



MEMORANDUM

AGENDA ITEM #III.D.1

DATE: FEBRUARY 6, 2011

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: SOUTHEAST OVERTOWN PARK WEST, INCREMENT III DEVELOPMENT OF REGIONAL IMPACT

Proposed Development

In 2003, the Southeast Overtown / Park West Community Redevelopment Agency (CRA) initiated the Southeast Overtown Park West Master Plan, to create a downtown strategic plan for the future. The plan seeks to preserve historic buildings and community heritage; promote the advantages of urban living; provide connectivity between neighborhoods; and, to provide a sense of place along with economic vitality for the area. The master planning process identified policies, projects, and partnerships that would secure a strong future for the area. The Master Plan identifies short-term initiatives as well as long-term priorities and projects. To this end, the SEOPW DRI will act as a catalyst for implementing the Southeast Overtown Park West Master Plan, updating growth.

The Southeast Overtown Park West DRI is a Master Incremental DRI that establishes a development program that specifies the total amount of development that can be located anywhere within the DRI boundaries, subject to local land development regulations. The Master Development Order was originally adopted by the City of Miami Commission on February 11, 1988, granting Increment I entitlements and enabling the redevelopment of underutilized and blighted land area into a socially and economically integrated community, providing unique living and working opportunities in Downtown Miami. Increment I Development was built out as of March 21, 2005. Development under Increment II was approved on September 24, 1992, with a buildout date of March 21, 2010. An extension to the Increment II was approved with the buildout date of March 21, 2015. As with the previous Increment I development program, unreserved development credits from Increment II will be rolled over into the Increment III development program. Development totals for Increments I and II are depicted in Table 1, and Table 2 shows the development program for Increment III.

TABLE 1 – STATUS OF INCREMENTS I AND II

Use	Units	Increment I Approved	Demolition Credit	Increment I plus Demolition Credit	Increment II Approved	Increments I and II Total Credits	Total Credits Used with Fees Paid	Total Credits Remaining after Fees Paid
		[A]	[B]	[A + B = C]	[D]	[C + D = E]	[F]	[E - F = G]
Office	SF	166,000	104,695	270,695	337,000	607,695	457,431	150,264
Retail	SF	95,400	63,243	158,643	71,700	230,343	110,043	120,300
Residential	DU	2,000	0	2,000	2,000	4,000	2,216	1,784
Hotel	Rooms	0	0	0	500	500	56	444
Recreation	Seats	8,000	0	8,000	8,000	16,000	1,250	14,750
Conference	SF	0	0	0	0	0	0	0

TABLE 2 - PROPOSED DEVELOPMENT PROGRAM FOR INCREMENT III

Use	Units	Total Credits Remaining after Fees Paid	Approved by MUSP but Fees Not Paid	Total Credits Remaining Increments I and II	Administrative Conversions ¹	Credits Remaining after Admin. Conversions	Increment III Proposed Development Program
		[E - F = G]	[H]	[G - H = I]	[J]	[I - J = K]	
Office	SF	150,264	0	150,264	-43,500	106,764	2,300,000
Retail	SF	120,300	117,179	3,121	22,005	25,126	1,250,000
Residential	DU	1,784	1,947	-163	163	0	4,000
Hotel	Rooms	444	120	324	0	324	2,100
Recreation	Seats	14,750	0	14,750	-8,000	6,750	0
Conference	SF	0	0	0	0	0	200,000

Source: Southeast Overtown Park West, Increment III DRI ADA.

FIGURE 1 - LOCATION OF SOUTHEAST OVERTOWN PARK WEST, INCREMENT III DRI



Major Issues and Conditions

Chapter 380.06(12), Florida Statutes, specifically identifies review criteria that the Regional Planning Council should consider in its report and recommendations.

(12) REGIONAL REPORTS--

- (a) In preparing its report and recommendations, the regional planning agency shall identify regional issues based upon the following review criteria and make recommendations to the local government on these regional issues, specifically considering whether, and the extent to which:
 1. The development will have a favorable or unfavorable impact on state or regional resources or facilities identified in the applicable state or regional plans.
 2. The development will significantly impact adjacent jurisdictions. At the request of the appropriate local government, regional planning agencies may also review and comment upon issues that affect only the requesting local government.
 3. As one of the issues considered in the review in subparagraphs 1. and 2., the development will favorably or adversely affect the ability of people to find adequate housing reasonably accessible to their places of employment. The determination should take into account information on factors that are relevant to the availability of reasonably accessible adequate housing. Adequate housing means housing that is available for occupancy and that is not substandard.
- (b) At the request of the regional planning agency, other appropriate agencies shall review the proposed development and shall prepare reports and recommendations on issues that are clearly within the jurisdiction of those agencies. Such agency reports shall become part of the regional planning agency report; however, the regional planning agency may attach dissenting views. When water management district and Department of Environmental Protection permits have been issued pursuant to chapter 373 or chapter 403, the regional planning council may comment on the regional implications of the permits but may not offer conflicting recommendations.
- (c) The regional planning agency shall afford the developer or any substantially affected party reasonable opportunity to present evidence to the regional planning agency head relating to the proposed regional agency report and recommendations.

The following summary addresses the impact of the project on state and regional resources, adjacent jurisdictions and adequate housing as required by the statute. Council staff has advised the Applicant of the public hearing date and provided a copy of this report to the Applicant 10 days in advance of the meeting.

1. Impact on State or Regional Resources or Facilities

The Development of Regional Impact Assessment for the Southeast Overtown Park West, Increment III DRI indicates that the project, as proposed, would have the following positive regional impacts at buildout:

- Over \$5 billion in gross regional product and personal income;
- 12,619 non-construction jobs;
- Almost \$3 billion in total taxable value; and
- \$340.5 million in government revenues.

2. Impact on Adjacent Jurisdictions

There are no extrajurisdictional impacts or concerns identified by adjacent reviewing agencies and local governments that have not been addressed.

3. Adequate Housing

The applicant shall assure that units affordably-priced for very low and low income households shall be provided in an amount equivalent to at least 10 percent of the number of units proposed for development in the Increment. The homes would remain affordably-priced for a period of at least 20 years.

The applicant will also continue its current practice of encouraging businesses and/or developers receiving financial assistance from the SEOPW CRA, including assistance in the form of tax increment rebates, to hire residents of the SEOPW Redevelopment Area both during the construction period and on a permanent basis.

Recommendation

Based on consideration of the above-specified positive and negative regional impacts, it is the recommendation of the Council to the City of Miami Commission that the Application for Development Approval for the Southeast Overtown Park West, Increment III Development of Regional Impact be **APPROVED**, subject to the Development Order Conditions enumerated in Part VI below. These conditions are to be incorporated by the City of Miami into the proposed Development Order in order to increase the probability of realizing positive regional impacts and mitigating, reducing, or eliminating adverse regional impacts.

cc: Southeast Overtown Park West Increment III DRI Distribution List

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DEVELOPMENT OF REGIONAL IMPACT (DRI) ASSESSMENT
FOR
THE SOUTHEAST OVERTOWN PARK WEST, INCREMENT III DRI
Located in the City of Miami
Miami-Dade County, FL

SOUTH FLORIDA REGIONAL PLANNING COUNCIL

February 6, 2012

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INTRODUCTION

This assessment of the proposed Development of Regional Impact (DRI) known as Southeast Overtown Park West, Increment III was prepared by the South Florida Regional Planning Council (SFRPC), pursuant to the Florida Environmental Land and Water Management Act, Chapter 380, Part I, Fla. Stat. The assessment is based on information supplied by the Applicant, State, Federal, and Regional review agencies, official plans, and field reconnaissance. Additional research relative to specific issues was conducted by Council staff where needed.

In accordance with the Act, this Impact Assessment Report provides an overview of the positive and negative regional impacts likely to result from the subject proposal. The recommendations included herein are intended to assist the City of Miami City Commission in reaching a decision on the proposed development through consideration of regional impacts and issues.

Copies of any Development Order issued with regard to this project must be transmitted to the Applicant, the SFRPC, and the Florida Department of Community Affairs, pursuant to Chapter 380.07(2), Fla. Stat.

PART I -- PROJECT DESCRIPTION

A. APPLICANT INFORMATION

Project Name: Southeast Overtown Park West, Increment III DRI

Applicant: Southeast Overtown/ Park West Community Redevelopment Agency
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Authorized Agent: Southeast Overtown/ Park West Community Redevelopment Agency
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Attention: Pieter Bockweg, Executive Director
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City of Miami (Co-Applicant)
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Attention: Johnny Martinez, City Manager
Telephone: (305) 250-5400
Fax: (305) 250-5410
Email: johnnymartinez@miamigov.com

Date Application Sufficiency Process Completed: January 15, 2010

Type of Development: Mixed-use with Commercial, Office, and Multi-family Residential

Location of Development: City of Miami, Miami-Dade County

B. PROJECT INFORMATION

1. Overview

Southeast Overtown Park West, Increment III, (SEOPW) a Development of Regional Impact (DRI), consists of 209 acres of urban development in the City of Miami that is under the jurisdiction of the Southeast Overtown/Park West Community Redevelopment Agency and the City of Miami. The SEOPW DRI is generally bounded on the north by I-395, on the east by Biscayne Boulevard, on the south by NW/NE 5th Street, and on the west by I-95 (Figure 1; see also Exhibit A - Legal Description). Increment III of the Southeast Overtown Park West DRI proposes the development of a variety of uses including 4,000 residential units, 2.3 million square feet of office space, 1.25 million square feet of retail space, 2,100 hotel rooms and 200,000 square feet of conference center space.

In the 1980s the Southeast Overtown Park West (SEOPW) Development of Regional Impact (DRI) was established as an area-wide DRI to help this struggling area prosper and grow. There are many benefits from ensuring the growth and redevelopment of this area including its strategic location next to the downtown Miami core, services by all modes of transportation and its equal accessibility to the broadest range of commuters, residents, and workers, and an easily identifiable location for both residents and visitors. The Southeast Overtown / Park West area thus offers the greatest opportunity for a truly mixed-use community, and can serve as the backbone of Miami's urban core.

FIGURE 1 - SOUTHEAST OVERTOWN PARK WEST, INCREMENT LOCATION MAP



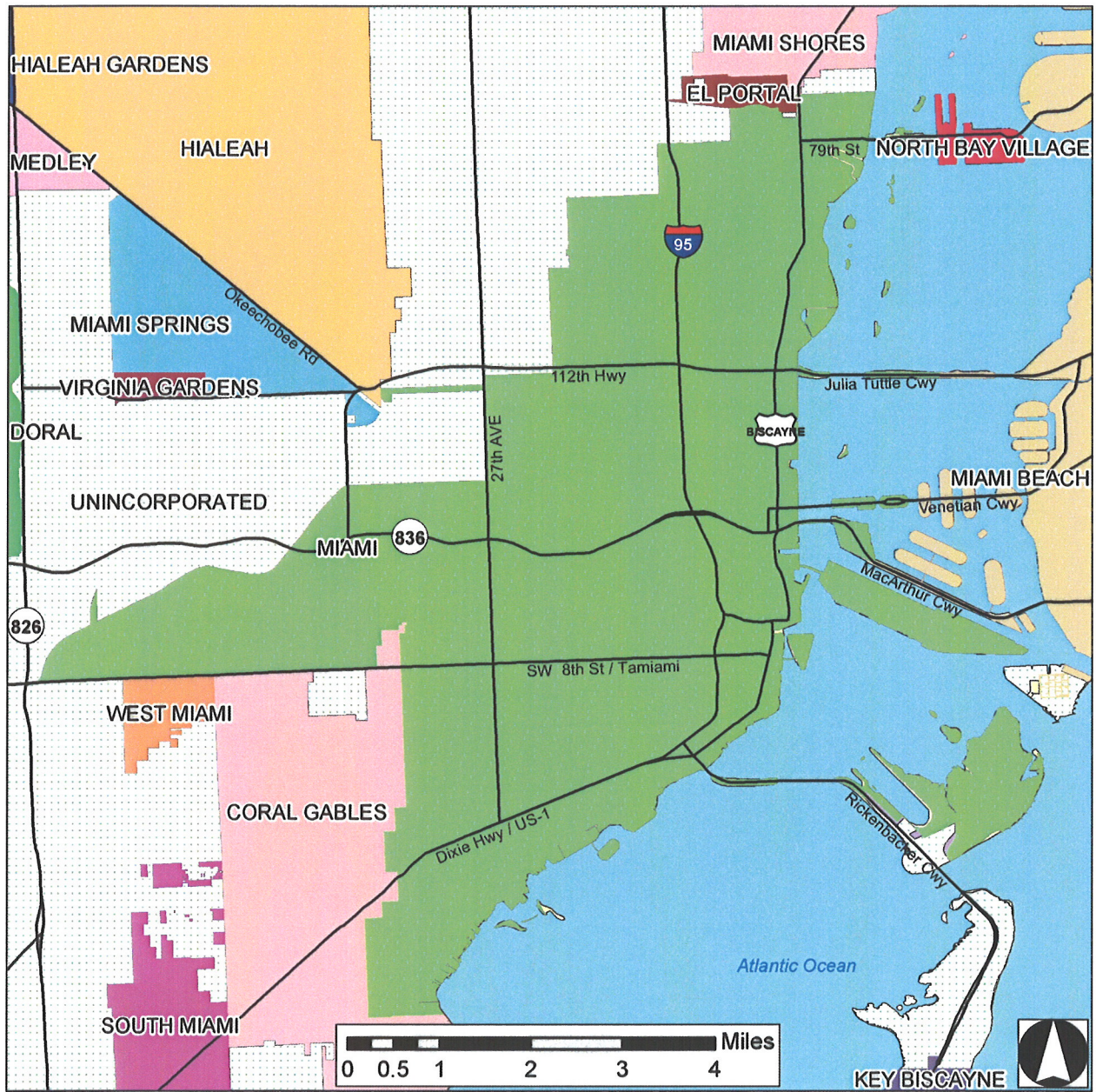
Source: Southeast Overtown Park West, Increment III DRI ADA.

In 2003, the Southeast Overtown / Park West Community Redevelopment Agency (CRA) initiated the Southeast Overtown Park West Master Plan, to create a downtown strategic plan for the future. The plan seeks to preserve historic buildings and community heritage; promote the advantages of urban living; provide connectivity between neighborhoods; and, to provide a sense of place along with economic vitality for the area. The master planning process identified policies, projects, and partnerships that would secure a strong future for the area. The Master Plan identifies short-term initiatives as well as long-term priorities and projects. To this end, the SEOPW DRI will act as a catalyst for implementing the Southeast Overtown Park West Master Plan, updating growth.

Miami, the second most populous city in the state, had a population of 422,870 in 2010, a 16.7% increase from the year 2000 population. The City was incorporated in 1896. The City's economic bases are in tourism and international commerce with Latin America, the Caribbean and Europe. The City boasts an ethnically diverse population and serves as a major port of entry for immigration from foreign countries. Considered to be fully developed, the City nevertheless has approximately 1,000 acres (approximately 1.6 square miles) of vacant land scattered throughout on small parcels. In addition, much of the developed land is designated for land use densities greater than the existing development. With its location at the heart of the metropolitan area, and its access to mass transit, Miami is an ideal location for infill and redevelopment. A map depicting the general location of the City is included as Figure 2.

The Southeast Overtown Park West DRI is a Master Incremental DRI that establishes a development program that specifies the total amount of development that can be located anywhere within the DRI boundaries, subject to local land development regulations. The Master Development Order was originally adopted by the City of Miami Commission on February 11, 1988, granting Increment I entitlements and enabling the redevelopment of underutilized and blighted land area into a socially and economically integrated community, providing unique living and working opportunities in downtown Miami. Increment I development was built out as of March 21, 2005. Development under Increment II was approved on September 24, 1992, with a buildout date of March 21, 2010. An extension to the Increment II was approved with the buildout date of March 21, 2015. As with the previous Increment I development program, unreserved development credits from Increment II will be rolled over into the Increment III development program. The Status of Increments I and II is depicted in Table 1. The proposed development program for Increment III is illustrated in Table 2. master development plan is shown in Figure 3.

FIGURE 2 -- CITY OF MIAMI, GENERAL LOCATION MAP



Source: South Florida Regional Planning Council

TABLE 1 - STATUS OF INCREMENTS I AND II

Use	Units	Increment I Approved	Demolition Credit	Increment I plus Demolition Credit	Increment II Approved	Increments I and II Total Credits	Total Credits Used with Fees Paid	Total Credits Remaining after Fees Paid
		[A]	[B]	[A + B = C]	[D]	[C + D = E]	[F]	[E - F = G]
Office	SF	166,000	104,695	270,695	337,000	607,695	457,431	150,264
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Residential	DU	2,000	0	2,000	2,000	4,000	2,216	1,784
Hotel	Rooms	0	0	0	500	500	56	444
Recreation	Seats	8,000	0	8,000	8,000	16,000	1,250	14,750
Conference	SF	0	0	0	0	0	0	0

TABLE 2 - PROPOSED DEVELOPMENT PROGRAM FOR INCREMENT III

Use	Units	Total Credits Remaining after Fees Paid	Approved by MUSP but Fees Not Paid	Total Credits Remaining Increments I and II	Administrative Conversions ¹	Credits Remaining after Admin. Conversions	Increment III Proposed Development Program
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Office	SF	150,264	0	150,264	-43,500	106,764	2,300,000
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Residential	DU	1,784	1,947	-163	163	0	4,000
Hotel	Rooms	444	120	324	0	324	2,100
Recreation	Seats	14,750	0	14,750	-8,000	6,750	0
Conference	SF	0	0	0	0	0	200,000

Source: Southeast Overtown Park West, Increment III DRI ADA.

Notes:

1. Administrative conversions permitted for the SEOPW DRI pursuant to the adopted Land Use Exchange Rates from Exhibit A-2 of the 2005 Adopted NOPC.

- Convert Seats to Retail = 8,000*2.7506 exchange rate = 22,005 SF of Retail.
- Convert Office to Residential = 43,500*3.7500 exchange rate = 163 DU.

PART II -- PROJECT IMPACTS AND ISSUES

A. ENVIRONMENT AND NATURAL RESOURCES

1. Air Quality

Air quality impacts will be analyzed using the Florida Department of Environmental Protection's (FDEP's) Guidelines for Evaluating the Air Quality Impacts of Indirect Sources (June 1994), and in accordance with the requirements set forth by Miami-Dade County. Analyses will include intersections, transportation improvements as identified in the Application for Development Approval (ADA), and parking facilities associated with the project to demonstrate that the National Ambient Air Quality Standards for Carbon Monoxide will not be violated as a result of this project. Parking facilities constructed in incremental phases must include all information required for each and every phase. Air quality impact analyses must be submitted to all air quality review agencies.

Proposed Development Order Conditions 3-5 address this issue.

2. Water Quality

The Southeast Overtown Park West DRI is Master Incremental DRI. The Master Development Order, which was originally adopted by the City of Miami Commission on February 11, 1988, exempted the Applicant from providing additional information about this portion of the Application for Development Approval during the review of any future increments.

3. Land and Soils

The Southeast Overtown Park West DRI is Master Incremental DRI. The Master Development Order, which was originally adopted by the City of Miami Commission on February 11, 1988, exempted the Applicant from providing additional information about this portion of the Application for Development Approval during the review of any future increments.

4. Flood Prone Areas

The Southeast Overtown Park West DRI is Master Incremental DRI. The Master Development Order, which was originally adopted by the City of Miami Commission on February 11, 1988, exempted the Applicant from providing additional information about this portion of the Application for Development Approval during the review of any future increments.

5. Vegetation and Wildlife

The Southeast Overtown Park West DRI is Master Incremental DRI. The Master Development Order, which was originally adopted by the City of Miami Commission on February 11, 1988, exempted the Applicant from providing additional information about this portion of the Application for Development Approval during the review of any future increments.

6. Wetland Resources

The Southeast Overtown Park West DRI is Master Incremental DRI. The Master Development Order, which was originally adopted by the City of Miami Commission on February 11, 1988, exempted the Applicant from providing additional information about this portion of the Application for Development Approval during the review of any future increments.

7. Hurricane Evacuation

Pursuant to the Miami-Dade County Department of Emergency Management & Homeland Security Hurricane Storm Surge Evacuation Map, no portion of the SEOPW DRI project area is located within the Miami-Dade County Office of Emergency Management Hurricane Storm Surge Evacuation Zones. The SEOPW DRI project area lies westward of Biscayne Boulevard, which is the western boundary of Evacuation Zone B on the Hurricane Storm Surge Evacuation Map.

Using the Storm Tide Zone Map, from the Statewide Regional Evacuation Studies Program, the majority of the land located within the SEOPW DRI falls outside the storm surge estimates based upon projected water levels for Category 1 through 5 storms. For the purpose of this analysis however, 400 dwelling units were estimated for location in Traffic Analysis Zone (TAZ) 3213 / Project Zone 4171, which is located to the west of NE 2 Avenue, south of I-395, located in the area that is the closest to rising tides for a Category 3 or 4, and, 200 hotel rooms were estimated for location in TAZ 3213 / Project Zone 4171, which is located to the west of NE 2 Avenue, south of I-395, in the area that is the closest to rising tides for a Category 3 or 4 storm.

Using the updated data and analysis provided in the Florida Statewide Regional Evacuation Studies Program and the technical reports produced in December of 2010, the Applicant has estimated public shelter demand for 400 dwelling units and 200 hotel rooms. The analysis demonstrates a demand for 253 shelter spaces. The Applicant has utilized the updated participation rates for Category 3 Storms, the updated persons per dwelling unit, the updated percent of evacuees to local public shelters, the updated persons per hotel room, the updated seasonal occupancy of hotel rooms during hurricane season and the updated persons per hotel room to develop the estimate of shelter demand. The demand for 253 shelter spaces from the 400 dwelling units and 200 hotel rooms in the SEOPW DRI Increment III, Miami-Dade County will have a 64,039 public shelter space surplus under Evacuation Level C and a 29,908 public shelter space surplus under Evacuation Level E.

8. Historical and Archaeological Sites

The Southeast Overtown Park West DRI is Master Incremental DRI. The Master Development Order, which was originally adopted by the City of Miami Commission on February 11, 1988, exempted the Applicant from providing additional information about this portion of the Application for Development Approval during the review of any future increments.

B. ECONOMY

1. Project Costs

Southeast Overtown Park West, Increment III, (SEOPW) consists of 209 acres of urban development in the City of Miami that is under the jurisdiction of the Southeast Overtown/Park West Community Redevelopment Agency and the City of Miami. Increment III of the Southeast Overtown Park West DRI proposes the development of a variety of uses including 4,000 residential units, 2.3 million square feet of office space, 1.25 million square feet of retail space, 2,100 hotel rooms and 200,000 square feet of conference center space. Costs by land use are shown in Table 3.

TABLE 3 - PROJECT COSTS BY LAND USE (2010 MILLIONS OF CONSTANT DOLLARS)

LAND USE	COST
Office	550.6
Retail	270.3
Residential	1380.9
Hotel	433.8
Convention Center	87.4
Total	2723.0

Source: Southeast Overtown Park West, Increment III DRI ADA.

2. Economic Disparity

The project is a mixed-use development consisting of commercial, office, and residential. Mixed-use developments of this type tend to attract diverse business groups and create diverse job opportunities. Currently adopted Council policies encourage developers to involve economic development resource agencies and programs, which promote small and minority businesses, in the development and expansion of permanent job opportunities.

The Applicant anticipates a need for skilled employees in the retail, professional services, finance, and food services sectors. Nearby residents and workers within the surrounding commute shed are expected to fill these positions. The Applicant also states that it will select a general contractor with a strong track record of using minority and women-owned subcontractors, or subcontractors who have a demonstrated record of using fair hiring practices for the construction.

Proposed Development Order Conditions 10-12 Section address this issue.

3. Economic Impacts

The Applicant forecasts approximately 13,284 additional permanent jobs created on-site as a result of the amount of new development proposed at project buildout. These projected employment figures, organized by NAICS code, were introduced into the newly developed Policy Insight Plus (PI+), version 1.2, a demographic and economic forecasting model developed by Regional Economic Models, Inc. (REMI). The model produces an estimate of the overall annual impact of a project on employment, total real disposable personal income, and the total estimated value added for each county in the South Florida (SF) region and its economically integrated neighbor, the Treasure Coast (TC) region. Recognizing both the linkages of this project, as well as the potential for competition with similar businesses, the totals take into account the direct, indirect, and induced impacts of the new investment on the local economy.

Tables 3, 4, and 5 show the economic impacts of the project, including direct, indirect, and induced effects, among counties in South Florida and in the Treasure Coast Region. For modeling purposes, economic impacts are estimated for a period from the year of construction commencement (2012) to the year the project is built out (2020).

From the commencement of construction until it is built out in 2020, this project is estimated to generate approximately 5,012 million (in 2010 dollars) in total real disposable income for the South Florida Region (Table 4). As shown in Table 4, the results of the simulation indicate that, the Applicant estimates this project will create 13,284 net new jobs initially, a total of 13,673 net non-construction jobs in private sectors will be added to the Miami-Dade County economy at built out when indirect and induce effects as well as competition and substitution effects are taken into consideration. This new investment might also substitute some existing businesses or crowd out its competitors in neighboring counties within the South Florida region, as shown in Table 4, the majority of which would be located in Broward County.

From 2012 through 2020, the project, by its direct, indirect, and induced effects, could represent as much as a total of 10,253 million dollars in value added to the South Florida regional economy in the private sectors (Table 6).

**TABLE 4 - GROSS REGIONAL PRODUCT AND PERSONAL INCOME (2011-2020)
(IN MILLIONS OF 2010 CONSTANT DOLLARS)**

	Broward	Miami-Dade	Monroe	SF Region	TC Region	Total
Total Gross Regional Product	-149	11,173	-12	11,012	-174	10,838
Real Disposable Personal Income	575	4,418	0	4,993	19	5,012

Sources: SFRPC and REMI Policy Insight Plus (PI+) V1.2.

**TABLE 5 - CHANGES IN EMPLOYMENT BY PRIVATE SECTOR AT BUILDOUT (2020)
(EXPRESSED IN NUMBER OF JOBS; NOT NECESSARILY FULL-TIME EQUIVALENTS)**

Sector	Broward	Miami-Dade	Monroe	SF Region	TC Region	Total
Forestry, Fishing, Other	0	2	0	2	0	2
Mining	0	0	0	0	0	0
Utilities	1	20	0	21	0	21
Manufacturing	18	122	0	140	8	148
Wholesale Trade	14	254	0	268	-2	266
Retail Trade	-12	1,279	-3	1,264	-49	1,215
Transportation, Warehousing	11	49	0	60	4	64
Information	-168	1,197	-1	1,028	-48	980
Finance, Insurance	-146	1,923	-4	1,773	-60	1,713
Real Estate, Rental, Leasing	-70	908	-3	835	-39	796
Professional, Tech Services	-297	2,327	-7	2,023	-136	1,887
Mgmt of Companies, Enterprises	-14	361	0	347	-11	336
Administration & Waste Services	9	1,423	-1	1,431	-20	1,411
Educational Services	21	137	0	158	1	159
Health Care, Social Assistance	88	919	0	1,007	0	1,007
Arts, Entertain, Recreation	-4	208	1	205	3	208
Accommodation, Food Services	-90	1,537	-7	1,440	-67	1,373
Other Services (excludes Government)	44	1,007	-1	1,050	-17	1,033
Total Jobs (Non-Construction)	-595	13,673	-26	13,052	-433	12,619

Sources: Southeast Overtown Park West, Increment III DRI ADA, SFRPC, and REMI Policy Insight Plus V1.2.

TABLE 6 - CHANGES IN VALUE ADDED BY PRIVATE SECTOR (2011-2020)
(MILLIONS OF 2010 CONSTANT DOLLARS)

Sector	Broward	Miami-Dade	Monroe	SF Region	TC Region	Total
Forestry, Fishing, Other	0	0	0	0	0	0
Mining	0	0	0	0	0	0
Utilities	0	63	0	63	0	63
Construction	159	1,033	0	1,192	30	1,222
Manufacturing	30	108	0	138	9	147
Wholesale Trade	37	322	0	359	1	360
Retail Trade	20	594	0	614	-9	605
Transportation, Warehousing	7	25	0	32	0	32
Information	-238	1,848	0	1,610	-53	1,557
Finance, Insurance	-99	1,877	-1	1,777	-44	1,733
Real Estate, Rental, Leasing	-45	1,731	-1	1,685	-33	1,652
Professional, Tech Services	-62	1,036	0	974	-32	942
Mgmt of Companies, Enterprise	-10	498	0	488	-10	478
Administration &, Waste Services	15	297	0	312	-1	311
Educational Services	3	22	0	25	0	25
Health Care, Social Assistance	46	330	0	376	6	382
Arts, Entertain, Recreation	0	45	0	45	0	45
Accommodation, Food Services	-35	600	-3	562	-24	538
Other Services (excludes Government)	20	141	0	161	0	161
Total	-152	10,570	-5	10,413	-160	10,253

Sources: Southeast Overtown Park West, Increment III DRI ADA, SFRPC, and REMI Policy Insight Plus V1.2.

4. Fiscal Impact

The Southeast Overtown Park West, Increment III project consists of 2,300,000 square feet (SF) of office uses, 1,250,000 SF of retail uses, 4,000 dwelling units, 2,100 hotel rooms, and a convention center with 200,000 SF. Accounted for the demolition activity, this project will result in a net increase of more than 2,923 million of taxable value to support public services in the area, as shown in Table 7.

**TABLE 7 - TAXABLE VALUE BY LAND USE
(MILLIONS OF 2010 CONSTANT DOLLARS)**

LAND USE	Amount	Total Taxable Value
Office (S.F.)	2,300,000	665
Retail (S.F.)	1,250,000	335
Residential (unit)	4,000	1,459
Hotel (room)	2,100	390
Convention Center (S.F.)	200,000	80
Demolition Activity	N/A	(6)
Total	N/A	2,923

Source: Southeast Overtown Park West, Increment III DRI ADA; calculated by SFRPC.

Table 8 reveals that from the commencement of construction until it is built out, the proposed development program is projected to add revenues of at least 340 million to all appropriate government entities. The total of recurring taxes is estimated at approximately 299 million. In addition, it is estimated to provide the City of Miami around 58 million in total revenue over the course of 2012-2021, 146 million for Southeast Overtown Park West CRA, and approximately 105 million for Miami-Dade Public Schools.

**TABLE 8 - SUMMARY OF REVENUES (2012-2021)
(2010 MILLIONS OF CONSTANT DOLLARS)**

Government Entities	Non-Recurring*	Recurring**	Total
City of Miami	26.6	31.3	57.9
Southeast Overtown Park West CRA	10.8	135.2	146.0
Miami-Dade County	0.0	18.4	18.4
Children's Trust	0.0	6.1	6.1
Miami-Dade County Public Schools	4.4	100.2	104.6
South Florida Water Management District	0.0	6.5	6.5
Comprehensive Everglades Restoration Project	0.0	1.0	1.0
Total	41.8	298.7	340.5

* Impact fees for police, fire, general services, and parks are included for the City of Miami; DRI supplemental fees to Southeast Overtown Park West CRA and impact fee to the Miami-Dade Public School District for schools are also included.

** Ad Valorem taxes to all appropriate government entities are calculated with applicable millage rates. However, the Ad Valorem taxes for the City of Miami's does not include franchise and utility taxes, occupational licenses and other taxes, such as sales tax, gasoline tax, parking surcharge, etc.

Source: Southeast Overtown Park West, Increment III DRI ADA.

5. Housing

The Southeast Overtown Park West DRI is Master Incremental DRI. The Master Development Order, which was originally adopted by the City of Miami Commission on February 11, 1988, exempted the Applicant from providing additional information about this portion of the Application for Development Approval during the review of any future increments. The Applicant voluntarily agreed to address affordable housing in the following ways:

- Applicants shall assure that units affordably-priced for very low and low income households shall be provided in an amount equivalent to at least 10 percent of the number of units proposed for development in the Increment, with such affordably-priced units including solely newly-constructed units. Units rehabilitated during the increment will not be considered for the purpose of determining qualifying units. The affordably-priced units credited toward achieving the previously stated goal shall remain affordably-priced for a period of at least 20 years.
- The CRA and/or its designee shall continue to operate job and business training programs at a level at least consistent with its current activity and continue to sponsor job placement events to assist those that successfully complete its programs to find employment. Further, continue to provide grants in an amount equal to those awarded currently to those completing its business training program to assist them to start new enterprises or expand their existing enterprises.
- The CRA shall continue its current practice requiring businesses and/or developers receiving financial assistance from the SEOPW Community Redevelopment Agency, including assistance in the form of tax increments rebates, to hire residents of the SEOPW Community Redevelopment District both during the construction period and on a permanent basis.

Proposed Development Order Conditions 9-12, 14, and 18(e) address this issue.

C. PUBLIC FACILITIES

1. Water and Wastewater Management

Table 9 summarizes the project's wastewater demand. Miami-Dade Water and Sewer Department has the capability to provide service during and after the development; however, the Applicant will need to pursue an agreement to ensure availability to provide service throughout the development stage of the project. There are no septic tanks proposed in this project. The proposed development will be served by public sanitary sewer lines.

The project will be reviewed as a single phase development in which Miami Dade Water and Sewer Department (WASD) will provide the potable water demand. Landscape irrigation will account for most of the development's non-potable water demand, and this demand will vary seasonally. Due to the urban nature of the development, no significant increase in landscape irrigation is expected. Any substantial irrigation needs will be determined as the site plan design process progresses. No on-site potable water wells are proposed for this project. If in later development irrigation wells were required, then they will be permitted through the Miami Dade County DERM and South Florida Water Management District (SFWMD).

TABLE 9 - POTABLE WATER DEMAND

Proposed Development			Proposed Potable Water Demand		
Land Use	Amount	Units	Water Use (GPD/Unit)	Potable Water Demand (MGD*)	Max Water Demand (MGD)
Residential					
• Apartment	800	DU	150 GPD/unit	0.120	0.336
• Condominium	2,800	DU	150 GPD/unit	0.420	1.176
• Townhouse	400	DU	180 GPD/unit	0.072	0.202
Retail	1,250,000	Sq.Ft.	10 GPD/100 sq.ft.	0.125	0.350
Office	2,300,000	Sq.Ft.	5 GPD/100 sq.ft.	0.115	0.322
Convention	200,000	Sq.Ft.	1 GPD/100 sq.ft.	0.002	0.006
Hotel	2,100	Rooms	100 GPD/room	0.210	0.588
Total				1.064 MGD	2.979 MGD

Source: Southeast Overtown Park West DRI, Increment III ADA (Ford Engineers, Inc.)

TABLE 10 - WASTEWATER GENERATION RATES

Proposed Development			Proposed Wastewater Flows		
Land Use	Amount	Units	Sewage Loading (GPD/Unit)	Sewage Flows (MGD*)	Peak Sewage Flows (MGD)
Residential					
• Apartment	800	DU	150 GPD/unit	0.120	0.336
• Condominium	2,800	DU	150 GPD/unit	0.420	1.176
• Townhouse	400	DU	180 GPD/unit	0.072	0.202
Retail	1,250,000	Sq.Ft.	10 GPD/100 sq.ft.	0.125	0.350
Office	2,300,000	Sq.Ft.	5 GPD/100 sq.ft.	0.115	0.322
Convention	200,000	Sq.Ft.	1 GPD/100 sq.ft.	0.002	0.006
Hotel	2,100	Rooms	100 GPD/room	0.210	0.588
Total				1.064 MGD	2.979 MGD

Source: Southeast Overtown Park West DRI, Increment III ADA (Ford Engineers, Inc.)

2. Solid/Hazardous/Medical Wastes

The Applicant obtained and summated a Memorandum from Miami-Dade Department of Solid Waste Management to the Department of Planning and Zoning, indicating their ability to maintain five (5) years of solid waste disposal capacity services on a system wide basis.

At the present time, the project has no plans for any storage facility, laboratory, or warehouse space to contain or manage hazardous material as defined in Rule 9J-2.044 (2)f of the Florida Administrative Code. The solid waste estimated to be generated by the DRI is illustrated in Table 11.

TABLE 11- SOLID WASTE GENERATION

Land Use	Intensity of Use		Generation Amount		Solid Waste Generation	
	Amount	Units	Amount	Rate	CYPD	TPD
Residential	4,000	DU	8.90	Lbs/Unit/Day	146.50	17.80
Retail	1,250,000	Sq.Ft.	0.04	Lbs/Sq.Ft./Day	205.76	25.00
Office	2,300,000	Sq.Ft.	0.01	Lbs/Sq.Ft./Day	94.65	11.50
Convention	200,000	Sq.Ft.	0.02	Lbs/Sq.Ft./Day	16.46	2.00
Hotel	2,100	Rooms	3.00	Lbs/Room/Day	25.93	3.15
Solid Waste Generated					489.30	59.45

Source: Ford Engineers, Inc.

The following conversion rates were used:

- 1 cubic foot = 9 lbs of waste
- 1 cubic yard = 27 cubic feet
- 1 cubic yard = 9 lbs times 27 cubic feet = 243 lbs
- 1 ton = 2,000 lbs = 8.23 cubic yards

3. Health Care and Public Safety

a. Health Care

Twenty-five hospitals or admitting medical facilities are located within a 10-mile radius of the SEOPW DRI. The facilities are listed in Table 12. Five major health service providers in close proximity were notified about the development program for the Increment II of the SEOPW DRI: 1) Cedars Medical Center, 2) Jackson Memorial Hospital, 3) Mercy Hospital, 4) Mount Sinai Medical Center, and 5) Veterans Affairs Medical Center.

Emergency medical services are provided by the City of Miami Fire-Rescue Department. The Applicant requested and received a letter from the City of Miami Fire-Rescue Department indicating the Department's ability to serve the project.

TABLE 12 HOSPITAL/MEDICAL FACILITIES WITHIN A 10-MILE RADIUS

Name	Address	Main
Bascom Palmer Eye Institute	900 NW 17th Street, Miami FL 33136	(305) 326-6000
Cedars Medical Center	1400 NW 12th Avenue Miami, FL 33136	(305) 325-5407
Coral Gables Hospital	3100 S. Douglas Road Coral Gables, FL 33134	(305) 445-8461
Doctors' Hospital	5000 University Drive Coral Gables, FL 33146	(305) 666-2111
Hialeah Hospital	651 East 25th Street Hialeah, FL 33013	(305) 693-6100
Jackson Memorial Hospital	1611 NW 12th Avenue Miami, FL 33136	(305) 585-1111
Jackson North Medical Center	160 NW 170th Street North Miami Beach, FL 33169	(305) 651-1100
Kindred Hosp South Florida Coral Gables	5190 SW 8th Street Coral Gables, FL 33134	(305) 448-1585
Larkin Community Hospital	7031 SW 62nd Avenue, South Miami, FL 33143	(305) 284-7500
Mercy Hospital	3663 South Miami Avenue Miami, FL 33133	(305) 854-4400
Miami Children's Hospital	3100 SW 62nd Avenue Miami, FL 33155	(305) 666-6511
Miami Heart Institute & Medical Center	4701 North Meridian Avenue Miami, FL 33140	(305) 674-2800
Miami Jewish Home and Hospital for the Aged	5200 NE 2nd Avenue Miami, FL 33137	(305) 756-6878
Mount Sinai Medical Center	4300 Alton Road Miami Beach, FL 33140	(305) 674-2121
North Shore Medical Center	1100 NW 95th Street Miami, FL 33150	(305) 835-6000
Metropolitan Hospital of Miami	5959 NW 7th Street Miami, FL 33126	(305) 264-1000
Palm Springs General Hospital	1475 West 49th Place, Hialeah, Florida 33012	(305) 558-2500
Ryder Trauma Center	1800 NW 10th Avenue Miami, FL 33136	(305) 585-1292
South Miami Hospital	6200 SW 73rd Street Miami, FL 33143	(786) 662-4000
South Shore Hospital & Medical Center	630 Alton Road Miami Beach, FL 33139	(305) 532-7246
Southern Winds Hospital	4225 West 20th Avenue Hialeah, FL 33012	(305) 558-9700
Veterans Affairs Medical Center	1201 NW 16th Street Miami, FL 33125	(305) 575-7000
Villa Maria Hospital	1050 NE 125th Street North Miami, FL 33161	(305) 891-8850
Westchester General Hospital	2500 SW 75th Avenue Miami, FL 33155	(305) 264-5252
West Gables Rehabilitation Hospital	2525 SW 75th Avenue Miami, FL 33155	(305) 262-6800

Source: Southeast Overtown Park West, Increment III DRI ADA

b. Public Safety

Police and fire facilities, serving the City of Miami at large, are located in close proximity to SEOPW DRI area. Facilities which are located approximately within a 1-mile radius of the project area are shown in Table 13. The Applicant requested and received from the City of Miami Police and Fire-Rescue Departments documentation that the respective agencies have the ability and commitment to provide police and fire-rescue service to the Project.

TABLE 13 – POLICE AND FIRE FACILITIES WITHIN ONE MILE OF SEOPW DRI

Department	Address	Main
POLICE		
MPD-Bayside	Bayside Marketplace Miami, FL 33128-1786	(305)372-4575
MPD-Central Headquarters	400 N.W. 2nd Ave. Miami, FL 33128-1786	(305)579-6540
MPD-EdgeWater	2415 Biscayne Blvd. Miami, FL 33137-4515	(305)372-4584
MPD-Metro Justice Bldg.	1351 N.W. 12th St. Miami, FL 33125-1631	(305)575-2333
MPD-Mounted	360 N.W. 3rd St. Miami, FL 33128-0000	(305)579-3497
MPD-Omni	391 N.E. 15th St. Miami, FL 33128-1786	(305)579-6038
MPD-Rainbow Village	2132 N.W. 3rd Ave. Miami, FL 33127-4177	(305)576-3923
FIRE		
Fire-Station 1	144 N.E. 5th St. Miami, FL 33132-1909	(305)579-6215
Fire-Station 2	1901 N. Miami Ave. Miami, FL 33136-1313	(305)579-6202
Fire-Station 3	1103 N.W. 7th St. Miami, FL 33136-3604	(305)575-5223
Fire-Station 4	1105 S.W. 2nd Ave. Miami, FL 33130-4011	(305)579-6204
Fire-Station 5	1200 N.W. 20th St. Miami, FL 33142-7720	(305)575-5219

Source: Southeast Overtown Park West, Increment III DRI ADA

4. Open Space and Recreation

The City of Miami developed and adopted a Parks and Public Spaces Master Plan in 2007 that implements a citywide vision of the City’s 21st century parks and recreation system. The Master Plan is organized into a series of tasks that integrate details of a parks and recreation system with broader objectives identified in Miami 21. As part of the Parks and Public Spaces Master Plan, visions for the Overtown and Downtown areas were developed, and of which the SEOPW DRI is a part. Within the SEOPW DRI area, the following existing and new opportunity amenities are planned, as shown in Table 14. These will be open to general public. The SEOPW DRI will not remove from public access any lands previously used for recreational activities.

TABLE 14 - RECREATIONAL AND OPEN SPACES

Use Type	Name
Open Space and Recreational	Gibson Park and Pool
	Miami Arena Area
	Community Gardens
Gateways and Trail Markers	Black Heritage Trail
	Overtown Greenway
	FEC Greenway
Plazas	9th Street Pedestrian Mall
	Sawyer's Walk
	Lyric Theater and Plaza
	Park West Entertainment District

Source: Southeast Overtown Park West, Increment III DRI ADA

5. Public Education

Based on the 4,000 residential units (3,600 multi-family and 400 townhouses), a total of 1,188 school age children are expected to reside in Southeast Overtown Park West (SEOPW) DRI Increment III.

TABLE 15 - NUMBER OF SCHOOL AGE CHILDREN IN SEOPW

	Total	Elementary	Middle	Senior
3,600 Multi-family Units	972	447	233	292
400 Townhouses	216	99	52	65
Student Totals	1,188 Students	546	285	357

Source: Southeast Overtown Park West, Increment III DRI ADA (K. Wilbur Consulting, Inc.)

There are five schools that currently would serve the SEOPW DRI, based on the 2010-11 attendance boundaries - Frederic Douglass Elementary School, Riverside Elementary School, Phillis Wheatley Elementary School, Jose de Diego Middle School, and Booker T. Washington Senior High School. Currently, all schools serving the SEOPW area are operating below 100 percent of capacity (see note regarding Douglass/Riverside). Additionally, these schools will continue to be below 100 percent utilization after absorbing the school impacts of the SEOPW III. Table 16 depicts school enrollment and capacity information.

TABLE 16- ENROLLMENT WITHIN IMPACT AREA

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
4681	Riverside Elementary	196	430	196	NO	Current CSA
4681	Riverside Elementary	0	234	0	NO	Current CSA Five Year Plan
6361	Jose De Diego Middle	316	210	210	YES	Current CSA
7791	Booker T. Washington Senior	822	274	274	Yes	Current CSA
ADJACENT SERVICE AREA SCHOOLS						
1441	Paul Laurence Dunbar Elementary	465	234	234	Yes	Adjacent CSA
* An impact reduction of 15.3% included for charter and magnet schools (Schools of Choice)						

Source: Miami-Dade County Public Schools

6. Energy

The Southeast Overtown Park West DRI is Master Incremental DRI. The Master Development Order, which was originally adopted by the City of Miami Commission on February 11, 1988, exempted the Applicant from providing additional information about this portion of the Application for Development Approval during the review of any future increments, except to address energy conservation.

The Applicant has indicated that the SEOPW DRI shall be consistent with all conservation methods detailed in the City of Miami’s Miami 21 Code. In particular:

- All new Buildings of more than 50,000 square feet of Habitable Rooms and Habitable Space in the T5, T6, CI and CS zones of the DRI shall be at a minimum certified as Silver by the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) standards or equivalent standards adopted or approved by the City.
- Landscape requirements are as required in Article 9 of this Code and the City of Miami Tree Protection regulations of Chapter 17 of the City Code, except that where this Code is more restrictive than the Tree Protection regulations, this Code shall apply.

D. TRANSPORTATION

The SEOPW DRI employed a unique transportation study methodology developed with input from local, county, regional and state review agencies. The study methodology is consistent with the methodology used for the adjacent Downtown Miami DRI and reflects the Increment III transportation analysis for a previously approved Master Incremental DRI due to the special characteristics of the study area, which are outlined below.

- The SEOPW DRI is located in an urban downtown area which is directly served by Metrorail, Metromover, Express Bus, Metrobus, connections to Tri-Rail via Metrorail to the north and connections to the Busway via Metrorail to the south.
- The SEOPW DRI is located within the City of Miami Transportation Concurrency Exception Area (TCEA), which was incorporated into the MCNP in 1999 pursuant to Ordinance 11864. The TCEA was originally approved by Miami-Dade County for the Urban Infill Area pursuant to Amendment 94-2 of the Miami-Dade County Comprehensive Development Master Plan.
- The City of Miami has designated Downtown Miami and the adjacent downtown areas inclusive of the SEOPW DRI as an Urban Central Business District (UCBD) in the MCNP, identifying downtown and the SEOPW CRA as the urban core within the City of Miami consistent with the Comprehensive Plan and Future Land Use Map, containing mass transit service and high density multi-use development.
- The City of Miami is further improving local transit access to the SEOPW study area through the implementation of a rubber tire Trolley System that will reinforce local connections to employment centers within and adjacent to SEOPW, connecting Brickell, Downtown Miami and Omni, the Health District and Civic Center, and the neighboring communities of Allapattah, Overtown and Coral Way.
- The Florida Department of Transportation in partnership with the South Florida Regional Transportation Authority continues to advance the South Florida East Coast Corridor Transit Analysis Study for regional and local transit service along the Florida East Coast Railway. This premium transit corridor will connect the SEOPW CRA and Downtown Miami with the eastern coastal towns extending 85 miles to the north into Palm Beach County.
- The City of Miami utilizes unique person-trip based transportation system capacity provisions as outlined in the City of Miami's adopted comprehensive plan. The Transportation Corridors Capacity Methodology was adopted by the City of Miami as part of their MCNP and is documented in *Transportation Corridors: Meeting the Challenge of Growth Management in Miami* from the Transportation Element of the *Miami Comprehensive Neighborhood Plan 1989-2000*, adopted February 1989 and revised in September 1990. This person-trip based capacity methodology remains in effect today for the SEOPW DRI and is applied city-wide to analyze the transportation impacts of new development and redevelopment.
- A specialized level of service was granted to roadways adjacent to transit corridors meeting service frequency thresholds and was adopted by Miami-Dade County as part of their Comprehensive Development Master Plan.
- Section 14-182 of the City of Miami City Code outlines the requirements for Transportation Control Measures that must be met for development and redevelopment projects located within the SEOPW DRI. These Transportation Control Measures promote a reduction in peak hour traffic and a reduction in the single occupant vehicle, and are already incorporated into the adopted Master Incremental Development Order for the SEOPW DRI.
- The Miami-Dade County Metropolitan Planning Organization is in the process of completing a Downtown Miami Bicycle-Pedestrian Mobility Plan, the implementation of which will have a beneficial impact on promoting alternative travel modes within the SEOPW DRI study area.

1. Methodology Assumptions and Guidelines

The unique transportation study methodology for Increment III of the SEOPW DRI was reviewed at the Transportation Methodology Meetings held on November 10, 2009 and May 10, 2010, and incorporates the comments provided by reviewing agencies. The transportation study methodology addresses comments made by the Downtown Development Authority, Miami-Dade County Department of Planning and Zoning, Miami-Dade County Public Works Department, Miami-Dade County MPO, Miami-Dade Transit and the Florida Department of Transportation. Based upon the land use characteristics of the SEOPW DRI, the conditions included in the effective Master Incremental Development Order, the conditions included in the Development Orders for Increments I and II, and the methodologies suggested by the agencies having jurisdiction to review the SEOPW DRI, this

transportation study will maintain consistency with the guidelines, policies and standards listed below (including amendments to these standards and policies which occur from time to time).

1. The adopted level of service standards and the traffic concurrency policies and procedures from the Transportation Element of the *Miami Comprehensive Neighborhood Plan (MCNP)*;
2. *Transportation Corridors: Meeting the Challenge of Growth Management in Miami from the Transportation Element of the Miami Comprehensive Neighborhood Plan 1989-2000*, adopted February 1989, revised September 1990;
3. The Florida Department of Transportation, *Transportation Impact Handbook*, July 4, 2010;
4. The Florida Department of Community Affairs (DCA) Rule 9J-2.045, Florida Administrative Code (F.A.C.), *Transportation Uniform Standard Rule*, as amended;
5. Rule 23 CFR 625.5, 1994 Transportation Research Board Special Report 209, *Highway Capacity Manual* (latest edition and revisions);
6. The adopted level of service standards from the Transportation Element of the *Miami-Dade County Comprehensive Development Master Plan (CDMP)* for any impacted roadway located within the jurisdiction of Miami-Dade County;
7. The adopted level of service standards from the Transportation Element of the *City of Miami Beach Comprehensive Plan* for any impacted roadway located within the jurisdiction of the City of Miami Beach;
8. *2009 Quality/Level of Service Handbook* published by FDOT and as amended in 2010;
9. *Design Traffic Handbook*, Topic No. 525-030-120f, published by FDOT in March 1997;
10. *Trip Generation, An Informational Report, 8th Edition*, ITE, 2008;
11. *ITE Trip Generation Handbook, June 2004 Update*; and
12. Updated vehicle occupancy studies by the Applicant for use in the application of the Person-Trip Methodology as outlined in *Transportation Corridors: Meeting the Challenge of Growth Management in Miami*.

The Increment III transportation impacts were evaluated to determine the need for multi-modal corridor mitigation strategies to encourage greater efficiency out of the multi-modal transportation system to facilitate the use of underutilized multi-modal corridor capacity. These goals will promote alternative travel modes and will be accomplished by using the City's adopted Transportation Corridor framework to identify corridor deficiencies and by establishing an Increment III development mitigation fee to implement corridor improvements.

2. Traffic Impact Study Area

The traffic impact study area for a DRI is defined by Rule 9J-2.045(6), F.A.C., to include all state and regionally significant roadway segments where the peak hour traffic generated by the proposed DRI will utilize 5.0% or more of the adopted peak hour level of service maximum service volume of the roadway at the adopted level of service (LOS) standard pursuant to Rule 9J-2.045(5), F.A.C., as established by the local government of jurisdiction's approved Comprehensive Plan. For state and regional roadways that are a part of the Florida Intrastate Highway System (FIHS) and the Strategic Intermodal System (SIS), the

adopted level of service standard shall be consistent with designated FDOT statewide minimum level of service standards as documented in the *2009 FDOT Quality/Level of Service Handbook*. Affected FIHS and SIS roadway facilities relative to the DRI study area include I-95, I-195/SR 112 and portions of SR 836/I-395/MacArthur Causeway. Pursuant to Policy TR-1.1.3.2 of the City of Miami MCNP, controlled access FIHS highways shall operate at LOS D or better, except that where such roadways are parallel to exclusive transit facilities or are located within a Transportation Concurrency Exception Area (TCEA), roadways may operate at LOS E.

Figure 4 (ADA Map J-1C) illustrates the preliminary traffic impact study area which extends to I-195/SR 112 on the north, NW/SW 37 Avenue on the west, Bayshore Drive on the south and Alton Road on the east. The FIHS/SIS facilities in the study area (I-95, I-195/SR 112 and SR 836/I-395/MacArthur Causeway) have each been analyzed beyond the preliminary traffic impact study area limits (where applicable) in order to determine project significance.

FIGURE 4 (ADA MAP J-1C) – PRELIMINARY TRAFFIC IMPACT STUDY AREA



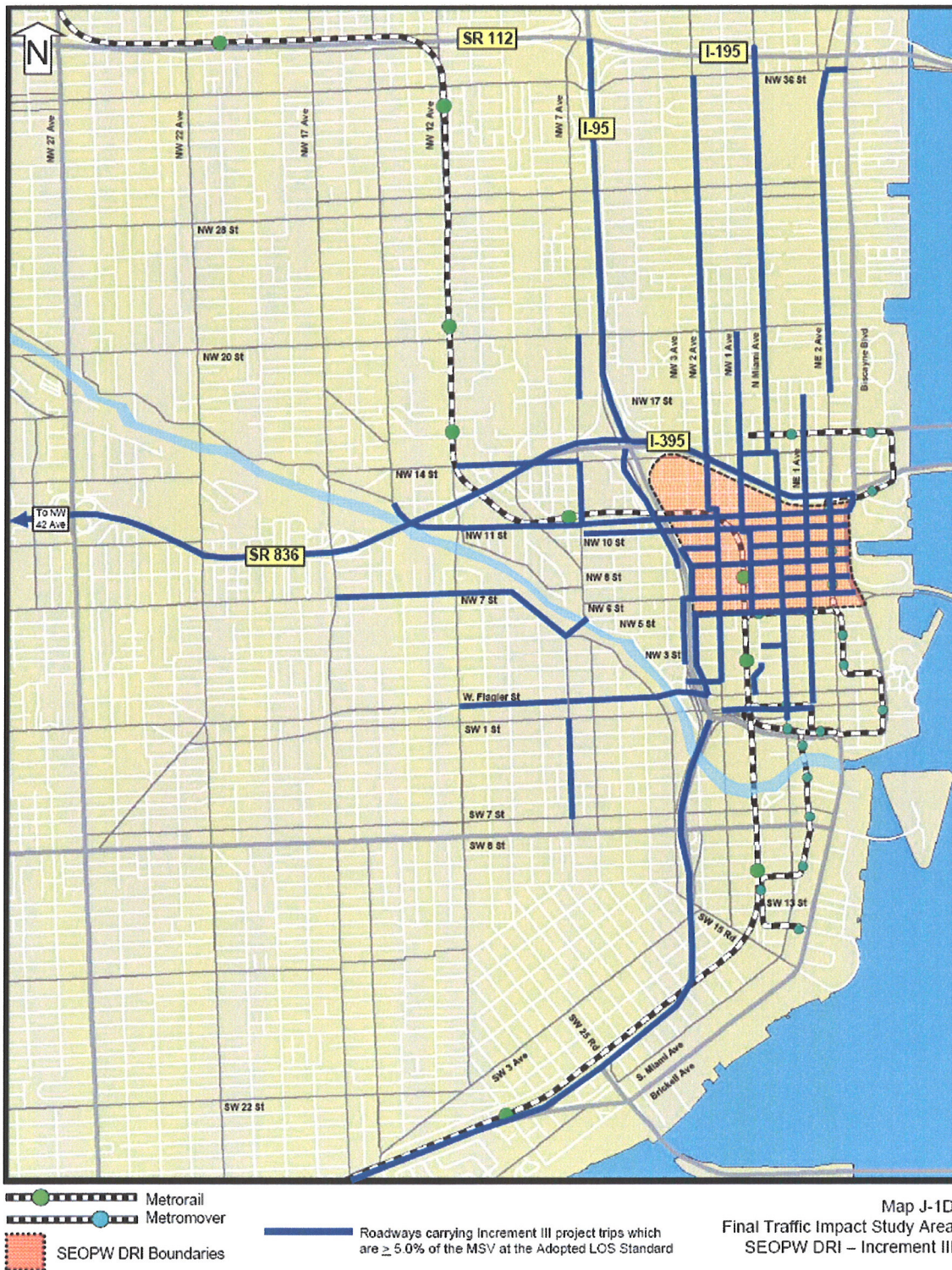
- Metrorail
- Metromover
- SEOPW DRI Boundaries

Map J-1C
 Preliminary Traffic Impact Study Area
 SEOPW DRI – Increment III

Source: Cathy Sweetapple & Associates

Figure 5 (ADA Map J-1D) illustrates the final traffic impact study area and highlights those roadway segments where project trips anticipated from the build out of Increment III of the DRI are equal to or exceed 5.0% of the adopted peak hour maximum service volume pursuant to Rule 9J-2.045(6), F.A.C. The calculations performed to determine compliance with this 5.0% rule were provided in ADA as its Table 21-A3, where project trip assignments are established using SERPM modeling consistent with the modeling format used by Miami-Dade County in their adopted Long Range Transportation Plan. ADA Table 21-A3 also includes existing and programmed roadway lane geometry (from TIP 2011), the adopted level of service standards, existing transit service on or parallel to and within a ½ mile of each roadway segment and the jurisdiction and functional classification of the roadways within the traffic impact study area.

FIGURE 5 (ADA MAP J-1D) - FINAL TRAFFIC IMPACT STUDY AREA



Source: Cathy Sweetapple & Associates

3. Improvements Needed to Accommodate Project Traffic

Rule 9J-2.045(6), F.A.C., requires the applicant to identify all state and regionally significant roadway segments where the peak hour traffic generated by the proposed DRI will utilize 5.0% or more of the adopted peak hour level of service maximum service volume of the roadway at the adopted level of service (LOS) standard pursuant to Rule 9J-2.045(5), F.A.C., as established by the local government of jurisdiction's approved Comprehensive Plan.

The significance determination analysis provided in Table 17 (ADA Table 21-F2) utilizes the net external PM peak hour trip generation for the SEOPW DRI - Increment III development program, identifying the PM peak hour inbound and outbound trips assigned to each roadway segment in the preliminary traffic impact study area.

TABLE 17 (ADA 21 – F2) – SIGNIFICANT DETERMINATION ANALYSIS

**TABLE 21-F2
SEOPW DRI - INCREMENT III
YEAR 2020 TOTAL TRAFFIC CONDITIONS WITH IMPROVEMENTS**

3/31/2011

ROADWAY SEGMENTS	[1] YEAR 2020 LANES	[2] ADOPTED LOS STANDARD	2020 VOLUMES WITHOUT PROJECT [See Table 21-D5]	SEOPW DRI - INC III		2020 VOLUMES WITH PROJECT	[4] TWO-WAY PEAK HOUR MAX CAPACITY	2020	2020	PROJECT AS A PERCENT OF MSV	PROJECT TRIPS ≥ 5% YES / NO	PROJECT ≥ 5% AND ROADWAY FAILING YES / NO
				PM	PM							
				PEAK HOUR LOS	PEAK HOUR V/C							
SR 836/ I-395/ MacArthur Cswy												
SR 821 to NW 107 Avenue	12L-EXPY	D	6,291	3.45%	299	6,590	21,950	B	0.30	1.36%	NO	NO
NW 107 Avenue to NW 87 Avenue	8L-EXPY	D	8,820	3.79%	329	9,149	13,480	C	0.68	2.44%	NO	NO
NW 87 Avenue to SR 826	8L-EXPY	D	8,646	3.79%	329	8,975	13,480	C	0.67	2.44%	NO	NO
SR 826 to NW 72 Avenue	5L EB - 6L WB	E	12,369	4.69%	407	12,777	19,250	C	0.66	2.12%	NO	NO
NW 72 Avenue to NW 57 Avenue	8L-EXPY	E	14,314	7.50%	651	14,965	15,270	E	0.98	4.26%	NO	NO
NW 57 Avenue to NW 42 Avenue	9L-EXPY [5]	E	13,094	7.97%	692	13,785	17,179	D	0.80	4.03%	NO	NO
NW 42 Avenue to NW 37 Avenue	8L-EXPY [6]	E	11,079	8.91%	773	11,852	15,270	D	0.78	5.07%	YES	NO
NW 37 Avenue to NW 27 Avenue	8L-EXPY	E	12,240	9.96%	865	13,105	15,270	D	0.86	5.66%	YES	NO
NW 27 Avenue to NW 17 Avenue	8L-EXPY	E	10,001	10.28%	892	10,893	15,270	C	0.71	5.84%	YES	NO
NW 17 Avenue to NW 12 Avenue	6L-EXPY	E	9,548	10.27%	892	10,439	11,290	E	0.92	7.90%	YES	NO
NW 12 Avenue to I-95	8L-EXPY	E	10,908	10.27%	892	11,800	15,270	D	0.77	5.84%	YES	NO
I-95 to N. Miami Avenue	5L EB - 5L WB	E	9,939	18.23%	1,583	11,522	19,250	C	0.60	8.22%	YES	NO
N. Miami Avenue to NE 1 Avenue	5L EB - 5L WB	E	9,939	18.23%	1,583	11,522	19,250	C	0.60	8.22%	YES	NO
NE 1 Avenue to Biscayne Blvd	4L EB - 4L WB	E	9,609	9.68%	840	10,449	15,270	C	0.68	5.50%	YES	NO
Biscayne Blvd to Watson Island	6L-EXPY	E	6,401	4.18%	363	6,763	11,290	C	0.60	3.21%	NO	NO
Watson Island to Alton Road	6L-EXPY	D*120%	6,401	4.18%	363	6,763	10,150	C	0.67	3.58%	NO	NO

[1] Reflects existing or programmed (i.e. funded) lane geometry.

[2] Adopted LOS standards are consistent with the Transportation Elements from the Miami MCNP, the Miami-

[3] Project distribution has been developed using SERPM Modeling as depicted on the project distribution maps in Appendix 21-10.

[4] The two-way peak hour roadway capacities are consistent with Table 4 (dated 10-4-2010) from the 2009 FDOT Quality/LOS Handbook, and include adjustments for Transit pursuant to the adopted LOS standards. See the LOS Look-Up Table provided in Appendix 21-2.

[5] MDX Project 83628 will provide an additional WB lane from NW 27 Avenue to NW 57 Avenue. Project funded for design through FY 2013.

[6] MDX Project 83628 will provide an additional EB lane from NW 42 Ave to NW 27 Ave and an additional WB lane from NW 27 Ave to NW 57 Ave. Project funded for design through FY 2013.

The applicant then estimated the cost to improve these facilities and its proportionate share of the improvement costs. There are two needed improvements:

- SR 836, from NW 42 Avenue to NW 37 Avenue, the addition of a westbound lane for 0.52 miles; and
- SR 836, from NW 42 Avenue to NW 37 Avenue, the addition of an eastbound lane for 0.52 miles

The cost of these improvements is \$9,312,500 each. Based on trip generation, the applicant would cause 20.73% of the westbound impacts and 14.41% of the eastbound. The proportionate share would be \$1,104,259 and \$767,367, respectively, for a total of \$1,871,626. The improvements will be transit-related within the boundaries of the SEOPW DRI.

The figures are included in Table 18 (ADA Table 21-F3)

Proposed Development Order Conditions 6-8 address this issue.

TABLE 18 (ADA 21 – F3) – IMPACTED TRANSPORTATION FACILITIES

TABLE 21-F3
SEOPW DRI - INCREMENT III
ESTIMATED PROPORTIONATE SHARE COSTS

No.	Roadway	Impacted Segment	Type of Improvement	Impacted Segment Length (Miles)	[1] Estimated Unit Cost Per Mile	Estimated Cost	Design and Permitting at 10%	Total Estimated Cost	Adopted LOS Standard	Peak Hour Directional Capacity without Improvement	Peak Hour Directional Capacity with Improvement	[2] SEOPW DRI Directional PM Project Trips	Capacity Increase with Improvement	Applicant's Proportionate Share	Applicant's Estimated Contribution
1	SR 836	NW 42 Ave to NW 37 Ave	Add WB lane - NW 27 Ave to NW 52 Ave	0.52	\$9,312,500	\$4,842,500	\$484,250	\$5,326,750	E - TCEA	6,200	8,400	456	2,200	20.73%	\$1,104,259
2	SR 836	NW 42 Ave to NW 37 Ave	Add EB lane - NW 42 Ave to NW 27 Ave	0.52	\$9,312,500	\$4,842,500	\$484,250	\$5,326,750	E - TCEA	6,200	8,400	317	2,200	14.41%	\$767,367
Total Estimated Proportionate Share Costs															
Net External PM Peak Hour Trips for the SEOPW DRI - Increment III															
Estimated Cost per PM Peak Hour Trip															
Net External PM Peak Hour Trip Threshold when Improvement is Needed															
[3]															

[1] Used the MDX cost of \$14,900,000 for the SR 836 EB Auxiliary Lane from NW 57 Avenue to NW 42 Avenue, a distance of approximately 1.6 miles.

[2] 773 PM Project Trips on SR 836 from NW 42 Avenue to NW 37 Avenue = 773 * 0.41 = 317 for Inbound/Eastbound and 773 * 0.59 = 456 for Outbound/Westbound.

[3] 5.0% of the Existing two-way MSV = 11290 * .05 = 564 project trips
564 project trips / 0.891 project distribution % on link = 6363 project trips
6363 project trips / 8681 total net external project trips = 73%

PART III -- COMMENTS FROM OTHER REVIEWING AGENCIES

This section contains regional assessment comments sent to the Council by other agencies reviewing the Southeast Overtown Park West, Increment III Development of Regional Impact Application for Development Approval. The First Round Sufficiency Review comments received are on the following pages.



STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

RICK SCOTT
Governor

BILLY BUZZETT
Secretary

BD/BC/IM

April 29, 2011

*Southeast
Overtown
Park West
ADA*

Mr. B. Jack Osterholt
Interim Executive Director
South Florida Regional Planning Council
3440 Hollywood Boulevard, Suite 140
Hollywood, Florida 33021



Re: Application for Development Approval for the Southeast Overtown Park West Development of Regional Impact, Increment III

Dear Mr. Osterholt:

The Department received the Application for Development Approval (ADA) for the Southeast Overtown Park West Development of Regional Impact, Increment III on April 12, 2011. The Department has one comment, as follows:

The intensity of the Increment III land use plan is increasing under the current proposal, compared to what was previously approved in the master development order in 1992 by Resolution #92-607. When the development order is submitted for Increment III, the applicant should also amend the master development order to establish consistency with the current proposal.

Thank you for the opportunity to provide comments. If you have further questions, please call Bill Pable, AICP, of my staff at (850) 922-1781.

Sincerely,

Mike McDaniel, Chief
Office of Comprehensive Planning

MM/bp

cc: Rob Curtis, The Curtis Group
Bob Cambric, South Florida Regional Planning Council

2555 SHUMARD OAK BOULEVARD □ TALLAHASSEE, FL 32399-2100
850-488-8466 (p) □ 850-921-0781 (f) □ Website: www.dca.state.fl.us
□ COMMUNITY PLANNING 850-488-2356 (p) 850-488-3309 (f) □ FLORIDA COMMUNITIES TRUST 850-922-2207 (p) 850-921-1747 (f) □
□ HOUSING AND COMMUNITY DEVELOPMENT 850-488-7956 (p) 850-922-5623 (f) □

**Florida Department of
Environmental Protection**

Memorandum

TO: Bob Cambric, Special Projects Manager [bcambric@sfrpc.com]
South Florida Regional Planning Council

THROUGH: Chad Kennedy, Program Administrator
Southeast District Watershed Management & Planning

FROM: Dianne Hughes, Permitting Supervisor
Southeast District Watershed Management & Planning

DATE: May 3, 2011

SAI#:

RE: Southeast Overtown Park West DRI Increment III

The Southeast District (SED) office has reviewed the subject document received on April 8, 2011. The following program specific comments are provided for your consideration.

General Comments/Questions:

This DRI encompasses 209 acres of urban development in the City of Miami that is under the jurisdiction of the Southeast Overtown/Park West (SEOPW) Community Redevelopment Agency and the City of Miami. The SEOPW DRI is generally bounded

on the north by I-395, on the east by Biscayne Boulevard, on the south by NW/NE 5th

Street, and on the west by I-95.

It appears that many routine questions have already received deletion approval from the South Florida Regional Planning Council by Agreement, in correspondence dated March 10, 2011. Information deleted from the submittal include: Section 13, Wetlands;

Section 14, Water (including existing water quality) and Section 19, Storm Water Management.

We concur that the air quality carbon monoxide analysis required in Question 22 can be deferred until after the transportation analysis has been reviewed and determined to be sufficient. After traffic is found sufficient, an air quality methodology meeting should be held with Miami-Dade Department of Environmental Resources Management (DERM) and Mr. Lee Hoefert of DEP (561-681-6626). A determination will be made then regarding which intersections and parking facilities need to be modeled as well as establishing parameters for the analysis.

The proposed wastewater collection transmission system will connect to the Miami-Dade Central District wastewater treatment facility which has sufficient capacity to serve the project. Some of the connections will require upsizing the existing collection/transmission system.

Permits/Authorizations Needed:

1. The entire SEOPW DRI project falls within a Miami-Dade County or City of Miami designated "Brownfield" area(s). Coordination with those offices should be made early in the project. The State has a delegation agreement with DERM for Brownfields site management in accordance with Chapter 62-785, Florida Administrative Code (F.A.C.) Ms. Sandra Rezola with DERM is a contact for the Brownfields program (telephone 305/372-6700). Mr. Art Torvela, P.E., with the DEP/SEFD, telephone 561/681-6676 is the District's Brownfields Coordinator. Useful internet websites in this regard may be found at:

<http://www.dep.state.fl.us/waste/categories/brownfields/default.htm>

http://www.miamidade.gov/derm/program_brownfields.asp

2. The Asbestos Program for Miami-Dade County is delegated to the Miami-Dade Department of Environmental Resources Management (D.E.R.M.). All correspondence and notifications shall be directed to DERM. It is not necessary to copy the FDEP on asbestos notifications.
3. A permit (or permits) to construct the wastewater collection/transmission system is or are required, in accordance with Rule 62-604.600(1), Florida Administrative Code (F.A.C.). The wastewater collection/transmission system permits are issued by Miami-Dade County Environmental Resources Management (D.E.R.M.).
4. In the event that recovered (produced) groundwater must be discharged to an adjacent surface water body, or a stormwater drainage appurtenance that has a direct nexus to surface water bodies, the discharge must be authorized under the

following FDEP permitting instrument - NPDES Generic Permit for the Discharge of Produced Groundwater from Any Non-Contaminated Site Activity, promulgated under Rule 62-621.300 (2), Florida Administrative Code (F.A.C.). General information pertaining to the generic permit rule document, the sampling and procedural requirements to seek coverage under the generic permit, can be found at the FDEP website:

<http://www.dep.state.fl.us/water/wastewater/iw/genperm.htm>.

The statutory authority for NPDES permitting requirement for discharge of recovered groundwater to surface water is established under s 403.0885, Florida Statutes (F.S.), and codified in the following sections in the F.A.C: Rule 62-620.300(1)-(3); Rule 62-620.310(1); and Rule 62-621.302.

Conflicts: None.

Recommendations:

1. The SEOPW project developers need to coordinate contaminated sites within this designated Brownfields Area in order to effectively manage project development goals. Different contamination cleanup options exist, depending on the “end use” of the individual parcels.
2. Question 20 Solid Waste. The applicant is advised that many types of facilities generate some type of hazardous material, especially during construction activities (paints, solvents, adhesives, oils, roofing coatings, etc.) For example, lubricating oils used in lawn care, generators, air compressors are frequently handled. Please be advised that petroleum storage tanks at fuel stations and for emergency generators must be constructed to comply with the current requirements of Chapter 62-761 or 62-762, F.A.C., as appropriate. In addition, there are special requirements for dry cleaner facilities governed by Chapter 62-781, F.A.C. as well as requirements for hazardous waste handlers, including laboratories, photographic developing, paint handling, etc. (Chapter 62-730, F.A.C.) An acknowledgment that these facilities would comply with the applicable requirements of these rules should be included. Best Management Practices guidance for many businesses that handle hazardous materials may be found at: <http://www.dep.state.fl.us/waste/categories/p2/default.htm>
3. Any land clearing or construction debris must be characterized for proper disposal. Potentially hazardous materials must be properly managed in accordance with Chapter 62-730, F.A.C. In addition, any solid wastes or other non-hazardous debris must be managed in accordance with Chapter 62-701, F.A.C.

4. With regard to Waste Program issues, what specific procedures would be followed by the applicant in the event drums, solid wastes, tanks or potentially contaminated soils are encountered during construction?
5. Staging areas, with controlled access, should be planned in order to safely store raw material paints, adhesives, fuels, solvents, etc. that will be used during construction. All containers need to be properly labeled. The project developers should consider developing a written construction Contingency Plan in the event of a natural disaster (e.g. hurricane), spill, fire or environmental release of hazardous materials stored / handled for the project construction. Contingency planning should also include details on how construction and hazardous materials would be safely stored and secured prior to a hurricane or natural disaster.
6. Groundwaters monitoring wells (and possibly water production wells) are likely present within the SEOPW DRI boundary. Arrangements need to be made to properly abandon (in accordance with Chapter 62-532, F.A.C.) and / or replace any wells that may be destroyed or damaged during construction.
7. Based on the proximity to contaminated sites, "dewatering" should be discouraged since there is a potential to spread contamination to previously uncontaminated areas and affect contamination receptors, site workers and the public. Dewatering projects would require permits / approval from the South Florida Water Management District, Water Use Section and coordination with the Miami-Dade Department of Environmental Resources Management.
8. Question 17. Water Supply. The SEOPW DRI states that no potable water production wells are planned and that all Water and Sewer services will be owned and operated by the Miami-Dade Water and Sewer Department.
9. The current recommended air quality models are PAL2 and CAL3QHC, which will use emission factors from MOBILE6, <http://www.epa.gov/otaq/m6.htm>. Prior to using CAL3QHC it is recommended that a screening run be performed using Florida Department of Transportation's CO Screening. This model as well as CAL3QHC can be obtained at <http://www.dot.state.fl.us/emo/software/software.shtm>.
10. It is recommended that wherever possible, an attempt to retain all the groundwater recovered from the construction dewatering activities, on-site or at a nearby location where the groundwater can be contained and recharged to groundwater aquifer by ground infiltration only. This can be achieved by transferring the recovered groundwater to a nearby dry retention area/ stormwater retention pond or a temporarily bermed catchment basin.

11. In order to simplify the overall permitting burden on the applicant, in terms of the potentially vast number of sampling sites and repetitious applications, the applicant is advised to contact the FDEP Southeast District's Industrial Wastewater Program while planning the construction works in any defined geographical regions. This way the general framework of a regional "Master" type of the NPDES dewatering-discharge generic permit can be established ahead to minimize the permitting process.

Thank you for the opportunity to comment.

Bob Cambric

From: Jeffries, Ken [Ken.Jeffries@dot.state.fl.us]
Sent: Friday, May 06, 2011 11:18 AM
To: Bob Cambric
Cc: Steinmiller, Phil; Jessica Josselyn
Subject: FW: Southeast Overtown Park West, Increment III, DRI - Notice to Commence Initial ADA Review

Dear Mr. Cambric:

The Florida Department of Transportation, District Six has reviewed the Southeast Overtown Park West, Increment III DRI. We found the review sufficient and have no comments for the Regional Planning Council. Thx Ken

Kenneth Jeffries
Transportation Planner
Florida Department of Transportation
District Six
Planning and Environmental Management Office
Adam Leigh Cann Building
1000 NW 111 Avenue
Miami, FL 33172
305.470.5840 (office telephone)
305.470.6737 (office fax)

From: Josselyn, Jessica
Sent: Friday, May 06, 2011 11:00 AM
To: Jeffries, Ken
Cc: Jessica Josselyn; Steinmiller, Phil
Subject: RE: Southeast Overtown Park West, Increment III, DRI - Notice to Commence Initial ADA Review

Hi Ken,

I have reviewed the Southeast Overtown Park West, Increment III DRI. We found the review sufficient and have no comments for the Regional Planning Council.

Please forward this information on to Bob Cambric on behalf of the District by COB today (the DRI review deadline).

Thanks,
Jess

From: Steinmiller, Phil
Sent: Friday, April 15, 2011 11:09 AM
To: Jeffries, Ken; Jessica Josselyn
Cc: Josselyn, Jessica
Subject: FW: Southeast Overtown Park West, Increment III, DRI - Notice to Commence Initial ADA Review

Phil Steinmiller, Planning Manager

Florida Department of Transportation
 District Six, Planning & Environmental Management Office
 1000 NW 111 Avenue, Miami, FL 33172
 Office: 305-470-5825
<mailto:phil.steinmiller@dot.state.fl.us>

From: Bob Cambric [<mailto:bcambric@sfrpc.com>]

Sent: Thursday, April 14, 2011 4:39 PM

To: oalaschkar@broward.org; carscott@miamigov.com; basus@miamidade.gov; bpb@miamidade.gov; jbercow@brzoninglaw.com; betancourt@miamidda.com; Card, Carlton; hch@miamidade.gov; tim_corson@fpl.com; cowardb@miamidade.gov; kevincrowder@miamibeachfl.gov; cuelle@miamidade.gov; rob@curtisplanning.com; Davis, Barbara M.; bob.dennis@dca.state.fl.us; mdiaz@mdx-way.com; meaink@bellsouth.net; EspinC@miamidade.gov; hildafernandez@miamibeachfl.gov; Fox, Randy; Linda_Friar@nps.gov; jogarci@miamidade.gov; AGelabertsanchez@ci.miami.fl.us; jgolden@sfwmd.gov; bmg@miamidade.gov; jgomez@miamibeachfl.gov; Tim.Gray@dep.state.fl.us; hasan@miamidade.gov; raymun@miamidade.gov; aah@miamidade.gov; jjosselyn@kittelton.com; hkapoor@miamidade.gov; neisen.kasdin@akerman.com; matt.klein@dep.state.fl.us; mtapanes@brzoninglaw.com; alurigados@mdx-way.com; MJ Matthews; limedina@ci.miami.fl.us; jlm1@miamidade.gov; ndn@miamidade.gov; Bruce.offord@dep.state.fl.us; Bill.Pable@dca.state.fl.us; aletha_player@fpl.com; timothy.proctor@myflorida.com; jduran@coralgables.com; rcf@miamidade.gov; robertson@miamidda.com; irodrigu@dadeschools.net; rowega@miamidade.gov; hruck@ci.miami.fl.us; Samson, Kim C.; susans@miamidade.gov; shenj@miamidade.gov; dave_sikkema@nps.gov; silvae@miamidade.gov; LYSlazyk@ci.miami.fl.us; Youngblood_06@hotmail.com; douglas.bass@miamidade.gov; NVS@miamidade.gov; Steinmiller, Phil; eswakon@eas-eng.com; csweet@bellsouth.net; mavalid@miamidade.gov; jhvillacorta@ci.miami.fl.us; vital@miamidade.gov; westinl@sfrta.fl.gov; mwoerner@miamidade.gov; District12@miamidade.gov; dswm@miamidade.gov

Subject: Southeast Overtown Park West, Increment III, DRI - Notice to Commence Initial ADA Review

Please see the attached Memorandum.

Bob Cambric

Special Projects Manager
South Florida Regional Planning Council
 3440 Hollywood Boulevard, Suite 140
 Hollywood, Florida 33021
 954.985.4416 - Voice
 954.985.4417 - Facsimile
bcambric@sfrpc.com

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SOUTHEAST OVERTOWN PARK WEST DEVELOPMENT OF REGIONAL IMPACT INCREMENT III
APPLICATION FOR DEVELOPMENT APPROVAL
SUFFICIENCY REVIEW PREPARED BY
MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
MAY 18, 2011

The Miami-Dade County Department of Planning and Zoning staff reviewed the Application for Development Approval (ADA) for the subject Development of Regional Impact (DRI) using as the basis for the review the agreed upon questions specified as required in the *Agreement to Delete Questions (October 14, 2010)*, which establishes the procedure by which the ADA will be reviewed, and the *Transportation Study Methodology* approved during the pre-application meeting to be utilized in preparing the responses to **Question 21 – Transportation**. Below are the comments

Question 21 - Transportation

- 1) Table 21-A2, Increment III Development Program (p. 21-1). This table does not report any recreational use; however, Table 21-1B in Appendix 21-1 reports 8,000 seats under the Increment III Proposed Development Program. Please explain the discrepancy in the reported development programs for Increment III.
- 2) Table 21-A3, Project Distribution and Study Area Determination Pursuant to 5% Rule (pp. 21-11 through 21-19).
 - Two-way Peak Hour Capacity. For County roadways, the two-way Peak Hour capacity should be estimated using the FDOT's ARTPLAN software rather than the FDOT's Generalized Tables.
- 3) Table 21-A5, Existing PM Peak Hour Traffic Conditions (pp. 21-27 through 21-39).
 - It is noted that where traffic count data was not available, the applicant is responsible for collecting data in accordance with standard procedures and consistent with agreed upon methodology. Analysis of existing conditions should be calculated based on 3-day traffic counts (72-hours of consecutive counts taken within the time frame of Monday afternoon through Friday morning). Explain the reason why one-day peak hour intersection counts were used to determine the existing peak hour traffic conditions.
 - The new person-trip capacity ratio is 1.40 rather than the 1.42 persons per vehicle reported. Please revise accordingly.
- 4) Table 21-D3, Trip Generation for the Remaining Unbuilt Entitlement for Downtown Miami DRI – Increment II (p. 21-75).
 - The use of ITE LUC 710 (General Office) to estimate the Convention Center's trip generation is not the appropriate land use code. Revise the trip generation accordingly.



Carlos Alvarez, Mayor

Water & Sewer
P.O. Box 330316 • 3071 SW 38th Avenue
Miami, Florida 33233-0316
T 305-665-7471

miamidade.gov

May 5, 2011

Mr. Bob Cambric
South Florida Regional Planning Council
3440 Hollywood Boulevard, Suite 140
Hollywood, Florida 33021

Re: Sufficiency Comments
Southeast Overtown Park West Development of Regional Impact (DRI)
Increment III

Dear Mr. Cambric:

This letter is in response to your request for sufficiency comments for the Southeast Overtown Park West DRI. On November 4, 2010, the Miami-Dade Water and Sewer Department (MDWASD) provided comments to the Curtis Group on the request for capacity availability for water and sewer services within the MDWASD's service area. Said comments are included in the DRI application and remain valid. In addition, the Department has reviewed the water and wastewater information provided with this application and has the following comments:

Question 17: Water Supply:

Effective October 1, 2010, new flow rates are utilized to calculate water and sewer flows as per Policy adopted by the Department of Environmental Resources Management (DERM) to update Section 24-43.1(5) of the Miami-Dade County Code. All water flow rates shall be revised to reflect the new flow rates for the proposed development.

Item G: Revise item G to reflect that all future development for the subject area will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County. In addition, the future development will be required to comply with the landscape standards in sections 18-A and 18-B of Miami-Dade County Code.

For more information about our Water Conservation Program please go to <http://www.miamidade.gov/conservation/home.asp>.

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/conservation/library/WUE_standards_manual_final.pdf

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Exhibit 17-1: The proposed retail development for the Folklife District is not consistent with the proposed development included in Table 17-2. Exhibit 17-1 and Table 17-2 shall be revised to demonstrate consistency.

Table 1: Table 1 references a recreational area consisting of 8,000 seats, though no reference is made of said proposed development on Table 17-1, 17-2 nor on exhibit 17-1 to account for water consumption. Further clarification is needed for the proposed use.

Additionally, on January 11, 2011, MDWASD implemented a Water Supply Certification Program to assure adequate water supply is available to all water users of the MDWASD as required by policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the MDWASD's 20-year Water Use Permit. Please note that all future development in the DRI boundary will be reviewed and issued a Water Supply Certification accordingly. The certification letter will be issued at the time an Agreement, Verification Form or Ordinance Letter is offered or during the Plat process prior to the final Development Order.

Question 18: Wastewater Management:

Effective October 1, 2010, new flow rates are utilized to calculate water and sewer flows as per policy adopted by the Department of Environmental Resources Management (DERM) to update Section 24-43.1(5) of the Miami-Dade County Code. All wastewater flow rates shall be revised to reflect the new flow rates for the proposed development.

Should you have any questions, please call me at (786) 552- 8120 or contact Maria A. Valdes, Chief Comprehensive Planning and Water Supply Certification at (786) 552-8198.

Sincerely,



Bertha M. Goldenberg, P.E.
Assistant Director
Regulatory Compliance and Planning



miamidade.gov

Department of Environmental Resources Management

Code Coordination and Public Hearings
701 NW 1st Court, 2nd Floor
Miami, Florida 33136-3912
T 305-372-6764 F 305-372-6543

May 17, 2011

Mr. Bob Cambric, Director
South Florida Regional Planning Council
3440 Hollywood Blvd., Suite 140
Hollywood, FL 33021

Re: Southeast Overtown Park West (SEOPW), Increment III-Development of Regional Impact (DRI) Sufficiency Review

Dear Mr. Cambric:

The Department of Environmental Resources Management (DERM) staff reviewed the information submitted by the applicant for the SEOPW Increment III DRI and found that the Application for Development Approval is sufficient for review. DERM offers the following comments:

Question 17: Water Supply

Effective October 1, 2010 DERM adopted by Policy the calculated consumption rates from the Miami-Dade Water and Sewer Department (MDWASD) Water Use Study as competent factual data in lieu of the values contained in Section 24-43.1(5) of the Miami-Dade County Code (the Code).

The submittal includes sufficient information to review however the following information shall be updated:

- All potable water demand tables
Description and identification of the consumption rates
Flow assumptions by folio

Questions 18: Wastewater Management

Effective October 1, 2010 DERM adopted by Policy the calculated consumption rates from the Miami-Dade Water and Sewer Department (MDWASD) Water Use Study as competent factual data in lieu of the values contained in Section 24-43.1(5) of the Code.

The submittal includes sufficient information to review however the following information shall be updated:

- All wastewater flow tables
Description and identification of the consumption rates

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez of my staff at (305) 372-6764.

Sincerely,

[Handwritten signature of Jose Gonzalez]

Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

Delivering Excellence Every Day

cc: Marc C. LaFerrier, AICP, Director, Miami-Dade County, Department of Planning and Zoning

Bob Cambric

From: Valdes, Maria A. (WASD) [MAVALD@miamidade.gov]
Sent: Friday, May 06, 2011 12:09 PM
To: Bob Cambric
Cc: Goldenberg, Bertha M. (WASD); Fallon Jr., Howard J. (WASD); Velazquez, Christine (DERM); Sanchez, Alfredo B. (WASD); rob@curtisplanning.com; Woerner, Mark (DP&Z)
Subject: RE: Southeast Overtown Park West, Increment III, DRI - Notice to Commence Initial ADA Review
Attachments: MDWASDSufficiencyComments_SEOvertownParkWest_DRI_May2011.pdf

Bob:

Attached please find MDWASD's Sufficiency Comments for the Southeast Overtown Park West DRI. The original was mailed today.

Please contact us if you have any questions.

Thank you.

Maria A. Valdes, Chief
Comprehensive Planning & Water Supply Certification Section
Miami-Dade Water and Sewer Department
 3071 SW 38 Ave., Suite 554-7 - Miami, FL 33146
 (786) 552-8198 Phone (786) 552-8640 Fax
www.miamidade.gov/wasd/home.asp
"Delivering Excellence Every Day"

From: Bob Cambric [mailto:bcambric@sfrpc.com]
Sent: Thursday, April 14, 2011 4:39 PM
To: oalashkar@broward.org; carscott@miamigov.com; Basu, Subrata (DP&Z); Batista, Maria (MDT); jbercow@brzoninglaw.com; betancourt@miamidda.com; carlton.card@dot.state.fl.us; Chen, Hugh (MDT); tim_corson@fpl.com; cowardb@miamidade.gov; kevincrowder@miamibeachfl.gov; Cuellar, Enrique (DERM); rob@curtisplanning.com; barbara.davis@dot.state.fl.us; bob.dennis@dca.state.fl.us; mdiaz@mdx-way.com; Dolkart, Andrew [BellSouth]; Espinosa, Carlos (DERM); hildafernandez@miamibeachfl.gov; randy.fox@dot.state.fl.us; Linda_Friar@nps.gov; Garcia, John (MDT); AGelabertsanchez@ci.miami.fl.us; jgolden@sfwmd.gov; Goldenberg, Bertha M. (WASD); jgomez@miamibeachfl.gov; Tim.Gray@dep.state.fl.us; hasan@miamidade.gov; Hernandez, Armando (PWD); Hernandez, Albert A. (MDT); jjosselyn@kittelson.com; Kapoor, Harpal (MDT); neisen.kasdin@akerman.com; matt.klein@dep.state.fl.us; mtapanes@brzoninglaw.com; alurigados@mdx-way.com; MJ Matthews; limedina@ci.miami.fl.us; Mesa, Jose L. (MPO); Nitti, Nicholas (DP&Z); Bruce.offord@dep.state.fl.us; Bill.Pable@dca.state.fl.us; aletha_player@fpl.com; timothy.proctor@myflorida.com; jduran@coralgables.com; Roa, Carlos (MPO); rrobertson@miamidda.com; irodrigu@dadeschools.net; Rowe, Garrett A. (DP&Z); hruck@ci.miami.fl.us; kim.samson@dot.state.fl.us; Schreiber, Susan (MPO); shenj@miamidade.gov; dave_sikkema@nps.gov; Silva, Eric (DP&Z); LYSlazyk@ci.miami.fl.us; Youngblood_06@hotmail.com; douglas.bass@miamidade.gov; Somoza, Napoleon (DP&Z); phil.steinmiller@dot.state.fl.us; eswakon@eas-eng.com; csweet@bellsouth.net; Valdes, Maria A. (WASD); jhvillacorta@ci.miami.fl.us; vital@miamidade.gov; westin@sfrta.fl.gov; Woerner, Mark (DP&Z); District12; DSWM (SWM)
Subject: Southeast Overtown Park West, Increment III, DRI - Notice to Commence Initial ADA Review

Please see the attached Memorandum.

Bob Cambric
Special Projects Manager
South Florida Regional Planning Council

3440 Hollywood Boulevard, Suite 140
Hollywood, Florida 33021
954.985.4416 - Voice
954.985.4417 - Facsimile
bcambri@sfRPC.com

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SOUTH FLORIDA WATER MANAGEMENT DISTRICT

May 6, 2011

Robert Cambric, Special Projects Manager
South Florida Regional Planning Council
3440 Hollywood Boulevard, Suite 140
Hollywood, FL 33021

Bob
Dear Mr. Cambric:

**Subject: Southeast Overtown Park West Increment III, DRI No. 11-524
First Sufficiency Review**

The South Florida Water Management District (District) has reviewed the Application for Development Approval (ADA) for the above subject Development of Regional Impact (DRI) and has determined that the following require additional information and clarification.

Question 17: Water Supply

- 1) The response to Question 17.A indicates that most of the development's non-potable water demand will be used for landscape irrigation. Please revise Table 17-1 to include a projection of the average daily non-potable water demand for the end of each phase of development.
- 2) Based on the response to Question 17.B, it appears that the proposed non-potable water supply source will be potable water obtained from the Miami-Dade Water and Sewer Department (WASD). Please clarify if the potable water obtained from Miami-Dade WASD will be the sole source of the project's non-potable demands. In addition to the project's landscape irrigation demands, please indicate if there will be other demands for non-potable water supply. If there are other demands, please specify.
- 3) Although the responses to Question 17.C and 17.D indicate that no wells are proposed for this project, the City of Miami submitted a water use permit application (No. 110228-13) on February 28, 2011 for the use of the Biscayne aquifer for landscape irrigation of 3.83 acres at Gibson Park. The application is currently undergoing technical review. As part of this review, the District requested that the City provide site-specific chloride concentration data to assess the potential for saline water intrusion. The proposed well(s) should be included on Map H. Since the DRI is located in close proximity to Biscayne Bay, any permit applications for well withdrawals would need to include an assessment of

Robert Cambric, Special Projects Manager
May 6, 2011
Page 2

the potential for saline water intrusion in the area and as well as the potential use of reclaimed water for landscape irrigation.

Please note that the proposed DRI is located in the District's Lower East Coast Service Area which is classified as a Restricted Allocation Area (Section 3.2.1 of the Basis of Review for Water Use Permit Applications). Consequently, if well withdrawals are proposed, the applicant must demonstrate, at the time of permit application, that the water use demand will not cause a net increase in the volume or cause a change in timing on a monthly basis of surface and ground water withdrawn from Lower East Coast Everglades water bodies.

Please clarify the use of well water for this project.

- 4) Regarding the response to Question 17.G, please describe any proposed non-potable water conservation measures, such as the use of Florida-friendly landscape practices, rain sensors, or the use of computerized automated irrigation systems.

If you have any questions concerning the above, please do not hesitate to contact me at (561) 682-6862.

Sincerely,



James J. Golden, AICP
Lead Planner
Intergovernmental Policy and Planning
South Florida Water Management District

/jjg

c: Rob Curtis, The Curtis Group

Bob Cambric

From: Shen, Joan (PWD) [joans@miamidade.gov]
Sent: Wednesday, May 18, 2011 1:18 PM
To: Bob Cambric
Cc: Khan, Muhammad (PWD); Somoza, Napoleon (DP&Z)
Subject: SEOPW DRI - Increment III
Attachments: FDOT VI Sufficiency Email.pdf

Good afternoon, Bob,

Please see below preliminary comments for the meeting discussion.

Thank you,

Joan

From: Khan, Muhammad (PWD)
Sent: Wednesday, May 18, 2011 1:08 PM
To: Shen, Joan (PWD)
Cc: Keeney, Ellen (PWD); Faulkner, Brenda (PWD)
Subject: FW: SEOPW DRI - Increment III

Joan,

Please see my revised comments below as we discussed:

- 1) 8,000 seats of recreational land use were mentioned in methodology for the DRI development program, as provided in Appendix 21-1. However it is missing in provided developed program on pages 21-4, 21-52 and 21-54. Please clarify.
- 2) Upon review of the Tables 21-D7 and 21-E1, it appears that the trip internalization capture is applied for the roadway segments within the DRI boundaries. Please note that the roadways within the DRI boundaries are already used once the trips are made therefore, no internalization capture should not be implemented along roadways within the boundaries of DRI.
- 3) It appears for many locations in Table 21-A5 on page 21-27, only turning movement counts (TMC) are used for segment peak hour analysis. It is suggested that the daily machine counts be used for the analysis in order to analyze all 24 hours to identify the peak hour of the day.
- 4) While estimating the trip generations for all residential uses, (condominiums, town homes and apartments) rate methodology of ITE trips generation manual is recommended, which results in higher numbers of trips.
- 5) On page 21-55 in Table 21-B5 please explain the assumption of 30 SF/person for function room and ballrooms. Also, trips should be generated for other uses related to conference center.
- 6) Page 21-75 trip Generation for un-built credits for the convention center use ITE land use code 710, which is not suitable for convention center. It should be revised and appropriate land use code used.

- 7) Provided service traffic volumes (two-way peak hour maximum capacity) for non-state roadways could not be verified upon analysis of Table 4 of FDOT generalized tables. Please clarify the process.
- 8) Table 21-E1 on page 21-119 show higher values of V/C ratios for NE 1 Avenue particularly between NW 6 Street and NW 14 Street. Also, upon analysis of the roadway network, it appears that this roadway segment provides access to I-395 and further extends to I-95 and SR 836. Therefore, some improvements should be considered to enhance the traffic operation along this segment to enhance the traffic the DRI area.
- 9) Please note that the Public Works Department recently received a traffic operational study for Miami-Dade College, located at the southern boundary of the DRI. This study indicated traffic operational deficiencies along NE 6 Street and NE 5 Street (between NE 2 Avenue and NE 1 Avenue). It is suggested in order to enhance the traffic operation these streets should be evaluated in more detail and operational deficiencies should be improved.
- 10) On page 21-21 in the first paragraph, "Table 21-5" should be replaced with "Table 21-A5."

Please let me know if you have any questions or want to discuss these comments. Thanks,

Muhammad Asif Khan, M.S., P.E.
 Traffic Engineering Division
 Miami Dade County Public Works Department
 111 NW 1st Street, Suite 1510, Miami, Florida, 33128-1970
 Phone: 305-375-2030 - Fax: 305-372-6064
 Email: khanm@miamidade.gov
<http://www.miamidade.gov/pubworks/>
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-----Original Message-----

From: Cathy Sweetapple [mailto:csweet@bellsouth.net]
Sent: Thursday, May 12, 2011 4:09 PM
To: Somoza, Napoleon (DP&Z); Khan, Muhammad (PWD); Shen, Joan (PWD)
Cc: 'Rob Curtis'
Subject: SEOPW DRI - Increment III

Napoleon, Muhammad and Joan –

For your review, please see attached the email correspondence received from FDOT District VI. The Department has determined that the SEOPW DRI – Increment III submittal is sufficient.
 Please let me know if you would like to meet either tomorrow afternoon or Monday to review Question 21 if you think it will help focus or expedite your review. Let me know.

Thank you!

Cathy Sweetapple, AICP

Cathy Sweetapple & Associates
 Transportation and Mobility Planning
 101 North Gordon Road
 Fort Lauderdale, Florida 33301
 954-463-8878 office
 954-525-4303 fax
 954-649-8942 cell

PART IV -- CONSISTENCY WITH THE STRATEGIC REGIONAL POLICY PLAN FOR SOUTH FLORIDA

In order for the proposed Southeast Overtown Park West, Increment III Development of Regional Impact to be developed, the project has been undergoing coordinated, multi-agency review as a DRI, under §380.06, Fla. Stat., and Rule 9J-2, Florida Administrative Code. The proposed project is generally consistent with the following Goals and Policies of the *Strategic Regional Policy Plan for South Florida (SRPP)*:

Strategic Regional Goal

- GOAL 2** **Increase employment opportunities and support the creation of jobs with better pay and benefits for the Region’s workforce.**
- GOAL 4** **Enhance the economic and environmental sustainability of the Region by ensuring the adequacy of its public facilities and services.**
- Policy 4.2 Optimize the service area and facility size of public facilities in the Region and direct future development and redevelopment first to areas served by existing infrastructure.
- GOAL 6** **Ensure the availability and equitable distribution of adequate, affordable housing for very low, low, and moderate-income households within the Region.**
- Policy 6.12 Provide a range of affordable housing that is reasonably accessible to employment centers, family support systems, shopping, public transportation, and recreational facilities.
- Policy 6.13 Promote partnerships between the public and private sector to create opportunities to live and work in the same community.
- Policy 6.19 Promote increased use of mixed densities and housing product types within residential zoning and individual parcels to encourage the planning and construction of a greater diversity of housing choices.
- Policy 6.21 Promote the mixing of income levels in neighborhoods.
- Policy 6.26 Encourage both ownership and rental opportunities for all types of housing.
- GOAL 7** **Protect, conserve, and enhance the Region’s water resources.**
- Policy 7.11 Encourage the implementation and further development of water conservation measures.
- Policy 7.14 Implement water conservation measures including but not necessarily limited to:
- a. Adoption of local government Xeriscape landscape ordinances requiring landscaping methods that maximize the conservation of water by the use of site-appropriate plants and efficient watering systems;
 - b. Utilization of native plant material as a first priority in landscaping;
 - c. Implementation of a water conservation public education program;
 - d. Implementation of a leak detection and repair program for public water supply systems;
 - e. Adoption of a water conservation-based rate structure by utilities that provides a financial incentive for users to reduce demands;
 - f. Implementation of water loss prevention programs including adoption of a rain sensor device ordinance for automatic sprinkler systems;
 - g. Adoption of an ultra-low volume fixtures ordinance;
 - h. Adoption of an irrigation hours ordinance and reduction in the use of potable water for irrigation; and

- i. Utilization of reuse water wherever and whenever possible based upon the ecological and technical factors involved and analysis of reclaimed water feasibility by potable water supply utilities.

GOAL 8 **Enhance the Region’s mobility, safety, quality of life, and economic health through improvements to road, port, and public transportation infrastructure.**

Policy 8.2 Reduce the utilization of the Florida Interstate Highway System and other components of the regional system for short, local trips.

Policy 8.4 Expand use of public transportation, including buses, commuter rail, waterborne transit, and alternative transportation modes that provide services for pedestrians, bikers, and the transportation disadvantaged, and increase its role as a major component in the overall regional transportation system.

GOAL 9 **Develop clean, sustainable, and energy-efficient power generation and transportation systems.**

Policy 9.5 Improve regional air quality and energy conservation by promoting the use of alternative fuel vehicles and less polluting vehicles, utilizing Transportation Demand Management alternatives, increasing the use of public transportation, and other strategies.

GOAL 11 **Encourage and support the implementation of development proposals that conserve the Region’s natural resources, rural and agricultural lands, green infrastructure and:**

- Utilize existing and planned infrastructure where most appropriate in urban areas;
- Enhance the utilization of regional transportation systems;
- Incorporate mixed-land use developments;
- Recycle existing developed sites; and
- Provide for the preservation of historic sites.

Policy 11.1 Encourage local governments to implement urban design guidelines to create attractive, well-planned, compact, mixed-use communities that utilize and conserve the Region’s existing and planned infrastructure including urban parkland and green space.

Policy 11.2 Encourage mixed land uses and activities within communities to foster more balanced and energy-efficient development patterns, which are characterized by appropriate density, diverse economic, employment, and housing opportunities, and public transportation access.

Policy 11.10 Decisions regarding the location, rate, and intensity of proposed development shall be based on the existing or programmed capacity of infrastructure and support services or on capacity which will be programmed to serve that proposed infrastructure and support services on natural resources.

Policy 11.12 Encourage increased density within appropriate urban areas that are served by adequate and planned facilities and services, including public transportation, and that are proximate to regional activity or employment centers. Ensure that the impacts of increased density are fully mitigated by increased investment in facilities and services.

GOAL 17 **Maintain a competitive, diversified, and sustainable regional economy.**

Policy 17.2 Address quality of life issues including education, access to services, and safety, in order to make South Florida a more attractive location for domestic and international talent and businesses.

- Policy 17.3 Utilize economic development enhancement resource agencies and programs designed to involve small and minority businesses in the development and expansion of permanent job opportunities.
- Policy 17.7 Continue to diversify the economic base to utilize the range of skills in the Region's labor force.
- GOAL 18** **Ensure regional coordination, preparation, and response to emergencies.**
- Policy 18.14. Achieve flexible, comprehensive, and coordinated emergency planning for a variety of emergencies.
- GOAL 20** **Achieve long-term efficient and sustainable development patterns that protect natural resources and connect diverse housing, transportation, education, and employment opportunities.**
- Policy 20.2 Guide new development and redevelopment within the Region to areas which are most intrinsically suited for development, including areas:
- a. which are least exposed to coastal storm surges;
 - b. where negative impacts on the natural environment will be minimal; and
 - c. where public facilities and services already exist, are programmed or, on an aggregate basis, can be provided most economically.
- Policy 20.3 Direct future development and redevelopment first to areas served by existing infrastructure and to other locations that are suitable for development, as identified in their comprehensive plans. In particular, local governments should coordinate with state and regional officials to identify public transportation corridors and to promote development along those corridors by implementing investment strategies for providing infrastructure and services which are consistent with them.
- Policy 20.4 Concentrate dense land uses, including residential, commercial, and mixed-use, along major public transportation corridors and at intermodal centers in concert with locally adopted long-range transportation plans.
- Policy 20.5 Improve regional air quality and reduce negative impacts to other natural resources by connecting development with multi-modal transportation systems.
- Policy 20.7 Facilitate pedestrian and bicycle movement, increase the use of public transportation, and decrease the use of single occupant vehicles through such measures as innovative site design and transit oriented development.
- GOAL 21** **Assume a leadership role to enhance regional cooperation, multi-jurisdictional coordination, and multi-issues regional planning to ensure the balancing of competing needs and long-term sustainability of our natural, developed and human resources.**
- Policy 21.1 Implement better coordination of land use, natural resource, and infrastructure planning, with special attention to regional and ecosystem management approaches.
- Policy 21.2 Strengthen intergovernmental coordination processes with state, regional, and local governments and agencies to effectively link land use decisions with affordable housing, transportation/air quality, natural resources protection, preservation, and restoration and water supply planning.

- Policy 21.5 Strengthen the linkage between land use and transportation/air quality planning.
- Policy 21.6 Achieve mutually supportive transportation planning and land use planning that promotes mobility, efficiency and, and accessibility, fosters economic development, preserves natural systems, improves air quality, increases access to employment centers and affordable housing, and promotes safety.
- Policy 21.11 Enhance the regional transportation system's role in system-wide preparedness for emergency situations.
- GOAL 22 Create a regional environment that is aware of and sensitive to cultural diversity and that provides opportunities for all to become successful regional citizens.**
- Policy 22.2 Provide diverse housing, employment, and educational opportunities throughout the Region for all racial, ethnic, and income groups.
- Policy 22.3 Strengthen the role of small and minority business in economic development.

PART V -- SUMMARY AND RECOMMENDATIONS

Chapter 380.06(12), Florida Statutes, specifically identifies review criteria that the Regional Planning Council should consider in its report and recommendations.

(12) REGIONAL REPORTS--

- (a) In preparing its report and recommendations, the regional planning agency shall identify regional issues based upon the following review criteria and make recommendations to the local government on these regional issues, specifically considering whether, and the extent to which:
 1. The development will have a favorable or unfavorable impact on state or regional resources or facilities identified in the applicable state or regional plans...
 2. The development will significantly impact adjacent jurisdictions. At the request of the appropriate local government, regional planning agencies may also review and comment upon issues that affect only the requesting local government.
 3. As one of the issues considered in the review in subparagraphs 1. and 2., the development will favorably or adversely affect the ability of people to find adequate housing reasonably accessible to their places of employment. The determination should take into account information on factors that are relevant to the availability of reasonably accessible adequate housing. Adequate housing means housing that is available for occupancy and that is not substandard.
- (b) At the request of the regional planning agency, other appropriate agencies shall review the proposed development and shall prepare reports and recommendations on issues that are clearly within the jurisdiction of those agencies. Such agency reports shall become part of the regional planning agency report; however, the regional planning agency may attach dissenting views. When water management district and Department of Environmental Protection permits have been issued pursuant to chapter 373 or chapter 403, the regional planning council may comment on the regional implications of the permits but may not offer conflicting recommendations.
- (c) The regional planning agency shall afford the developer or any substantially affected party reasonable opportunity to present evidence to the regional planning agency head relating to the proposed regional agency report and recommendations.

The following summary addresses the impact of the project on state and regional resources, adjacent jurisdictions and adequate housing as required by the statute. Council staff has advised the Applicant of the public hearing date and provided a copy of this report to the Applicant 10 days in advance of the meeting.

1. Impact on State or Regional Resources or Facilities

The Development of Regional Impact Assessment for the Southeast Overtown Park West, Increment III DRI indicates that the project, as proposed, would have the following positive regional impacts at buildout:

- Over \$5 billion in gross regional product and personal income;
- 12,619 non-construction jobs;
- Almost \$3 billion in total taxable value; and
- \$340.5 million in government revenues.

2. Impact on Adjacent Jurisdictions

There are no extrajurisdictional impacts or concerns identified by adjacent local governments that have not been addressed.

3. Adequate Housing

The applicant shall assure that units affordably-priced for very low and low income households shall be provided in an amount equivalent to at least 10 percent of the number of units proposed for development in the Increment. The homes would remain affordably-priced for a period of at least 20 years.

The applicant will also continue its current practice of encouraging businesses and/or developers receiving financial assistance from the SEOPW CRA, including assistance in the form of tax increment rebates, to hire residents of the SEOPW Redevelopment Area both during the construction period and on a permanent basis.

Recommendation

Based on consideration of the above-specified positive and negative regional impacts, it is the recommendation of the Council to the City of Miami Commission that the Application for Development Approval for the Southeast Overtown Park West, Increment III Development of Regional Impact be **APPROVED**, subject to the Development Order Conditions enumerated in Part VI below. These conditions are to be incorporated by the City of Miami into the proposed Development Order in order to increase the probability of realizing positive regional impacts and mitigating, reducing, or eliminating adverse regional impacts.

1 **PART VI - PROPOSED DEVELOPMENT ORDER CONDITIONS**
2 **Southeast Overtown Park West, Increment III DRI**

3
4 **THE SEOPW CRA SHALL:**

- 5
6 1. Require all development pursuant to this Development Order to be in accordance with applicable
7 building codes, land development regulations, ordinances and other laws.
8
9 2. Assure that any fill material utilized at the site, whether from onsite excavation activities or from offsite
10 sources, meets the clean soils criteria of the Florida Department of Environmental Protection (FDEP), and
11 Miami-Dade County Department of Environmental Resource Management (DERM) (or its successor
12 agency), as applicable. In order to implement this provision, the SEOPW Community Redevelopment
13 Agency (CRA) shall draft and advocate for appropriate amendments to Chapter 14 entitled "Downtown
14 Development" of the Code of the City of Miami. In addition to drafting such code amendments, the CRA
15 shall use due diligence and its good faith efforts to lobby for and obtain approval of such amendments by
16 the City of Miami City Commission.
17

18 **Air Quality**

- 19
20 3. Assure that for any net new development proposed pursuant to this Development Order which will
21 include surface parking areas generating 1,500 (or greater) vehicle trips/hour or any parking garage
22 generating 750 (or greater) vehicle trips/hour, a Carbon Monoxide (CO) air quality analysis shall be
23 submitted, reviewed and approved by DERM (or its successor agency), FDEP, the South Florida Regional
24 Planning Council (SFRPC), and the City of Miami, prior to the issuance of a building permit for the net
25 new development. It shall incorporate the air quality analysis methodology from the latest FDEP
26 "Guidelines for Evaluating the Air Quality Impacts of Indirect Sources". The air quality analysis shall
27 demonstrate that the National Ambient Air Quality Standards for Carbon Monoxide shall not be violated
28 as a result of the net new development and should include, if necessary, mitigation measures for which
29 the project applicant shall be responsible.
30
31 4. If the results of the air quality analysis, as described in Condition 3, above, are more than 85 percent but
32 less than 100 percent of the State standards for CO concentrations, implement an air quality monitoring
33 and abatement program following approval of the analysis pursuant to Condition 3 above. The program
34 may include the following techniques:
35 a. Transportation Control Measures (TCM)
36 b. Physical planning measures (e.g. signalization, parking area locations, addition of turn lanes, etc.)
37 c. The continuance of monitoring for specified area(s).
38
39 5. If the results of the air quality analysis, as described in Condition 3, above, exceed State standards for CO
40 concentrations, do one of the following:
41 a. Provide acceptable documentation which clearly indicates that CO exceedances will not occur, or
42 that the Net New Development seeking approval will not contribute to the predicted CO
43 violation, or that any potential CO additions for each Net New Development have been or will be
44 mitigated, subject to City approval (subsequent to review and comment by FDEP and DERM (or
45 its successor agency), prior to issuance of building permits for the particular Net New
46 Development.
47 b. Withhold the issuance of any building permits for Net New Development that shows CO
48 exceedances.
49

50 **Transportation**

- 51
52 6. a. Based upon the transportation impacts to regional facilities generated by the Total Allowable
53 Development for Increment III, pay or contract to pay \$1,871,626 (proportionate share in 2011

dollars), to be expended on multi-modal corridor enhancements within the SEOPW DRI that encourages transit usage to reduce impacts to the regional roadway network. Upon final adoption of the SEOPW DRI development order for Increment III, the CRA shall work with the City of Miami to amend Chapter 13, Article III of the City Code to update the SEOPW DRI Supplemental Fee to enable the collection of \$1,871,626 (from the Increment III Total Allowable Development) which will be used to implement the multi-modal corridor enhancements promoting pedestrian access and access to transit within the SEOPW DRI and the CRA.

b. Pay or contract to pay the proportionate share amount stated above within 60 days from the date of issuance of Certificates of Occupancy for net new development in Increment III that generates 6363 net external PM peak hour trips, which equates to 73% of the 8681 net external trips for total allowable development within Increment III.

7. Require Net New Developments to comply with City of Miami Code of Ordinances Sec. 14-182. – Transportation Control Measures, as amended. In order to implement this provision, the CRA shall draft and advocate for appropriate amendments to Chapter 14 entitled “Downtown Development” of the Code of the City of Miami. In addition to drafting such code amendments, the CRA shall use due diligence and its good faith efforts to lobby for and obtain approval of such amendments by the City of Miami City Commission.

8. Continue to advocate, market and implement TDM strategies within the SEOPW DRI boundaries (in accordance with Section 14-182, “Transportation Control Measures” of the City Code as amended), to promote a general reduction in vehicular traffic by increasing auto occupancy and transit ridership through the implementation of one or more of the following measures:

a. Employer based parking management and ridesharing programs to promote carpooling, vanpooling, car sharing and the use of hybrid vehicles; the installation of electric vehicle charging stations incorporated into project parking facilities;

b. Employer sponsored programs such as transit discounts, fare subsidies, transit fare tax incentives, staggered work schedules, flexible work hours, compressed work weeks, and telecommuting programs;

c. Site plan amenities such as improved pedestrian access to transit stops, stations and shelters, the construction of transit shelters, transit drop-off locations or pull-out bays, and the construction of bicycle storage facilities.

This information shall be biennially updated and submitted as part of the Bi-Annual Status Report included in Condition 17 below.

Housing and Economic Development

9. The Co-Applicants shall assure that units affordably-priced for very low and low income households shall be provided in an amount equivalent to at least 10 percent of the number of units proposed for development in the Increment, with such affordably-priced units including solely newly-constructed units. Units rehabilitated during the increment will not be considered for the purpose of determining qualifying units. The affordably-priced units credited toward achieving the afore-stated goal shall remain affordably-priced for a period of at least 20 years.

10. The SEOPW CRA and/or its designee shall continue to operate and/or sponsor job and business training programs at a level at least consistent with its current activity and continue to sponsor job placement events to assist those that successfully complete its programs to find employment. Further, it will continue to provide grants in an amount equal to those awarded currently to those completing its

107 business training program to assist them to start new enterprises or expand their existing enterprises.
108 Within 6 months of an effective SEOPW Increment III development order, the SEOPW CRA shall adopt a
109 resolution that explicitly recognizes the need to maintain training programs designed to facilitate
110 residents of the SEOPW Redevelopment Area to access the jobs that will be housed in the Increment III
111 development.
112

- 113 11. Continue its current practice of encouraging businesses and/or developers receiving financial assistance
114 from the SEOPW CRA, including assistance in the form of tax increment rebates, to hire residents of the
115 SEOPW Redevelopment Area both during the construction period and on a permanent basis.
116
117 12. Continue to make good faith efforts to ensure that companies locating in the Increment III development
118 are aware of the area's State designated Enterprise Zone status, which means that firms that hire Zone
119 residents can utilize a number of tax saving incentives.
120

121 Energy, Water and Safety Standards
122

- 123 13. Consistent with the City of Miami's Zoning Code "Miami 21" and/or requirements imposed by the
124 SEOPW CRA, all new development built or rehabilitated during Increment III will be energy and water
125 efficient and incorporate appropriate Florida friendly landscape standards.
126

127 Administration
128

- 129 14. Jointly with the City, prepare a biennial analysis of the number of businesses and persons employed
130 within the SEOPW DRI area utilizing data available via the US Census Bureau Longitudinal
131 Employer-Household Dynamics. Submit the analysis as part of the Biennial Status Report.
132
133 15. Require Net New Developments to comply with City of Miami Code of Ordinances Sec. 14-181. -
134 Environmental regulations, as amended.

- 135
136 16. Integrate all original and supplemental ADA information into a Consolidated Application for
137 Development Approval (CADA) and submit two copies of the CADA to the Council, one copy to the City
138 Clerk, one copy to the Florida Department of Transportation, and one copy to the Florida Department of
139 Economic Opportunity within thirty (30) days of the effective date of this Development Order. The
140 CADA shall be prepared as follows:
141

- 142 a. Where new, clarified, or revised information was prepared subsequent to submittal of the ADA
143 but prior to issuance of this Development Order, whether in response to a formal statement of
144 information needed or otherwise, the original pages of the ADA will be replaced with revised
145 pages.
146 b. Revised pages will have a "Page Number (R) - Date" notation, with "Page Number" being the
147 number of the original page, "(R)" indicating that the page was revised, and "Date" stating the
148 date of the revision.
149

- 150 17. Prepare a biennial report with the cooperation of the City and submit copies to the South Florida
151 Regional Planning Council, the City of Miami Clerk and Florida Department of Economic Opportunity
152 on or before the anniversary date of this Development Order. The biennial report for SEOPW -
153 Increment III must also be incorporated into the biennial report required in the SEOPW Master
154 Development Order so that a single biennial report is compiled for the entire Project. The biennial report
155 shall include, at a minimum:
156

- 157 a. A complete response to each question in Exhibit XXX.

- b. Identification and description of any known changes in the plan of development, or in the representations contained in the CADA, or in the phasing for the reporting year and for the next year.
- c. A summary comparison of Total Allowable Development and Net New Development proposed and actually approved during the year.
- d. An assessment of the Co-Applicants' compliance with the conditions of approval contained in this Development Order and the commitments which are contained in the ADA and which have been identified by the City, the South Florida Regional Planning Council, or the Department of Economic Opportunity (DEO) as being significant.
- e. Specification of any amended DRI applications for development approval or requests for a substantial deviation determination that were filed in the reporting year or to be filed during the next year.
- f. An indication of change, if any, in City jurisdiction for any portion of the development since issuance of this Development Order.
- g. A statement that all persons have been sent copies of the biennial report in conformance with F.S. 380.06(18) (2011).
- h. A copy of any recorded notice of the adoption of this Development Order or any subsequent modification that was recorded by the Co-Applicants pursuant to F.S. 380.06(15) (2011).
- i. Any other information required by DEO in accordance with F.S. 380.06(18) (2011).
- j. A comparison of the amount of development approved in each land use category and the amount of land use actually developed as of the end of each year in accordance with 9J-2.025(7).

18. Upon the issuance of a Certificate of Occupancy for any Net New Development, make appropriate subtractions from the amount of Total Allowable Development under this Development Order. No Certificates of Occupancy shall be issued for Net New Development which would, in the aggregate, exceed the amount of Total Allowable Development under this Development Order. Total Allowable Development will be limited to:

Increment III Total Allowable Development			
Use	West Area (West of N.W. 1 st Avenue)	East Area (East of N.W. 1 st Avenue)	Total Allowable Development
Office (sf)	250,000	2,050,000	2,300,000
Retail (sf)	400,000	850,000	1,250,000
Residential (du)	2,000	2,000	4,000
Hotel (rooms)	100	2,000	2,100
Recreation (seats)	0	0	0
Conference (sf)	0	200,000	200,000

The City, with prior written notice to the CRA staff, may permit simultaneous increases and decreases in the above described land use categories within each of the above noted Areas consistent with Exhibit XXX attached hereto, without the need of filing for an NOPC (Notice of Proposed Change) provided that the regional impacts of the land uses in Increment III of the Project as approved, as measured by total peak hour vehicle trips are not increased. Administrative exchange of land use credits between the East Area and the West Area will require prior approval of the CRA Board, based on the following criteria:

- (a) The proposed development's consistency with the Goals, Objectives and Policies of the Miami Comprehensive Neighborhood Plan;
- (b) The proposed development's consistency with the Goals and Guiding Principles of the Southeast Overtown/Park West Community Redevelopment Plan, July, 2009, as amended;

- 199
200 (c) The proposed development's consistency with Section 3.13 of Miami 21 entitled Sustainability;
201 and
202
203 (d) The impact of the proposed administrative exchange on Increment III's Total Allowable
204 Development for the remaining portion of the DRI and the degree to which the proposed
205 administrative exchange will impede redevelopment efforts of the DRI as a whole.
206

207 In addition, the proposed development shall either:

- 208
209 (e) create affordable housing or generate employment opportunities for residents located within the
210 DRI; or
211
212 (f) redevelop a blighted or environmentally contaminated site.
213

- 214 19. Review Net New Development that exceeds 200,000 square feet and/or 199 dwelling units to determine if
215 additional analysis is needed, such as, but not limited to, a site specific traffic study and school
216 concurrency determination to ensure infrastructure capacity will be available concurrent with the impacts
217 of development.
218
219 20. Establish December 31, 2027 as the date until which the City agrees that the SEOPW - Increment III
220 Development of Regional Impact shall not be subject to down-zoning, unit density reduction, or intensity
221 reduction, unless the City can demonstrate that substantial changes in the conditions underlying the
222 approval of the development order have occurred, or that the development order was based on
223 substantially inaccurate information provided by the Co-Applicants, or that the change is clearly essential
224 to the public health, safety or welfare.
225
226 21. Continue to coordinate with the City's Police Department to ensure adequate provision of police services
227 for the project.
228
229 22. Continue to work with the City's Fire Department to ensure the adequate provision of fire/rescue
230 services necessary to serve the project.
231
232 23. The deadline for commencing any development shall be five (5) years from the effective date of this
233 Development Order. The termination date for authorizing development by issuing a building permit (the
234 "buildout date") shall be December 31, 2025, provided that the Co-Applicants, or their successors and
235 assigns, complies with Condition 18 (biennial report condition) herein. The buildout date may only be
236 modified in accordance with F.S. 380.06(19) (c) (2011).
237
238 24. The effective date of this Development Order shall be 45 days from its transmittal to the state land
239 planning agency, South Florida Regional Planning Council, and Co-Applicants; provided, however, that
240 if this Development Order is appealed, the effective date will not start until the day after all appeals have
241 been withdrawn or resolved pursuant to F.S. 380.07 (2011).
242
243 25. December 31, 2027, is hereby established as the expiration/termination date for the development order.
244 The expiration/termination date may only be modified in accordance with Section 380.06(19) (c), F.S.
245
246 26. Within 30 days of the effective date of this Development Order, it shall be recorded with the Clerk, Dade
247 County Circuit Court, pursuant to F.S. 380.06(15) (2011), specifying that the Development Order runs
248 with the land and is binding on the Co-Applicants, their successors, and/or assigns, jointly or severally.

EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT A - LEGAL DESCRIPTION

Begin at a point at the intersection of the center line of N.E. 5th Street; thence west on the center line of N.W. 5th Street (and N.W. 5th Street) to the east ROW line of I-95 to the south ROW line of I-395 to the center line of Biscayne Boulevard; thence southerly on the center line of Biscayne Boulevard to the point of beginning.

The above described area contains approximately 209 acres.

EXHIBIT B

PROPOSED MASTER DEVELOPMENT PLAN

EXHIBIT B - PROPOSED MASTER DEVELOPMENT PLAN

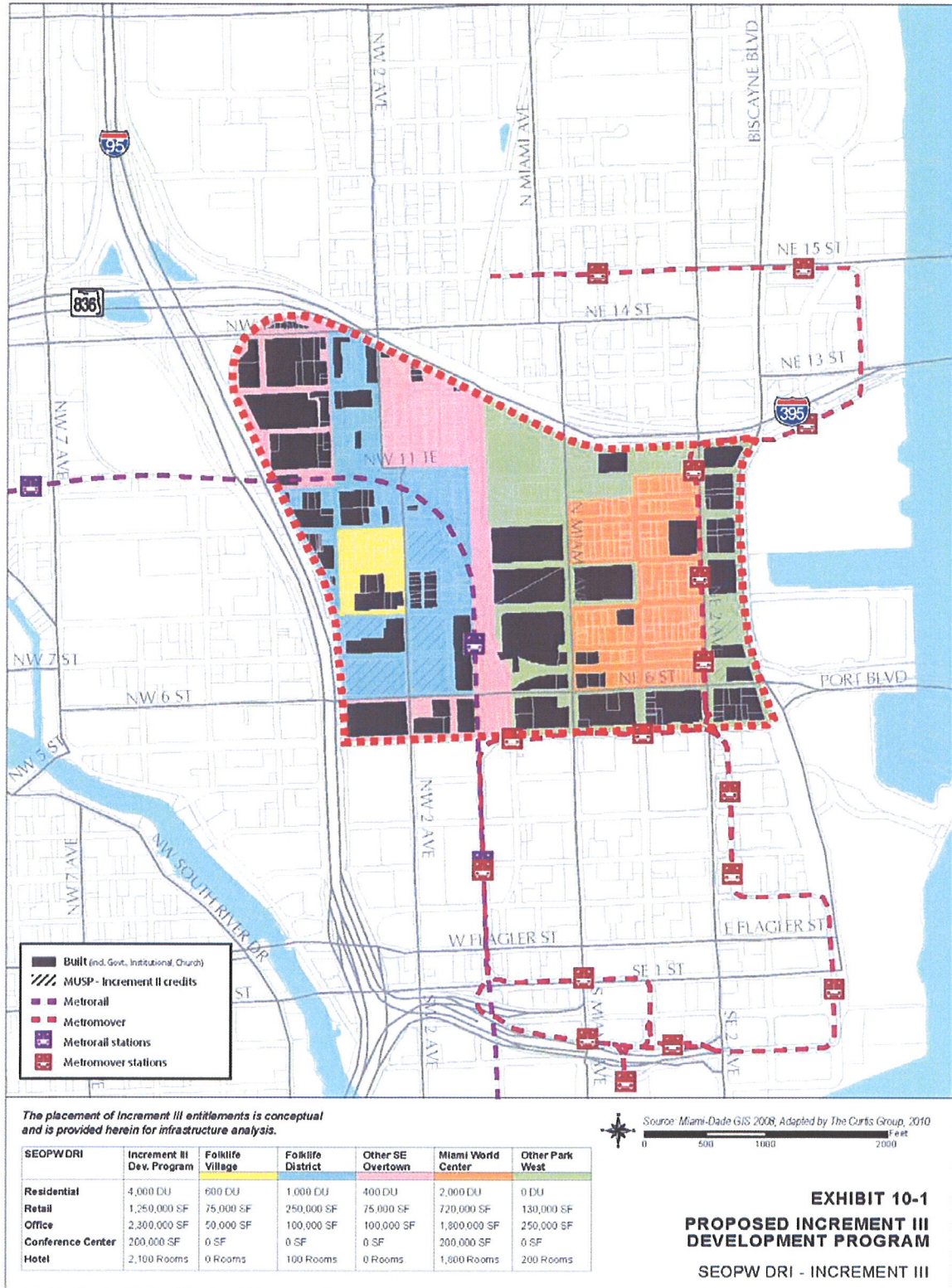


EXHIBIT C

AGREEMENT TO DELETE QUESTIONS (WITH ADA METHODOLOGY)



BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6227
E-Mail: MTapanes@BRZoningLaw.com

VIA FEDERAL EXPRESS

March 1, 2011

Mr. B. Jack Osterholt
Executive Director
South Florida Regional Planning Council
3440 Hollywood Blvd., Suite 140
Hollywood, FL 33021

RE: Southeast Overtown Park West Development of Regional Impact
Increment III - Agreement to Delete Questions

Dear Mr. Osterholt:

We represent the City of Miami Community Redevelopment Agency ("CRA") in connection with the implementation of Increment III of the Southeast Overtown Park West ("SEOPW") Development of Regional Impact ("DRI"). Enclosed, please find three (3) executed originals of the Agreement to Delete Questions for the Council's execution.

Should you have any questions or concerns, please do not hesitate to phone my direct line at (305) 377-6227.

Very truly yours,

Melissa Tapanes Llahues

cc: Bob Cambric
Pieter Bockweg
Chelsa Arscott
Francisco Gonzalez
Carmen Sanchez
Rob Curtis
Jeffrey Bercow, Esq.

South
Florida
Regional
Planning
Council



October 14, 2010

Mr. Jeffrey Bercow
Attorney at Law
Bercow Radell & Fernandez, P.A.
200 S. Biscayne Blvd., Suite 850
Miami, FL 33131

Re: Southeast Overtown Park West, Increment III Development of Regional Impact (DRI)
Execution of the Agreement to Delete Questions

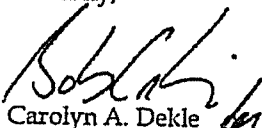
Dear Mr. Bercow:

Enclosed, please find three (3) originals of the Agreement to Delete Questions for the Southeast Overtown Park West, Increment III DRI. A draft copy of this agreement, along with a draft pre-application summary was mailed to the DRI distribution list for review and comment on September 15, 2010.

Please have all three (3) originals of the agreement signed by an authorized representative of the applicant, then returned to the Council. Once executed by the Council, this will constitute a final Agreement to Delete Questions by which the ADA will be reviewed for sufficiency of information. Council staff will distribute executed originals of the Agreement to the applicant and the Department of Community Affairs. A copy of the final agreement will also be mailed to the distribution list for their records.

Should you have any questions regarding the enclosed Agreement or any other DRI matter, please contact Bob Cambric of Council staff at bcambric@sfrpc.com or 954.985.4416.

Sincerely,


Carolyn A. Dekle
Executive Director

CAD/tnb

Enclosures

cc: Francisco Garcia, City of Miami
Bob Dennis, Department of Community Affairs

3440 Hollywood Boulevard, Suite 140, Hollywood, Florida 33021
Broward (954) 985-4416, State (800) 985-4416
FAX (954) 985-4417, email: sfadmin@sfrpc.com, website: www.sfrpc.com

AGREEMENT TO DELETE QUESTIONS

Project Name: Southeast Overtown/ Park West DRI - Increment III

Project Location: City of Miami

Applicant/ Developer: Southeast Overtown/ Park West Community Redevelopment Agency
 49 NW 5 Street, Suite 100, Miami, Florida 33128
 Attention: Pieter Bockweg, Executive Director, and Chelsa Arscott, Program Administrator

City of Miami
 444 S.W. 2nd Avenue, 3rd Floor
 Miami, Florida 33130
 Attention: Carmen Sanchez, Assistant Director, Planning Department

Section 380.06(7)(b), Florida Statutes, stipulates that the regional planning agency "shall establish by rule a procedure by which a developer may enter into binding written agreements with the regional planning agency to eliminate questions from the application for development approval when those questions are found to be unnecessary for development-of-regional-impact review". To comply with this provision, the South Florida Regional Planning Council and the Applicant hereby agree that the Applicant will submit sufficient information, as determined by the Council, in the application for development approval (ADA) for only those questions which are specified as being required in the following agreement.

	<u>Required</u>	<u>Not Required</u>
1. Applicant/Project Identification	<input checked="" type="radio"/>	<input type="radio"/>
2. Applicant	<input checked="" type="radio"/>	<input type="radio"/>
3. Authorized Agents	<input checked="" type="radio"/>	<input type="radio"/>
4. Ownership/ Adjacent Property	<input type="radio"/>	<input checked="" type="radio"/>
5. Legal Description	<input type="radio"/>	<input checked="" type="radio"/>
6. Binding Letter/ Preliminary Development Agreement Status	<input type="radio"/>	<input checked="" type="radio"/>
7. Government of Jurisdiction	<input checked="" type="radio"/>	<input type="radio"/>
8. Permitting Agencies and Permit Applications	<input checked="" type="radio"/>	<input type="radio"/>
9. Maps:		
A. General Location	<input checked="" type="radio"/>	<input type="radio"/>
B. Recent Aerial Photo	<input checked="" type="radio"/>	<input type="radio"/>

- C. Topography
 - D. Existing Land Use
Existing and Future Land Use Maps will be included in the ADA.
 - E. Soils
 - F. Vegetation Association
 - G. Sampling Station Locations and Observed Significant Resources
 - H. Master Development Plan
 - I. Master Drainage
 - J. Highway and Transportation Network
10. General Project Description
- Part I - Specific Project Description
- A. Summary and Phasing
 - B. Existing and Proposed Land Uses
 - C. Previous and Existing Activities
 - D. Primary and Secondary Market Area
The Applicant will address this question with particular regard to the retail component (1, 250,000 sq. ft.) of the proposed Increment III development program.
 - E. Description of Project Demand
 - F. Project Costs Table (SFRPC requirement)
The Applicant will provide data on project costs by change of land use (from existing development), activity, and year to be used by the SFRPC in its regional impact analysis. School and other impact fees as well as estimated tax data, etc., are also required.
 - G. Social and Economic Disparities (SFRPC requirement)
- Part II - Consistency with Comprehensive Plans
- A. Local Plan
 - B. Regional Plan
 - C. State Plan
- Part III - Demographic and Employment Information

- A. Demographic and Employment Tables ● ○
 The ADA will provide specific input data needed for the REMI and FIAM models that will be used by the SFRPC to evaluate the proposed DRI, as identified in Attachment B. Employment data will be provided by NAICS codes (not SIC).

Part IV - Impact Summary

- A. Impact on Natural Resources ○ ●
- B. Public Facility Capital Costs ● ○
- 11. Revenue Generation Summary ● ○
- 12. Vegetation and Wildlife
 - A. Identification of Plant Species ○ ●
 - B. Discussion of Survey Methods ○ ●
 - C. State/Federal Listed Species ○ ●
 - D. Impact to Listed Species ○ ●
 - E. Mitigation for Impacted Species ○ ●
- 13. Wetlands
 - A. Existing Conditions and Proposed Impacts ○ ●
 - B. Creation or Enhancement Plans ○ ●
- 14. Water
 - A. Existing Hydrologic Conditions ○ ●
 - B. Existing Water Quality ○ ●
 - C. Mitigation Measures ○ ●
- 15. Soils
 - A. Description of Soils ○ ●
 - B. Site Alteration and Construction Methods ○ ●
 - C. Soil Erosion Control Measures ○ ●
 - D. Fill and Spoil Information ○ ●
- 16. Flood Plains

- A. Identification of Flood Prone Areas
- B. FIRM Zone Designations
- C. Flood Hazard Measures
- D. Off-Site Flooding Impacts
- 17. Water Supply
 - A. Potable/Non-Potable Water Demand
 - B. Potable/Non-Potable Water Supply
 - C. On-Site Wells
 - D. Impact to Existing Wells and Aquifer
 - E. Operation/Maintenance of Internal Water Supply
 - F. Letter from Off-Site Supplier
 - G. Conservation Measures
 - H. Service Area Boundary
- 18. Wastewater Management
 - A. Projected Generation and Proposed Treatment
 - B. Description of Pre-Treatment Techniques
 - C. Letter from Off-Site Treatment Authority
 - D. Septic Tank Identification
 - E. Service Area Boundary
- 19. Stormwater Management
 - A. Existing On-Site Drainage Patterns
 - B. Proposed Drainage System
 - C. On-Site Drainage Areas
 - D. Run-Off Volume and Quality

- E. Identification of Operation/Maintenance Authority ○ ●
- 20. Solid/Hazardous/Medical Waste
- A. Solid Waste Generation ● ○
- B. Waste Management
- 1. Specification of Waste Generated ● ○
- 2. Separation Measures ● ○
- 3. Identification of Off-Site Disposal ● ○
- 4. Applicable Regulations, Permits and Plans ● ○
- C. Documentation
- 1. Letter from Developer ● ○
- 2. Letter from Service Provider ● ○
- 21. Transportation
- A. Existing Conditions ● ○
- B. Projection of Vehicle Trips ● ○
- C. Estimation of Internal/External Split ● ○
- D. Total Peak Hour Directional Traffic ● ○
- E. Assignment of Trips Generated ● ○
- F. Recommended Improvements ● ○
- G. Site Access Plan ● ○
- H. Protection of Transportation Corridors ● ○
- I. Provisions for Alternative Modes of Transportation ● ○
- 22. Air Impacts
- All relevant sections will be answered in the ADA, which will provide information required by FDEP, as listed in Attachment C.
- A. Site Preparation and Construction Measures to Minimize Impacts ● ○
- B. Structural/Operational Measures to Minimize Impacts ● ○

- C. Analysis of Impacted Intersections and Parking Facilities (Table 22-1) • ○
 - D. One Hour/Eight Hour Emissions • ○
 - E. Identification of Mitigation Measures • ○
23. Hurricane Preparedness
SFRPC will coordinate with Applicant to ensure ADA benefits from results of new Statewide Regional Evacuation Study, especially in regard to shelter availability and need for new evacuation zones and transportation model, where applicable.
- A. Identification of Designated Areas
 - 1. Vulnerability Zone • ○
 - 2. High Hazard Evacuation Area • ○
 - 3. Special Preparedness District • ○
 - B. Identification of Evacuation Requirements
 - 1. Shelter Space Need and Availability • ○
 - 2. Evacuation Route Capacity • ○
 - C. Identification of Mitigation • ○
24. Housing
Per Paragraph 23 of the 1988 Master Development Order for this DRI, the Applicant is not required to address affordable housing for subsequent increments. However, the Applicant recognizes that conditions have changed since that time and proposes 10 percent of the housing units to be built will be set aside for very low, low, to moderate income residents. The Applicant will not be required to use the East Central Florida Regional Planning Council Affordable Housing Methodology. Please see Attachment D with respect to the need for linkage between jobs and housing, among other issues.
- A. Residential Development Characteristics • ○
 - B. Housing Availability/Employment Opportunities • ○
 - C. Provisions for Displacement/Relocation • ○
25. Police and Fire Protection
- A. Dedication of Facility or Site • ○
 - B. Letter from Service Provider • ○
26. Recreation and Open Space

- A. Description of Facilities and Open Space ● ○
 - B. Assessment of Impact to Public Access ● ○
 - C. Identification of Maintenance Authority ● ○
 - D. Description of Consistency with Local and Regional Policies ● ○
 - E. Assessment of Impact to Recreation Trail Designation ● ○
27. Education
- A. Estimation of Number of School Age Children ● ○
 - B. Provision of Facilities or Sites ● ○
 - C. Letter from School Board ● ○
28. Health Care
- A. Description of Facilities and Services ● ○
 - B. Letter from Service Provider ● ○
29. Energy
- The Applicant will discuss the use of alternative fuels and associated infrastructure, other green building techniques, water and stormwater reuse.**
- A. Projection of Energy Demands ○ ●
 - B. Description of On-Site Electrical Generating Facility ○ ●
 - C. Letter from Off-Site Supplier ○ ●
 - D. Description of Energy Conservation Methods or Devices ● ○
30. Historical and Archaeological Sites
- A. Description of Sites ○ ●
 - B. Protection/Mitigation Measures ○ ●
31. Airports
- A. Existing Conditions ○ ●
 - B. Copy of Layout Plan ○ ●
 - C. Copy of FAA Application ○ ●

D. Identification of Flight Patterns	○	●
E. Identification of Subsidiary Development	○	●
F. Description of Passenger Circulation System	○	●
32. Attractions and Recreation Facilities		
A. Projection of Attendance		
1. Daily High, Low and Average	●	○
2. Figure 32.1 - Monthly Distribution	●	○
3. Figure 32.2 - Daily Distribution	●	○
4. Figure 32.3 - Hourly Distribution	●	○
B. Identification of Alternative Transportation Systems	●	○
C. Identification of Transportation System Interface	●	○
33. Hospitals		
A. Specification of Proposed Facility	○	●
B. Identification of Related Facilities	○	●
C. Copy of Certificate of Need	○	●
34. Industrial Plants and Parks		
A. Identification of Types of Operations	○	●
B. Identification of Support Industry	○	●
C. Transportation Requirements	○	●
D. Specification of Work Shifts	○	●
35. Mining Operation		
A. Description of Operation	○	●
B. Water Use Requirements	○	●
C. Impact on Aquifer	○	●

D. Maintenance and Inspection Requirements	○	●
E. Description of On-Site Processing Operation	○	●
F. Identification of Radioactive Material	○	●
G. Reclamation Plan	○	●
H. Identification of Mineral Destination	○	●
I. Identification of Shipping Modes	○	●
J. Transportation Requirements	○	●
36. Petroleum Storage Facilities		
A. Description of Existing Facilities	○	●
B. Description of Proposed Development	○	●
C. Identification of Transport Methods	○	●
D. Vapor Emission and Spillage Response	○	●
37. Port and Marina Facilities		
A. Existing Conditions	○	●
B. Conceptual Plan	○	●
C. Commodity and Passenger Statistics	○	●
D. Transportation System Expansion Requirements	○	●
E. Dredge and Fill Requirements	○	●
F. Oil Spill Clean-Up	○	●
G. Description of Subsidiary Development	○	●
H. Discussion of Increased Shipping Activity	○	●
38. Schools		
A. Description of Proposed Development and Program	○	●
B. Enrollment Impact Area	○	●
C. Identification of Design Population	○	●

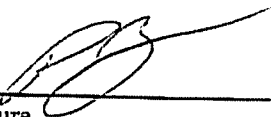
39. Other (as specified below)

All materials submitted on CD-ROM shall comply with minimum standards shown in Attachment G.

- A. File the ADA as required by any Preliminary Development Agreement or prior to one year after execution of this Agreement. If the ADA is not filed in a timely manner the Applicant shall schedule a new Pre-application Conference.
- B. Distribute all necessary copies of the ADA to all review agencies.
- C. Include copies of all relevant executed agreements with the ADA (e.g., Section 380.032 Development Agreement; Final Bifurcation Agreement(s)/Approval(s); Final Agreement to Delete Questions; etc.).
- D. Provide display graphics for presentation at all Council meetings.
- E. In accordance with Rule 9J-2.0252, Fla. Admin. Code, reimburse the South Florida Regional Planning Council for the cost of coordinating and reviewing the proposed project.

Prepared on this ___ day of _____, 2011.

By:

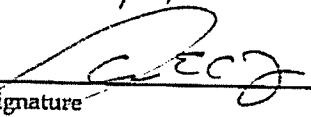


 Signature

Name: Peter A. Boukweg
 Title: Executive Director
 Representing: Southeast Overtown/Park West
Community Redevelopment Agency

 for the APPLICANT

Date: 2/2/2011



 Signature

Name: TONY E CRAPP JR
 Title: CITY MANAGER
 Representing: City of Miami

 for the APPLICANT

Date: 2/20/11

 Signature

Name:
 Title:

 for the SOUTH FLORIDA REGIONAL
 PLANNING COUNCIL

Date: _____

Copies of the ADA

Agencies are encouraged to request the ADA in digital format. CD-ROMs will be organized such that each ADA question is a separate PDF file. The following table will indicate the number of copies requested by the agencies present at the Pre-Application meeting. In addition, all other agencies that receive this memo will receive one copy of the ADA in digital format.

Please indicate the number of copies your agency requires in digital and/or hard-copy format.

Agency	Application		Transportation Appendix	
	CD-ROM	Binder	CD-ROM	Binder
SFRPC	3	2	3	1
DCA	1	1	1	1
FDOT District VI	PDF	PDF	2	2
FDOT Turnpike District	1	0	1	0
FDEP (Air Quality)	2	2	0	0
FWC	1	0	0	0
SFWMD	1	2	1	0
Miami-Dade DERM	1	1	1	1
Miami-Dade DPZ	2	2	2	2
Miami-Dade Expressway	1	1	1	1
Miami-Dade MPO	1	1	1	1
Miami-Dade Pub. Schools	PDF	1	0	0
Miami-Dade Public Works	1	1	1	1
Miami-Dade Traffic	1	1	1	1
Miami-Dade Transit	PDF	0	1	0
Miami-Dade WASD	PDF	1	0	0
City of Miami	PDF	0	PDF	0

EXHIBIT D
ANNUAL REPORT FORM

EXHIBIT D - ANNUAL REPORT FORM

FORM RPM-BSP-ANNUAL REPORT-1

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF RESOURCE PLANNING AND MANAGEMENT
BUREAU OF COMMUNITY PLANNING
2555 Shumard Oak Blvd.
Tallahassee, Florida 32399
850/487-4545

DEVELOPMENT OF REGIONAL IMPACT ANNUAL REPORT

Subsection 380.06(18), Florida Statutes, (F.S.) places the responsibility on the developer of an approved development of regional impact (DRI) for submitting an annual report to the local government, the regional planning agency, the Florida Department of Community Affairs, and to all affected permit agencies, on the date specified in the Development Order. The failure of a developer to submit the report on the date specified in the Development Order may result in the temporary suspension of the Development Order by the local government until the annual report is submitted to the review agencies. This requirement applies to all developments of regional impact which have been approved since August 6, 1980. If you have any questions about this required report, call the DRI Planner at (850) 487-4545.

Send the original completed annual report to the designated local government official stated in the Development Order with one copy to each of the following:

- a) The regional planning agency of jurisdiction;
- b) All affected permitting agencies;
- c) Division of Resource Planning and Management
Bureau of Community Planning
2555 Shumard Oak Blvd.
Tallahassee, Florida 32399
850/487-4545

EXHIBIT E

BIENNIAL STATUS REPORT

EXHIBIT E - BIENNIAL STATUS REPORT

Reporting Period: _____ to _____
Month/Day/Year Month/Day/Year

Development: _____
Name of DRI

Location: _____
City County

Developer: Name: _____
Company Name

Address: _____
Street Location

City, State, Zip

1. Describe any changes made in the proposed plan of development, phasing, or in the representations contained in the Application for Development Approval since the Development of Regional Impact received approval. Note any actions (substantial deviation determinations) taken by local government to address these changes.

Note: If a response is to be more than one sentence, attach as Exhibit A a detailed description of each change and copies of the modified site plan drawings. Exhibit A should also address the following additional items if applicable:

- a) Describe changes in the plan of development or phasing for the reporting year and for the subsequent years;
 - b) State any known incremental DRI applications for development approval or requests for a substantial deviation determination that were filed in the reporting year and to be filed during the next year;
 - c) Attach a copy of any notice of the adoption of a Development Order or the subsequent modification of an adopted Development Order that was recorded by the developer pursuant to Paragraph 380.06(15)(f), F.S.
2. Has there been a change in local government jurisdiction for any portion of the development since the Development Order was issued? If so, has the annexing local government adopted a new DRI Development Order for the project? Provide a copy of the order adopted by the annexing local government.
 3. Provide copies of any revised master plans, incremental site plans, etc., not previously submitted.

Note: If a response is to be more than one or two sentences, attach as Exhibit B.

4. Provide a summary comparison of development activity proposed and actually conducted for the reporting year as well as a cumulative total of development proposed and actually conducted to date.

Example: Number of dwelling units constructed, site improvements, lots sold, acres mined, gross floor area constructed, barrels of storage capacity completed, permits obtained, etc.

Note: If a response is to be more than one sentence, attach as Exhibit C.

5. Have any undeveloped tracts of land in the development (other than individual single-family lots) been sold to a separate entity or developer? If so, identify tract, its size, and the buyer. Provide maps which show the tracts involved.

Tract	Buyer

Note: If a response is to be more than one sentence, attach as Exhibit D.

6. Describe any lands purchased or optioned adjacent to the original DRI site subsequent to issuance of the Development Order. Identify such land, its size, and intended use on a site plan and map.

Note: If a response is to be more than one sentence, attach as Exhibit E.

7. List any substantial local, state and federal permits which have been obtained, applied for, or denied during this reporting period. Specify the agency, type of permit, and duty for each.

Note: If a response is to be more than one sentence, attach as Exhibit F.

8. Provide a list specifying each Development Order Conditions and each developer commitment as continued in the ADA land state how and when each condition or commitment has been complied with during the biennial report reporting period.

Note: Attach as Exhibit G.

9. Provide any information that is specifically required by the Development Order to be included in the biennial report.

10. Provide a statement certifying that all persons have been sent copies of the biennial report in conformance with Subsections 380.0(15) and (18), F.S.

Person completing the questionnaire: _____

Title: _____

Representing: _____