.8%
Greater than 120%	3,036	29.9%	Greater than 120% of AMI: Cost Burden 2.6% Severely Cost Burdened 0.5%
	10,159	100%	

Data Source: 2021 American Community Survey, 5-year Estimates, 2015-2019 HUD CHAS Data.

In this market area, as shown in the second table above, low or very-low-income families accounted for 52.2% of all owner households. These are families earning less than 80% of the HUD area median income (AMI). An additional 17.9% had moderate incomes, between 80% and 120% of AMI. The total share of low and moderate-income owner-households in the market area was 70.1%. Therefore, the data illustrates the immediate need for housing that is more affordable than “market-rate” in the market area at the low end of the workforce housing range, defined in

the county code as 60% to 140% of AMI. At the time of this writing, there has been no offer of including any workforce housing units.

The table below shows that for all households, adding renter households to the owners, the situation only gets worse. Low and very-low-income households accounted for 63.7% of all households, and including moderate-income households leads to 78.6% of all households falling within the low and moderate-income ranges. In comparison, 77% of households countywide were low and moderate-income households.

2022 Market Area All-Households by Workforce Housing & AMI Income Limits

Income Range; Upper Limit (Family of 4)	MSA 7.2		
	Households	% of Total	Percent Cost Burdened (All Households)
Low/Very Low (Less than 60%; \$58,500)	8,205	51.2%	Less than 80% of AMI: Cost Burden 33.9%
Low (60% to 80%; \$78,000)	2,006	12.5%	Severely Cost Burdened 32.1%
Moderate (80% to 100%; \$97,500)	1,417	8.8%	80% to 120% of AMI: Cost Burden 19.4%
Moderate (100% to 120%; \$117,000)	970	6.1%	Severely Cost Burdened 1.2%
Workforce (120% to 140%; \$136,500)	905	5.6%	Greater than 120% of AMI: Cost Burden 2.4%
Greater than 140%	2,534	15.8%	Severely Cost Burdened 0.4%
	16,037	100%	

Data Source: 2021 American Community Survey, 5-year Estimates, 2015-2019 HUD CHAS Data.

The tables above also illustrate the financial implication of this household income distribution, and for whom there exists a housing affordability crisis. Data from HUD, 2015-2019 Consolidated Plan/CHAS data, identifies the extent to which households were cost burdened by income levels. A household is cost-burdened if they are spending more than 30% of their income on housing costs, and severely cost-burdened if they are spending more than 50% on housing costs.

The CHAS data does not perfectly match the workforce-housing ordinance threshold of 140% of HAMFI. However, for owner-households in the market area with incomes less than 80% of AMI, 64.1% of households were cost burdened, of which, 28.4% were severely cost burdened. Including moderate-income households, 81.9% were cost burdened. Among owner households earning more than 120% of AMI (\$117,000), 3.1% were cost burdened and for all households, 2.8% were cost burdened. By far, the data shows the challenge of owning a home in this market area lies with low- and moderate-income households, whether renters or owners.

There is little doubt that while everyone is being affected by rising home prices in Miami-Dade County, for some it is a challenge, while for many in the lower income ranges, it is a crisis. The rate of cost-burdened households clearly illustrates the crisis that exists is not for those households earning 120% or more of HAMFI that can afford market-rate housing. This confirms the importance of creating housing opportunities that are affordable to low- and moderate-income households in MSA 7.2.

2022 Household Incomes and Affordable Sales Prices by HAMFI Income Limits (Family of 4)

Income Limit Category as a Share of AMI (68,300)	2022 Income Thresholds	MSA 7.2			
		Households	%	Affordable Sale Price	%
Less than 60% of AMI	<= \$58,500	8,205	51.2%	142,275	0.8%
60% to 80% of AMI	\$58,500 to \$78,000	2,006	12.5%	189,780	1.1%
80% to 100% of AMI	\$78,000 to \$97,500	1,417	8.8%	237,300	1.7%
100% to 120% of AMI	\$97,500 to \$117,000	970	6.1%	284,760	5.0%
120% to 140% of AMI	\$117,000 to \$136,500	905	5.6%	299,900	1.4%
Greater than 140% of AMI	> \$136,500	2,534	15.8%	n/a	90.1%
		16,037	100%	Median = \$548.5 k	100%

Data Sources: 2022 HAMFI Income Limits: U.S. Housing and Urban Development; Affordable Sales Price: Florida Housing Finance Corp through PHCD; Households by income range: 2020 American Community Survey 5-year estimates; Median Sales Price: Miami-Dade Property Appraiser, Planning Research and Economic Analysis.

Finally, the table above shows again that 84.2% of all households in the MSA earned less than 140% of AMI. An analysis of property sales from the Property Appraiser’s database, including both new homes and resales, identified that only 9.9% of all sales over the last ten years were affordable to any of these households. Ninety-point one percent of all sales were only affordable to households earning incomes higher than the workforce housing threshold. This sales data further underscores the necessity of providing workforce housing units at every opportunity.

Environmental Conditions

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

Flood Protection

Federal Flood Zone	X
Stormwater Management Permit	DERM
County Flood Criterion (National Geodetic Vertical Datum)	10.6 feet NGVD

Biological Conditions

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

Other Considerations

Within Wellfield Protection Area	No
Contaminated Site	No Records

Natural Resources

Approval of the application would not constitute an authorization to remove and/or relocate tree resources that are subject to the tree preservation and protection provisions of the Code without a Miami-Dade County Tree Permit.

All prohibited species listed in section 24-49.9 that exist within the areas associated with the subject site shall be removed prior to development or redevelopment and any developed parcels

shall be maintained to prevent the growth or accumulation of prohibited species in accordance with Section 24-49.9 of the Code.

Drainage and Flood Protection

For compliance with Miami-Dade County stormwater disposal requirements, all stormwaters shall be retained on-site utilizing a properly designed seepage or infiltration drainage system. Any grading and drainage improvements, development, redevelopment, or substantial improvements, within any parcels or subdivisions will require DERM review and approval, demonstrating with signed and sealed engineering calculations that the full required retention of stormwater on site is being achieved with a properly engineered stormwater management system, and that the proposed development shall not negatively impact adjacent, upstream, or downstream properties. The signed and sealed analysis shall show that conditions before and after the implementation will be the same or better than prior to implementation for upstream, downstream, and inside the properties where the retention system is being implemented.

At a minimum, the County Flood Criteria adopted in Miami-Dade County in October 2022, or subsequent standards in effect at the time of review and approval shall be required. Most current and stringent groundwater data available at the time of the review and approval, from the county or other agencies, shall be used.

The developer and/or subsequent owner(s) shall be responsible for maintaining and operating the stormwater retention system in perpetuity. If the level of service required for any public conveyance system is negatively impacted by the off-site conveyance of stormwater, the developer and/or subsequent owner(s) shall be responsible to implement the capital upgrade of said public infrastructure subject to DERM review and approval, including requesting the necessary permits and completing/certifying the improvements after completion. No development permits shall be approved until the stormwater retention plan has been approved by DERM.

Stormwater Management

Any construction activities that require dewatering will require a Class V permit, pursuant to Section 24-48.1(1)(e) of the Code. Class V permits are required for any dewatering of groundwater, surface water, or water that has entered an underground facility, excavation, or trench. Furthermore, pursuant to section 24-48.1(1)(b) of the Code, a Class II permit is also required for the construction, installation, and/or alteration of any outfall or overflow system discharging into any water body of Miami-Dade County.

For compliance with Miami-Dade County stormwater disposal requirements, all stormwaters shall be retained on-site utilizing a properly designed seepage or infiltration drainage system. Any grading and drainage improvements within the application site will require review and approval by DERM. The road drainage systems shall provide service that complies with the minimum requirements outlined in the Miami-Dade County Public Works Manual.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties. Any proposed development shall comply with county and federal flood criteria requirements.

Water and Sewer

Potable Water Supply

The application site is located within the Miami-Dade Water and Sewer Department (WASD) franchised water service area. Pursuant to Chapter 24 of the Code, the proposed development would be required to connect to the public water system. The source of potable water for the application site is the Alexander Orr Water Treatment Plant, which is owned and operated by WASD. Currently, the plant has sufficient capacity to provide current water demand, consistent with Policy WS-2 A (1) of the CDMP, and is producing water that meets federal, state, and County drinking water standards.

The application site is part of a larger property under active WASD Agreement No. 31375 recorded on October 24, 2022, with approved water and sewer plans, for the development of eight Townhouses and 45 single family residences, with approved points of connection (P.O.C.) dated September 1, 2022. Per said P.O.C, there is an existing 12-inch water main (E30910D01A-2) in Pine Island Road (SW 132 Avenue) abutting the western boundary of the application site, which may serve as a connection point to provide water service to the proposed development. An existing 16-inch water main (E22649D01A-2) in SW 232 Street, abutting the northern boundary of the application site may also serve as a connection point to provide water service to the proposed development.

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, the water system shall be looped with (2) points of connections. There is a planned project near the application site located at the northwestern corner of the intersection of SW 132 Avenue and SW 236 Street, which is under WASD Agreement No. 31521. Said agreement is for the new construction of 134,000 square feet of warehouse replacing vacant land.

Water Demand/Sewer Flow Analysis

As noted in the “Estimated Water Demand/Sewer Flow for Proposed Development by Land Use Scenario” table below, the maximum water demand under the current CDMP land use designation of –“Low Density Residential” is estimated at 1,050 gallons per day (gpd), as shown under Scenario 1. The maximum water demand under the proposed CDMP land use designation of “Low-Medium Density Residential” is estimated at 1,815 gpd, as shown under Scenario 2; this represents a potential increase of 765 gpd of water and sewer service.

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 – “Low Density Residential”				
1	Single Family Detached Units	5	210 gpd/unit	1,050
Proposed CDMP Designation – “Low-Medium Density Residential”				
2	Single Family Attached Units	11	165 gpd/unit	1,815

Source: Miami-Dade Water and Sewer Department; Department of Regulatory and Economic Resources, Planning Division; April 2023

Wastewater Treatment

The application site is located within the WASD franchised sewer service area. Pursuant to Chapter 24 of the Code, the proposed development is required to connect to the public sewer system.

Sewer flow collected in the vicinity of the application site is directed to sewer Pump Station Nos. 1083 and 522 and then to the South District Wastewater Treatment Plant (SDWWTP). These structures are owned and operated by WASD and are currently working within the mandated criteria set forth in the Consent Decree Case: NO. 1:12-cv-24400-FAM, effective Dec 6, 2013. The South District WWTP has adequate sewer treatment and disposal capacity to treat current discharge, consistent with Policy WS-2 A (2) of the CDMP. Any future construction within the development area must comply with requirements mandated by the consent decree cited above, with the goal of eliminating all Sanitary Sewer Overflows (SSOs) and prohibited bypasses.

An 8-inch gravity sewer line is proposed to be installed along the east side of the application site under WASD Agreement No. 30910. If said Agreement is conveyed by the time the proposed development is ready for construction, the developer may connect to said gravity sewer at SW 132 Avenue, to provide service to the proposed development. If 'Unity of Title' does not apply, then any gravity sewer within the application site shall be public and 8-inch minimum in diameter. All wastewater collection and/or transmission systems serving more than one parcel shall be public. Private systems will be limited to one building on one parcel connecting directly to a public system without traversing other parcels. If a private sanitary sewer pump station is required, the station shall be designed pursuant to section 24-42.2 of the Code and Chapter 62-604, Florida Administrative Code.

All public wastewater collection and transmission systems shall be protected from flood waters and inflow by having all mechanical and electrical equipment, including all system openings placed above the Base Flood Elevation, plus applicable freeboard and sea level rise. Freeboard and sea level rise are independent and cumulative (e.g., for a BFE of 8-feet with 24-inch freeboard and 24-inch Sea Level Rise requirements, all openings shall be above 12-feet). Openings include all maintenance holes, pump station wet wells, and system vents. When the required minimum elevations (BFE + Freeboard +Sea Level Rise) cannot be attained for system openings (e.g., manholes, wet wells), openings shall be elevated to be protected from a 10-yr storm and include water-tight and bolted covers/hatches. The entire assembly, structure, ring, frame, etc., shall be Water-Tight to sustain as a minimum, a water column pressure equivalent to the difference between opening elevation and minimum required elevation (BFE + Freeboard +Sea Level Rise). Freeboard shall be no less than 12-inches for substantial systems and 24-inches for essential systems. Sea Level Rise shall be, at a minimum, IPCC Median at 50 years. For example, for a BFE of 8-feet, an essential system maintenance hole opening shall be set at or above 8-feet + 24- inches + 21-inches or 11-feet 9-inches or include a water-tight bolted cover. Essential systems are those that serve essential facilities (e.g., hospitals) or are required to include an emergency generator. All others are substantial systems.

Connection to Public Water and Sanitary Sewer

Development proposals that would be allowed under the proposed CDMP land use designation of "Low-Medium Density Residential" would be required to connect to public water and sanitary sewer pursuant to section 24-43.1(3) of the Code.

Fire and Rescue Service

The application area is currently served by Miami-Dade Fire Rescue (MDFR) Station No. 5 (Goulds) located at 13150 SW 238 Street, Miami, Florida 33032. The station is equipped with (1) Engine and (1) Rescue totaling eleven (7) firefighter/paramedics, 24 hours a day, seven days a week. Average travel time to incidents in the vicinity of the Property is approximately 8:35 minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to the vicinity of the subject application complies with the performance objective of national industry standards. There are no planned services in the vicinity of the application site.

MDFR has determined that the proposed CDMP land use designation of “Low-Medium Density Residential” would allow development that could generate 4 annual alarms. The 4 annual alarms will result in a low impact to existing fire rescue services. Presently, fire and rescue service in the vicinity of the application site is adequate. Based on the current call volume for Station No. 5 and existing stations within proximity of the application site, all stations combined can mitigate the additional number of alarms. Additional stations include Station No. 70 (Coconut Palm) located at 11451 SW 248 Street, Miami, Florida 33032 and Station No. 34 (Cutler Ridge) located at 10850 SW 211 Street, Cutler Bay, Florida 33189.

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 of 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 land use designation of “Low-Medium Density Residential” shall be 3,000 gallons per minute (GPM). Fire hydrants shall be spaced a minimum of 300’ from each other and shall deliver not less than 1,000 GPM. Presently, there are no fire flow deficiencies in the vicinity of the application.

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

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 2022-23 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.

Parks

The Miami-Dade County Parks, Recreation and Open Space Department has three Park Benefit Districts (PBDs). The subject application site is located within Park Benefit District 3 (PBD-3), which generally encompasses the area south of 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 and open space in Miami-Dade County. This CDMP policy requires the County to provide a minimum of 2.75 acres of local recreation open space per 1,000 permanent residents in the unincorporated areas of the County and a County-provided, or an annexed or incorporated, local recreation open space of five acres or larger within a three-mile distance from residential development. The acreage/population measure of the LOS standard is calculated for each Park Benefit District. A Park Benefit District is considered below LOS standard if the projected deficiency of local recreation open space is greater than five acres. Currently, PBD-3 has a surplus capacity of 196.76 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; thirteen (12) of the twenty-six (25) parks listed below provide less than the required minimum provision of five (5) acres of local recreational open space.

Park Name	Acreage	Classification
Black Creek Trail Connection	0.02	Mini Park
Caribbean Park	5.17	Neighborhood Park
Charles Burr Park	3.80	Neighborhood Park
Cutler Ridge Skate Park	3.60	Single Purpose Park
Debbie Curtin Park	9.78	Neighborhood Park
Goulds Wayside Park	2.68	Neighborhood Park
JL (Joe) & Enid W. Demps Park	31.10	Community Park
Kevin Broils Park	5.19	Community Park
Lincoln Estates Park	0.82	Mini Park
Local Park SW 128 Av/ SW 232 St	5.0	Neighborhood Park
Naranja Park	12.70	Community Park
Naranja Lakes Park	1.55	Neighborhood Park
Pine Forest Park	6.62	Neighborhood Park
Pine Island Lake Park	17.45	Neighborhood Park
Princetonian Park	6.54	Neighborhood Park
Sharman Park	6.71	Neighborhood Park
Silver Palms Park 1	1.05	Neighborhood Park
Silver Palms Park 2	1.30	Neighborhood Park
Silver Palms Park 3	0.81	Neighborhood Park
Silver Palms Park 4	1.09	Neighborhood Park
Silver Palms Park 5	0.83	Neighborhood Park

Park Name	Acreage	Classification
Silver Palms Park 6	1.93	Neighborhood Park
Silver Palms Park 7	6.20	Neighborhood Park
South Miami Heights Park	5.97	Neighborhood Park
William Randolph Community Park	10.57	Neighborhood Park

Source: Parks, Recreation and Open Space Department, March 2023

Application Impacts

The current CDMP land use designation of “Low Density Residential” allows for a maximum of 5 single-family detached dwelling units to be developed on the site with an anticipated population of 16 persons. The concurrency analysis for this scenario results in an impact of 0.04 acres based on the minimum Level of Service standard for the provision of local recreational open space in the Recreational and Open Space Element.

The proposed CDMP land use designation of “Low-Medium Density Residential” would allow as many as 11 single-family residential units and an anticipated population of 36. The concurrency analysis results in an impact of 0.10 acres, based on the minimum Level of Service standard for the provision of local recreational open space in the Recreational and Open Space Element.

PROS recommends that any development on the application site provide neighborhood access, in the form of non-motorized, pedestrian connections to encourage non-motorized mobility. Please enhance tree-lined streets and pedestrian pathways to provide more shaded and walkable areas per the Great Streets Vision identified in the Miami-Dade County Open Space System Master Plan (OSMP).

Policy 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, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

Objective ROS-8:

The Miami-Dade County Parks and Open Space System Master Plan, 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. Based on these findings, PROS has no objections to the proposed CDMP amendment.

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 four (4) students. This number includes a reduction of 32.58% to account for charter and magnet schools (schools of choice). Of the 4 students, two are expected to attend elementary schools and two 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. Currently, 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
Redland Elementary	-43	2	0	No	Current CSA
Redland Elementary	19	2	2	Yes	Current CSA Five Year Plan
Redland Middle	245	0	0	Yes	Current CSA
South Dade Senior	103	2	2	Yes	Current CSA

Source: Miami-Dade County Public Schools, April 2023

Miami-Dade County Department of Regulatory and Economic Resources, April 2023

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

The application site is located outside of Miami-Dade County Aviation Department’s (MDAD) “Aviation Zone” and MDAD advises that all land uses on the application site be required to comply with federal, state, and local aviation regulations, including Chapter 33, Zoning, of the Code of Miami-Dade County as it pertains to airport zoning.

Police

A review of the application and related documents was conducted to predict the impact the proposed development would have on the Miami-Dade Police Department's resources, and the impact the project could have on any zoning modification changes.

Current data on police staffing and population was examined for any increase in service calls. Current staffing should accommodate any slight increase in the volume of calls for service. Should demand for police services increase beyond current levels, additional sworn personnel, support staff, and equipment will be required.

Roadways

The application site is a ±0.92-acre parcel located on the southeast corner of the intersection of SW 132 Avenue and SW 232 Street in unincorporated Miami-Dade County. The site can be accessed from SW 132 Avenue/Pine Island Road and from SW 232 Street/Silver Palm Drive. The application site is inside a Community Development Block Grant (CDBG) eligible area, a County designated Transportation Concurrency Exception Area (TCEA). The Concurrency Management Program in the Capital Improvement Element (CIE) of the CDMP states that "A proposed development located in an existing urban service area within the UDB and is located in a Community Development Block Grant (CDBG)-eligible Area established pursuant to the Housing and Community Development Act of 1974 will not be denied a concurrency approval for transportation facilities provided that the development is otherwise consistent with the adopted Comprehensive Development Master Plan..." (CIE page IX-16). The major roadways surrounding the application site that would cater to the mobility needs of this project are shown below:

1. SW 248 Street/Coconut Palm Drive from South Dixie Highway to SW 112 Avenue is a two-lane undivided roadway and from SW 112 Avenue to SW 103 Avenue it is a separated four-lane divided roadway with posted speed limit of 40 miles per hour (mph).
2. SW 232 Street/Silver Palm Drive from SW 124 Court to SW 117 Avenue is a two-lane undivided roadway; from SW 117 Avenue to SW 113 Place, it is a four-lane divided roadway; and from SW 113 Place to SW 112 Avenue, it is a three-lane undivided roadway with posted speed limit of 30 mph.
3. SW 132 Avenue from SW 232 Street to South Dixie Highway is a two-lane undivided roadway with a posted speed limit of 35 mph.
4. SW 137 Avenue from SW 232 Street to SW 220 Street is a two-lane undivided roadway with a posted speed limit of 40 mph.
5. SW 117 Avenue from SW 222 Street to Bailes Road is a two-lane undivided roadway; from Bailes Road to SW 236 Street, it is a five-lane divided roadway and from SW 236 Street to SW 248 Street it is a two-lane undivided roadway with posted speed limit of 30 mph.
6. SW 112 Avenue from SW 227 Street to SW 256 Street is a five-lane divided roadway with a posted speed limit of 40/45 mph. It has an interchange with Florida's Turnpike.
7. SW 127 Avenue from South Dixie Highway to SW 248 Street is a two-lane undivided roadway with a posted speed limit of 30 mph.
8. South Dixie Highway from SW 248 Street to SW 222 Street is a four-lane divided roadway with a posted speed limit of 45 mph.

9. Florida’s Turnpike from SW 232 Street to SW 128 Court is a four-lane expressway with a posted speed limit of 60 mph.

The project site is located near South Dixie Highway (US-1) and Florida’s Turnpike which would provide connectivity to other regions within the County and outside the County.

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

Existing Conditions

Existing traffic conditions on major roadways adjacent to and in the vicinity of the application site, which are currently monitored by the State (Year 2021) and the County (Year 2021), are operating at acceptable levels of service. See “Traffic Impact Analysis on Roadways Serving the Amendment Site” table below.

Trip Generation

The maximum development potential scenarios under the current and requested CDMP Land Use Plan map designations were analyzed for traffic impacts. Under the current CDMP land use designation of “Low Density Residential (2.5 to 6 du/ac)” the application site is assumed to be developed with 5 single-family detached units. Under the requested CDMP land use designation of “Low-Medium Density Residential (6 to 13 du/ac)” the application site is assumed to be developed with 11 single-family attached units. The potential development of 5 single-family detached units, under the current CDMP land use designation, is expected to generate approximately 6 PM peak hour trips. The potential development of 11 single-family attached units, under the requested CDMP land use designation, is expected to generate approximately 25 PM peak hour trips or approximately 19 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# CDMP20230002	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
Land Use	“Low Density Residential (2.5 - 6 du/ac)”	“Low-Medium Density Residential (6 - 13 du/ac)”	
Maximum Development Potential	5 Single-Family Detached Units ¹	11 Single-Family Attached Units ²	
Net Trips Generated	6	25	+19

Source: Institute of Transportation Engineers, Trip Generation, 10th Edition, 2012; Miami-Dade County Department of Regulatory and Economic Resources, January 2019.

Notes: ¹ – ITE Land Use Code used for Single-Family Detached is 210.

² – ITE Land Use Code used for Single-Family Attached is 220.

Short Term Traffic Evaluation

An evaluation of peak-period traffic concurrency conditions as of February 2023, 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 2023 *Transportation Improvement Program (TIP)*, and the PM peak hour trips estimated to be generated by the development scenarios assumed to be developed under the requested CDMP LUP map designation, determined that all roadways, adjacent to and in the vicinity of the application site that were analyzed have available capacity to handle the additional traffic impacts that would be generated by the application. Also, the subject application site is inside a Community Development Block Grant (CDBG) eligible area, a County designated Transportation Concurrency Exception Area (TCEA), hence it is exempt from traffic concurrency. The "Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation" table below shows that all roadways analyzed are projected to operate at acceptable levels of service.

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)														
Sta. Num.	Roadway	Location/Link	Num. Lanes	Adopted LOS Std.*	Peak Hour Cap.	Peak Hour Vol.	Existing LOS	Approved D.O's Trips	Total Trips With D.O's Trips	Con. LOS w/o Amed.	Amendment Peak Hour Trips	% Impact	Total Trips With Amend.	Concurrency LOS with Amend.
Requested CDMP Designation: 11 Single Family Attached Units. Trip generation is 25 PM peak hour trips.														
9900	SW 216 Street	east of SW 137 Avenue	2 DV	C	1,359	512	C	138	650	C	5	0.37%	655	C
9790	SW 127 Avenue	south of SW 216 Street	2 DV	D	1,197	461	C	238	699	D	3	0.25%	702	D
9103	SW 232 Street	east of US 1/ SR 5	2 DV	D	1,197	448	C	233	681	D	4	0.33%	685	D
9908	SW 232 Street	west of US 1/ SR 5	2 DV	D	1,440	548	C	346	894	C	18	1.25%	912	C
9910	SW 232 Street	west of SW 137 Avenue	2 DV	C	1,359	529	C	177	706	C	2	0.15%	708	C
9916	SW 248 Street	west of US 1/ SR 5	2 DV	D	1,440	496	C	166	662	C	1	0.07%	663	C
F-0008	US 1/SR 5	north of SW 232 Street	4 DV	E+20%	4,296	2,505	C	1081	3,586	E+1%	6	0.14%	3,592	E+1%
9971	US 1/SR 5	south of SW 248 Street	4 DV	E+20%	4,296	2,535	C	1100	3,635	E+2%	6	0.14%	3,641	E+2%
Source: Compiled by the Miami-Dade County Department of Regulatory and Economic Resources and Florida Department of Transportation, December 2019.														
Notes: DV= Divided Roadway; UD=Undivided Roadway.														
1 – Class III roadway; 2 – Class I 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)														

Application Impact

The maximum development potential scenarios under each of the existing and requested CDMP Land Use Plan map 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 5 single-family detached units which would generate approximately 6 PM peak hour trips. Under the requested CDMP land use designation of “Low Density Residential (6 - 13 du/ac)” the application site is assumed to be developed with 11 single-family attached units which would generate approximately 25 PM peak hour trips. The requested change in CDMP land use designation is expected to generate approximately 19 more PM peak hour trips than the current CDMP designation.

The concurrency analysis determined that all roadways adjacent to and in the vicinity of the application site analyzed have available capacity to handle the additional traffic impacts that would be generated by the application and are projected to operate at acceptable levels of service. Also, the subject application site is inside a Community Development Block Grant (CDBG) eligible area, a County designated Transportation Concurrency Exception Area (TCEA), hence it is exempt from traffic concurrency.

Applicant’s Traffic Study

The applicant’s transportation consultant, Langan Engineering and Environmental Services, Inc., prepared the “*CDMP Amendment Traffic Impact Study*”, dated January 23, 2023. A copy of the Traffic Study’s Executive Summary is included in Appendix D; Executive Summary of Traffic Impact Study” on page 53. The complete Traffic Study is available online at the Department’s website at <https://energov.miamidade.gov/>. The Traffic Study analyzes the existing, short term and long-term traffic impacts that the proposed project will have on the roadways adjacent to and in the vicinity of the application site.

The trip generation analysis for the existing and proposed land use is shown in Table 2 of the traffic study. The PM Peak Hour trip generation for the existing development potential of 5 single-family detached units would be 6 trips. The trip generation from the proposed development potential of 11 single-family attached units would be 25 PM Peak Hour trips or approximately 19 more PM peak hour trips than the current CDMP designation. See applicant’s Table 2 below for trip generation analysis.

Table 2 - Trip Generation Estimates¹

Use	Size	Daily	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour		
			In	Out	Total	In	Out	Total
Maximum Potential Development under Proposed Land Use Designation Multifamily Housing (Low-Rise)	11 DU	146	6	20	26	16	9	25
Maximum Potential Development under Current Land Use Designation Single-Family Detached Housing	5 DU	64	1	4	5	4	2	6
Net New Trips for 2045 Analysis²		82	5	16	21	12	7	19

Notes:

1. Based on ITE Trip Generation Manual 11th Edition
2. Proposed Land Use Designation less Current Land Use Designation

The site is located on Traffic Analysis Zone (TAZ) 1332, the cardinal trip distribution for this TAZ was obtained from the MPO's 2045 Cost Feasible Plan. The Miami-Dade TPO publishes trip distribution data for the years 2015 and 2045 for each TAZ within Miami-Dade County. This data is interpolated to get the 2025 trip distribution for the concurrency analysis. Using the cardinal distribution, the project traffic was distributed on the surrounding roadway network. See applicant's Table 3 below for trip distribution analysis.

Table 3 - Cardinal Distribution

Year	NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW
2015	28.90%	9.80%	6.10%	4.90%	24.00%	3.70%	1.90%	20.80%
2045	42.30%	10.00%	3.80%	3.50%	21.80%	4.30%	1.70%	12.70%
2025	33.37%	9.87%	5.33%	4.43%	23.27%	3.90%	1.83%	18.10%

The applicant's traffic study reviewed the existing traffic conditions on the surrounding roadway network using the County's and Florida's Department of Transportation's (FDOT) 2021 traffic count data. Eight surrounding roadway segments were analyzed for afternoon peak hour capacity conditions, and it was determined that all roadways are functioning at an acceptable level of service. See the applicant's Table 1 below for the existing roadway condition analysis.

Table 1 - Existing Afternoon Peak-Hour Roadway Capacity Analysis Summary

Roadway	From	To	Number of Lanes	Adopted LOS ¹	LOS Capacity ¹	Existing Volume	Existing LOS	Meets Capacity
SW 216 Street	SW 127 Avenue	SW 137 Avenue	2 L	C	1,359	512	C	YES
SW 127 Avenue	SW 216 Street	SW 232 Street	2 L	D	1,197	461	C	YES
SW 232 Street	SW 117 Avenue	US-1	2 L	D	1,197	448	C	YES
	SW 127 Avenue	SW 132 Avenue	2 L	D	1,440	548	C	YES
	SW 132 Avenue	SW 147 Avenue	2 L	C	1,359	529	C	YES
SW 248 Street	US-1	SW 147 Avenue	2 L	D	1,440	496	C	YES
US-1	SW 112 Avenue	SW 248 Street	4 L	EE	4,296	2,505	C	YES
	SW 248 Street	SW 288 Street	4 L	EE	4,296	2,535	C	YES

Notes:

1. Adopted LOS and Capacity from FDOT 2020 Quality / LOS Handbook & County Traffic Concurrency Database

The applicant's traffic study included a 2025 short term roadway impact analysis, which included reserved trips from approved development not yet constructed, a 2.87 percent annual growth-rate factor based on FDOT historical traffic volumes to account for future background volumes, programmed roadway capacity improvements listed in the first three years of the County's adopted 2023 Transportation Improvement Program (TIP), and the PM peak hour trips estimated to be generated by the proposed development. The concurrency analysis determined that all roadways impacted by the proposed development will have sufficient capacity to handle the additional traffic impacts that would be generated by this project. See the applicant's Table 4 below for the short-term roadway impact analysis.

Table 4 - Short Term 2025 (Concurrency) Afternoon Peak-Hour Roadway Capacity Analysis Summary

Count Station	Location	Facility Type	Adopted LOS ¹	LOS Capacity ¹	PHP Volume	2025 Volume	Development Order Trips	2025 Volume + D.O.'s	Available Trips	LOS without Project	Proposed Development		Total Volume With Project	Trips Remaining	LOS with Project	Meets Concurrency
											Project Assignment	Project Trips				
MD-9900	SW 216 Street e/o SW 137 Avenue	2 L	C	1,359	512	557	139	696	663	C	18%	5	701	658	C	YES
MD-9790	SW 127 Avenue s/o SW 216 Street	2 L	D	1,197	461	502	238	740	457	D	10%	3	743	454	D	YES
MD-9103	SW 232 Street e/o US-1	2 L	D	1,197	448	488	213	701	496	D	15%	4	705	492	D	YES
MD-9908	SW 232 Street w/o US-1	2 L	D	1,440	548	597	343	940	500	C	71%	18	958	482	C	YES
MD-9910	SW 232 Street w/o SW 137 Avenue	2 L	C	1,359	529	576	176	752	607	C	6%	2	754	605	C	YES
MD-9916	SW 248 Street w/o US-1	2 L	D	1,440	496	540	165	705	735	C	5%	1	706	734	C	YES
FDOT-0008	US-1 n/o SW 232 Street	4 L	EE	4,296	2,505	2,727	1,069	3,796	500	E	23%	6	3,802	494	E	YES
MD-9971	US-1 s/o SW 248 Street	4 L	EE	4,296	2,535	2,760	1,096	3,856	440	E	23%	6	3,862	434	E	YES

Notes:

1.- Adopted LOS and Capacity from FDOT 2020 Quality/LOS Handbook and Miami-Dade County Traffic Concurrency Database

Table 6 - Long Term 2045 Afternoon Peak-Hour Roadway Capacity Analysis Summary

Roadway	From	To	Facility Type ¹	LOS Capacity	2045 Volumes ²	LOS without Project	Proposed Designation		Project Significance	Total Volume With Project	LOS with Project	Operates within Adopted LOS
							Project Assignment	Project Trips				
SW 216 Street	SW 127 Avenue	SW 137 Avenue	2 L	1,359	1,192	C	18%	3	0.22%	1,195	C	YES
SW 127 Avenue	SW 216 Street	SW 232 Street	2 L	1,197	1,769	F	10%	2	0.17%	1,771	F	NO
SW 232 Street	SW 117 Avenue	US-1	2 L	1,197	111	C	15%	3	0.25%	114	C	YES
	SW 127 Avenue	SW 132 Avenue	2 L	1,440	1,089	C	71%	13	0.90%	1,102	C	YES
	SW 132 Avenue	SW 147 Avenue	2 L	1,359	1,032	C	6%	1	0.07%	1,033	C	YES
SW 248 Street	SR 5/US-1	SW 147 Avenue	2 L	1,440	304	C	5%	1	0.07%	305	C	YES
SR 5/US-1	SW 112 Avenue	SW 248 Street	4 L	4,296	4,530	F	23%	4	0.09%	4,534	F	NO
	SW 248 Street	SW 288 Street	4 L	4,296	3,819	E	23%	4	0.09%	3,823	E	YES

Notes:

1. Adopted LOS and Capacity from MPO 2045 Cost Feasible Network
2. 2045 Volumes based on Daily SERPM Model Volumes (0.09 K-Factor).

The applicant’s traffic study also included a 2045 Long Term analysis to determine the future long-term traffic impacts on the surrounding roadways. The 2045 traffic volumes were obtained from the Southeast Florida Regional Planning Model (SERPM8) and the project trips were added to the model volumes to determine the impact on the surrounding roadway segments. The long-term analysis determined that two roadway segments shown below are projected to operate in violation of their adopted level of service standards.

1. SW 127 Avenue from SW 232 Street to SW 216 Street would operate at LOS ‘F’ but the adopted LOS is ‘D’.
2. South Dixie Highway/US-1 from SW 248 Street to SW 112 Avenue would operate at LOS ‘F’ but the adopted LOS is ‘E+20%’.

The two roadways that are projected to fail in 2045, fail even without the impacts from the proposed project. Also, the traffic impacts from this project on the two roadway segments are not significant as the percentage impact is less than five percent of the adopted LOS capacity of each roadway. See the applicant’s Table 6 above for the 2045 Long Term analysis.

The applicant’s traffic study assessed the impacts of the proposed CDMP amendment on the roadway segments surrounding the application site. The traffic analysis was prepared for existing traffic conditions, short-term concurrency (year 2025) and long-term (year 2045) traffic impacts. The results indicate that the impacted roadway segments are expected to operate at adopted levels of service or better for existing and for short-term traffic conditions. Two roadway segments are projected to operate below the County’s adopted level of service standards for long term traffic conditions, but the project traffic impact would be insignificant on these roadways. Hence, staff agrees with the conclusions of this traffic study.

Transit

Existing Service

The application site is served by Metrobus Routes 34 and 38 at the nearest bus stop located at SW 232 Street and the South Dade Transitway. These two routes provide express or limited-stop Metrobus route service, including feeder service to Metrorail. The South Dade Transitway is located approximately 0.45 miles from the site (a 9-minute walk), using the existing sidewalk network with the closest bus stop located at SW 232 Street, along the Transitway. The “Metrobus Route Service Summary” table below details the service headways (in minutes) for these two routes.

Metrobus Route Service Summary							
Route	Peak (am/pm)	Off-peak (midday)	Evening (at 8 pm)	Over night	Saturday	Sunday	Type of Service
38 (Busway MAX)	10	20	30	60	20	20	E/F
34 Express	10	n/a	n/a	n/a	n/a	n/a	E/F

Source: Miami Dade Department of Transportation and Public Works, Dec. 2021 Line Up While the service above is in place, the operation of the system at the time of the review is scaled back to meet the current demands, due to COVID-19 pandemic.

Note:

L means Metrobus local route service.

F means Metrobus feeder service to Metrorail.

E means Express or Limited-Stop Metrobus route service

Recent Service Adjustments

According to the Transit Development Plan (TDP), there are no recent service changes planned for this year for Metrobus Routes 34 and 38. The stops nearest to the application site will continue to be served by Metrobus service as a part of the Better Bus Network. The Board of County Commissioners (BCC) adopted the Better Bus Network in October 2021. The Better Bus Network is expected to be implemented in the Fall of 2023.

Future Transportation/Transit Needs and Planned Improvements

The TDP identifies two unfunded Transit Operation Projects. The “Transitway Park-and-Ride” facility at SW 264 Street will be developed with 100 surface parking spaces along the South Dade Transitway at SW 264 Street. The “US-1 Transitway Project” will provide bus-only grade separations at all intersections, including south of 98 Street, with at-grade stations. This facility will be located approximately 0.45 miles from the application site.

The TDP identifies two Funded Capital Projects. The “South Dade Transitway” project, which will implement the Bus Rapid Transit (BRT) Gold Standard along the Transitway, from the SW 344 Street Park-and-Ride to the Dadeland South Metrorail Station. Additionally, the Transit Oriented Development (TOD) Master Plan for the South Corridor project will plan along the Strategic Miami Area Rapid Transit (SMART) Plan’s South Corridor to boost smart economic development and mobility through mixed-use development around transit stations located approximately 0.45 miles away from the subject site.

Comments/Recommendations

The Department of Transportation and Public Works (DTPW) encourages the developer to support and enhance pedestrian and bicyclist connections to the bus stops, as feasible, and incorporate pedestrian accessibility into residential neighborhood design to enable safe pedestrian access to neighboring properties, adjacent transit stops, and planned future rapid transit stations.

Upon DTPW’s review for mass transit concurrency, the application is found to meet the Level-of-Service concurrency with the adopted mass transit level-of-service standard as stated in CDMP Policy MT-1A. DTPW has no objections to the proposed amendment.

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-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.
- LU-1S. The Miami-Dade County Strategic Plan shall be consistent with the Comprehensive Development Master Plan (CDMP). The Miami-Dade County Strategic Plan includes Countywide community goals, strategies and key outcomes for Miami-Dade County government. Key outcomes of the Strategic Plan that are relevant to the Land Use element of the CDMP include increased urban infill development and urban center development, protection of viable agriculture and environmentally-sensitive land, reduced flooding, improved infrastructure and redevelopment to attract businesses, availability of high quality green space throughout the County, and development of mixed-use, multi-modal, well designed, and sustainable communities.
- LU-2. Decisions regarding the location, extent and intensity of future land use in Miami-Dade County, and urban expansion in particular, shall be based upon the physical and financial feasibility of providing, by the year 2030, all urbanized areas with services at levels of service (LOS) which meet or exceed the minimum standards adopted in the Capital Improvements Element, among other requirements set forth in this plan.
- LU-2A. All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE), except as otherwise provided in the "Concurrency Management Program" section of the CIE.
- LU-7I. Miami-Dade County will continue to review development incentives to encourage higher density, mixed use and transit-oriented development at or near existing and future transit stations and corridors, and continue to update its land development regulations to remove impediments and promote transit-oriented development.
- 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 Form contained in this Element.
- 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:

- if) 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-8F. The Urban Development Boundary (UDB) should contain developable land having capacity to sustain projected countywide residential demand for a period of 10 years. 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.
- 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.
- HO-3I Encourage the development of residential housing units through infill and expansion of redevelopment opportunities in urbanized areas with existing infrastructure.
- 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.

APPENDICES

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Documents related to the application, including third party correspondence, are available online at:

- <https://www.miamidade.gov/planning/cdmp-amendment-cycles.asp#ooc2021>, or
- https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/179abb73-6c12-4d18-9650-2169593ffd74?tab=attachments

*Excerpted pages are enclosed. The complete report is accessible at the links listed above.

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APPENDIX A
Amendment Application

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Received
1-31-23
RER-Planning

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

1. APPLICANT


Applicant:

Lennar Homes, LLC
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2. APPLICANT'S REPRESENTATIVES

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01/30/2023

Date

By: 

Amanda M. Naldjieff, Esq.

01/30/2023

Date

3. DESCRIPTION OF REQUESTED CHANGE

A. Changes to the Land Use Plan Map:

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.

Moreover, the Applicant requests that this Application be processed as a *small-scale amendment* under the standard procedures.

B. Description of the Subject Property:

The subject property, identified by Miami-Dade County Tax Folio No. 30-6923-000-0151 (the "Property"), consists of one (1) vacant parcel of land comprising a total of approximately ± 0.92 gross acres (± 0.90 net acres), and is generally located on the southeast corner of the intersection of S.W. 232 Street and S.W. 132 Avenue, in unincorporated Miami-Dade County, Florida (the "County").

C. Gross and Net Acreage:

Application Area: ± 0.92 gross acres and ± 0.90 net acres

Acreage Owned by Applicant: ± 0.92 gross acres and ± 0.90 net acres

D. Concurrent CDMP/Zoning Application:

Applicant requests that this CDMP Application be *processed concurrently* with Zoning Hearing Application No. Z2021000258, which requests (a) a District Boundary Change from AU, Agricultural District, to RU-4L, Limited Apartment House District (up to 35.9 dwelling units per acre) and (b) a Non-Use Variance for private internal roadways. The subject property for the Zoning Hearing Application consists exclusively of the parcel identified by Miami-Dade County Property Appraiser Folio No. 30-6923-000-0151.

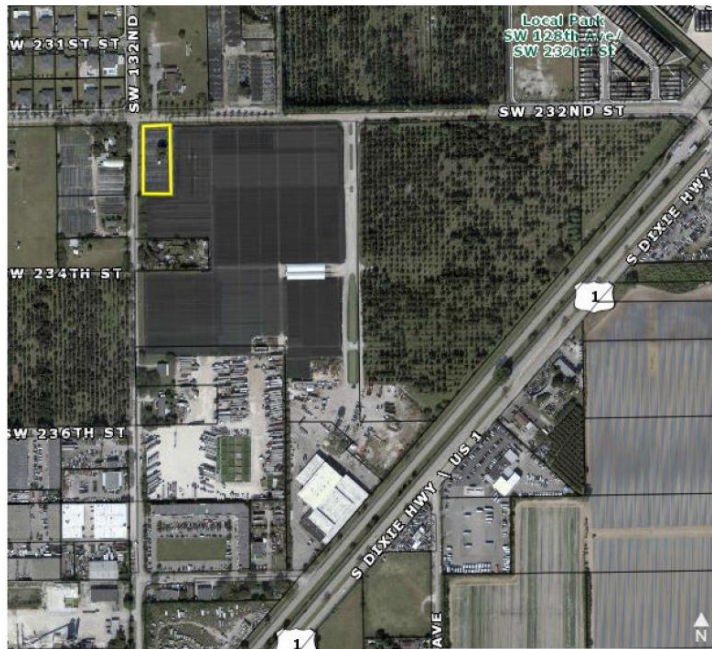
Zoning Hearing Pre-Application No. Z2021P00301 was filed on November 1, 2021 and the Pre-Application meeting took place on December 2, 2021.

Zoning Hearing Application was subsequently filed on December 28, 2021 and is currently pending under Zoning Application No. Z2021000258.

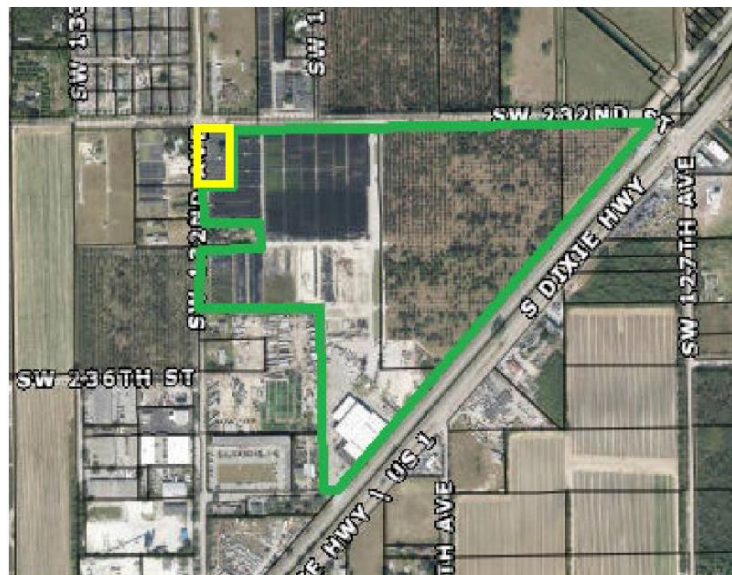
4. REASONS FOR AMENDMENT

The Applicant is requesting the re-designation of the Property from "Low Density" residential to "Low-Medium Density" residential on the Land Use Plan ("LUP") map of the Adopted Components of the Comprehensive Development Master Plan ("CDMP"). The Property consists of one (1) parcel and approximately ± 0.92 gross acres (± 0.90 net acres) and is generally located on the southeast corner of the intersection of S.W. 232 Street and S.W. 132 Avenue, in unincorporated Miami-Dade County, Florida. The Applicant proposes to re-designate the Property to allow the future development of a single-family residential homes in the midst of Miami-Dade County's housing affordability crisis.

See the Property below:



It is worth noting that the intended development directly abuts the approved “Kendall Assemblage South” project, which is located east and south of the Property and adjacent to the South Dade Transitway. The Kendall Assemblage South development, as approved, took advantage of the SMART Plan Ordinance and is comprised of 623 townhome and villa units. The rezoning to RU-4L and ancillary non-use variance requests for the Kendall Assemblage South development were approved pursuant to Zoning Hearing No. Z2019000164, while the site plan was approved pursuant to ASPR Application No. 2020000021. For your convenience, the location and boundaries of the Kendall Assemblage South development are generally depicted on the below aerial sketch in green to demonstrate the proximity to the Property which is marked in yellow and to illustrate how this intended development will be both compatible and consistent with the development of the immediately surrounding area.



Miami-Dade County is facing a dire need for more single family residential housing inventory. According to the draft Urban Expansion Area Report published by the County's Planning Division on March 10, 2021 (the "Report"), the supply of single family residential units in the County will be depleted by 2024. As a result, the County anticipates that by 2024 – *in just one year's time* — the County will not have land available for new single family housing development. To address this issue, the Report recommends that the County should aim to strategically increase the diversity of housing options, while focusing primarily within the UDB. See Draft Urban Expansion Area Report, March 10, 2021, at 5. The failure to utilize land within the UDB to provide more single family housing inventory will only exacerbate the affordability crisis currently plaguing the County. A copy of the Report's Residential Land Supply and Demand Analysis for the County is provided below:

**Residential Land Supply/Demand Analysis
Miami-Dade County, 2019 to 2040**

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 2019	28,581	233,655	262,236
Annual Demand in 2015-2020	4,728	8,391	13,119
Capacity in 2020	23,853	225,264	249,117
Annual Demand in 2020-2025	5,478	5,263	10,741
Capacity in 2025	0	198,949	195,412
Annual Demand in 2025-2030	5,482	5,007	10,489
Capacity in 2030	0	173,914	142,967
Annual Demand in 2030-2035	5,405	4,806	10,211
Capacity in 2035	0	149,884	91,912
Annual Demand in 2035-2040	5,292	4,587	9,879
Capacity in 2040	0	126,949	42,517
Depletion Year	2024	2040+	2040+

Source: Miami-Dade County, Department of Regulatory and Economic Resources, Research and Economic Analysis Section, November 2019.

As shown in the Land Supply/Demand analysis above, although the inventory of single family housing will be depleted by 2024, the rate of demand for single family housing exceeded its annual demand between 2015 and 2020 by nearly a thousand units annually. The increase in demand and reduction of inventory axiomatically creates an environment where single family housing prices will continue to rise. Today, the County is the *number one* least affordable housing market in the U.S. See <https://www.cnbc.com/2022/12/29/least-affordable-housing-market-us-realtyhop-december-housing-index.html> (last visited Jan. 27, 2023). This is not surprising as the median sales price for single family homes, based on a recent report by the Miami Association of Realtors, is now \$565,000.00, which is up from \$515,000.00 in 2021. The report goes on to state that the median price of a single-family home in Miami has increased for 125 straight months, which is the longest trend on record. See <https://www.noradarealestate.com/blog/miami-real-estate-market/> (last visited Jan. 27, 2023).

The growing lack of inventory for single family housing has substantially reduced the rate of homeownership. Based on the Comprehensive Housing Market Analysis for Miami-Miami Beach-Kendall, Florida by the U.S. Department of Housing and Urban Development, over the course of the last twenty (20) years, the homeownership rate has declined to approximately 57.8%

due to a decrease in housing affordability, which makes homeownership less conducive. *See Comprehensive Housing Market Analysis for Miami-Miami Beach-Kendall, Florida, March 1, 2019, at 9.* The same study predicts that additional households are expected to be renter households, which will result in a further decline in the homeownership rate due to the lack of inventory and unaffordability component of the current housing market.

The proposed re-designation will allow the Application Area to be developed with townhomes that will contribute to the growing demand for single-family residential uses in the County as a whole and in Minor Statistical Area (MSA) 7.2, specifically. Furthermore, the proposed re-designation follows the zoning and development trends in the immediate area, which make the Application Area an ideal site to increase the inventory of townhomes.

Compliance with Policy LU-8E

Under Policy LU-8E, applications seeking amendments to the CDMP must be evaluated for their consistency with the Goals, Objectives and Policies of all Elements of the CDMP, and in particular, the extent to which the proposal amendment 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.

As discussed below, the proposed amendment would satisfy every applicable factor in the LU-8E review criteria.

I. THE APPROVAL OF THE APPLICATION WOULD HELP ACCOMMODATE PROJECTED POPULATION.

Approval of the Application would add much-needed housing to the housing supply in MSA 7.2, and generally help address a housing deficiency across Miami-Dade County which is reflected in rising prices due to constricted supply. The approval of the Application would promote Policy LU-8F, which seeks to maintain within the Urban Development Boundary (UDB) enough developable land 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).

II. THE APPROVAL OF THE APPLICATION WILL ENHANCE THE PROVISION OF SERVICES AT OR ABOVE ADOPTED LEVEL OF SERVICE STANDARDS.

The impacts that would be generated from residential development allowed on the Property would not cause a violation in the level of service standards for public services and facilities. The increase in roadway impacts due to the redesignation to "Low-Medium Density" residential can be accommodated by existing roadways and will not result in a deterioration in the levels of service for the affected roadway segments. Any project-specific impacts, such as impacts at ingress and egress points, can be addressed at the time of a development order by requiring additional mitigation measures. See: attached CDMP Amendment Traffic Impact Study prepared by Langan Engineering & Environmental Services, Inc., dated January 23, 2023, attached as Exhibit "F." Additionally, all required utilities are available to the Property or can be made available at the Applicant's expense and several public schools are located in the vicinity.

III. THE APPROVAL OF THE APPLICATION AND THE PROPOSED RESIDENTIAL DEVELOPMENT OF THE PROPERTY WOULD BE COMPATIBLE WITH ABUTTING AND NEARBY USES AND WOULD NOT DEGRADE THE CHARACTER OF THE ESTABLISHED NEIGHBORHOOD.

The development of the Property under the "Low-Medium Density" residential would be compatible with the existing and future development of the surrounding area. The Property is located approximately 0.30 miles east of US-1 Highway ("US-1"). Moreover, although the entirety of the approved Kendall Assemblage North and Kendall Assemblage South residential developments to the north, east and south of the subject Property are designated "Low Density," these developments each benefitted from the density bonuses available to the properties due to their proximity to the US-1 SMART Plan Corridor, which incentivizes more intense development along such transit corridors and supports the Applicant's position that the surrounding area can accommodate a "Low-Medium Density" residential development on the subject Property.

For purposes of background, the Miami-Dade Board of County Commissioners on January 24th, 2019, adopted a CDMP ordinance that allows for increased density along the Strategic Miami Area Rapid Transit (SMART) Plan corridors in unincorporated areas. The increased density includes new land use policies that support the development of transit oriented development. These policies are intended to promote the use of transit for transportation purposes, in part by promoting the higher density in closer proximity to transit in an effort to drive ridership and greater transit use over time.

In accordance with the SMART Plan, properties that are located within ¼ mile of a SMART Plan Corridor may be rezoned for vertical or horizontal mixed-use development at up to 60 units per acre and a maximum floor area of 2.0, while properties located between ¼ and ½ mile of a SMART Plan Corridor may be rezoned for vertical or horizontal mixed-use development at up to 36 units per acre and a maximum floor area of 1.5 without requiring a CDMP amendment. Additionally, no single use currently comprises more than 70% of the total building area within a ¼ mile radius of the Property.

In the present case, the entirety of the Property is located within ½ mile of a SMART Plan Corridor. However, residential uses currently comprise more than 70% of the total building area within a ¼ mile radius of the Property due to the nearly completed construction of the approved Kendall

Assemblage North and Kendall Assemblage South residential developments. Therefore, a formal land use amendment is requested in order to implement density on the subject Property that is obtainable by way of this alternative route in an effort to achieve development that is compatible and consistent with the abutting Kendall Assemblage South residential development.

IV. THE APPROVAL OF THE APPLICATION WILL NOT DEGRADE ANY ENVIRONMENTAL OR HISTORICAL RESOURCES, FEATURES, OR SYSTEMS OF COUNTY SIGNIFICANCE.

The subject CDMP application, if approved, would not degrade environmental or historical resources, features or systems of County significance. A review of the zoning records for the Property did not reveal the presence of any environmental or historical resources that would be impacted by the development of the Property. Additionally a future development will go through standard environmental reviews that will ensure all environmental resources are evaluated and accounted for.

LAND USE OBJECTIVE 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-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-1S:** The Miami-Dade County Strategic Plan shall be consistent with the Comprehensive Development Master Plan (CDMP). The Miami-Dade County Strategic Plan includes Countywide community goals, strategies and key outcomes for Miami-Dade County government. Key outcomes of the Strategic Plan that are relevant to the Land Use element of the CDMP include increased urban infill development and urban center development, protection of viable agriculture and environmentally-sensitive land, reduced flooding, improved infrastructure and redevelopment to attract businesses, availability of high quality green space throughout the County, and development of mixed-use, multi-modal, well designed, and sustainable communities.

LAND USE OBJECTIVE 2: Decisions regarding the location, extent and intensity of future land use in Miami-Dade County, and urban expansion in particular, shall be based upon the

physical and financial feasibility of providing, by the year 2030, all urbanized areas with services at levels of service (LOS) which meet or exceed the minimum standards adopted in the Capital Improvements Element, among other requirements set forth in this plan.

- **LAND USE POLICY LU-2A:** All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE), except as otherwise provided in the “Concurrency Management Program” section of the CIE.

LAND USE OBJECTIVE 5: Upon the adoption of this plan, all public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goal, objectives and policies of this Element, with the adopted Population Estimates and Projections, and with the future uses provided by the adopted Land Use Plan (LUP) map and accompanying text titled "Interpretation of the Land Use Plan Map", as balanced with the Goals, Objectives and Policies of all Elements of the Comprehensive Development Master Plan.

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 Form contained in this Element.

- **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. 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 OBJECTIVE LU-9: Miami-Dade County shall continue to maintain, update and enhance the Code of Miami Dade County, administrative regulations and procedures, and special

area planning program to ensure that future land use and development in Miami-Dade County is consistent with the CDMP, and to promote better planned neighborhoods and communities and well-designed buildings.

- **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-9L:** Miami-Dade County shall continue to update and enhance its land development regulations and area planning program to facilitate development of better planned neighborhoods and communities, and well-designed buildings, and shall encourage and assist municipalities to do the same.

LAND USE OBJECTIVE LU-10: Miami-Dade County should achieve a countywide reduction in greenhouse gas emissions by 80% from the baseline year of 2008 to 2050 and work to achieve zero emissions for countywide energy sources. Miami-Dade County should encourage development patterns that reduce emissions and promote energy efficiency.

- **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.

HOUSING GOAL 1: Ensure the provision of housing that will be affordable to all current and future Miami-Dade County residents, regardless of household type or income.

- **HOUSING POLICY HO-3I:** Encourage the development of residential housing units through infill and expansion of redevelopment opportunities in urbanized areas with existing infrastructure.

- **HOUSING POLICY HO-8:** Bring about housing design and development alternatives that are aesthetically pleasing, encourage energy efficiency and enhance the overall health, safety and general welfare of County residents.

5. ADDITIONAL MATERIALS SUBMITTED

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

6. COMPLETED DISCLOSURE OF INTEREST FORM

Attached as Exhibit "B."

7. **PROPOSED MODIFICATION TO OR RELEASE OF EXISTING CDMP
DECLARATION OF RESTRICTIONS**

N/A

8. **TRAFFIC STUDY**

Attached as Exhibit "F."

Attachments: Location Map for Application – Exhibit "A"
Disclosure of Interest Form – Exhibit "B"
Legal Description for Property – Exhibit "C"
Certified ALTA Survey – Exhibit "D"
Notification to Property Owner(s) – Exhibit "E"
CDMP Traffic Impact Study – Exhibit "F"

EXHIBIT "A"

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

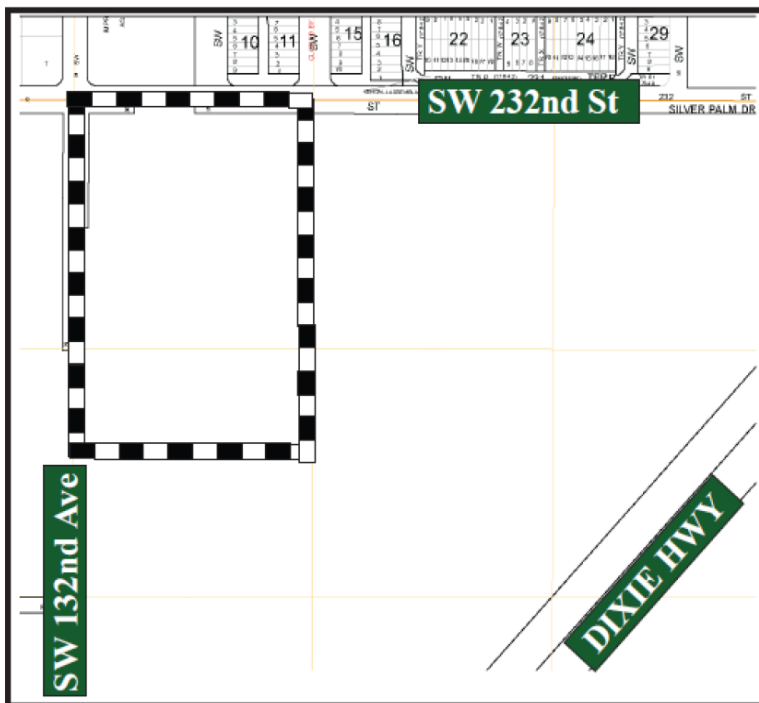
APPLICANT / REPRESENTATIVE

Lennar Homes, LLC / Hugo P. Arza, Esq. and Amanda M. Naldjieff, Esq.

DESCRIPTION OF SUBJECT AREA

The Property consists of one (1) vacant parcel of land comprising a total of approximately ± 0.92 gross acres (± 0.90 net acres), generally located in Section 23, Township 56 South, Range 39 East, specifically on the southeast corner of the intersection of S.W. 232 Street and S.W. 132 Avenue, in unincorporated Miami-Dade County (the "County").

LOCATION MAP



* Application area delineated above is owned by Applicant

EXHIBIT "B"

DISCLOSURE OF INTEREST FORM

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 - 5505 Blue Lagoon Drive, Miami, FL 33126

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 and indicate those properties 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	Lennar Homes, LLC	30-6923-000-0151	± 0.92 gross ac (± 0.90 net acre)

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	✓			

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

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

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
N/A	

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

CORPORATION NAME: Lennar Homes, LLC

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
Lennar Corporation (a publicly traded entity)*	99%
U.S. Home Corporation (a wholly owned subsidiary of Lennar Corporation)*	1%

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

TRUSTEES NAME: N/A

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

- 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: N/A

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF INTEREST</u>
N/A	

- 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].

<u>NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
N/A	
<hr/>	
<hr/>	
<hr/>	
Date of Contract: _____	

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

N/A
<hr/>
<hr/>
<hr/>
<hr/>

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>
N/A	
<hr/>	
<hr/>	

- 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: N/A

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

- 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: N/A

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

- 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: N/A

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF OWNERSHIP</u>
N/A	

- 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].

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

Date of Contract: _____

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

N/A



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

ENTITIES REGULARLY TRADED ON AN ESTABLISHED SECURITIES, PENSION FUNDS OR PENSION TRUSTS OF MORE THAN FIVE THOUSAND (5,000) OWNERSHIP INTERESTS

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

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

Applicant's Signature and Printed Name
(Complete one signature page per applicant)

Signature _____

Printed Name Greg McPherson as Vice President

Lennar Homes, LLC

State of Florida
County of Miami-Dade

Sworn to (or affirmed) and subscribed before me by means of (how the individual appeared check one): (how the individual appeared check one):

physical presence online notarization this 17 day of January, 2023
(date) (month)(year)

by Greg McPherson
(name of individual swearing or affirming)

as Vice President for Lennar Homes, LLC
(type of authority, e.g., Officer, Attorney-in Fact)(Name of party on behalf of whom executed)

Individual identified by: personal knowledge satisfactory evidence _____
(type)



[Handwritten Signature]
(Signature of Notary Public)

Cameron Schoeb
(typed, printed, or stamped name of Notary Public)

My Commission Expires: 6/1/2026

EXHIBIT "C"

LEGAL DESCRIPTION

FOLIO NO. 30-6923-000-0151

The West 1/2 of the NW 1/4 of the NW 1/4 of the NW 1/4 of the NE 1/4 less the North 35 feet and the West 35 feet thereof, Section 23, Township 56 South, Range 39 East, Miami-Dade County Florida.

EXHIBIT "D"

CERTIFIED ALTA SURVEY

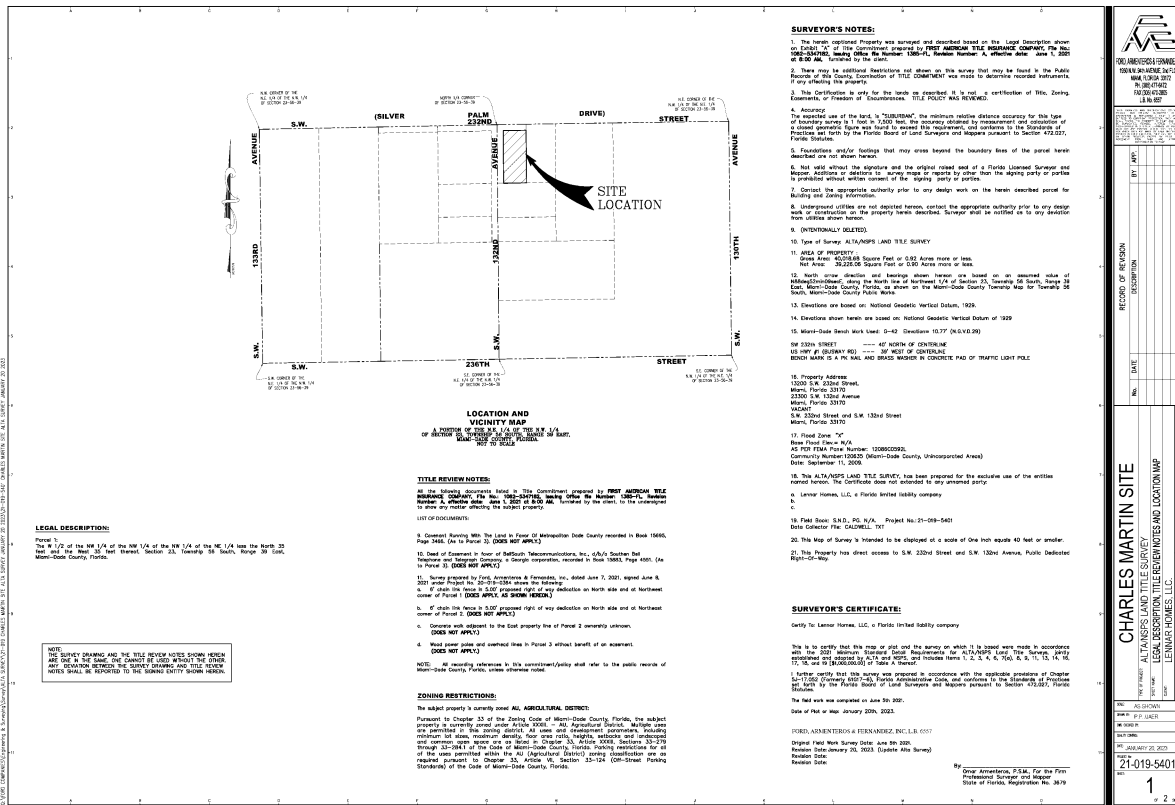


EXHIBIT "E"

NOTIFICATION TO OWNER(S)

*NOT APPLICABLE. APPLICANT IS THE OWNER OF THE PROPERTY -
NO NOTIFICATION TO OWNER IS REQUIRED.*

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
Dr. Jose L. Dotres

Received
4-11-23
RER-Planning

Miami-Dade County School Board
Mari Tere Rojas, Chair
Danny Espino, Vice Chair
Roberto J. Alonso
Lucia Baez-Geller
Dr. Dorothy Bendross-Mindingall
Mary Blanco
Monica Colucci
Dr. Steve Gallon III
Luisa Santos

April 7, 2023

VIA ELECTRONIC MAIL

amanda.naldjieff@hklaw.com

**RE: PUBLIC SCHOOL CONCURRENCY ANALYSIS
LENNAR – CALDWELL CDMP20230002
LOCATED AT SW CORNER OF SW 232 ST & SW 132 AVE
PH3023030200156 - FOLIO NO. 3069230000151**

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 11 residential units, which generate 4 students, 2 at the elementary, 0 at the middle and 2 at the senior high school level. 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, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency approval.

Should you have any questions, please feel free to contact me at 305-995-7285.

Best regards,

Ivan M. Rodriguez, R.A.
Director

Enclosure

L-236

cc: Ms. Nathaly Simon
Miami-Dade County
School Concurrency Master File

Governmental Affairs & Land Use
Ms. Nathaly Simon, Design and Planning Officer • 1450 N.E. 2nd Avenue • Suite 525 • Miami, FL 33132
305-995-7285 • 305-995-4760 (FAX) • nsimon1@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:	<u>PH3023030200156</u>	Local Government (LG):	<u>Miami-Dade</u>
Date Application Received:	<u>3/2/2023 11:56:49 AM</u>	LG Application Number:	<u>CDMP20230002</u>
Type of Application:	<u>Public Hearing</u>	Sub Type:	<u>Land Use</u>
Applicant's Name:	<u>Lennar - Caldwell</u>		
Address/Location:	<u>SW corner of SW 232 St & SW 132 Ave</u>		
Master Folio Number:	<u>3069230000151</u>		
Additional Folio Number(s):			

PROPOSED # OF UNITS **11**
 SINGLE-FAMILY DETACHED UNITS: **0**
 SINGLE-FAMILY ATTACHED UNITS: **11**
 MULTIFAMILY UNITS: **0**



CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
4581	REDLAND ELEMENTARY	-43	2	0	NO	Current CSA
4581	REDLAND ELEMENTARY	19	2	2	YES	Current CSA Five Year Plan
6761	REDLAND MIDDLE	245	0	0	YES	Current CSA
7701	SOUTH DADE SENIOR	103	2	2	YES	Current CSA
ADJACENT SERVICE AREA SCHOOLS						
*An Impact reduction of <u>32.58%</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 / 305-995-7285 / concurrency@dadeschools.net

APPENDIX C

Executive Summary of Traffic Impact Study

*Excerpted pages are enclosed herein. The complete report is accessible at the link listed below.

- https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/179abb73-6c12-4d18-9650-2169593ffd74?tab=attachments

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EXECUTIVE SUMMARY

Langan Engineering and Environmental Services, Inc. was retained by Lennar Homes to prepare a traffic-impact analysis for a proposed change to the Miami-Dade County Comprehensive Development Master Plan (CDMP) for one land parcel within the Urban Development Boundary of Miami-Dade County. The subject property comprises 0.92 net-acres on the southeast corner of SW 232nd Street and SW 132nd Avenue in unincorporated Miami-Dade County. The property owner requests a change in the CDMP future land-use designation from “Low Density” to “Low-Medium Density”.

The traffic analysis shows that none of the roadway segments will be significantly impacted by the proposed CDMP future land-use designation change but we analyzed eight roadway segments that included the following roadways: SW 127th Avenue, SR 5/US-1, and SW 216th, SW 232nd and SW 248th streets. We prepared roadway-capacity analyses for the 2025 (short-term) conditions and found all roadway segments will operate within their adopted Level of Service (LOS) with the proposed land-use designation’s impacts. We prepared 2045 (long-term) roadway capacity analysis and found that two roadway segments are expected to operate beyond their adopted LOS with and without the impacts of the proposed land-use designation change in 2045. None of the roadway segments that are expected to operate beyond their adopted LOS during the 2025 and 2045 conditions will be significantly impacted by the proposed change.

The maximum development potential under the current future land-use designation (5 single family detached dwelling units) and the proposed future land-use designation (11 multifamily (low-rise) dwelling units) will generate 21 morning and 19 afternoon net-new peak-hour trips. The owner is seeking to develop eight multifamily residential units which is less than the maximum development potential under the proposed land use designation.

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APPENDIX D
Fiscal Impact Analysis

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Fiscal Impacts On Infrastructure and Services

On October 23, 2001, the Board of County Commissioners adopted Ordinance No. 01-163 requiring the review procedures for amendments to the Comprehensive Development Master Plan (CDMP) to include a written evaluation of fiscal impacts for any proposed land use change. The following is a fiscal evaluation of Application No. CDMP20230002 of the January 2023 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 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

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 2022-23 the DSWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth in demand, inclusive of the application reviewed here, which are not anticipated to have a negative impact on disposal service.

Fiscal Impact – Waste Disposal Capacity and Service

The cost of providing disposal capacity for Solid Waste Collection Service Area (WCSA) customers, municipalities and private haulers is paid for by System users. In FY 2022-23, the DSWM charges a contract disposal rate of \$68.77 per ton while the non-contract disposal rate is \$102.66 per ton.

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 \$1.6872 per 1,000 gallons for water and \$2.5500 per 1,000 gallons for sewer.

The applicant requests to redesignate the ±0.92 gross acre 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)" that would allow the application site to be developed with a maximum of 11 townhomes. If the site is developed with the maximum residential development, the water connection charge is estimated at \$2,523; the water service line and meter connection fees would cost \$1,300; the sewer connection charges are estimated at \$10,164; and the annual operating and maintenance costs would total \$2,807.

The cost of installing the required 50 linear feet of 8-inch water main to connect the proposed development to the County's regional water system is estimated at \$17,947. In addition, the cost of installing the required 40 linear feet of 8-inch gravity sewer main is estimated at \$11,295. 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 \$29,242.

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 developments 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

If the proposed CDMP amendment is approved, the proposed residential development could increase the student population of the schools serving the application site by an additional 4 students. The average cost for K-12 grade students amounts to \$9,337 per student. Of the 4 students, 2 are expected to attend elementary schools, no students are expected to attend middle schools and 2 are expected to attend senior high schools. The total annual operating cost for additional students residing in this development, if approved, would total \$37,348. If there is no sufficient capacity at the time of final subdivision, site plan or functional equivalent, the Interlocal Agreement (ILA) for Public Facility Planning between Miami-Dade County and Miami-Dade County Public Schools and the Educational element of the CDMP describe a proportionate share mitigation process to mitigate capacity needs.

Fire Rescue

The Miami-Dade Fire Rescue Department (MDFR) has determined that the proposed CDMP land use designation of "Low-Medium Density Residential" would allow a potential development, which could generate 4 annual alarms. The potential 4 annual alarms will result in a low impact to existing fire rescue services. Presently, Miami-Dade County provides adequate fire and rescue services in the vicinity of the application site.

Police

Current data of police staffing, and population was examined to project any increase in calls for service. Current staffing should accommodate any slight increase in the volume of calls for service. Should demand for police services increase beyond current levels, additional sworn personnel, support staff, and equipment will be required.

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APPENDIX E

Photos of the Application Site and Surroundings

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Application site looking south from the intersection of SW 132 Avenue and SW 232 Street



Townhouses abutting to the south of the application site



Multifamily development abutting to the east of the application site



Residential development currently under construction adjacent to the west of the application site



Baptist church adjacent to the application site, north of SW 232 Street



Residential community adjacent to the northwest of the application site

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ADDITIONAL ITEMS
JANUARY 2023 CYCLE APPLICATION NO. CDMP20230002
TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN
(Consisting of additional materials related to the application received after publication of
Initial Recommendations Report)

ITEMS	PAGE NO.
Community Council 14 (Redland) Resolution dated May 31, 2023	A-1
Community Council 14 (Redland) Minutes dated May 31, 2023	A-3
Planning Advisory Board (PAB) Resolution dated June 5, 2023	A-9
Planning Advisory Board (PAB) Minutes dated June 5, 2023	A-17

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RESOLUTION NO. 14-3-23
 THE REDLAND COMMUNITY COUNCIL (CC-14)
 ISSUING RECOMMENDATION ON APPLICATION
 NO. CDMP20230002 (LENNAR HOMES, LLC;
 CALDWELL) REQUESTING AMENDMENT TO THE
 COMPREHENSIVE DEVELOPMENT MASTER PLAN

WHEREAS, Section 20-40 of the Code of Miami-Dade County establishes Community Councils in the unincorporated area; and

WHEREAS, the Section 2-116.1 of the Code of Miami-Dade County provides exclusive procedures for amending the Comprehensive Development Master Plan (CDMP) consistent with requirements of Chapter 163, Part 2, Florida Statutes; and

WHEREAS, the Community Councils may, at their option, make recommendations to the Planning Advisory Board and the Board of County Commissioners on proposed amendments to the CDMP that would directly impact the Council's area; and

WHEREAS, the Section 2-116.1(3)(e) of the Code of Miami-Dade County provides that Community Council recommendations may address the decisions to be made by the Board of County Commissioners regarding adoption, adoption with change, or denial of the small-scale application, or that the application be converted to a standard amendment and transmitted to the State Land Planning Agency and other reviewing agencies for review and comment; and

WHEREAS, at its meeting of May 31, 2023, THE REDLAND COMMUNITY COUNCIL (CC-14) conducted a public hearing as authorized by Section 20-41 of the County Code;

NOW, THEREFORE, BE IT RESOLVED THAT THE REDLAND COMMUNITY COUNCIL (CC-14) recommends that Application No. CDMP20230002 be ADOPTED with the condition that the applicant meet with the neighbors prior to the board of county commission meeting and make a best effort to hold at least one meeting prior to the Planning Advisory Board meeting.

The foregoing resolution was offered by Board Member Wilbur Bell who moved its adoption and was seconded by Board Member Lucia Echauri and upon being put to a vote, the vote was as follows:

Wilbur Bell	Yes	Lucia Echauri	Yes
Kelli Ann Thomas, Vice Chair	Yes	Steven M. Green	Yes
Raul Gonzalez	Absent	VACANT	
Curtis Lawrence, Chair		Absent	

Vice Chair Kelli Ann Thomas hereupon declared the resolution duly passed and adopted this 31st day of May 2023.

I hereby certify that the above information reflects the action of the Council.



 Rosa Davis, Executive Secretary

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MINUTES

Redland Community Council 14
 Public Hearing on January 2023 CDMP Cycle Application Nos.
 CDMP20230002 and CDMP20230003
 To Amend the Comprehensive Development Master Plan
 In Person/Virtual Hearing

May 31, 2023, 6:30 PM

Department of Regulatory and Economic Resources (RER) Staff Present

In-Person Attendance

Rosa Davis, Section Supervisor, Metropolitan Planning Section, Planning Division
 Mark Dorsey, Principal Planner, Metropolitan Planning, Planning Division
 Cleveland Thompson, Agenda Clerk, Development Services Division
 Felix Acosta, Agenda Clerk, Development Services Division

Virtual Attendance

Robert Hesler, Planning Section Supervisor, Planning Research Section, Planning Division
 Alexander Dambauch, Planning Development Manager, Metropolitan Planning Section, Planning Division
 Glenn Amoruso, Planning Development Manager, Metropolitan Planning Section, Planning Division
 Vinod Sandanasamy, Transportation Section Supervisor, Metropolitan Planning, Planning Division
 Noel Stillings, Principal Planner, Metropolitan Planning, Planning Division
 Cindy Dwyer, Senior Planner, Metropolitan Planning, Planning Division
 Rommel Vargas, Senior Planner, Metropolitan Planning, Planning Division
 Abby Diaz, Planning Technician, Metropolitan Planning, Planning Division

County Attorney's Office

Eddie Kirtley, Assistant County Attorney (On-call)

I. CALL TO ORDER AND OPENING REMARKS

The Redland Community Council 14 in person/virtual public hearing was called to order at 6:30 p.m. by Vice Chair Kelli Ann Thomas.

Roll Call

Ms. Rosa Davis, Section Supervisor, conducted the roll call and announced there was quorum with the following four Community Council 14 Board members present as follows:

Wilbur Bell	Present	Lucia Echaury	Present
Kelli Ann Thomas, Vice Chair	Present	Steven M. Green	Present
Raul Gonzalez	Absent	VACANT	
Curtis Lawrence, Chair		Absent	

Vice Chair Thomas welcomed the public to the public hearing on January 2023 Cycle Application Nos. CDMP20230002 and CDMP20230003 to amend the Miami-Dade County Comprehensive Development Master Plan (CDMP). She explained the purposes of the public hearing and the procedure to be followed for the hearing, noting that the Community Council would be making a recommendation to the Planning Advisory Board and Board of County Commissioners on each CDMP amendment application. She called for the planning staff to make their presentation.

II. AGENDA ITEM

January 2023 Cycle Application No. CDMP20230002 (Lennar Homes a.k.a. Caldwell Martin Townhomes)

Mr. Rommel Vargas, Senior Planner with the RER-Planning Division, presented the application explaining that the application site is located at the southeast corner of SW 232 Street and SW 132 Avenue. He noted that the applicant requests to change the land use designation of the site from "Low Density Residential" (2.5 to 6 dwelling units per gross acre), which allows 5 single-family residential units, to "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre), which will allow the applicant to develop the site with 11 townhomes. He stated that staff recommends that the application be adopted. Mr. Vargas added that the proposed development would be compatible with adjacent residential development to the northwest, east, and south of the application site. He also added that there were residential uses being developed to the west of the site, and provided pictures of the townhomes that are to the east, northwest, and south of the site. Mr. Vargas stated that county agencies that reviewed the application and indicated that approval of the application would not cause a violation in the adopted levels of service of public services and facilities. He added that approval of the application would promote the usage of public transit and promote pedestrianism.

Amanda M. Naldjieff, legal representative of the applicant, presented additional details regarding the applicant's request and noted that the intent of the applicant is not to build to the maximum potential of 11 residential units, but to build 8 townhomes. She noted that the proposed development would be an extension of the existing Lennar development adjacent to the site. She explained the benefits of the proposed development include more development inside the UDB, housing diversity, enhance the provision of public services at or above its adopted levels of service standard, and that the proposed project addresses the deficiency of housing in the County. She added that approval of the application would help satisfy the need of single-family homes.

Four individuals spoke against the application citing, among other things, the lack of affordability of the proposed homes. One resident requested the application be deferred and that a covenant be submitted by the applicant committing to developing the property to 8 residential units. Other residents cited the lack of public facilities available for the proposed development and that the area is overly saturated with residential development.

After the public comments, Amanda M. Naldjieff stated that the proposed homes will be priced at market rate and would do not have inflated prices. She added that there are federal programs and other programs that help first time home buyers, and that the applicant is willing to work with anyone who qualifies for these programs. She further added that County agencies had no issues with the impacts the proposed development would have on the levels of service for public services and facilities. Ms. Naldjieff also explained that a zoning covenant was proffered limiting residential development on the site to eight units.

The Board members deliberated on the application. Board member Green asked questions regarding the traffic analysis and the impact on local roads. Mr. Vinod Sandanasamy, Transportation Planning Supervisor for the Planning Division, addressed Mr. Green’s concerns, noting that all roadway impacts were within an acceptable level. The Board also inquired about access to local parks. Ms. Rosa Davis pointed the Board to the “Parks” section of the Initial Recommendations report where a table lists all the local parks in the vicinity of the application site.

Following the Board’s discussion, the Board member Wilbur Bell made the motion recommending that Application No. CDMP20230002 be ADOPTED with the condition that the applicant meet with the neighbors prior to the Miami-Dade Board of County Commissioners’ meeting and make a best effort to hold at least one meeting with the neighbors prior to the Planning Advisory Board meeting. The motion was seconded by Board Member Lucia Echaury, and upon being put to a vote, the vote was as follows:

Wilbur Bell	Yes	Lucia Echaury	Yes
Kelli Ann Thomas, Vice Chair	Yes	Steven M. Green	Yes
Raul Gonzalez	Absent	VACANT	
Curtis Lawrence, Chair, Absent			

January 2023 Cycle Application No. CDMP20230003 (Lennar: Caple)

Mr. Stephen “Mark” Dorsey, Principal Planner, with the RER-Planning Division, presented an overview of the application noting it seeks a land use change from “Estate Density Residential” to “Low Density Residential” for a 6.6-acre property located on the east side of SW 137 Avenue and south of SW 184 Street/Eureka Drive. He noted the application site consists of two parcels and is operating as an above-ground container nursery with one structure, is within the Urban Development Boundary (UDB) approximately ¼-mile west of Zoo Miami in an area characterized by single-family detached residences to the north and east.. He highlighted that “Low Density Residential” designated lots are to the north (Lennar: Caple North), “Estate Density Residential” designated lots are to the south and east, and the Black Creek Canal and Trail, , SW 137 Avenue and the UDB are to the west. Mr. Dorsey noted that the existing “Estate Density Residential” land use designation could allow up to 16 single-family units on the site while the proposed designation would allow the site to be built with up to 39 single-family units.

Mr. Dorsey said when evaluating CDMP amendment applications, staff analyzes adjacent and nearby land uses, zoning and existing conditions, residential and commercial land supply and demand, environmental conditions, water and sewer, solid waste, parks, fire-rescue, and transportation concerns. In regard to residential supply and demand, he noted the application site is located in Minor Statistical Area 7.2 (MSA 7.2) which shows the depletion year for single-family residential land capacity occurring in 2026, and beyond 2040 for multi-family housing. He further noted the 39 proposed units would increase the residential land capacity by 23 single-family units. Mr. Dorsey noted that the Parks, Fire-Rescue, Police, Solid Waste and Schools reviews for the proposed application indicated adequate capacity and the ability to provide services. He noted that the application site is adjacent to the Black Creek Trail, and the Parks, Recreation and Open Space Department recommends that the proposed development provide pedestrian and ADA-

compliant access to the trail. Mr. Dorsey concluded that staff's recommendation is to Adopt the proposed amendment.

Mr. Hugo Arza, applicant's attorney, introduced himself and partner Amanda Naldjieffand noted the proposed development is adjacent to, and in connection with, the previously approved "Caple North" subdivision to the north. He said he had met and worked with some of the neighbors on the Caple North project and is aware of their concerns regarding the subject application. He elaborated on the lengthy process to approve Caple North and said that the applicant, Lennar Homes, LLC, has approached the current project with those concerns in mind. He said the requested change is one density increase above the property's current designation, and that all of the surrounding properties are inside the UDB and designated for development. Mr. Arza said the CDMP land use policies are our planning guide and that staff agreed that the proposed amendment is promoting those CDMP policies. He explained that there is a concurrent zoning application which has proffered a covenant limiting the site to 39 units. He further noted that the reviewing departments have no objection to the project. Mr. Arza asked the Board members to follow staff's recommendation to Adopt and agreed to meet with the community before the Planning Advisory Board and Board of County Commissioners public hearings to address concerns.

Following Mr. Arza's presentation, Mr. Dorsey asked Mr. Arza to verify whether a CDMP covenant was submitted, as the Planning staff did not have one recorded for this application. Mr. Arza replied that a zoning covenant had been filed but not a CDMP covenant.

Vice Chair Thomas opened the floor for public comments. Four people spoke against the project. All said they had been involved with Lennar since 2018 with the earlier projects, but this time Lennar made no effort to meet with the neighbors, nor had they received notice for tonight's meeting. There were concerns about increased traffic, flooding, and impacts on the recently completed homes in Caple North. There were also concerns that the requested residential zoning would be inconsistent with the surrounding "AU" (agriculture) zoning and a question regarding access to the Black Creek Trail. Mr. Dorsey clarified that the Black Creek Trail is part of a County trail network and runs parallel to the Black Creek Canal.

After the members of the public spoke, Mr. Arza, in his rebuttal, said that he was available to take calls from residents with concerns regarding on-going construction. He explained that the site would be built with single-family homes similar to those recently built. He addressed the flooding concerns and said the paving and drainage plans are approved by the County prior to construction, and they are providing a retaining wall for this project. He reiterated that he has worked with the neighbors and would continue to do so.

Vice Chair Thomas closed the public comments and opened the Board's discussion. Board member Green said that he understood that agricultural land was not to be reduced until the results of the Agricultural Study was completed and stated that staff's recommendation is inconsistent with County policy. He asked whether Miami-Dade Fire Rescue (MDFR) and Miami-Dade Police Department (MDPD) responses to emergencies and accidents were considered in their impact analyses. He also had a question regarding road impact fees and how said traffic was projected to go from level of service (LOS) E to LOS F. Mr. Dorsey replied that the subject property is within the UDB, where urban uses are encouraged, the agricultural land currently within the UDB is expected to be urbanized and is designated for residential use. Mr. Dorsey explained that the Agricultural Study is an update of an earlier study of the County's agricultural land outside of the UDB and that study will be completed by the end of this year. Ms. Davis added that the intent is to allow urban growth within the UDB so that we can protect the agricultural land

outside of the UDB. As for MDFR and MDPD analyses, Mr. Dorsey was uncertain how impacts were calculated but Ms. Davis agreed that staff would follow up on the question.

Board member Echaury also had questions regarding traffic impact fees. Mr. Vinod Sandanasamy, Transportation Planning Supervisor, explained there are nine (9) traffic impact fee zones and the fees generated within a given zone are spent within that zone. He also said Quail Roost Drive is a state road, and that the funds for its improvement have already been allocated in the Long Range Transportation Plan. Board member Echaury questioned how SW 136 Court would be impacted, and if specimen trees would be preserved or relocated to the Black Creek Trail. Mr. Arza replied that the road would be reconfigured and included in their project and that the County will require the developers to preserve or replace any specimen trees but that the trees could not be placed along the trail. Ms. Davis replied that the trail is managed by the County but is part of the South Florida Management District (SFWMD) water management system and that improvements to the trail must be approved by the SFWMD.

The Board member Wilbur Bell who moved to recommend that Application No. CDMP20230003 be ADOPTED with the condition that the applicant meet with the neighbors prior to the Board of County Commissioners meeting. The motion was seconded by Vice Chair Kelli Ann Thomas and upon being put to a vote, the vote was as follows:

Wilbur Bell	Yes	Lucia Echaury	Yes
Kelli Ann Thomas, Vice Chair	Yes	Steven M. Green	Yes
Raul Gonzalez	Absent	VACANT	
Curtis Lawrence, Chair		Absent	

The meeting adjourned at 8:28 pm.

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RESOLUTION NO. 23-2

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 JANUARY 2023 CYCLE SMALL-SCALE APPLICATION NOS. CDMP20230001, CDMP20230002 and CDMP20230003 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

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 procedures, 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, including the process for adoption of small-scale comprehensive plan amendments (“small-scale amendments”) set forth in section 163.3187, 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, Miami-Dade County's procedures classify applications as either standard or small-scale amendment applications, set forth the processes for adoption of small scale and standard amendments, and require any application seeking adoption as a small-scale amendment to clearly state such request in the application; and

WHEREAS, Miami-Dade County's procedures provide that applications may be filed for processing in the January, May, or October CDMP amendment cycles or filed at any time for out-of-cycle processing; and

WHEREAS, Miami-Dade County's procedures also provide for the processing of CDMP amendment applications concurrently with zoning applications; and

WHEREAS, Application Nos. CDMP20230001, CDMP20230002 and CDMP20230003 to amend the CDMP Adopted 2030 and 2040 Land Use Plan (LUP) map were filed by private parties on or before January 31, 2023 in the January 2023 Applications to amend the CDMP and are contained in the document titled "January 2023 Applications to Amend the Comprehensive Development Master Plan," dated February 2023, and kept on file with and available upon request from the Department; and

WHEREAS, Applications Nos. CDMP20230001, CDMP20230002 and CDMP20230003 are eligible and have requested adoption as small-scale amendments; and

WHEREAS, Application Nos. CDMP20230001, CDMP20230002 and CDMP20230003 have requested to be processed concurrently with Zoning Application Nos. Z2022000267, Z2021000258, and Z2023000019, respectively; and

WHEREAS, the Department has published its initial recommendation addressing each application in separate reports titled "Initial Recommendation to Amend the Comprehensive Development Master Plan" for Application Nos. CDMP20230001, CDMP20230002 and CDMP20230003, respectively, dated May 2023; and

WHEREAS, in accordance with the applicable County procedures, the affected Community Councils have conducted optional public hearings pursuant to section 2-116.1(3)(e), Code of Miami Dade County, Florida, to address Application Nos. CDMP20230001, CDMP20230002 and CDMP20230003, and issued recommendations on the Applications; 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 application, the initial recommendation of the Department, and to address the final action to be taken on the CDMP amendment 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 application Nos. CDMP20230001, CDMP20230002 and CDMP20230003, and recommendation regarding subsequent final action by the Commission.

Application Number	Applicant/Representative Location (Size) Requested Small-Scale Amendment to the CDMP	Recommended Action on Small-Scale Amendment
CDMP 20230001	<p>Country Palm Holdings, LLC, et al / Hugo Arza, Esq. and Amanda Naldjieff, Esq., Holland & Knight, LLP.</p> <p>Generally located on the north side of SW 248 Street between SW 124 Avenue and SW 127 Avenue / ±25.96 gross / ±25.01 net acres.</p> <p><u>Requested Amendment to the CDMP</u></p> <ol style="list-style-type: none"> Redesignate the application site on the LUP map: <ul style="list-style-type: none"> From: "Low Density Residential" (2.5 to 6 dwelling units per gross acre). To: "Medium Density Residential" (13 to 25 dwelling units per gross acre). Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners. <p>Small-Scale Amendment</p>	<p>• Recommended Action on Small-Scale Amendment</p> <p>Adopt with Change and with acceptance of the proffered Declaration of Restrictions (Change is to redesignate the site from "Low Density Residential" to "Low-Medium Density Residential" [6 to 13 dwelling units per gross acre] and with the condition that the applicant include in the proffered Declaration of Restrictions a condition to provide notification to future renters or owners regarding the prescribed burning from the nearby Andrew Dodge New Pines EEL Preserve.)</p>

The motion to Adopt with Change and with acceptance of the proffered Declaration of Restrictions (Change is to redesignate the site from "Low Density Residential" to "Low-Medium Density Residential" [6 to 13 dwelling units per gross acre] and with the condition that the applicant include in the proffered Declaration of Restrictions a condition to provide notification to future renters or owners regarding the prescribed burning from the nearby Andrew Dodge New Pines EEL Preserve), was moved by Board Member Ascencio-Savola. Board Member Diaz Padron seconded the motion. The motion passed unanimously 8 to 0 as follows:

Lynette Cardoch	Yes	Michael Montiel	Absent
Carlos Diaz-Padron	Yes	J. Wil Morris	Absent
Eric Fresco	Absent	William Riley	Absent
Seth Gadinsky	Yes	Mercedes Rodriguez	Yes
Horacio C. Huembes	Absent	Daniel Rogers	Absent
Frank Lago	Yes	Mikhaile Solomon	Absent
William McRea	Yes	Jesus Vazquez	Absent
Carla Ascencio-Savola, Vice Chair, Yes			
Max Losner, Chair, Yes			

Application Number	Applicant/Representative Location (Size) Requested Small-Scale Amendment to the CDMP	• Recommended Action on Small-Scale Amendment
CDMP 20230002	Lennar Homes, LLC / Hugo P. Arza, Esq., Amanda M. Naldjieff, Esq., Holland & Knight, LLP. Generally located on the southeast corner of SW 232 Street and SW 132 Avenue / ±0.92 Gross Acres /±0.90 Net Acres. <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: "Medium Density Residential" (13 to 25 dwelling units per gross acre).	Adopt
<u>Small-scale Amendment</u>		

The motion to Adopt was moved by Board Member Ascencio-Savola. Board Member Rodriguez seconded the motion. The motion passed unanimously 8 to 0 as follows:

Lynette Cardoch	Yes	Michael Montiel	Absent
Carlos Diaz-Padron	Yes	J. Wil Morris	Absent
Eric Fresco	Absent	William Riley	Absent
Seth Gadinsky	Yes	Mercedes Rodriguez	Yes
Horacio C. Huembes	Absent	Daniel Rogers	Absent
Frank Lago	Yes	Mikhaile Solomon	Absent
William McRea	Yes	Jesus Vazquez	Absent

Carla Ascencio-Savola, Vice Chair, Yes
 Max Losner, Chair, Yes

Application Number	Applicant/Representative Location (Size) Requested Small-Scale Amendment to the CDMP	• Recommended Action on Small-Scale Amendment
CDMP 20230003	Lennar Homes, LLC c/o Carolina Herrera / Hugo P. Arza, Esq., and Amanda M. Naldjieff, Esq., Holland & Knight, LLP	
	Generally located on the East side of SW 137 Avenue and the Black Creek Canal and approximately 580 feet south of SW 184 Street / ±6.611 Gross Acres / ±6.177 Net Acres.	
	<u>Requested Amendment to the CDMP:</u>	Adopt
	Redesignate the application site on the LUP map:	
	From: "Estate Density Residential" (1 to 2.5 dwelling units per gross acre).	
	To: "Low Density Residential" (2.5 to 6 dwelling units per gross acre).	

Small-scale Amendment

The motion to Adopt was moved by Board Member Rodriguez. Board Member Ascencio-Savola seconded the motion. The motion passed unanimously 8 to 0 as follows:

Lynette Cardoch	Yes	Michael Montiel	Absent
Carlos Diaz-Padron	Yes	J. Wil Morris	Absent
Eric Fresco	Absent	William Riley	Absent
Seth Gadinsky	Yes	Mercedes Rodriguez	Yes
Horacio C. Huembes	Absent	Daniel Rogers	Absent
Frank Lago	Yes	Mikhaile Solomon	Absent
William McRea	Yes	Jesus Vazquez	Absent

Carla Ascencio-Savola, Vice Chair, Yes
 Max Losner, Chair, Yes

The motion to adopt the foregoing resolution was moved by Board Member Ascencio-Savola. Board Member Cardoch seconded the motion. The motion passed unanimously 8 to 0 as follows:

Lynette Cardoch	Yes	Michael Montiel	Absent
Carlos Diaz-Padron	Yes	J. Wil Morris	Absent
Eric Fresco	Absent	William Riley	Absent
Seth Gadinsky	Yes	Mercedes Rodriguez	Yes
Horacio C. Huembes	Absent	Daniel Rogers	Absent
Frank Lago	Yes	Mikhaile Solomon	Absent
William McRea	Yes	Jesus Vazquez	Absent

Carla Ascencio-Savola, Vice Chair, Yes
 Max Losner, Chair, Yes

The above actions were taken by the Planning Advisory Board, acting as the Local Planning Agency, at its public hearing on June 5, 2023, and are certified correct by Lourdes Gomez, Executive Secretary to the Planning Advisory Board.

Jerry Bell for

 Lourdes Gomez, AICP, Director
 Department of Regulatory and Economic
 Resources

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MINUTES

Miami-Dade County Planning Advisory Board
Acting As the Local Planning Agency
Public Hearing on October 2022 Cycle Application No. CDMP20220016 and January 2023
Cycle Application Nos. CDMP20230001, CDMP20230002 and CDMP20230003
to Amend the Comprehensive Development Master Plan
In-Person Hearing

June 5, 2023, 10:00 AM

Planning Advisory Board Members

Lynette Cardoch	Present	Michael Montiel	Absent
Carlos Diaz-Padron	Present	J. Wil Morris	Absent
Eric Fresco	Absent	William Riley	Absent
Seth Gadinsky	Present	Mercedes Rodriguez	Present
Horacio C. Huembes	Absent	Daniel Rogers	Absent
Frank Lago	Present	Mikhaile Solomon	Absent
William McRea	Present*	Jesus Vazquez	Absent

Carla Ascencio-Savola, Vice Chair, Present
Steven "Max" Losner, Chair, Present

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

* Present after roll call

Department of Regulatory and Economic Resources (RER) Staff Present

Planning Division

Garett Rowe, Chief, Metropolitan Planning Section, Planning Division
Manny Armada, Chief, Planning Research Section, Planning Division
Robert Hesler, Planning Section Supervisor, Planning Research Section, Planning
Division
Rosa Davis, Planning Section Supervisor, Metropolitan Planning
Vinod Sandasamy, Transportation Section Supervisor, Metropolitan Planning
Glenn Amoruso, Planning Development Manager
Noel Stillings, Principal Planner, Metropolitan Planning
Mark Dorsey, Principal Planner, Metropolitan Planning
Rommel Vargas, Senior Planner, Metropolitan Planning
Cindy Dwyer, Senior Planner, Metropolitan Planning
Abby Diaz, Administrative Secretary, Metropolitan Planning

Other County Staff Present

Lauren Morse, Assistant County Attorney, County Attorney's Office
Christine Velazquez, Assistant Division Chief, Code Coordination & Environmental
Initiatives Division, Department of Environmental Resources Management
Ninfa Rincon, Chief, Code Coordination & Environmental Initiatives Division,
Department of Environmental Resources Management
Francisco Arbelaez, Principal Planner, Miami Dade Transit Division, Department of

Transportation and Public Works
Carlos Lopez, Park Planner II, Miami-Dade County Parks, Recreation and Open
Spaces Department

CALL TO ORDER AND OPENING STATEMENTS

The Planning Advisory Board (PAB) public hearing was opened at 10:10 AM by PAB Chair Losner, who introduced himself and following the Pledge of Allegiance, asked Staff to conduct a roll call. Ms. Noel Stillings, Principal Planner, conducted a roll call and determined there was a quorum present.

PAB Chair’s Introductory Remarks, Chair’s Report and Deferral of Application No. CDMP20220016

Following the Pledge of Allegiance, Chair Losner reviewed the procedures and purpose of the public hearing and welcomed the public to the hearing on the January 2023 Cycle Application Nos. CDMP20230001, CDMP20230002 and CDMP20230003 to amend the Comprehensive Development Master Plan (CDMP). Chair Losner welcomed the new Board member Mr. Frank Lago.

Opening Statement by County Staff

Mr. Garrett Rowe, Chief of Metropolitan Planning, introduced himself and requested Ms. Noel Stillings to present the first application on the PAB agenda.

OCTOBER 2022 CYCLE APPLICATIONS

Application No. CDMP20220016

The PAB voted to defer Application No. CDMP20220016 (Fontainebleau Lakes LLC) until the PAB public hearing scheduled for July 17, 2023, at 2:00 PM. Four members of the public spoke regarding the deferral. Two opposed the request and two were in favor.

JANUARY 2023 CYCLE APPLICATIONS

Application No. CDMP20230001

Ms. Noel Stillings, Principal Planner, delivered a summary of the application. She stated the application was filed by County Palm Holdings LLC et al, and described the subject property as a ±25.96-gross acre site located on the north side of SW 248 Street, between SW 124 Avenue and SW 127 Avenue. She also noted that the application is in the vicinity of the South Dade Transitway (Busway). The South Dade Transitway is one of six rapid transit corridors that are part of the County’s Strategic Miami Area Rapid Transit (SMART) plan. The CDMP encourages high density and intensity along these corridors and provides density bonuses for properties that meet specific mixed-use provisions. Though the subject site is in close proximity to the South Dade Transitway, the site is not within the ¼ mile or ½ buffer area eligible for the CDMP SMART Corridor density bonuses.

The application seeks to increase the intensity of development allowed on the ±25.96 gross acre property to facilitate the addition of up to 395 residential units (240 units more than the 155 units that could be built on the site today) into the overall development of the site, which includes the planned expansion of the Somerset Academy Charter High School that is currently on the site. The application site is comprised of three parcels: the ±7-acre parcel developed with the existing

Charter School; the northern ±14.83-acre parcel partly developed with an athletic field for the Charter School; and the western ±3.1-acre parcel that is currently undeveloped.

Ms. Stillings explained that the application site is designated on the CDMP Land Use Map as "Low Density Residential" (2.5 to 6 dwelling units per gross acre), which would allow 155 single family detached residences. The applicant is requesting a land use redesignation to "Medium Density Residential", at a density of 13 to 25 dwelling units per acre, which would allow up to 649 multifamily residences. However, the applicant has proffered a Declaration of Restrictions (covenant) that would limit the proposed development on the site to 395 residential units and includes, among other things, a commitment to set aside 10% of the units to households with annual incomes of up to 140% of the County's Area Median Income (AMI).

Given that the applicant will receive a 25% density bonus for workforce housing, Ms. Stillings explained that it would be appropriate for the density bonus to be utilized on the site. Therefore, the staff recommended to change the application request to "Low-Medium Density Residential" (13 to 25 dwelling units per gross acre) rather than the requested "Medium Density Residential". Under the staff recommended change, the site could be developable with up to 337 units and the 25% density bonus would allow an additional 84 units for a total of 421 residential units on the site (26 units more than the 395 units the applicant proposes). Staff contends that the "Low Medium Density Residential" redesignation would be more compatible with the surrounding neighborhood, as the site is surrounded on three sides by "Low Density Residential" and by "Estate Density Residential" to the east. Ms. Stillings stated that the applicant agreed to Staff's recommended change.

In addition to limiting the development on the application site to 395 dwelling units and setting aside 10% of the units for affordable/workforce housing, the proffered covenant also requires that said units be made available first to public school teachers and school Staff. However, Ms. Stillings noted that the zoning covenant for the concurrent application that accompanies the CDMP application does not have the proffer of offering the affordable/workforce housing units first to public teachers and staff. Ms. Stillings further noted that the application site is near an Environmentally Endangered Land (EEL) site that requires prescribed burning, and that DERM requested the applicant to include a commitment in their covenant to notify future property owners or tenants regarding the prescribed burn activities. However, the proffered covenant does not address this request.

With respect to school capacity, although there is a charter school on the site, Ms. Stillings stated that the application does not meet school concurrency, and that the applicant will be required to enter into a School Proportionate Share agreement at the time of final plat or development order. This is due to the fact that charter schools are outside the school concurrency review since they operate through their charter, and the charter governing board determines school capacity, who is allowed to attend, as well as enrollment limitations and priorities. Ms. Stillings further noted that while the charter school was approved for 1,440 students K-12, its current enrollment is 880 students. She also informed the PAB Board that the existing charter school has not renewed the annual certificate of use and stressed that this needs to be completed for the school to operate. Ms. Stillings concluded by noting that Community Council 15 recommended to "Adopt with Change, and with the applicant's proffered Declaration of Restrictions," with the change to redesignate the site from "Low Density Residential" to "Low Medium Density Residential," as recommended by Staff.

Mr. Hugo Arza, the applicant's legal representative, delivered a presentation highlighting the merits of the application. Mr. Arza stated that Staff was correct in regard to the school capacity

issue, in that the school review does take charter schools into account, and that charter schools do have the ability to give preference to students. Mr. Arza reviewed the need for affordable and workforce housing within the County, and highlighted the shortage of housing, both countywide and nationwide, for public school teachers and staff. Mr. Arza stated that his clients had conversations with the Miami-Dade County School District as to how to advertise or promote the housing units to be made available to teachers and staff. Mr. Arza stated that the project was infill development, and noted the proximity to the South Dade Transitway, and described the surrounding uses in the area. In regard to the DERM request, Mr. Arza stated that they are happy to include in the covenant notification to residents regarding proximity to the EEL land with the periodic burning. Mr. Arza concluded by stating they have a recommendation of approval by the community council and agree with the Staff recommendation to redesignate the application site to "Low Medium Density Residential."

Chair Losner opened the public hearing. Seeing as there was no one present, Chair Losner closed the public hearing and opened it up for Board discussion.

The PAB Board members inquired regarding the price of the units and their affordability to teachers and staff, and the County's policies on affordable and workforce housing. Ms. Stillings stated that the applicant's proffered covenant required 10% of the units made affordable to households with annual income of up to 140% of the County's AMI, and that the remaining units should be at market rate. Mr. Rowe added that the Staff report included an analysis of the workforce housing provision and housing affordability within the area. He explained that only recently was that information included in the Staff report and that it is aimed at providing greater clarity in assessing where the need is, in terms of housing affordability within the various geographic areas within the County. Mr. Rowe added that the housing assessment will be taken into account and may require a follow-up discussion to see how Staff can refine this information even more. Mr. Rowe also noted that the County policies do encourage applicants and private entities to build affordable and workforce housing, but except for Urban Centers and Rapid Transit Zones, the policies are not mandatory.

The Board members also had questions regarding school capacity and charter schools. Ms. Stillings clarified that the school concurrency determination on capacity does include an analysis of students who may attend charter schools, but that charter schools have more leeway than public schools in their student admissions. She added that if the application is approved and moves forward, the school capacity will be reassessed in the future, usually at platting, as student capacity may or may not change.

The Board members also questioned the application on whether the EEL provision regarding notice of prescribed burning would be added to the covenant. Mr. Arza replied that they would address that. After the Board discussion, the Chair asked for a motion.

The motion to Adopt with Change and with acceptance of the proffered Declaration of Restrictions (Change is to redesignate the site from "Low Density Residential" to "Low-Medium Density Residential" [6 to 13 dwelling units per gross acre] and with the condition that the applicant include in the proffered Declaration of Restrictions a condition to provide notification to future renters or owners regarding the prescribed burning from the nearby Andrew Dodge New Pines EEL Preserve, was moved by Board Member Ascencio-Savola. Board Member Diaz Padron seconded the motion. The motion passed unanimously 8 to 0 as follows:

Lynette Cardoch	Yest	Michael Montiel	Absent
Carlos Diaz-Padron	Yes	J. Wil Morris	Absent

Eric Fresco	Absent	William Riley	Absent
Seth Gadinsky	Yes	Mercedes Rodriguez	Yes
Horacio C. Huembes	Absent	Daniel Rogers	Absent
Frank Lago	Yes	Mikhaile Solomon	Absent
William McRea	Yes	Jesus Vazquez	Absent

Carla Ascencio-Savola, Vice Chair, Yes
 Steven "Max" Losner, Chair, Yes

Application No. CDMP20230002

Rommel Vargas, Senior Planner, gave a brief overview of the application. He explained that Application No. CDMP20230002 was filed by Lennar, LLC and is a ±0.92-acre site located at the southeast corner of the intersection of SW 232 Street and SW 132 Avenue, within ½ mile from the Strategic Miami Area Rapid Transit (SMART) corridor. He stated that the application was filed by Lennar, LLC, who is seeking a land use change on the site from "Low Density Residential", which allows a maximum residential density of 6 residential units per gross acre, to "Low-Medium Density Residential", which allows a maximum residential density of 11 residential units per gross acre. Mr. Vargas described the existing land use surrounding the site, stating that the type of developments surrounding the application site are mainly characterized by residential uses. He noted that adjacent to the west of the are single-family residential developments that are currently under construction; to the south and east are townhomes and to the north is a church.

Mr. Vargas stated that the staff's recommendation regarding the application is to adopt. He explained that approval of the application would be consistent with CDMP policies and objective that require the County to give priority to infill sites where urban services and facilities have the capacities to accommodate additional demand. He added that the proposed residential development would be compatible with the residential uses surrounding the application site; that approval of the application would not cause a violation in adopted level of standards for public facilities and services; that all countywide systems have sufficient capacity to service the proposed development; that approval of the application would not impact any historic, archaeological, or environmental resources on the application site; and that if the site is developed with residential uses, it could support transit ridership and pedestrianism. He added that no county agency objected to the application. Mr. Vargas informed the PAB that the Redland Community Council recommended the application be adopted, with the condition that the applicant meet with the neighbors prior to the Board of County Commissioners' hearing on the application and to make a best effort to hold at least one meeting with the neighbors prior to the Planning Advisory Board's hearing on the application.

After Mr. Vargas's presentation, Ms. Amanda Naldjieff, the legal representative of the applicant, provided further details on the application and the proposed development. She stated that the applicant requests to change the land use designation on the site to "Low-Medium Density Residential" will allow the applicant to develop the site with eight townhomes, noting that the applicant does not intend to develop up to the maximum development potential of 11 residential units. She explained that the benefits from approval of the application is that the proposed development promotes development inside the Urban Development Boundary, promotes housing diversity, enhances the provision of public services and facilities at or above their adopted levels of service standard, and addresses the deficiency of housing in the County. She also indicated that county agencies that reviewed the application had no objections.

The Chair opened the public hearing, but there being no one present from the public, the hearing was closed. The Board had no discussion on the application.

The motion to Adopt was moved by Board Member Ascencio-Savola. Board Member Rodriguez seconded the motion. The motion passed unanimously 8 to 0 as follows:

Lynette Cardoch	Yes	Michael Montiel	Absent
Carlos Diaz-Padron	Yes	J. Wil Morris	Absent
Eric Fresco	Absent	William Riley	Absent
Seth Gadinsky	Yes	Mercedes Rodriguez	Yes
Horacio C. Huembes	Absent	Daniel Rogers	Absent
Frank Lago	Yes	Mikhaile Solomon	Absent
William McRea	Yes	Jesus Vazquez	Absent

Carla Ascencio-Savola, Vice Chair, Yes
 Max Losner, Chair, Yes

Application No. CDMP20230003

Mr. Stephen M. Dorsey, Principal Planner, presented an overview of the application. He said the application seeks a land use change from “Estate Density Residential” to “Low Density Residential” for a ±6.6 gross acre property located on the east side of SW 137 Avenue and the Black Creek Canal and south of SW 184 Street/Eureka Drive. The application site is immediately south of the recently completed Lennar “Caple North” community. The application site consists of two parcels and is currently an above-ground container nursery with one structure. He said “Low Density Residential” designated lots are to the north, “Estate Density Residential” designated lots to the south and east, and the Black Creek Canal and Trail, Urban Development Boundary (UDB), and SW 137 Avenue are to the west. The existing “Estate Density Residential” land use designation could allow up to 16 single-family units. The proposed “Low Density Residential” designation would allow the site to be built with up to 39 single-family units.

The application site is located within the UDB and is in an area characterized by single-family detached residences. Mr. Dorsey said the Parks, Fire-Rescue, Police, Solid Waste and Schools reviews indicated adequate capacity and the ability to provide services. He noted that the application site is located in Minor Statistical Area 7.2 (MSA 7.2) which shows the depletion rate for single-family residential in 2026, and beyond 2040 for multi-family housing. He said the 39 proposed units would increase the residential land capacity in the MSA by 23 single-family units. He said a traffic impact analysis showed that the proposed project would increase the estimated number of vehicular trips from 18 to 41, or 23 additional vehicle trips and would not cause a violation in the adopted Level of Service (LOS) standards. He also noted that the application site is adjacent to the Black Creek Trail, and the Parks Department has recommended that the proposed development provide pedestrian and ADA-compliant access to the trail.

Mr. Dorsey concluded that the staff recommendation is to Adopt the proposed amendment given that: 1) the application proposes infill residential development that is consistent with CDMP Objective LU-1 and Policy LU-1 and LU10-A which gives priority to infill development in suitable areas, and 2) the application is generally consistent with the Policy LU-8E criteria for evaluating land use plan amendments.

Mr. Hugo Arza, the applicant’s representative presented his partner Amanda Naldjieff and Peter Burke of Lennar Homes, and proceeded to give a brief presentation on the application. He said that the application has staff’s and community council’s recommendation for approval. He said at the community council hearing there were 4 neighbors in opposition, and they met with those neighbors the previous week to address their concerns. Their concerns were related to

construction, and said that Lennar is working to address those issues, and will continue that discussion. He said the subject ±6.6 acres are owned by the same family that owned the Caple North development to the north and the owner is now ready to sell the subject property. He said the requested land use change will be identical to the “Low Density Residential” designation of the adjacent Caple North subdivision and that the developments will be connected. He said that a zoning covenant was submitted with the concurrent zoning application that accompanies this CDMP application. The proposed zoning will be consistent with the RU-1M(a) zoning to the north. He discussed the County’s housing capacity and commented that the County will run out of single-family housing by 2026. He concluded his comments and asked the Board to support the staff’s recommendation to Adopt.

Chair Losner opened the hearing for public comments. Seeing none, he closed the public comment period.

The motion to Adopt was moved by Board Member Rodriguez. Board Member Ascencio-Savola seconded the motion. The motion passed unanimously 8 to 0 as follows:

Lynette Cardoch	Yes	Michael Montiel	Absent
Carlos Diaz-Padron	Yes	J. Wil Morris	Absent
Eric Fresco	Absent	William Riley	Absent
Seth Gadinsky	Yes	Mercedes Rodriguez	Yes
Horacio C. Huembes	Absent	Daniel Rogers	Absent
Frank Lago	Yes	Mikhaile Solomon	Absent
William McRea	Yes	Jesus Vazquez	Absent

Carla Ascencio-Savola, Vice Chair, Yes
 Max Losner, Chair, Yes

OVERALL RESOLUTION

The motion to adopt the foregoing resolution was moved by Board Member Ascencio-Savola. Board Member Cardoch seconded the motion. The motion passed unanimously 8 to 0 as follows:

Lynette Cardoch	Yes	Michael Montiel	Absent
Carlos Diaz-Padron	Yes	J. Wil Morris	Absent
Eric Fresco	Absent	William Riley	Absent
Seth Gadinsky	Yes	Mercedes Rodriguez	Yes
Horacio C. Huembes	Absent	Daniel Rogers	Absent
Frank Lago	Yes	Mikhaile Solomon	Absent
William McRea	Yes	Jesus Vazquez	Absent

Carla Ascencio-Savola, Vice Chair, Yes
 Max Losner, Chair, Yes


NEW/OLD BUSINESS

Ms. Stillings reminded the PAB that their next meeting is scheduled for July 17, 2023 at 2:00 PM. She added that following their August break, the PAB meeting is scheduled for September 18, 2023 at 10 a.m.

ADJOURNMENT

Being no further business before the PAB, Chair Losner adjourned the meeting at 11:46 pm.

Respectfully submitted,

 for

Lourdes Gomez, AICP, Director
Department of Regulatory and
Economic Resources