



NORTH MIAMI PLANNING COMMISSION AGENDA
Tuesday, November 1, 2016 7:00PM
Council Chambers
776 NE 125th Street, North Miami, FL 33161

I. ASSEMBLY AND ORGANIZATION:

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call of Board Members
- D. Amendments to the Agenda

II. APPROVAL OF MINUTES: August 2, 2016

III. COMMUNICATIONS:

- i. Update on FIU - BBC Campus Development Agreement

IV. CONTINUED PUBLIC HEARINGS: None

V. PUBLIC HEARINGS:

PC 11-16: **AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, ADOPTING A SMALL SCALE LAND USE PLAN AMENDMENT TO THE CITY OF NORTH MIAMI 2036 FUTURE LAND USE MAP - FUTURE LAND USE ELEMENT, TO EXTEND EASTWARDLY THE BOUNDARY OF THE PLANNED CORRIDOR DEVELOPMENT (PCD) OVERLAY DISTRICT BY ONE PARCEL TO INCLUDE A PARCEL OF REAL PROPERTY APPROXIMATELY 4.13-ACRES IN SIZE , TO ALLOW FOR THE PROPOSED DEVELOPMENT OF THE VACANT PROPERTY SITE IN A MANNER CONSISTENT WITH THE INTENT OF THE CITY OF NORTH MIAMI COMPREHENSIVE PLAN AND IN ACCORDANCE WITH SECTIONS 163.3184(11) AND 163.3187, FLORIDA STATUTES, AND SECTIONS 3-1105, 3-1106 AND 3-1109B OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS; FURTHER AUTHORIZING THE CITY MANAGER TO DO ALL THINGS NECESSARY TO EFFECTUATE THE SUBJECT SMALL SCALE LAND USE PLAN AMENDMENT, AS REQUIRED BY FLORIDA LAW; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND FOR AN EFFECTIVE DATE.**

- 1. Staff Report
- 2. Commission Action

VI. COMMITTEE REPORTS: None

VII. OLD BUSINESS: None

VIII. NEW BUSINESS: None

IX. ADJOURNMENT

Interested parties may appear at the meeting and be heard with respect to the matter. Any person wishing to appeal the recommendations of the Planning Commission will need a verbatim record of the meetings proceedings, which record includes the testimony and evidence upon which the appeal is to be based (Chapter 286.0105 F.S.) In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Community Planning & Development Department no later than four (4) days prior to the proceeding. Telephone (305) 893-6511, Ext. 12159, for assistance. If hearing impaired, telephone our TDD line at (305) 893-7936 for assistance.



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VI. COMMITTEE REPORTS: None

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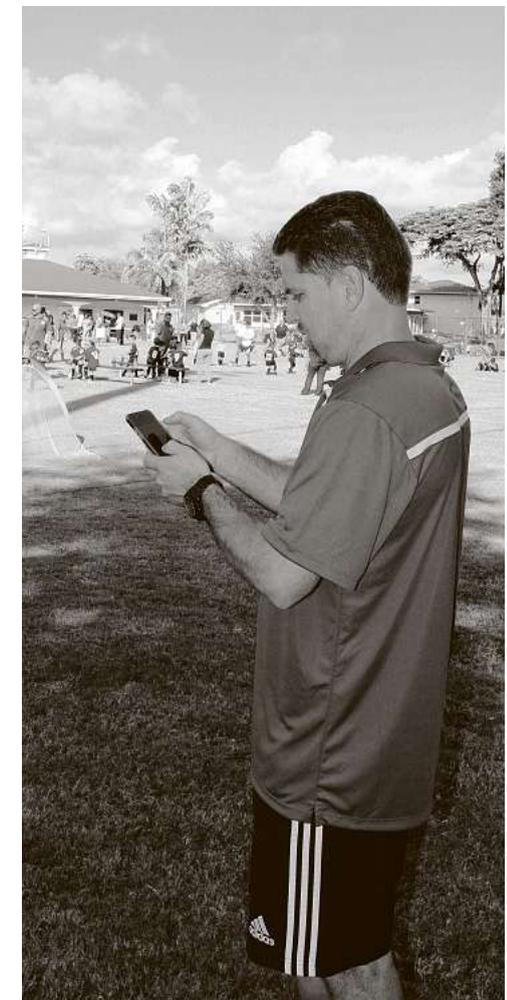
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PHOTOS BY THEO KARANTHALIS For the Miami Herald

IN VIRGINIA GARDENS, NEW LED LIGHTS BRING NEW LIFE TO VILLAGE BALLPARK

Above, kids play soccer at Virginia Gardens park. The village invested \$165,000 to install LED lighting at the park that will allow more activities to take place at night. The lights cost about 40 percent less to operate than the prior bulbs and can be turned on via cellphone. Below, Virginia Gardens Mayor Spencer Deno IV uses his phone to turn on the lights.



NORTH MIAMI

Haitian-American city leaders return from trip to storm-damaged Haiti

BY LANCE DIXON

ldixon@miamiherald.com

After the devastating effects of Hurricane Matthew, the mayor and other officials from North Miami traveled to Haiti last week to survey some of the most significantly impacted areas and to meet with local leaders in the island nation.

Mayor Smith Joseph, Vice Mayor Alix Desulme and Police Chief Gary Eugene — who are all Haitian American — made the two-day trip and met with Mayor Jean Gabriel Fortune of Les Cayes, one of the hardest-hit cities. The group also met with Jessy Petit-Frere, the minister of Haitians living abroad; Francois Anick Joseph, minister of interior; and Stéphanie Balmir Villemorin, minister of tourism.

Joseph said that the city officials were able to get a close look at the damage in areas like Les Cayes, and he called the storm's dam-

age devastating. Beyond the hundreds of deaths caused by Hurricane Matthew, Joseph said that government administrators still don't know the full extent of long-term damage the storm has caused.

"In the months to come that's really the aftermath because there's going to be a big shortage of food," Joseph said. "The main problem is they don't know where to start and we don't know how to start going about providing help."

The city's delegation also received the same message shared by South Florida activists to make donations directly to the country and not necessarily through larger organizations or nonprofits. In addition to food, toiletries and new clothing the country is also in need of water and water purification items.

The mayor — a native of Saint-Louis-du-Nord, Haiti — also hopes that this storm will be a wake-up call for the Haitian government in the years to come.

"Haiti is a country that's

always in the path of hurricanes so it behooves the Haitian government to prepare every year," Joseph said.

Mayor Fortune recently declared a state of emergency in Les Cayes, and U.N. Secretary General Ban Ki-moon visited the country this past weekend.

The city delegation's trip came a few days after Miami-Dade Mayor Carlos Gimenez and County Commission Chairman Jean Monestime visited Haiti. Several South Florida organizations, police departments and municipalities have also set up locations to accept donations.

Elected officials from the city have also traveled to Haiti in the past, including after the devastation of the 2010 earthquake and the 2008 hurricane season.

Miami Herald reporter Jacqueline Charles contributed to this report.

*Lance Dixon:
305-376-3708, @LDixon_3*



NOTICE OF PROPOSED ORDINANCE

CITY OF NORTH MIAMI, FLORIDA

NOTICE IS HEREBY GIVEN that the City of North Miami, Florida proposes to adopt the following ordinance:

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, ADOPTING A SMALL SCALE LAND USE PLAN AMENDMENT TO THE CITY OF NORTH MIAMI 2036 FUTURE LAND USE MAP - FUTURE LAND USE ELEMENT TO EXTEND EASTWARDLY THE BOUNDARY OF THE PLANNED CORRIDOR DEVELOPMENT (PCD) OVERLAY DISTRICT BY ONE PARCEL TO INCLUDE THE APPROXIMATE 4.13-ACRE REAL PROPERTY LOCATED AT 1850 NORTHEAST 123RD STREET AND LEGALLY DESCRIBED WITH MIAMI-DADE COUNTY FOLIO NUMBER 06-2123-000-0050, TO ALLOW FOR THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY IN A MANNER CONSISTENT WITH THE INTENT OF THE CITY OF NORTH MIAMI COMPREHENSIVE PLAN AND IN ACCORDANCE WITH SECTIONS 163.3184(11) AND 163.3187, FLORIDA STATUTES, AND SECTIONS 3-1105, 3-1106 AND 3-1109B OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS; FURTHER AUTHORIZING THE CITY MANAGER TO DO ALL THINGS NECESSARY TO EFFECTUATE THE SUBJECT SMALL SCALE LAND USE PLAN AMENDMENT, AS REQUIRED BY FLORIDA LAW; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND FOR AN EFFECTIVE DATE.

A Public Hearing on these Ordinances will be held by the Planning Commission on **Tuesday, November 1st, 2016 at 7:00 p.m.** and the City Council for first reading on **Tuesday December 13th, 2016 at 7:00p.m** then second reading on **Tuesday January 10th, 2017 at 7:00p.m** in the Council Chambers of North Miami City Hall, Second Floor, 776 NE 125 Street, North Miami, Florida 33161.

Members of the public are invited to attend the Public Hearings and provide oral or written comments on the matter. A copy of the application and report containing the Community Planning and Development Department's recommendation will be available for public review from Monday to Friday between the hours of 8:15 a.m. and 5:00 p.m. in the City Clerk's Office, City Hall. Written comments may be submitted to: City of North Miami, 776 N.E. 125th Street, North Miami, Florida 33161, Attn: Community Planning and Development Department. For questions, please call (305) 893-6511, Ext. 12182.

ANY PERSON WISHING TO APPEAL THE DECISION OF THE CITY COUNCIL WILL NEED A VERBATIM RECORD OF THE MEETING'S PROCEEDINGS, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED (SECTION 286.0105, F.S.).

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING SPECIAL ACCOMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE OFFICE OF THE CITY CLERK NO LATER THAN FOUR (4) DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 893-6511, EXT. 2147, FOR ASSISTANCE. IF HEARING IMPAIRED, TELEPHONE OUR TDD LINE AT (305) 893-7936 FOR ASSISTANCE.

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MINUTES
 NORTH MIAMI PLANNING COMMISSION
 7:00 P.M.
 Tuesday, August 2, 2016
 COUNCIL CHAMBERS

The meeting was called to order at 7:00 p.m. After the pledge of allegiance, a roll call of the members was taken.

	Name	Present	Excused	Absent
1.	Chair Kevin Seifried	X		
2.	Vice Chair Charles Ernst	X		
3.	Commissioner Kenny Each	X		
4.	Commissioner Jason James	X		
5.	Commissioner Emmanuel Jeanty		X	
6.	Commissioner Peggy Boule	X		
7.	Commissioner Bob Pechon	X		
<i>Alternative Members:</i>				
8.	Commissioner Michael McDearmaid			
9.	Commissioner Mary C. Estime-Irvin			

Staff was represented by:

Nixon Lebrun, City Planner
 Roland Galdos, Deputy City Attorney
 Juan Lopez, Information Technology
 Katrina Lunan-Gordon, Board Secretary

I. Assembly and Organization: None

II. Approval of Minutes:

- a. The minutes of June 7, 2016 was motioned for approval by Commissioner Pechon and seconded by Commissioner James. Passed 6-0.

III. Communications: None

IV. Continued Public Hearings: None

V. Public Hearings:

PC 07-16: **A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE ATTACHED WAIVER OF PLAT FOR THE UN-PLATTED PROPERTY OF APPROXIMATELY 7.59 ACRES IN SIZE, GENERALLY LOCATED AT 13855 NW 17TH AVENUE AND SPECIFICALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBER: 06-2123-000-0060, IN ACCORDANCE WITH ARTICLE 3, DIVISION 8, SECTION 3-802 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS, CHAPTER 28, SECTION 28-4.1 OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES, AND CHAPTER 177, FLORIDA STATUTES (2015); PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**

The item was introduced by Chair Kevin Seifried. Staff report was given by Mr. Lebrun, City Planner and the Public Hearing was opened.

Public Hearing:

Al Slobosky, a resident inquired about the potential transit station that runs along the Florida East Coast (FEC) Railway within the area around NE 125th Street and the FEC Railway. He questioned the proposed Waiver of Plat (PC 07-16) and the plans intended for the property.

Cheryl Marks, a resident inquired about the proposed Waiver of Plat (PC 07-16) and the plans, including the zoning and land use intended for the property.

Applicant/agent, Pat Roberts spoke about the intention of the application for a Waiver of Plat.

Deputy City Attorney, Roland Galdos requested that the applicant submit a properly executed power of attorney to the City.

Commission Discussion:

Vice Chair Charles Ernst questioned the consistency of the land use designation of the property and the Land Development Regulations as it pertains to the property's zoning designation.

Commissioner Each questioned the consistency of the land use designation of the property and the Land Development Regulations as it pertains to the property's zoning designation. In addition, he inquired about the zoning designation of the area around NE 125th Street and the FEC Railway.

Commissioner Boule commented on the future development for the property.

Commissioner Pechon questioned the consistency of the land use designation of the property and the Land Development Regulations as it pertains to the property's zoning designation.

Commissioner Pechon made a motion to recommend adoption of the resolution to be forwarded to the City Council with an amendment. The amendment states that the applicant will submit a

properly executed power of attorney to the City. Commissioner Boule seconded the motion and as such the proposed resolution was approved unanimously 6-0.

— — —

The next meeting was scheduled for October 4, 2016.

VI. COMMITTEE REPORTS: None

VII. OLD BUSINESS: None

VIII. NEW BUSINESS:

a. Budget Workshop, Tuesday, September 6, 2016.

The meeting was adjourned at 7:30 p.m.

IX. ADJOURNMENT

Respectfully submitted:

Attest:

Kevin Seifried, Chair
Planning Commission

Nixon Lebrun, AICP, CFM, City Planner
Community Planning & Development

Prepared by:

Katrina Lunan-Gordon, Board Secretary
Community Planning & Development

MEMO DATE: October 13, 2016

AGENDA DATE: November 1st, 2016

TO: City or North Miami Planning Commission

FROM: Nixon Lebrun, AICP, MPA, CFM, City Planner

SUBJECT: **A SMALL SCALE LAND USE PLAN AMENDMENT TO EXTEND EASTWARDLY BY ONE PARCEL THE BOUNDARY OF THE PLANNED CORRIDOR DEVELOPMENT OVERLAY DISTRICT ALONG BISCAYNE BOULEVARD, SOUTH OF NE 123RD STREET, TO INCLUDE THE PROPERTY LOCATED AT 1850 NE 123RD STREET AND WITH FOLIO # 06-2123-000-0050**

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RECOMMENDATION

Staff is requesting that, pursuant to the requirements of Article 3, Division 11, Section 3-1106 of the City's Land Development Regulations (LDRs), the Planning Commission reviews the requested small scale comprehensive plan amendment, the recommendation of staff and, if any,

the testimony at the public hearing, and issues a recommendation to the Mayor and the City Council to adopt the requested land use amendment by passage of the attached ordinance.

BACKGROUND & INTENT

Figure 1: Location Map



As shown on the location map above, the subject real property (also known as Causeway Village) consists of approximately 4.13 acres and is located on the south side NE 123rd Street, between Biscayne Boulevard and the Broad Causeway. Official records from the City and the County indicate that the property was previously owned by Chrysler Realty Corporation and operated as a Dodge dealership, which was eventually closed down and demolished in the mid-nineties. Since then, the property has remained undeveloped and has changed ownership twice: first in 2003 when Countyline Land, Inc. acquired the property from Chrysler Realty Corporation, and again in 2005, when Countyline Land II, Inc., a successor in interest by merger to Countyline Land, Inc. granted and conveyed the property to Causeway Village, LLC, (the current owner on record).

The subject 4.13-acre property has a land use designation of Commercial/Office (55 ft.) on the City’s recently adopted 2036 Future Land Use Map (FLUM). This land use category permits a wide array of development activities, including, but not limited to, retail, services, office, light industrial uses and community facilities. Residential uses, however, are not allowed in that land use category. Causeway Village, LLC, (the “Applicant”), is seeking to master-develop the site with a mixed-use residential/retail project, which is not a use contemplated under the current Commercial/Office land use designation of the property. As per the conceptual site plan that is attached to this report, the overall development master plan includes 297 residential apartment

units, 10,332 square feet of specialty retail and 5,149 square feet of restaurant. The plan generally comprises a nine-story residential building with retail/restaurant located on the ground floor, and a multistory parking structure with 445 parking spaces. The following table provides a site and building summary profile of the development proposal.

Figure 2: Site and Building Profile

Site Size	4.13	acres
Building Height	9	stories
Residential Units	297	units
Residential Rentable Building Area	297,000	sq. ft.
Retail/Commercial Area (Leasable)	15,480	sq. ft.
Parking (estimated)	445	spaces
Gross Building Area (est. including Parking)	529,860	sq. ft.

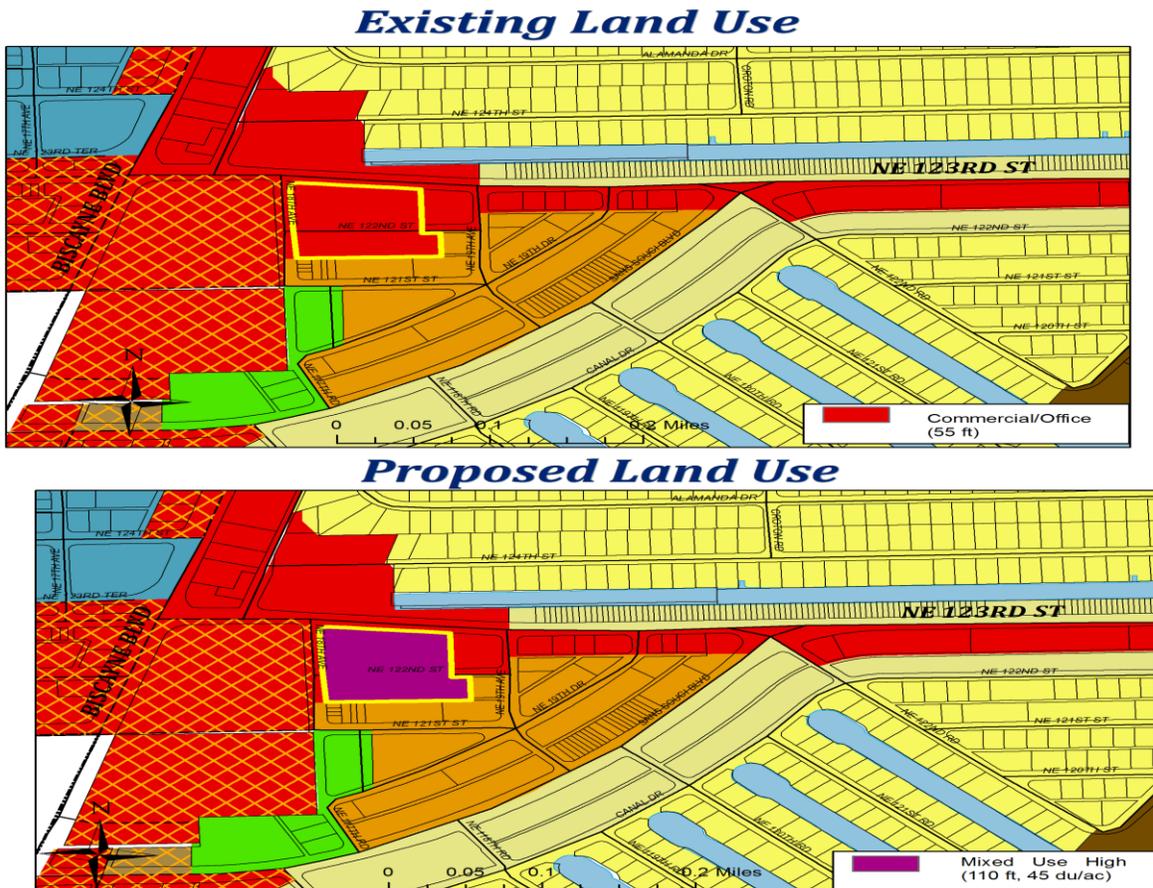
CURRENT REQUEST

According to the City’s land use and zoning records, the Applicant had proposed a similar concept back in 2013 and had submitted three (3) applications to the City requesting: (1) a small scale land use amendment to change the land use of the property from Commercial Office to Mixed-Use High; (2) a zoning map change to change the Zoning Map from C2-BE to Planned Development; and (3) a conditional use permit for the allocation of floating residential units to the property. The land use amendment application was considered by the Planning Commission on July 2nd, 2013 and unanimously recommended for approval to the City Council. However, the application was never scheduled to be heard by the City Council and was subsequently abandoned.

The recent June 2016 adoption of the EAR-Based Amendments to the City’s Comprehensive Plan included new designations with bold and creative development incentives that, have renewed the Applicant’s interest to redevelop the subject property. On or around September 1st, 2016, the Applicant submitted three (3) new applications featuring the same requests from the 2013 applications. Upon reviewing the land use map amendment application, staff noticed that the densities contemplated under the development proposal exceeded the maximum bonus density afforded for properties designated as Mixed-Use High in the City’s adopted 2036 FLUM. Staff then met with the Applicant’s legal counsel, who subsequently agreed to revise the land use amendment application to request, in lieu of a Mixed Use High designation, an eastwardly extension of the boundary of the newly established Planned Corridor Development (PCD) Overlay district to include the subject property. The revised application provides a more streamlined path for the Applicant to redevelop the property. It eliminates the need to change the underlying commercial zoning of the property and, if approved, will require that the upcoming updates to the City’s Official Zoning Map includes the subject property within the boundary of

the PCD Overlay boundary lying along the east side of Biscayne Boulevard, south of NE 123rd Street. Once these two entitlements are in place, the Applicant will, in lieu of a conditional use permit as it would have been the case with the previously submitted application, and pursuant to the provisions of Policy 1.18.3.3 of the Future Land Use Element (FLUE) of the Comprehensive Plan, submit to the City Council for its review and approval a Development Agreement. Said Agreement will set forth the terms, provisions, and conditions necessary develop the property in a manner that is consistent with and furthers the goals, objectives and policies of the City's Comprehensive Plan.

Figure 3: Comparative View of Existing & Proposed Land Use Designation for the Site



The PCD Overlay district is a novelty of the 2015 EAR-Based Amendments to the City's Comprehensive Plan and has been established primarily for the City's major corridors. As per Objective 1.18 of the Future Land Use Element (FLUE) of the City's Comprehensive Plan, the PCD specifically aims to "create a compact, high-intensity mix of residential, commercial, employment, and civic/institutional uses to maximize the use of transit, reduce the use of single-

occupancy vehicles, increase pedestrian activity, and improve access and mobility.” In accordance with Policy 1.18.2 of the FLUE, the PCD also intends to foster a variety of urban habitats, such as mixed use residential, retail, office, and employment development with transit-supportive densities. The PCD calls for maximum development along the City’s major corridors, which are governed by building transitions that appropriately scaled to adjacent streets and single-family neighborhoods. Development standards contained in Policy 1.18.3.3 of the FLUE for properties along Biscayne Boulevard, south of NE 123rd Street on the west and east sides of the corridor, set forth the maximum residential density at 125 du/ac in an effort to create a market to support integrating commercial activities, decrease automobile dependency and also increase transit ridership along the corridor. This policy also provides for a maximum height of 110 feet as of right; however, development along the corridor may be allowed to reach 150 feet in height, upon City Council approval of a 40-foot height bonus.

ANALYSIS

In reviewing the Applicant’s Small Scale Land Use (Map) Amendment request for the subject real property, staff considered the extent to which the request complies with s. 163.3187 of the Florida Statutes and conforms with the standards set forth in Article 3, Division 2, as well as Article 3, Division 11, Sections 3-1105, 3-1106 and 3-1109(B) of the City’s LDRs.

Compliance with state law

The requested land use map amendment was first reviewed under the criteria established in s. 163.3187, which sets forth certain requirements relating to small scale development amendments. More specifically, this section provides that such an amendment, which may be approved without regard to statutory limits on the frequency of amendments to the City of North Comprehensive Plan, is defined as one:

- (a) Which involves a use of 10 acres or fewer;
- (b) Where the cumulative annual effect of the acreage for all small scale development amendments adopted by the local government does not exceed a maximum of 120 acres in a calendar year;
- (c) Which does not involve a text change to the goals, policies, and objectives of the local government’s comprehensive plan, but only proposes a land use change to the future land use map for a site-specific small scale development activity; and
- (d) Where neither the property involved is located within an area of critical state concern designated by s. 380.0552 or by the Administration Commission pursuant to s. 380.05(1), nor the project subject to the proposed amendment involves the construction of affordable housing units meeting the criteria of s. 420.0004(3).¹

¹ As per Section 420.0004, affordable housing units correspond to monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent (extremely-low-income), 50 percent (very-low-income), 80 percent (low-income) and 120 percent (moderate-income) of that amount which represents the percentage of the median adjusted gross annual income for the households within the state.

The Applicant's request does not involve a text change to the goals, objectives and policies of the City's Comprehensive Plan, but only proposes a land use change to the City's 2036 Future Land Use Map for a specific real property that comprises less than 10 acres. Furthermore, the subject real property is not located within an area of critical state concern and will not be developed to include affordable housing units as defined in the state statutes. Lastly, the City has not, in this calendar year, adopted any other small scale development amendment, which, with the proposed amendment, would have exceeded the 120-acre threshold established in the statutes. As such, the Applicant's requested land use map amendment meets the statutory criteria of a small scale development amendment and requires only one adoption hearing before the Mayor and City Council, as per the terms of s. 163.3184(11).

Compliance with the City's Land Development Regulations

Staff also considered the extent to which the application complies with the standards contained in Article 5, Division 11, Section 3-1105(B) of the LDRs, which establishes criteria for changes to the City's adopted Future Land Use Map. Upon further analysis, staff finds the application to comply with all such applicable standards, as demonstrated below:

a. Whether the application specifically advances any goal, objective or policy of the Comprehensive Plan:

As stated above, the subject property is the former site of a Dodge dealership, which was demolished circa 1993 and has since remained undeveloped. This application is one of several entitlement endeavours being pursued by the Applicant to redevelop the subject property, which has not paid any real property tax to, and created any revenue- or job-generating development activities in the City for more than 20 years. More specifically, the Applicant endeavors to create a mixed-use project that will help maintain the economic stability within the area and attract ongoing investment during the next several years. The overall development master plan, which will be reviewed under the Development Agreement application, includes 297 residential rental units and 18,500 square feet of commercial (retail and restaurant) space.

An Economic Impact Analysis (attached) performed by the consulting firm of Lambert Advisory, LLC, on behalf of the Applicant, highlights the project's positive economic impact on both the City of North Miami and Miami Dade County. The analysis estimates total employment to be created during the construction phase at about 444, with on-going direct annual employment of 67 FTE jobs once the building is operational. Additionally, there is an estimated \$28± million direct impact from short-term construction employment and expenditures, and a stabilized \$18± million annual revenue stream from resident expenditures, \$3.4 million in building operations, and nearly \$1.3 million annually in real property taxes. Based on this expert analysis, the request will be in

keeping with Objective 1.2 of the Future Land Use Element of the City’s Comprehensive Plan, which provides for the establishment of land use designations that guide redevelopment through transit-oriented development and livable urban form principles, densities and intensities along the City’s major corridors. It will also be in furtherance of Policy 9.5.2 and Policy 9.5.6 of Objective 9.5 of the Economic Element of the City’s Comprehensive Plan, by introducing employment- generating uses along the City’s major transportation corridors and providing for the adoption of a land use designation and accompanying zoning regulations, which promote the retention, attraction and expansion of business and industry. A summary of both short term and long term (recurring) estimated economic impacts from the proposed Causeway Village development, which is excerpted from the submitted Economic Impact Analysis, is summarized in the following table.

Figure 4: Short- & Long -Term (Recurring) Estimated Economic Impacts of the Proposed Development

	Impact
Short Term Construction Employment & Expenditure	
Full Time Jobs (during construction period)	444
Direct Wages (during construction period)	\$25,400,000
Professional Wages (Miami Dade County)	\$800,000
Impact Fees Toward Public Expenditure	\$2,500,000
Total Impact, Short Term Const. Employment & Expenditure	\$28,600,000
Long-Term (On-Going) Resident, Shopper Expenditure	
Marginal Expenditure Growth – Residents	\$10,000,000
Marginal Expenditure – Retail	\$2,500,000
Marginal Impact from On-Going Resident, Shopper Expenditure	\$12,500,000
Long-Term (On-Going) Building Employment and Operating Expenditure	
Full Time Jobs (annually)	67
Total Direct Wages Created (annually)	\$3,390,000
Sales Tax from Additional Retail Sales(annually)	\$185,000
Goods & Service Purchased in Miami Dade County (annually)	\$760,000
Ad Valorem Taxes (annually)	\$1,400,000
Total Impact from On-Going Operations of the Building/Retail	\$5,700,000
Indirect Flow Through Benefits	
Full Time Jobs (Indirect) – Miami Dade County	80
Total Indirect Wages Created	\$4,060,000
Total Flow Through Indirect Benefits	\$4,100,000

Based upon the foregoing, this application will activate a dormant vacant parcel and make way for a development activity that will enhance the area's commercial/retail demand and yield a net positive impact on the City's economy in terms of taxes, jobs, and general investment generated. As such, it is in keeping with the goals, objectives and policies of the City's Comprehensive, specifically as they relate to development activities that promote job creation, business attraction and retention along the City's major transportation corridors, and overall quality of life for the City's residents.

More specifically, the application will considerably further the City's efforts to achieve each of the objectives contemplated in Policies 1.18.1, 1.18.2 and 1.18.3 of Objective 1.18 of the FLUE, as they relate to the promotion of a functional mix of compact, high-intensity development, which enhances the City's transit ridership base by reducing the use of single-occupancy vehicles; improves access and mobility, while increasing pedestrian activity. In summary, the application aims to accommodate a type of urban habitat, featuring a mixed use residential and retail development with transit-supportive densities, in line with the kind of community envisioned in Objective 1.18.

b. Its effect on the level of service of public infrastructure:

Traffic Circulation: *The subject property is located on and is accessed primarily from NE 123rd Street, which is classified as a State owned (FDOT) minor arterial road. The City's Transportation Master Plan indicates that, in proximity of the site, NE 123rd Street is operating at a level of service (LOS) F, which means that the current volume of traffic exceeds the roadway capacity, resulting in queues being formed at breakdown points. A trip generation analysis conducted by Kimley Horn, a consulting firm contracted by the Applicant, using the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 9th Edition. According to the analysis, the proposed mixed-use development is expected to generate 2,228 daily trips, 170 AM peak hour trips and 175 PM peak hour trips.*

Additionally, the City of North Miami is designated as a Transportation Concurrency Exemption Area and Objective 2A.2 and Policy 2A.2.7 of the City Comprehensive Plan requires that the City actively pursue multimodal strategies to encourage a more pedestrian oriented environment that promotes walking, bicycling and public transit usage. Given the foregoing, staff believes that the proposed land use change will not cause NE 123rd Street to operate beyond 120 percent of its current roadway capacity. Nevertheless, further concurrency determinations will be required upon submittal of the precise plans required in conjunction with the Development Agreement to further identify and establish the multimodal strategies/improvements that will ensure compliance with Policy 2A.2.7 of the Transportation Element of the City's Comprehensive Plan.

Minimum Sidewalks Standards: Pursuant to Section 17-50 of the City's Code of Ordinances, a 5-foot sidewalk shall be constructed adjacent to the proposed development on NE 18th Avenue. NE 123rd Street being a major corridor, the Applicant is required to construct a minimum 10-foot sidewalk along the front of the property along said corridor, as per the requirements of Article 5, Division 8, Section 5-804(A) of the City's' LDRs. All sidewalk sections, which become part of the permanent driveway, shall be constructed with a minimum 6"-thickness. Furthermore, in accordance with Section 5-804(A), development on the property shall provide for an on-site pedestrian circulation system, which connects the street to the primary entrances of the structures on the site, and to existing pedestrian systems on adjacent properties, where physically possible, through sidewalks or pedestrian ways.

Water & Sewer: The City's Public Works Department has conducted a concurrency review for this application and has determined that it meets all applicable Level of Service standards for an initial development order, as specified in the adopted 2015 Comprehensive Plan for potable water supply, wastewater disposal and flood protection. The following information was also provided in regards to the projected demands of the project that this application will allow on City's water and sanitary sewer services:

297 Units of Residential Rentable Building Area @ 220 gpd/Unit	=	65,340 gpd
18,500 sq. ft. of Retail/Commercial Area (Leasable) @ 10 gpd/100 SF	=	1,850 gpd
*General Building Area (NOT including Parking) @ 5 gpd/100 SF	=	7,297 gpd
TOTAL	=	74,487 gpd

Water Supply: Based on its location, the subject property is within a feasible distance for connection to public water. As such, the City's Public Works Department requires that any development on the site be connected to public water. The Applicant shall be responsible for all off-site improvement necessary to connect to the nearest water main, as may be required to meet fire flow demands.

Wastewater Disposal: The subject property is within the City's sewer service area with gravity sewer main adjacent to the property along NE 123rd Street, NE 18th Avenue and the alleyway that borders the property to the south. The Applicant shall be responsible for all off-site improvement necessary to maintain connection to the City's gravity sewer system.

Existing public water and sewer facilities and services meet the level of service (LOS) standard set forth in the City's Comprehensive Plan. If approved, the land use change will not accommodate any development that exceeds these LOS standards, subject to compliance with the conditions stipulated by any Public Works Department.

c. Its effect on environmental resources:

The proposed land use plan amendment is not anticipated to have major adverse impacts on the City's environmental resources.

Stormwater Management: *All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage shall be provided for the 5-year storm event with full on-site retention of the 25-year/3-day storm. Pollution Control devices shall be required at all drainage inlet structures. All off-site drainage improvements shall meet design requirements as applicable to the corridor type.*

Additionally, a Standard General Environmental Resource Permit from Miami-Dade County Department of Regulatory and Economic Resources (RER) shall be required for the construction and operation of the required surface water management system. Site grading and development shall comply with the County and Federal flood criteria requirements.

Sustainable Building Program: *In accordance with Article 5, Division 8, Section 5-803(H)(1) of the LDRs, development on the site is required to attain a "certified" or higher designation under the LEED-NC Rating System, by incorporating some, if not all of the green building principles listed in Section 5-803(J) of the same Division of the LDRs.*

d. Its effect on hurricane evacuation;

The requested small development amendment involves a property that is located within the City's Coastal Planning Area Hurricane Evacuation Zone. The traffic impact analysis submitted with the application indicates that the proposed development will not cause NE 123rd Street to operate beyond 120 percent of its capacity. As such, it is also anticipated that the application will conform to Policy 5A.3.1 of the Coastal Management Element of the City's Comprehensive Plan, which requires that development proposals within the coastal planning area be reviewed for vehicular accessibility and internal circulation patterns in order to minimize evacuation times.

e. Its effect on the availability of housing that is affordable to people who work in the City of North Miami; and

Approximately 75 percent of the City's housing stock was built between 1950 and 1979. Historical building permit data shows that the City has seen a relatively modest level of new residential units since 2000, with roughly 5 new single-family units per year on average. In that same period, the City has also permitted a total 530 total multifamily condominium units, all within the former Biscayne Landing property. Nevertheless, there

has been no new rental (> 5 units) development within the City in more than 25 years. Based upon the information provided, the Applicant's mixed-use development proposal will include 297 market-rate rental units. The application is therefore consistent with Objective 3B.4 of the Housing Element of the City's Comprehensive Plan, which calls for the adoption of appropriate densities, intensities, height and size in order to encourage the development of new housing units, ensuring thereby an adequate balance of housing in the City.

f. Any other effect that City staff determines is relevant to the City Council's decision on the application;

- 1. The City faces two main constraints in addressing the growing needs of its diverse population. Of the City's total land area, only 4 percent is allocated to commercial uses. Furthermore, the City is almost fully built out, with only 1.5 percent or 97 acres of land that are either vacant or underdeveloped. This limited amount of commercial and vacant land available greatly underscores the need for the City to promote more intense infill development, in order to maintain a growing tax base and ensure solvency.*
- 2. Extending by one parcel the boundary of PCD Overlay district to include the subject property will considerably further the City's efforts to achieve each of the objectives contemplated in Policies 1.18.2 and 1.18.3 of the FLUE, and will thereby create the kind of community envisioned in Objective 1.18.*
- 3. It shall also be noted that, when the PCD was established during the recent update to the City's Comprehensive Plan to promote redevelopment along the City's major corridors, the rule of thumb was to have the boundaries of the PCD coincide with the rear lot lines of the properties along the impacted corridors. The easterly boundary of the PCD along the east side of the Biscayne Boulevard corridor, south of NE 123rd Street, is no exception to that rule. Indeed, part of that boundary includes the rear lot line of the 395,595-sq. ft. shopping center (the RK Causeway Plaza), lying westerly along NE 18th Avenue, directly across the subject property. From a land use and urban design standpoint, it makes great sense to include the subject property within the PCD Overlay boundary to better wrap the intersection and provide a smoother transition between the high-intensity mixed uses the PCD Overlay calls for the Biscayne Boulevard and the less intense developments east of the property, along NE 123rd Street. Indeed, the Applicant's development concept consists of a nine-story building featuring 15,480 square feet of ground commercial (retail and restaurant) space and 297 market-rate residential rental units. It will be well below the maximum height of 110 feet and maximum density of 125 du/ac, which are applicable within the PCD Overlay district. Furthermore, with both sides of the Biscayne Boulevard*

corridor, south of NE 123rd Street being practically built out, the proposed development can serve as a catalyst for future redevelopment project, not just along the corridor, but along other major corridors throughout the City, as envisioned in the FLUE of the City's Comprehensive Plan.

CONCLUSION

Based upon the preceding analysis, staff finds the proposed land use map amendment to be consistent with the statutory requirements of s.163.3187 and to comply with the zoning criteria stipulated in the applicable sections of Article 3, Division 11 of the City's LDRs, pertaining to small scale development amendments. Staff therefore requests that the Planning Commission recommends that the Mayor and City Council adopt the attached ordinance, providing for a small scale amendment to the Future Land Use Map of the City's Comprehensive Plan, extending eastwardly by one parcel the boundary of the PCD Overlay district on the City's adopted 2036 FLUM.

This land use amendment request constitutes an Initial Development Order. Consequently, one or more concurrency determinations may be made and conditions prescribed upon the review of the required Development Agreement and the DRC site plan approval. Provisional determinations made in association with this Initial Development Order shall not be binding with regard to future decisions to deny or approve an Intermediate or Final Development Order on any grounds.

NL/tws

- Attachments:
1. Proposed Ordinance
 2. Letter of Intent
 3. Exhibit 1 – Legal Description
 4. Project Plans
 3. Economic Impact Analysis
 4. Trip Generation Analysis
 5. Adopted 2036 Future Land Use Map

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, ADOPTING A SMALL SCALE LAND USE PLAN AMENDMENT TO THE CITY OF NORTH MIAMI 2036 FUTURE LAND USE MAP - FUTURE LAND USE ELEMENT, TO EXTEND EASTWARDLY THE BOUNDARY OF THE PLANNED CORRIDOR DEVELOPMENT (PCD) OVERLAY DISTRICT BY ONE PARCEL TO INCLUDE A PARCEL OF REAL PROPERTY APPROXIMATELY 4.13-ACRES IN SIZE , TO ALLOW FOR THE PROPOSED DEVELOPMENT OF THE VACANT PROPERTY SITE IN A MANNER CONSISTENT WITH THE INTENT OF THE CITY OF NORTH MIAMI COMPREHENSIVE PLAN AND IN ACCORDANCE WITH SECTIONS 163.3184(11) AND 163.3187, FLORIDA STATUTES, AND SECTIONS 3-1105, 3-1106 AND 3-1109B OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS; FURTHER AUTHORIZING THE CITY MANAGER TO DO ALL THINGS NECESSARY TO EFFECTUATE THE SUBJECT SMALL SCALE LAND USE PLAN AMENDMENT, AS REQUIRED BY FLORIDA LAW; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature passed and adopted Chapter 163, Local Government Comprehensive Planning and Development Regulation Act, as amended from time to time, which requires the City of North Miami (“City”) to adopt and enforce a comprehensive plan; and

WHEREAS, Section 163.3187(1), Florida Statutes, allows local governments to periodically make small scale land use amendments to their comprehensive plan future land use map, if the proposed amendment: (a) does not exceed 10 acres, (b) the cumulative annual effect of the acreage for all adopted small scale amendments does not exceed 120 acres, (c) the proposed amendment does not involve a text change to the goals, policies, and objectives of the comprehensive plan, and (d) the property that is the subject of the proposed amendment is not located within an area of critical state concern; and

WHEREAS, the subject property (a.k.a., Causeway Village), consisting of approximately 4.13 acres in size and located at 1850 Northeast 123rd Street with Miami-Dade County Folio Number 06-2123-000-0050 (“Subject Property”), is currently designated in the City 2036 Future Land Use Map as ‘Commercial/Office’ land use; and

WHEREAS, Causeway Village, LLC, the owner of the Subject Property, filed an application for a Small Scale Land Use Plan amendment to extend eastwardly the boundary of the Planned Corridor Development (PCD) Overlay district on the City 2036 FLUM to include the Subject Property (Small Scale Land Use Plan Amendment), in order to develop a 9–story residential/retail mixed use complex, featuring 18,500 square feet of ground commercial (retail and restaurant) space and 297 market-rate residential rental units;; and

WHEREAS, Policy 9.5.2 of the North Miami Comprehensive Plan requires that the City introduce employment generating uses along major transportation corridors which are compatible with the character of the neighborhood; and

WHEREAS, Policy 9.5.3 of the North Miami Comprehensive Plan provides that the “City will encourage land use designations and zoning regulations that encourage the retention, attraction and expansion of business and industry”; and

WHEREAS, the proposed Small Scale Land Use Plan amendment is consistent with the North Miami Comprehensive Plan which encourages mixed use along major corridors and promotes development that enhances the public health, safety and welfare of the City; and

WHEREAS, the proposed Small Scale Land Use Plan amendment is considered in accordance with Sections 163.3184(11) and 163.3187, Florida Statutes, and Sections 3-1105, 3-1106 and 3-1109B of the City of North Miami Code of Ordinances, Land Development Regulations (“LDRs); and

WHEREAS, pursuant to Article 2, Section 2-203, LDRs, at least four (4) affirmative votes of the Planning Commission shall be required for a positive recommendation of any proposed

zoning or comprehensive plan change; and

WHEREAS, the Planning Commission, after a duly noticed public hearing held on November 1, 2016, reviewed and discussed staff's report, documents and application packet, and heard testimony from attending members of the public; and

WHEREAS, the Planning Commission found the Small Scale Land Use Amendment consistent with the goals, policy and objectives of the North Miami Comprehensive Plan and recommended its approval to the Mayor and City Council; and

WHEREAS, Policy 1.2.3 of the North Miami City Comprehensive Plan requires changes in density and intensity as set forth in the Future Land Use Map, to be by concurrence of a supermajority vote of the Mayor and City Council; and

WHEREAS, the Mayor and City Council find that the adoption of the proposed Small Scale Land Use Amendment is consistent with the North Miami Comprehensive Plan and furthers the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, THAT:

Section 1. **Subject Property.** The property legally described in the attached "Exhibit 1", according to the Public Records of Miami-Dade County, Florida, with Folio Number 06-2123-000-0050 is hereby included within the boundary of the Planned Corridor Development (PCD) Overlay District.

Section 2. **Authority of City Manager.** The City Manager is hereby authorized to do all things necessary to effectuate the subject land use map amendment as required by Florida law.

Section 3. **Conflicts.** All ordinances or parts of ordinances in conflict or inconsistent with the provisions of this Ordinance are hereby repealed.

Section 4. **Severability.** The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 5. **Codification.** The provisions of this Ordinance may become and be made a part of the Code of Ordinances of the City of North Miami, Florida. The sections of the Ordinance may be renumbered or re-lettered to accomplish such, and the word “ordinance” may be changed to “section,” “article” or any other appropriate word.

Section 6. **Effective Date.** This Ordinance shall not become effective until thirty one (31) days after adoption on second reading, if not otherwise challenged.

PASSED AND ADOPTED by a _____ vote of the Mayor and City Council of the City of North Miami, Florida, on first reading this _____ day of _____, 2016.

PASSED AND ADOPTED by a _____ vote of the Mayor and City Council of the City of North Miami, Florida, on second reading this _____ day of _____, 2016.

DR. SMITH JOSEPH
MAYOR

ATTEST:

MICHAEL A. ETIENNE, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

JEFF P. H. CAZEAU
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: _____

Sponsored by: _____

Vote:

Mayor Dr. Smith Joseph, D.O., Pharm. D.	_____ (Yes)	_____ (No)
Vice Mayor Alix Desulme	_____ (Yes)	_____ (No)
Councilman Scott Galvin	_____ (Yes)	_____ (No)
Councilman Carol Keys, Esq.	_____ (Yes)	_____ (No)
Councilman Philippe Bien-Aime	_____ (Yes)	_____ (No)

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LEWIS, LLP
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** also admitted to practice in Texas
*** also admitted to practice in New York

August 29, 2016

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dsacks@pathmanlewis.com

Tanya Wilson-Seyour, AICP, Director
Community Planning and Development
City of North Miami
12340 NE 8th Avenue
North Miami, FL 33161

Re: Causeway Village – 1850 NE 123rd Street
Letter of Intent Requesting Approval for Land Use Map Amendment

Dear Ms. Wilson-Seyour:

Our firm represents the owner of the property located at 1850 NR 123rd Street, North Miami, Florida ("the Property"), Causeway Village, LLC, and the applicant, Causeway Square, LLC. This Letter of Intent requests approval of an amendment to the City's Future Land Use Map to designate the Property as Mixed Use High.

This application contemplates one of three approvals. Our client also intends to apply for the following:

- An amendment to the City's Zoning Map to rezone the Property to Planned Development – High ("PD High"),
- A Conditional Use Permit to request application of the residential density bonuses available under Section 4-204 of the North Miami City Code.

The Property is currently vacant and designated as Commercial/Office on the City's Future Land Use Map. It is an approximately 4.13 acre parcel located just west of Broad Causeway on NE 123rd Street. Our client proposes to develop a mixed-use residential/retail project on the vacant lot ("the Project").

A mixed use concept fits the surrounding neighborhood, which already includes several types of residential developments on either side of 123rd Street as well as a mixture of office and retail developments. In particular, the Property is across the street from Causeway Square – a mixed office and retail project. Moreover, the Project's proximity to major roadways such as I-95, Biscayne Boulevard, and the Broad Causeway will facilitate traffic to the site. Accordingly, the proposed mixed use nature of

the Project is compatible with the surrounding areas, which include both residential and retail uses.

Moreover, the Project meets the standards for a small scale development amendment pursuant to Section 3-1102 of the North Miami City Code. The Property is less than 10 acres, has not been granted a change within the last 12 months, nor has our client been granted a change for property owned within 200 feet of the Project in the last 12 months. Similarly, our client's application only proposes a land use change to the Future Land Use Map for a site-specific small scale development activity. It does not involve a text change to the comprehensive plan.

Most importantly, our client's application meets the criteria provided for in Sections 3-1104 and 3-1105 of the North Miami City Code for such amendments. Specifically, the Project aligns with the Future Land Use objectives of the comprehensive plan by enhancing the economic base of the City and redeveloping space in a transit oriented manner along a major roadway corridor. Likewise, approval of the requested amendment is not expected to cause a decline in the levels of service for public infrastructure or any other protected category in the City's Comprehensive Plan. Nor is the Project expected to have an adverse impact on the City's environmental resources. Further, a mixed use project at this location will serve the community by adding to the available housing supply and creating an internal capture rate, through the mix of attractive uses, beyond what could be achieved if the Property remained designated and zoned for commercial uses alone. Finally, the balance of retail and residential on the site will also serve to minimize traffic by allowing residents of the Project to shop at and use the services provided for in the retail portion of the Project.

For these reasons, we believe our client's application meets the City's criteria for granting the proposed amendment. We look forward to your favorable recommendation and would be happy to meet with you at your earliest convenience to discuss this application further.

Very truly yours,

PATHMAN LEWIS, LLP



David E. Sacks

18.50
31,000.00
27,000.00



CFN 2005R0499976
DR Bk 23379 Pgs 0261 - 262f (2pgs)
RECORDED 05/17/2005 10:36:05
DEED DOC TAX 36,000.00
SURTAX 27,000.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by:
Shevlin & Atkins, Attorneys at Law
1111 Kane Concourse, Suite 605
Bay Harbor Islands, Florida 33154

Folio Number: 06-2228-001-0270

WARRANTY DEED

THIS WARRANTY DEED made the 13th day of May 2005, by COUNTYLINE LAND II, INC., a Florida corporation, as successor in interest by merger to COUNTYLINE LAND, INC., whose mailing address is 17100 Collins Avenue, Suite 225, Sunny Isles, Florida 33160, hereinafter called the Grantor, to: CAUSEWAY VILLAGE, LLC, a Florida limited liability company, whose mailing address is 9551 East Bay Harbor Drive, Bay Harbor Islands, Florida 33154, hereinafter called the Grantee, (wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged and accepted, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situate in Miami-Dade County, Florida, and legally described as follows:

SEE ATTACHED EXHIBIT "A."

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first written above.

GRANTOR:

COUNTYLINE LAND II, INC.

Witnessed by:

Barry Shevlin
BARRY SHEVLIN
Printed Name

By:

Raanan Katz
Raanan Katz, President

Witnessed by:

Leticia Lopez
Leticia Lopez
Printed Name

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) ss.

I HEREBY CERTIFY that on this 13th day of May 2005, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Raanan Katz, the President of COUNTYLINE LAND II, INC., a Florida corporation, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he has executed same freely and voluntarily for the purposes expressed therein.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of May 2005.

Barry Shevlin
NOTARY PUBLIC, STATE OF FLORIDA

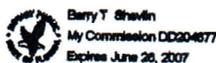


EXHIBIT "A"
LEGAL DESCRIPTION

Lots 4, 5, 6, 7, 8, 9, 10, 11 and 12, of Causeway Business Sites, according to the Plat thereof, as recorded in Plat Book 55, at Page 72, of the Public Records of Miami Dade County, Florida.

and also the following described parcel of land:

Begin at the Southwest corner of Lot 3, of Causeway Business Sites, according to the Plat thereof, as recorded in Plat Book 55, at Page 72, of the Public Records of Miami Dade County, Florida; thence run South along the Southerly extension of the West line of said Lot 3, for a distance of 50.00 feet to a point on the North line of Block 334, of Unit A, Miami Shores, according to the Plat thereof as recorded in Plat Book 17, at Page 46, of the Public Records of Miami Dade County, Florida; thence run West, along the North line of said Block 334, for a distance of 412.50 to a point of curvature of a circular curve to the left; thence run Southwesterly and Southerly along the arc of said circular curve, having a central angle of 90 degrees 00' 00", a radius of 25 feet, for an arc distance of 39.27 feet to end of said curve; thence leaving last described Northerly line of said Block 334, run North, along a line of 37.50 feet East of and parallel to the centerline of N.E. 18th Avenue and also being the Northerly extension of the West line of said Block 334, for a distance of 78.35 feet to a point of the Southerly line of Lot 12 of said Causeway Business Sites, being a point on a circular curve, whose center of circle bears North 30 degrees 00' 00" East from said point; thence run Southeasterly and Easterly, along the arc of a circular curve to the left, said curve being concave to the Northeast, having a central angle of 30 degrees 00' 00", a radius of 25.00 feet, for an arc distance of 13.09 feet to a point of tangency of said curve; thence run East, along the South lines of Lots 12, 11, 10, 9, 8, 7, 6, 5, and 4 of said Causeway Business Sites for a distance of 425.00 feet to the Southwest corner of Lot 3 of said Causeway Business Sites, being the point of beginning. Said parcel of land being a portion of N.E. 122nd Street per said Plat of Causeway Business Sites, Plat Book 55, Page 72, and Unit A, Miami Shores, Plat Book 17, Page 46, Miami Dade County, Florida.

and also:

Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, in Block 334, of Unit A, Miami Shores, according to the Plat thereof, as recorded in Plat Book 17, at Page 46, of the Public Records of Miami Dade County, Florida, excepting therefrom the following portion deeded to the City of North Miami, to wit:

The East 20 feet of Lot 3, in Block 334, of Unit A, Miami Shores, according to the Plat thereof, as recorded in Plat Book 17, at Page 46, of the Public Records of Miami Dade County, Florida; and the South 5 feet of Lots 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 334, less the East 20 feet thereof, previously covered; and the external area formed by a 20 foot radius arc, being concave to the Northwest and tangent to a line 5 feet North of and parallel to the south line of said Lots 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 334, and tangent to a line 20 feet West of and parallel to the East line of said Lot 3, Block 334, all lying and being in the City of North Miami, Florida.

Legal Description

Lots 4, 5, 6, 7, 8, 9, 10, 11 and 12 of Causeway Business Sites, according to the Plat thereof, as recorded in Plat Book 55, at Page 72, of the Public Records of Miami-Dade County, Florida.

and also the following described parcel of land:

Begin at the Southwest corner of Lot 3, of Causeway Business Sites, according to the Plat thereof, as recorded in Plat Book 55, at Page 72, of the Public Records of Miami-Dade County, Florida; thence run South along the Southerly extension of the West line of said Lot 3, for a distance of 50.00 feet to a point of beginning on a North line of Block 334, of Unit A, Miami Shores, according to the Plat thereof as recorded in Plat Book 17, at Page 46, of the Public Records of Miami-Dade County, Florida; thence run West, along the North line of said Block 334, for a distance of 412.50 to a point of curvature of a circular curve to the left; thence run Southwesterly and Southerly along the arc of said circular curve, having a central angle of 90 degrees 00' 00", a radius of 25 feet, for an arc distance of 39.27 feet to end of said curve; thence leaving last described Northerly line of said Block 334, run North, along a line of 37.50 feet East of and parallel to the center line of N.E. 18th Avenue and also being the Northerly extension of the West line of said Block 334, for a distance of 78.35 feet to a point of the Southerly line of Lot 12 of said Causeway Business Sites, being a point on a circular curve, whose center of circle bears North 30 degrees 00' 00" East from said point; thence run Southeasterly and Easterly, along the arc of a circular curve to the left, said curve being concave to the Northeast, having a central angle of 30 degrees 00' 00", a radius of 25.00 feet, for an arc distance of 13.09 feet to a point of tangency of said curve; thence run East, along the South lines of Lots 12, 11, 10, 9, 8, 7, 6, 5, and 4 of said Causeway Business Sites for a distance of 425.00 feet to the Southwest corner of Lot 3 of said Causeway Business Sites, being the point of beginning. Said parcel of land being a portion of N.E. 122nd Street per said Plat of Cause Business Sites, Plat Book 55, Page 72, and Unit A, Miami Shores, Plat Book 17, Page 46, Miami-Dade County, Florida.

and also:

Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, in Block 334, of Unit A, Miami Shores according to the Plat thereof, as recorded in Plat Book 17, at Page 46, of the Public Records of Miami-Dade County, Florida, excepting therefrom the following portion deeded to the City of North Miami, to wit:

The East 20 feet of Lot 3, Block 334, of Unit A, Miami Shores, according to the Plat thereof, as recorded in Plat Book 17, at Page 46, of the Public Records of Miami-Dade County, Florida; and the South 5 feet of Lots 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 334, less the East 20 feet thereof, previously covered; and the external area formed by a 20 foot radius arc, being concave to the Northwest and tangent to a line 5 feet North of and parallel to the south line of said Lots 3, 4, 5, 6, 7, 8, 9, 10 11 and 12, Block 334, and tangent to a line 20 feet West of and parallel to the East line of said Lot 3, Block 334 all lying and being in the City of North Miami, Florida.

PROPOSED MULTI-FAMILY RENTAL DEVELOPMENT

CAUSEWAY VILLAGE

1850 N.E. 123rd STREET
NORTH MIAMI, FLORIDA

BEHAR • FONT

P A R T N E R S , P . A .
ARCHITECTURE • PLANNING • INTERIORS

4533 PONCE DE LEON BLVD. CORAL GABLES, FLORIDA 33146

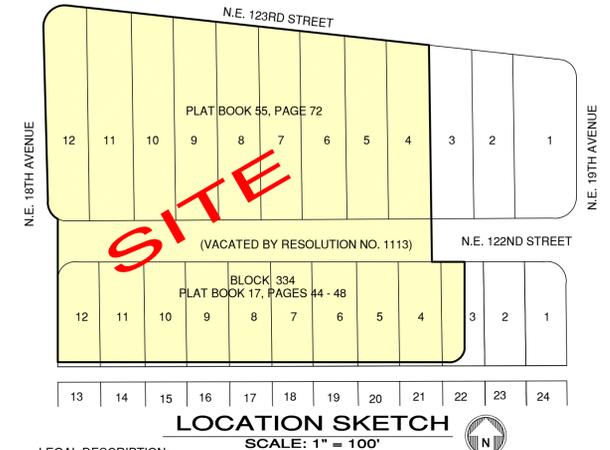
Tel: 305.740.5442 Fax: 305.740.5443

E-Mail: info@beharfont.com

21 SCOTT STREET. BUFORD, GEORGIA 30518

Tel Fax: 678.765.2008

No.	O.N.	Revision Description
6	160996	UPDATE SURVEY (8/16/16) RLL
5	140829	UPDATE SURVEY (6/11/14) RLL & TITLE COMMIT. GEM
4	130718	UPDATE SURVEY (6/11/13) SID
3	110311	AMEND CERTIFICATION TO: GEM
2	110410	UPDATE SURVEY (4/27/11) S.D. GEM



LEGAL DESCRIPTION:
 PARCEL 5:
 Lots 4, 5, 6, 7, 8, 9, 10, 11 and 12, of CAUSEWAY BUSINESS SITES, according to the Plat thereof, as recorded in Plat Book 55, Page 72, of the of the Public Records of Miami-Dade County, Florida.
 AND ALSO the following described parcels of land:
 Begin at the Southwest corner of Lot 3, of CAUSEWAY BUSINESS SITES, according to the Plat thereof, as recorded in Plat Book 55, Page 72, of the of the Public Records of Miami-Dade County, Florida; thence run South along the Southerly extension of the West line of said Lot 3, for a distance of 50.00 feet to a point on the North line of Block 334, of Portion of Unit A Miami Shores, according to the Plat thereof, as recorded in Plat Book 17, Pages 44 through 48, inclusive, of the of the Public Records of Miami-Dade County, Florida; thence run West, along the North line of said Block 334, for a distance of 412.50 feet to a point of curvature of a circular curve to the left; thence run Southwesterly and Southerly along the arc of said circular curve, having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25 feet, for an arc distance of 39.27 feet to end of said curve; thence leaving last described Northerly line of said Block 334, run North, along a line of 37.50 feet East of and parallel to the centerline of N.E. 18th Avenue and also being the Northerly extension of the West line of said Block 334, for a distance of 78.35 feet to a point of the Southerly line of Lot 12 of said Causeway Business Sites, being a point on a circular curve, whose center of circle bears North 30 degrees 00 minutes 00 seconds East from said point; thence run Southeasterly and Easterly, along the arc of a circular curve to the left, said curve being concave to the Northeast, having a central angle of 30 degrees 00 minutes 00 seconds, a radius of 25.00 feet, for an arc distance of 13.09 feet to a point of tangency of said curve; thence run East, along the South lines of Lots 12, 11, 10, 9, 8, 7, 6, 5, and 4 of said Causeway Business Sites for a distance of 425.00 feet to the Southwest corner of Lot 3 of said Causeway Business Sites, being the point of beginning. Said parcel of land being a portion of N.E. 122nd Street per said Plat of Causeway Business Sites, Plat Book 55, Page 72 and Portion of Unit A Miami Shores, Plat Book 17, Pages 44 through 48, inclusive, Miami-Dade County, Florida.

AND
 Lots 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, in Block 334, of PORTION OF UNIT A MIAMI SHORES, according to the Plat thereof, as recorded in Plat Book 17, Pages 44 through 48, inclusive, of the of the Public Records of Miami-Dade County, Florida; excepting therefrom the following portion deeded to the City of North Miami, to wit:
 The East 20 feet of Lot 3, in Block 334, of PORTION OF UNIT A MIAMI SHORES, according to the Plat thereof, as recorded in Plat Book 17, Pages 44 through 48, inclusive, of the of the Public Records of Miami-Dade County, Florida; and the South 5 feet of Lots 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 334, less the East 20 feet thereof, previously covered; and the external area formed by a 20 foot radius arc, being concave to the Northwest and tangent to a line 5 feet North of and parallel to the South line of said Lots 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 334, and tangent to a line 20 feet West of and parallel to the East line of said Lot 3, Block 334, all lying and being in the City of North Miami, Florida.

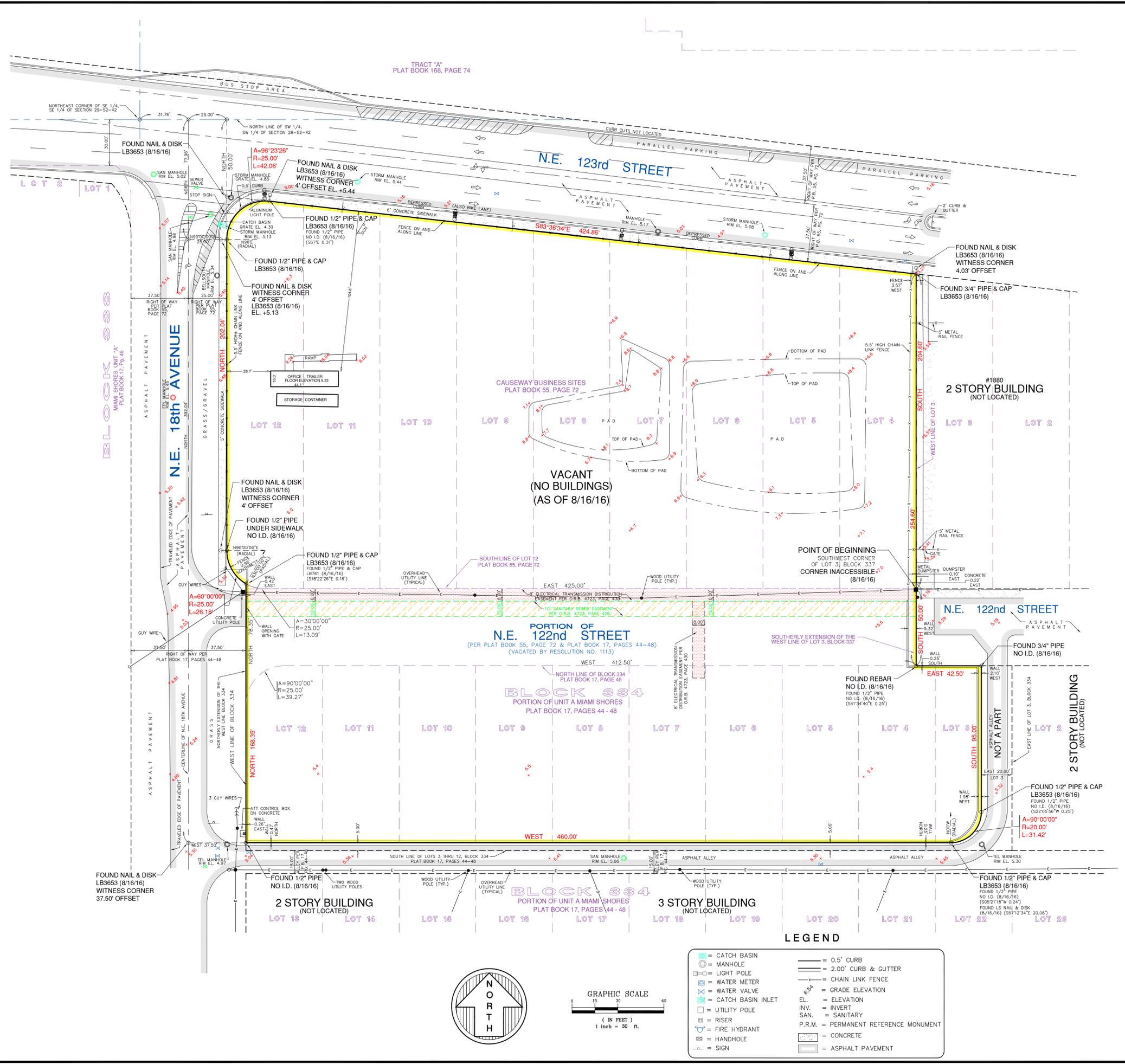
SURVEYOR'S NOTES:
 - This site lies in Section 28, Township 52 South, Range 42 East, City of North Miami, Miami-Dade County, Florida.
 - All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
 - Lands shown hereon were abstracted for easements and/or rights-of-way of records per Chicago Title Insurance Company, Order No. 4807429, with an effective date of April 24, 2014. All easements and/or rights of way of record per title commitment that are plottable are shown on this "ALTA/ACSM Land Title Survey".
 SCHEDULE B - Section 2
 1-5 Standard Exceptions
 7 Provisions of the Plat of UNIT A, MIAMI SHORES, recorded in Plat Book 17, Page 44-48.
 9 Provisions of the Plat of PLAT OF CAUSEWAY BUSINESS SITES, recorded in Plat Book 55, Page 72.
 13 Easement granted to City of North Miami Beach recorded in O.R.B. 4723, Page 428.
 14 Easement granted to Florida Power & Light Company recorded in O.R.B. 4723, Page 430.
 15 Declaration recorded in O.R.B. 4723, Page 432.
 Affects parcel but not subject to location.
 - That portion of N.E. 122nd Street described in legal description vacated by official action of the City of North Miami as shown by Resolution No. 1113.
 - Bearings hereon are referred to an assumed value of North for the West line of Block 334 said bearing is identical with the plat of record, and evidenced by two found 1/2" pipes.
 - Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. P-243, Elevation +4.64. Most recently located on April 27, 2011 at N.E. 123rd Street and U.S. Highway No. 1.
 - Lands shown hereon are located within an area having a Zone Designation AE (EL. 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 120860143L, for Community No. 120655, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
 - Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
 - Lands shown hereon containing 180,106 square feet, or 4.135 acres, more or less.
 - All horizontal control measurements are within a precision of 1:10,000.
 - This map is intended to be displayed at the graphic scale shown hereon or smaller.
 - Underground improvements and/or underground encroachments not shown unless otherwise indicated.
 - The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
 - Legal description shown hereon based on title commitment furnished by client and no claims as to ownership are made or implied.

SURVEYOR'S CERTIFICATION:
 To: Causeway Village
 GrayRobinson, P.A.
 Maxim Credit Group, LLC
 Chicago Title Insurance Company
 I hereby certify that this "Boundary and Topographic Survey" was made under my responsible charge on December 26, 2002, and last updated August 16, 2016, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
 Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper
FORTIN, LEAVY, SKILES, INC., LB3653
 By: Daniel C. Fortin, For The Firm
 Surveyor and Mapper, L52853
 State of Florida.

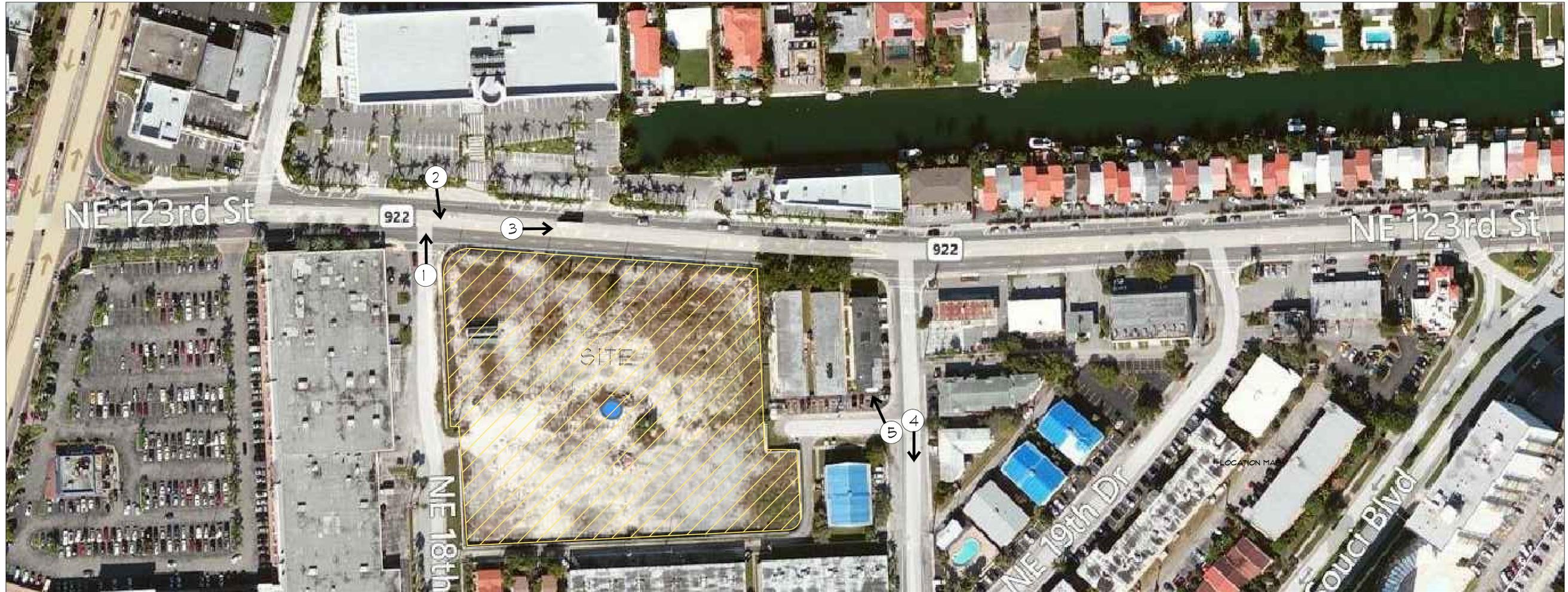
FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
 180 Northeast 168th Street / North Miami Beach, Florida 33162
 Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
 CAUSEWAY VILLAGE - 1850 N.E. 123RD STREET
 CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA

Original Date	12/26/02
Scale	1" = 30'
Drawn By	ACS
CAD No.	022034
Plotted	8/22/16 10:53a
Ref. Dwg.	283-273
Field Book	548/21 & FLD. SHT.
Job No.	
Dwg. No.	022034
Sheet	2002-204
	1 of 1



C:\DWG1\022034.dwg, 8/22/2016 10:54:46 AM, gemm



1



2



3



4



5



CONTEXTUAL MAP/PHOTOS

SCALE: NTS

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PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS

4933 Ponce de Leon Blvd.
Coral Gables, Florida 33146
TEL: (305) 740-5442
FAX: (305) 740-5443
E-MAIL: info@beharfont.com

OWNER:
CAUSEWAY VILLAGE, LLC,
9561 E. BAY HARBOR DRIVE,
BAY HARBOR, FL 33154

PROPOSED MIXED-USE DEVELOPMENT
CAUSEWAY VILLAGE

1850 N.E. 123RD ST
NORTH MIAMI, FLORIDA 33161

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DATE: 8-31-16

PROJECT NO: 13-020

DRAWING NAME:

SHEET NO:

A-0.1

ZONING INFORMATION

PROPERTY ADDRESS: 1850 N.E. 123RD ST NORTH MAIMI MIAMI DADE COUNTY , FL

LEGAL DESCRIPTION

Lots 4, 5, 6, 7, 8, 9, 10, 11 and 12 of CAUSEWAY BUSINESS SITES according to the Plat thereof recorded in Plat Book 55 at page 12 of the Public Records of Miami-Dade County, Florida.

AND ALSO the following described parcel of land:

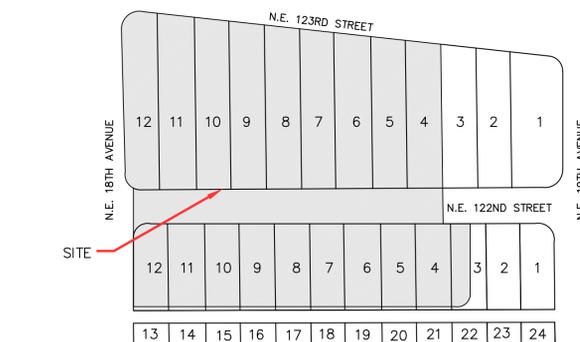
Begin at the Southwest corner of Lot 3, CAUSEWAY BUSINESS SITES according to the Plat thereof recorded in Plat Book 55 at Page 12 of the Public Records of Miami-Dade County, Florida; thence run South along the southerly extension of the West line of said Lot 3 for a distance of 50.00 feet to a point on the North line of Block 334, UNIT "A", MIAMI SHORES, according to the Plat thereof recorded in Plat Book 17 at page 46 of the Public Records of Miami-Dade County, Florida; thence West along the North line of said Block 334, for a distance of 412.50 feet to a point of curvature of a circular curve to the left; thence run Southwesterly and Southerly along the arc of said circular curve, having a central angle of 90°-00'-00", a radius of 25 feet for an arc distance of 39.21 feet to end of said curve; thence leaving last described Northerly line of said Block 334, run North along a line 37.50 feet East of and parallel to the centerline of N.E. 18th Avenue and also being the Northerly extension of the West line of said Block 334, for a distance of 78.35 feet to a point of the Southerly line of Lot 12 of said CAUSEWAY BUSINESS SITES, being a point on a circular curve, whose center of circle bears North 30°00'00" East from said point; thence run Southeasterly and Easterly, along the arc of a circular curve to the left, said curve being concave to the Northeast, having a central angle of 30°-00'-00", a radius of 25 feet, for an arc distance of 13.09 feet to a point of tangency of said curve; thence run East, along the South lines of Lots 12, 11, 10, 9, 8, 7, 6, 5 and 4 of said CAUSEWAY BUSINESS SITES for a distance of 425.00 feet to the Southwest corner of Lot 3 of said CAUSEWAY BUSINESS SITES, being the Point of Beginning; said parcel of land being a portion of N.E. 122nd Street per said Plat of CAUSEWAY BUSINESS SITES, Plat Book 55 at page 12 and UNIT "A", MIAMI SHORES, Plat Book 17 at page 46, Miami-Dade County, Florida, said portion of N.E. 122nd Street being vacated by official action of the City of North Miami as shown by Resolution No. 1113.

AND ALSO

Lots 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 334, of UNIT "A", MIAMI SHORES, according to the Plat thereof recorded in Plat Book 17 at page 46 of the Public Records of Miami-Dade County, Florida; EXCEPTING therefrom the following portion deeded to the City of North Miami, to wit: The East 20 feet of Lot 3, Block 334 of UNIT "A", MIAMI SHORES, according to the Plat thereof recorded in Plat Book 17 at page 46 of the Public Records of Miami-Dade County, Florida; and the South 5 feet of Lots 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 334, LESS the East 20 feet thereof, previously covered; and the external area formed by a 20 foot radius arc, being concave to the Northwest and tangent to a line 5 feet North of and parallel to the South line of said Lots 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 334 and tangent to a line 20 feet West of and parallel to the East line of said Lot 3 of Block 334, all lying and being in the City of North Miami, Florida.

ZONING: C-2BE - COMMERCIAL - Currently
PCD - Planned Corridor Development Overlay

NET LOT AREA: 180,106 SQ. FT. 4.13 ACRES



LOCATION SKETCH

SCALE: NTS

DENSITY:	ALLOWED	PROVIDED
125 du/ PER ACRE Objective 1.8, Policy 1.8.3-3.d North Miami, Comprehensive Plan Amendments 125 du/a x 4.13 acres	516.25	297 UNITS 9 STORIES
Lot Coverage 80% max. Objective 1.8, Policy 1.8.3-3.f North Miami, Comprehensive Plan Amendments 180,106 x 0.80	144,084.8 SQ. FT.	92,017.9 SQ. FT.
Building Height FCD: 110' + 40' Bonus	150'-0"	99'-8" FT.
Open Space Minimum 20% (180,106 x 0.20)	36,021.2 SQ. FT.	47,247.37 SQ. FT.

PARKING: Section 5-1402 North Miami, Code of Ordinances		REQUIRED	PROVIDED
Residential	1.5 spaces/unit : 297 (1.5)=	445.50 SPACES	.
Guest	5% of Residential : 445.5 (.05)=	22.2 SPACES	.
Retail	1 space/ea 300 s.f. of gross floor area = 10,332.16/300: 34.44 PS	.	.
Restaurant	1 space/ea 150 s.f. of gross floor area = 5,149.2/150: 34.32 PS	.	.
Total = 536.46 SPACES REDUCE AS PER SHARED PARKING TABLE BELOW TO :		487 PARKING SPACES	487 SPACES

SHARED PARKING: Section 5-1403 - B - 1 - a North Miami, Code of Ordinances		REQUIRED					PROVIDED
		WEEKDAY			WEEKEND		
		Night	Day	Evening	Day	Evening	
		Midnight - 6:00 a.m.	9:00 a.m. - 4:00 p.m.	6:00 p.m. - Midnight	9:00 a.m. - 4:00 p.m.	6:00 p.m. - Midnight	
USE							
Residential	100% = 467.1	60% = 280.62	90% = 420.93	80% = 374.16	90% = 420.93		
Retail	5% = 1.722	70% = 24.10	90% = 31	100% = 34.44	70% = 24.10		
Restaurant	10% = 3.432	50% = 17.16	100% = 34.32	50% = 17.16	100% = 34.32		
Total	472.8 P.S.	321.88 P.S.	486.25 P.S.	425.76 P.S.	479.35 P.S.		
MIN. PARKING REQ. = HIGHEST SUM			487 P.S.				487 P.S. (*)

(*) Includes accessible parking space

ACCESSIBLE PARKING	REQUIRED	PROVIDED
Table 2082 of Florida Accessibility code for bldg. construction	9	9
BICYCLE PARKING	REQUIRED	PROVIDED
Section 5-803 - E - 2 - a North Miami, Code of Ordinances	12	12
SETBACKS	REQUIRED	PROVIDED
Minimum street frontage; building site requirement, number of buildings per site, lot coverage and all setbacks. There shall be no specified minimum requirements for street frontage, building sites, number of buildings within the development, or lot coverage as per code sec.4-402 k.	N/A	North 74'-2" FT. South 48'-7" FT. West 23'-10" FT. East 31'-5" FT.

ZONING CHART

SCALE: NTS

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ARCHITECTURE · PLANNING · INTERIORS

4933 Ponce de Leon Blvd.
Coral Gables, Florida 33146
TEL: (305) 740-5442
FAX: (305) 740-5443
E-MAIL: info@beharfont.com

OWNER:
CAUSEWAY VILLAGE, LLC,
9551 E. BAY HARBOR DRIVE,
BAY HARBOR, FL 33154

PROPOSED MIXED-USE DEVELOPMENT CAUSEWAY VILLAGE 1850 N.E. 123RD ST NORTH MIAMI, FLORIDA 33161

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DATE: 8-31-16
PROJECT NO: 13-020
DRAWING NAME:
SHEET NO:

A-0.3

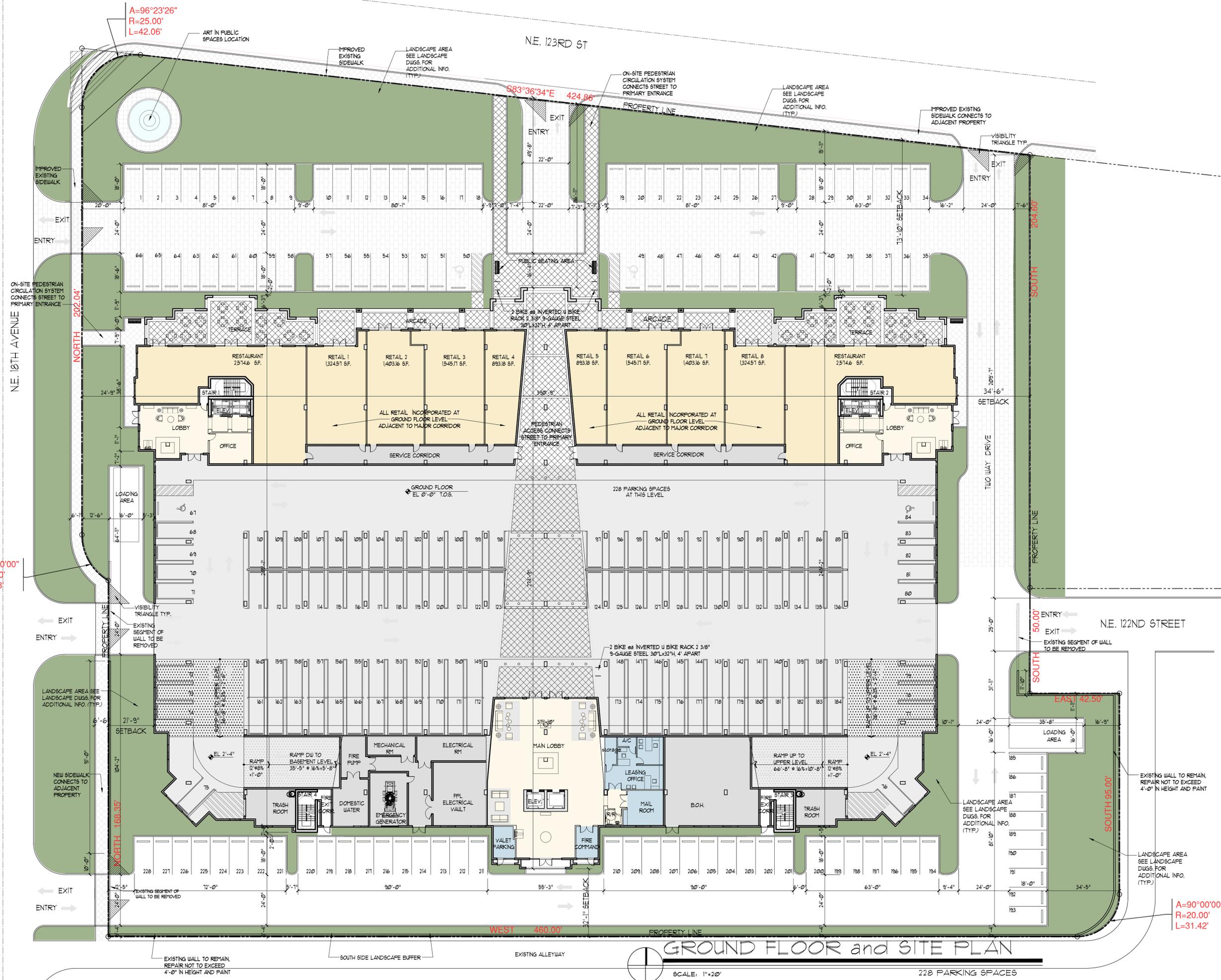
OWNER:
 CAUSEWAY VILLAGE, LLC,
 9561 E. BAY HARBOR DRIVE,
 BAY HARBOR, FL 33154

PROPOSED MIXED-USE DEVELOPMENT
CAUSEWAY VILLAGE
 1850 N.E. 123RD ST
 NORTH MIAMI, FLORIDA 33161

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DATE: 8-31-16
 PROJECT NO: 13-020
 DRAWING NAME:
 SHEET NO:

A-1.0



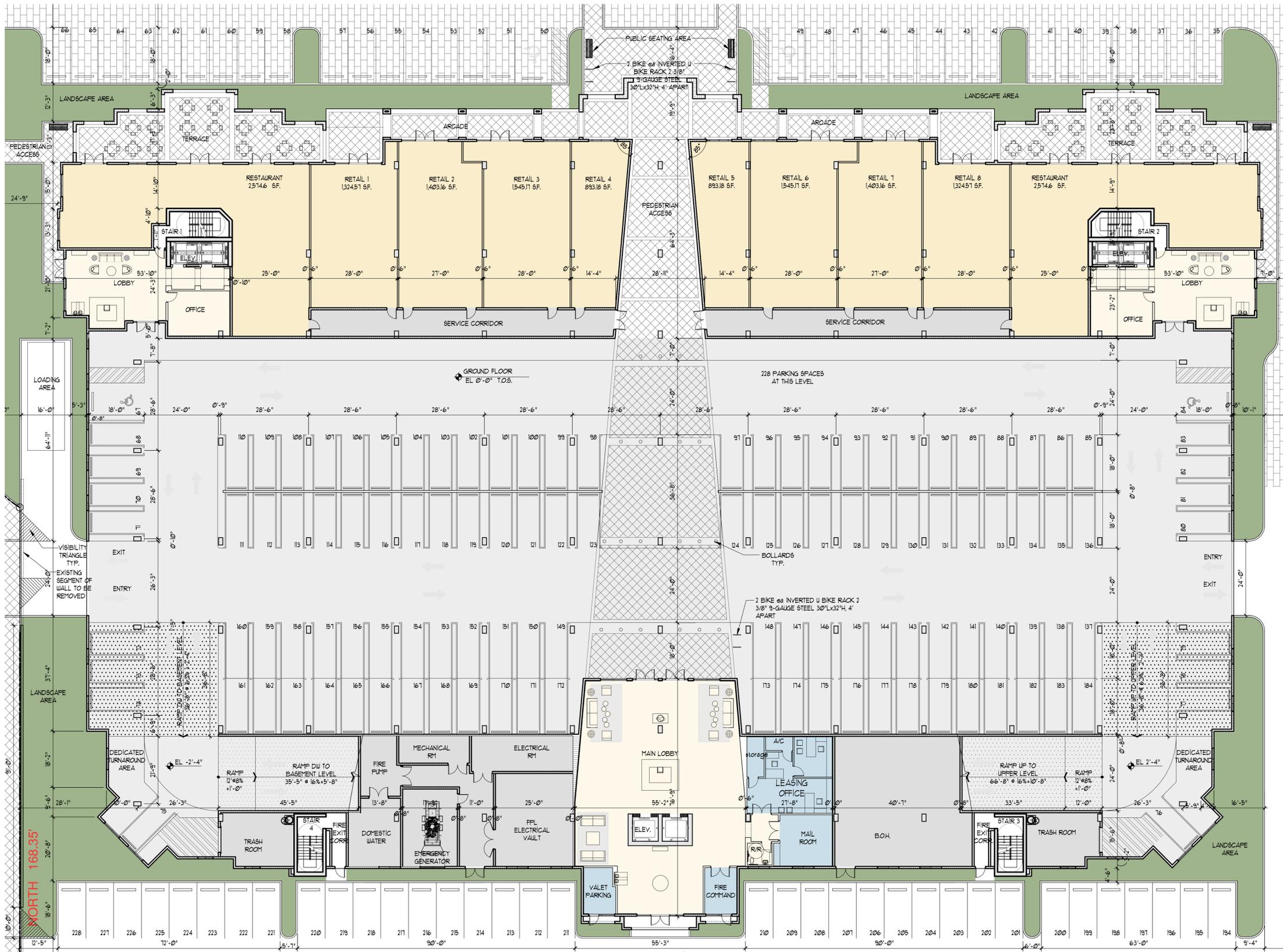
GROUND FLOOR and SITE PLAN

SCALE: 1" = 20'
 228 PARKING SPACES

A=96°23'26"
 R=25.00'
 L=42.06'

A=60°00'00"
 R=25.00'
 L=26.18'

A=90°00'00"
 R=20.00'
 L=31.42'



GROUND FLOOR
SCALE: 1/16"=1'

228 PARKING SPACES

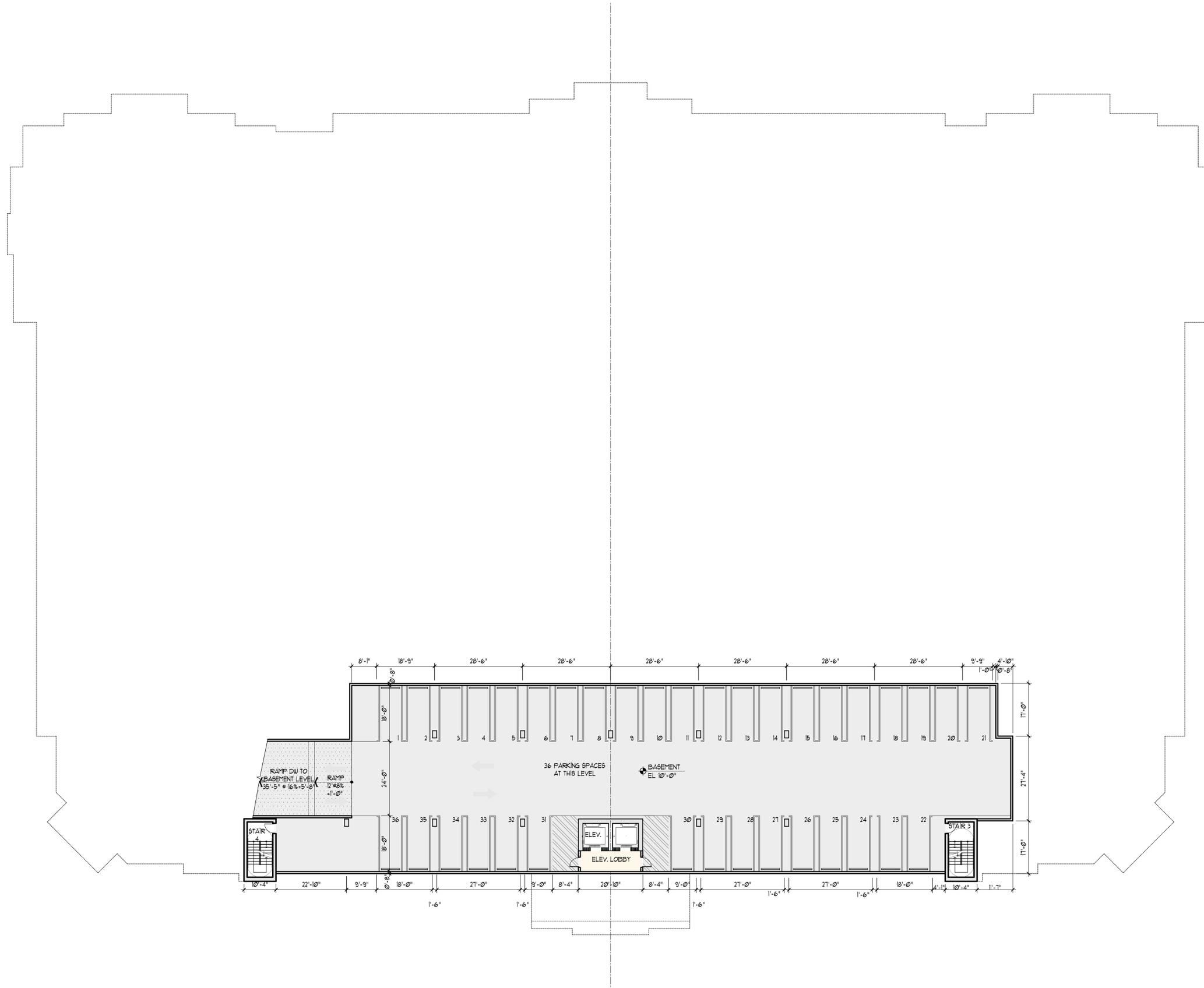
OWNER:
CAUSEWAY VILLAGE, LLC,
9561 E. BAY HARBOR DRIVE,
BAY HARBOR, FL 33154

PROPOSED MIXED-USE DEVELOPMENT
CAUSEWAY VILLAGE
1850 N.E. 123RD ST
NORTH MIAMI, FLORIDA 33161

DATE: 8-31-16
PROJECT NO: 13-020
DRAWING NAME:
SHEET NO:

A-1.1

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BASEMENT FLOOR
 SCALE: 1/16"=1' 36 PARKING SPACES

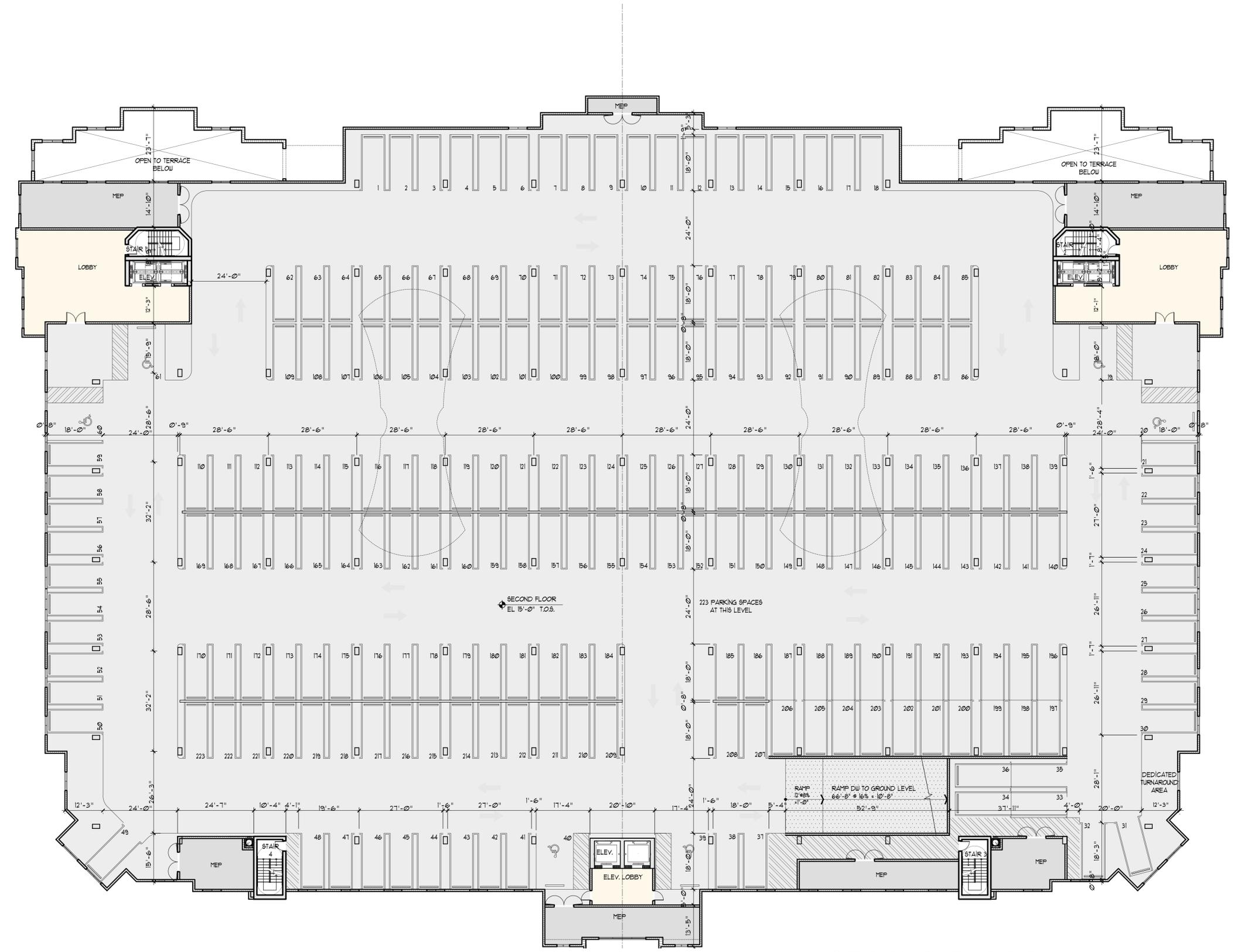
BEHAR · FONT
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 4533 Ponce de Leon Blvd.
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 TEL: (305) 740-5442
 FAX: (305) 740-5443
 E-MAIL: info@beharfont.com

OWNER:
 CAUSEWAY VILLAGE, LLC,
 9551 E. BAY HARBOR DRIVE,
 BAY HARBOR, FL 33154

PROPOSED MIXED-USE DEVELOPMENT
CAUSEWAY VILLAGE
 1850 N.E. 123RD ST
 NORTH MIAMI, FLORIDA 33161

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DATE: 8-31-16
 PROJECT NO: 13-020
 DRAWING NAME:
 SHEET NO:
A-1.1.1



SECOND FLOOR

SCALE: 1/16"=1'

216 PARKING SPACES

PROPOSED MIXED-USE DEVELOPMENT

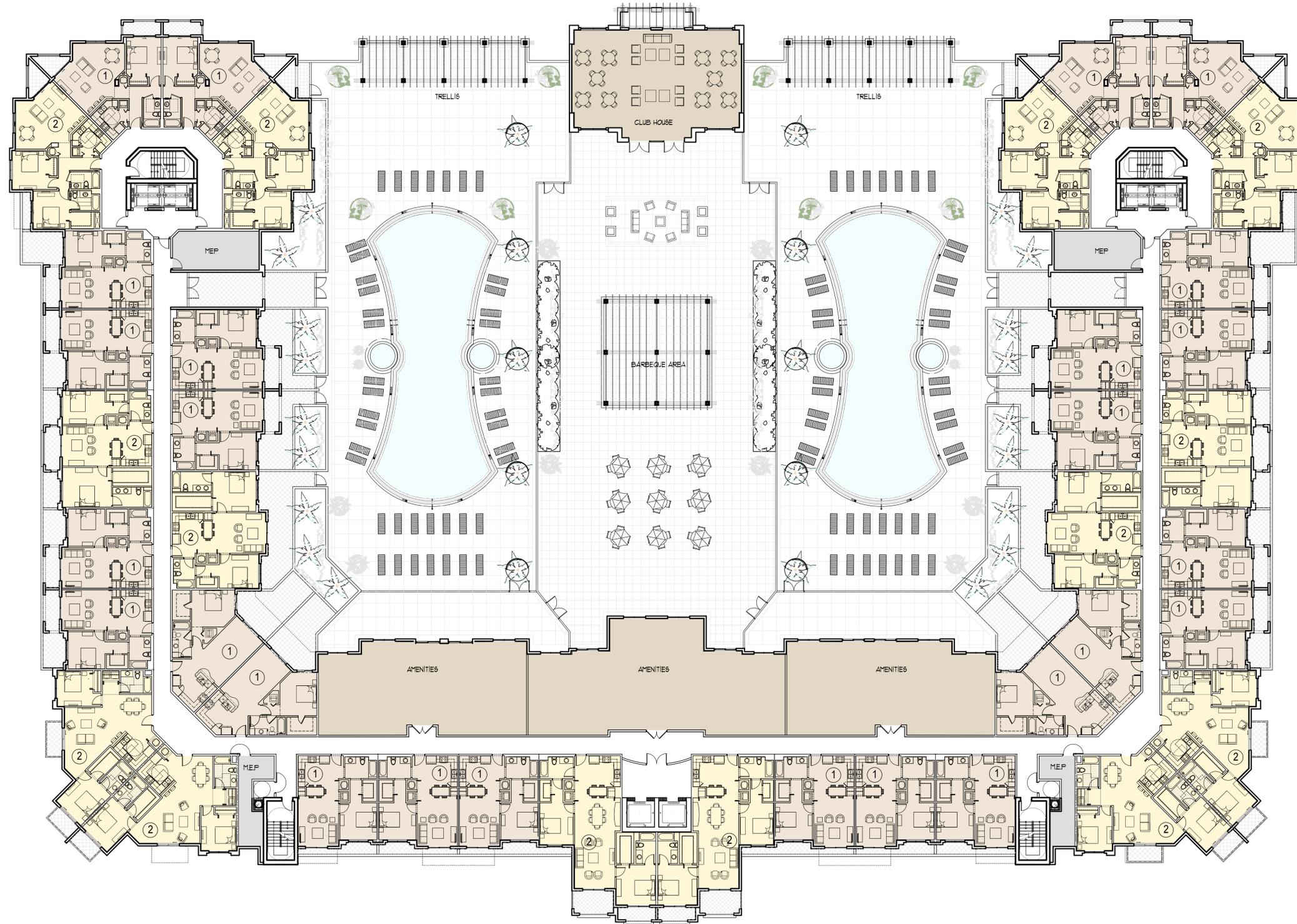
CAUSEWAY VILLAGE

1850 N.E. 123RD ST
NORTH MIAMI, FLORIDA 33161

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DATE: 8-31-16
PROJECT NO: 13-020
DRAWING NAME:

SHEET NO:
A-1.2



RECREATIONAL LEVEL

SCALE: 1/16"=1'

1 BED UNITS = 26 UNITS
2 BED UNITS = 14 UNITS
40 UNITS

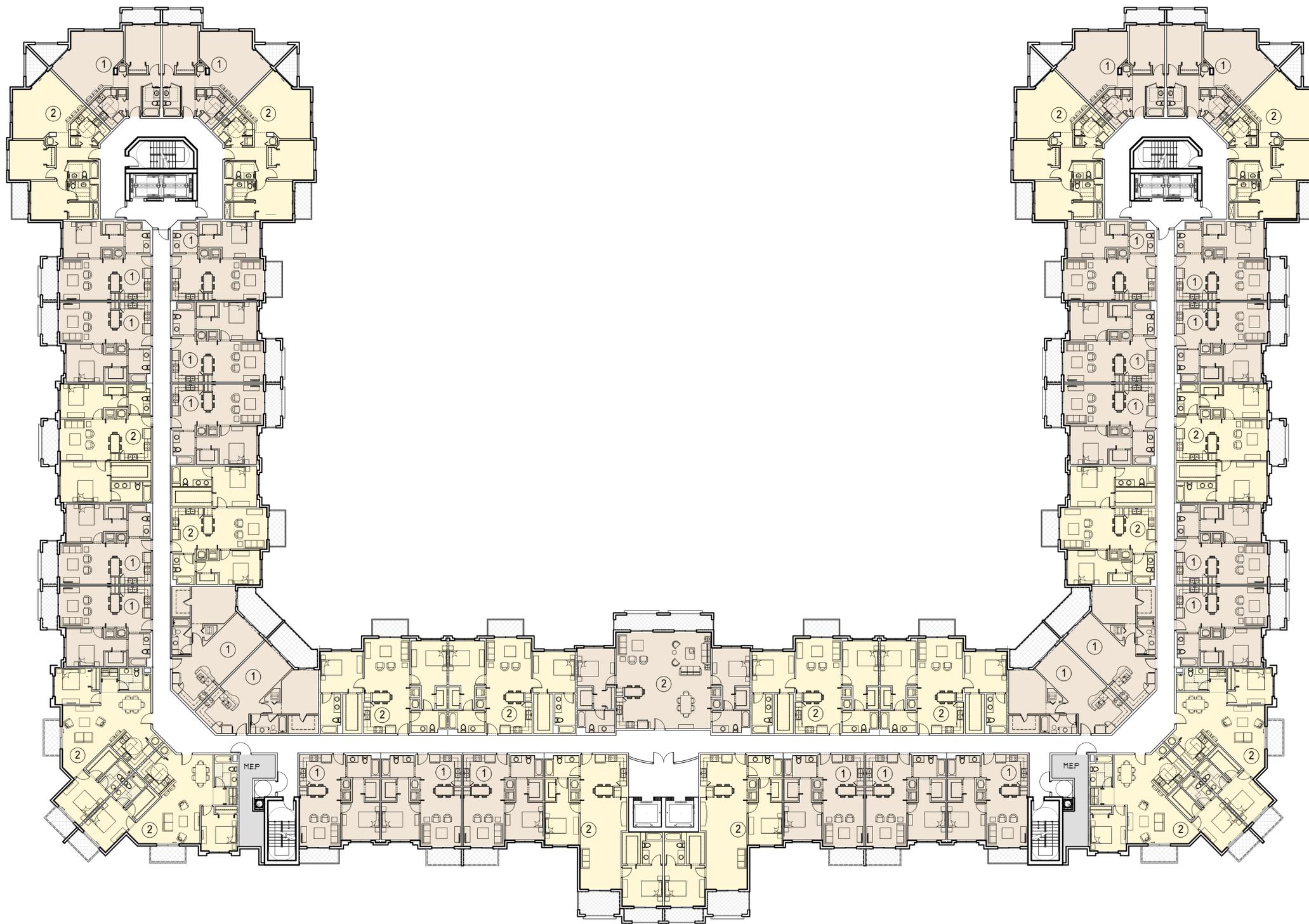
PROPOSED MIXED-USE DEVELOPMENT
CAUSEWAY VILLAGE

1850 N.E. 123RD ST
NORTH MIAMI, FLORIDA 33161

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DRAWING NAME:
SHEET NO:

A-1.3



4TH THRU 7TH FLOOR PLAN
 SCALE: 1/16" = 1'-0"

1 BED UNITS = 28 UNITS
 2 BED UNITS = 19 UNITS
 TOTAL = 47 UNITS x
 4 TYP FLOOR PLANS = 188 UNITS

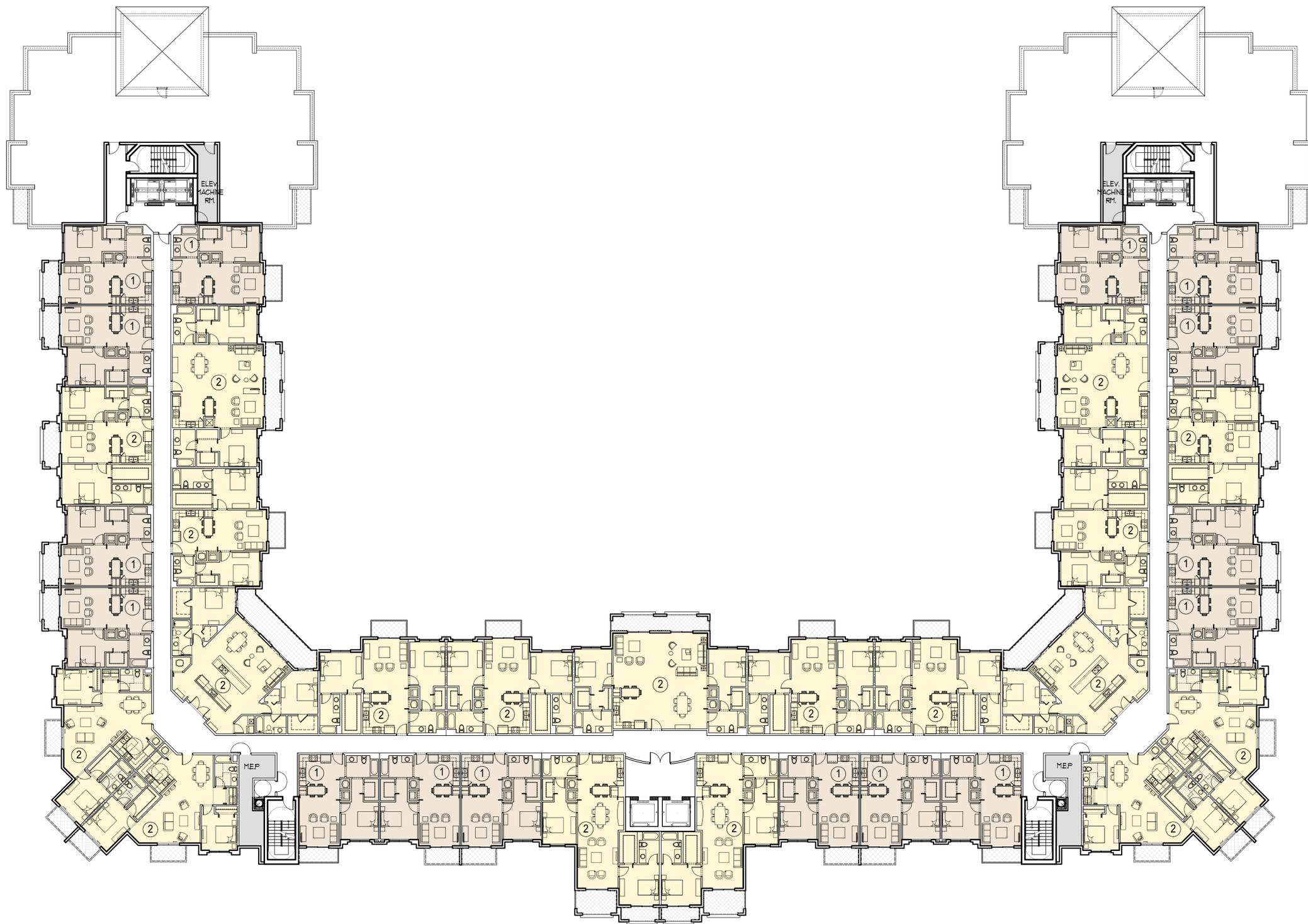
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 TEL: (305) 740-5442
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 E-MAIL: info@beharfont.com

OWNER:
 CAUSEWAY VILLAGE, LLC.
 9561 E. BAY HARBOR DRIVE,
 BAY HARBOR, FL 33154

PROPOSED MIXED-USE DEVELOPMENT
CAUSEWAY VILLAGE
 1850 N.E. 123RD ST
 NORTH MIAMI, FLORIDA 33161

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8TH FLOOR PLAN
 SCALE: 1/16" = 1'-0"

1 BED UNITS = 16 UNITS
 2 BED UNITS = 19 UNITS
 TOTAL = 35 UNITS

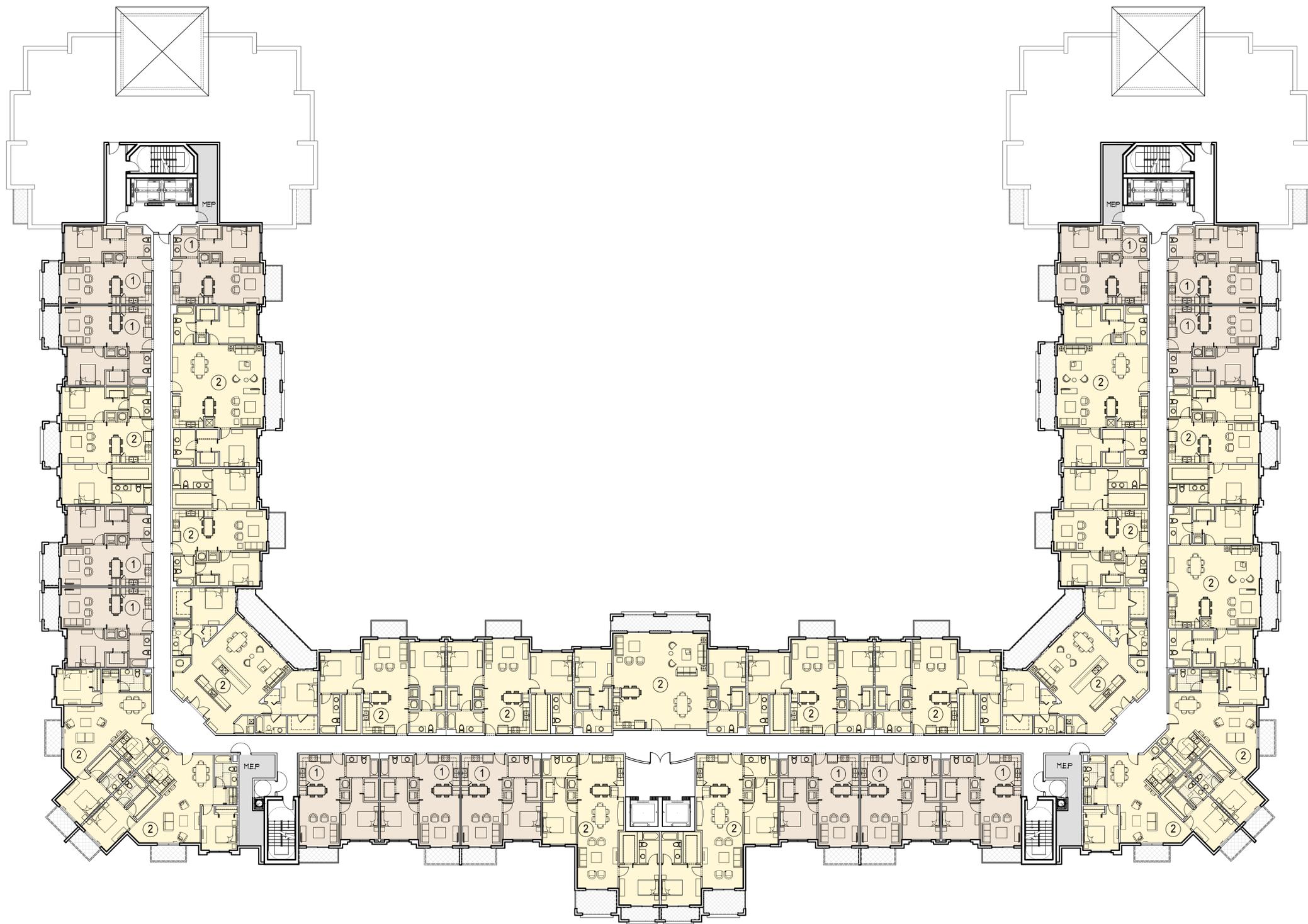
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PROPOSED MIXED-USE DEVELOPMENT
CAUSEWAY VILLAGE
 1850 N.E. 123RD ST
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 SHEET NO:
A-1.5



9TH FLOOR PLAN
 SCALE: 1/16" = 1'-0"

1 BED UNITS = 14 UNITS
 2 BED UNITS = 20 UNITS
 TOTAL = 34 UNITS

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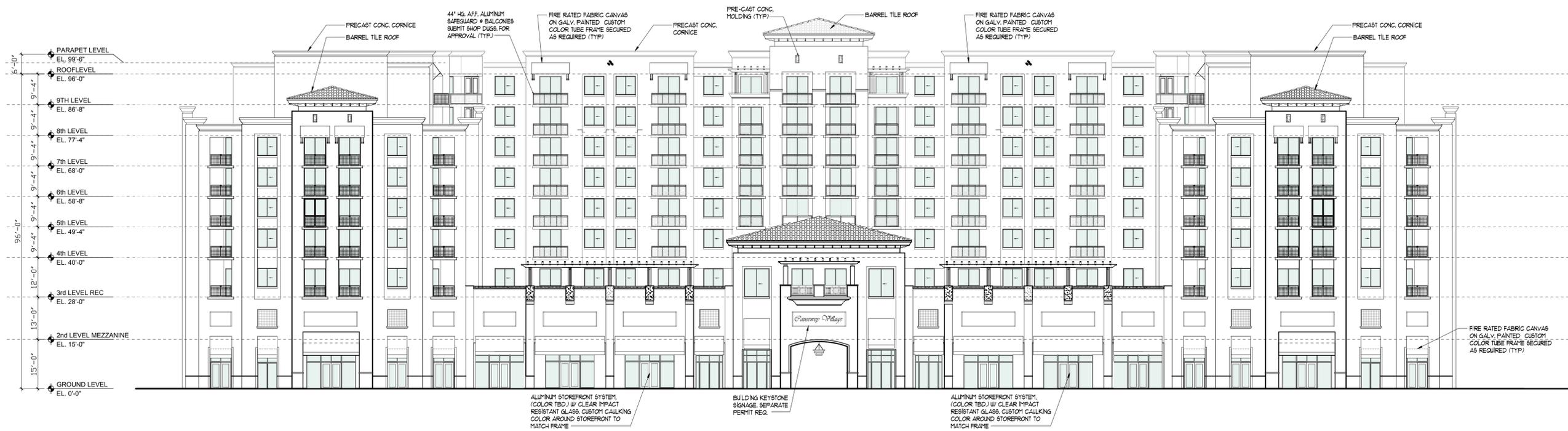
PROPOSED MIXED-USE DEVELOPMENT
CAUSEWAY VILLAGE
 1850 N.E. 123RD ST
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 PROJECT NO: 13-020
 DRAWING NAME:
 SHEET NO:
A-1.6

OWNER:

CAUSEWAY VILLAGE, LLC.
9551 E. BAY HARBOR DRIVE,
BAY HARBOR, FL 33154



NORTH ELEVATION

SCALE: N.T.S.

PROPOSED MIXED-USE DEVELOPMENT
CAUSEWAY VILLAGE

1850 N.E. 123RD ST
NORTH MIAMI, FLORIDA 33161

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DATE: 8-31-16
PROJECT NO: 13-020
DRAWING NAME:
SHEET NO:

A-2.0

OWNER:

CAUSEWAY VILLAGE, LLC.
9551 E. BAY HARBOR DRIVE,
BAY HARBOR, FL 33154



SOUTH ELEVATION

SCALE: N.T.S.

PROPOSED MIXED-USE DEVELOPMENT
CAUSEWAY VILLAGE

1850 N.E. 123RD ST
NORTH MIAMI, FLORIDA 33161

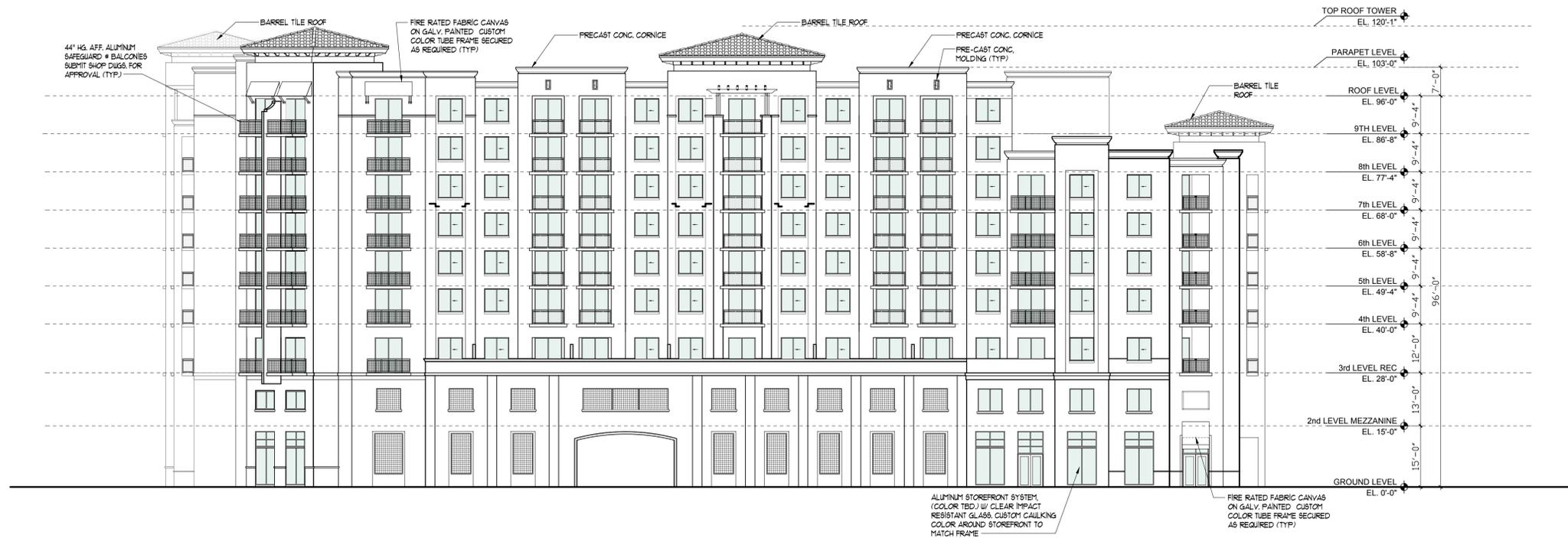
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DATE: 8-31-16
PROJECT NO: 13-020
DRAWING NAME:
SHEET NO:

A-2.1

OWNER:

CAUSEWAY VILLAGE, LLC.
9551 E. BAY HARBOR DRIVE,
BAY HARBOR, FL 33154



EAST ELEVATION

SCALE: N.T.S.

PROPOSED MIXED-USE DEVELOPMENT
CAUSEWAY VILLAGE
1850 N.E. 123RD ST
NORTH MIAMI, FLORIDA 33161

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DATE: 8-31-16
PROJECT NO: 13-020
DRAWING NAME:
SHEET NO:

A-2.2



**ECONOMIC IMPACT ANALYSIS:
CAUSEWAY VILLAGE**

- Prepared by -

Lambert Advisory, LLC

- Prepared for -

Taubco

August 2016

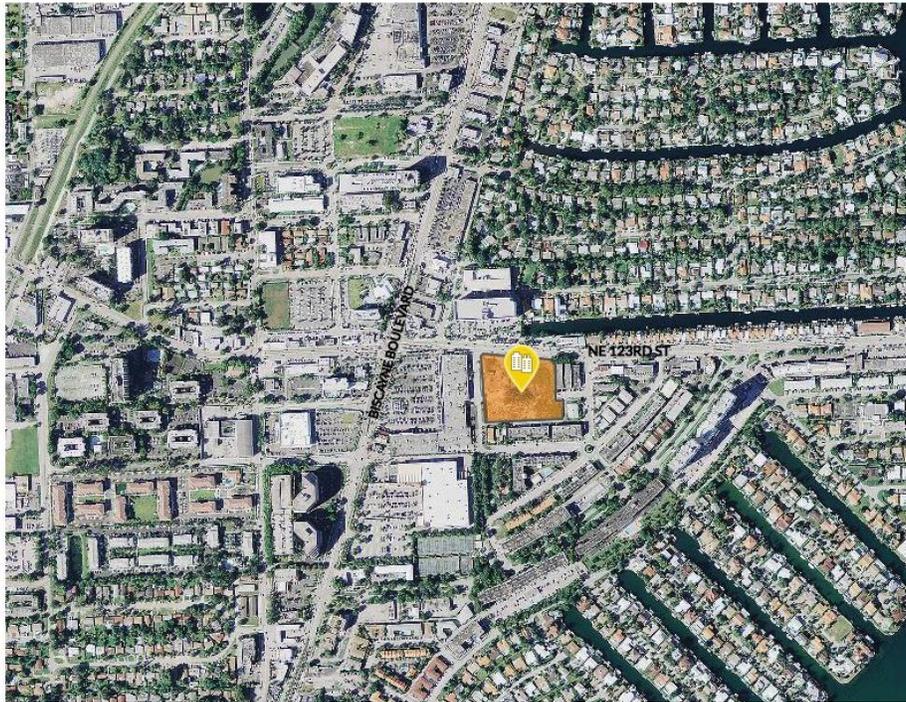
**Economic Impact Analysis –
Causeway Village**

Lambert Advisory has completed an economic impact analysis for the development of Causeway Village, a residential and retail project located at 1850 N.E. 123rd Street in the City of North Miami, FL. The analysis estimates the tangible direct and indirect economic impacts that will be derived from the construction and operation of the development and based upon the inputs and assumptions set forth herein. This report identifies and quantifies the benefits created by the Causeway Village development within Miami Dade County and the City of North Miami, with some key findings that include:

- The City of North Miami’s modest population growth which has lagged notably behind the broader Miami Dade County region during the past several years. There has been relatively limited new housing development built (other than Biscayne Landings) since 2000, with no new rental development (>5 units) having been built in the City in more than 25 years;
- 444 short term construction jobs and \$28.5± million in short term construction wages and expenditure will be created during the construction period –
 - including \$2.5± million in permit and impact fees;
- \$10 million in marginal annual household income generated to the area from the subject’s residents -
 - generating a total \$12.5 million in marginal retail expenditure potential from residents and retail shopper’s visitors annually;
- Creating 147 direct and indirect full time jobs annually and more than \$7.5 million in direct and indirect wages and benefits annually related to building employment and operating expenditures; and,
- Generating approximately \$1.4 million in annual ad valorem taxes and an additional \$350,000 in total sales tax collections upon stabilized operations.

The Causeway Village property’s current zoning is C-2BE (Commercial), but is presently in the process of being rezoned to PD (Planned Development Mixed-use High). The property is adequately accessible to major thoroughfares, including N.E. 123rd Street, Biscayne Boulevard and I-95. The residential and commercial development can have a positive impact on the surrounding community in terms of taxes, jobs, and general investment generated, and will also enhance the area’s commercial/retail demand. This development will help maintain economic stability within the area and attract on-going investment during the next several years.

Figure 1: Causeway Village – Site Location Map



We have completed this analysis on the basis of development and performance information (i.e., development timing, development costs and rental apartment/retail pricing, absorption, and operating performance) that has been provided by Taubco (Developer) as of the date of this report. Importantly, Lambert has not independently verified the development cost and/or operating performance data and cannot attest to the accuracy of the estimates herein.

The Causeway Village development is proposed to break ground in the 3rd Quarter of 2017, with an estimated development timeline of 14 months. The assessment of economic benefit related to the operations of Causeway Village, including recurring economic impacts from resident and commercial uses, is based upon the first full year of stabilized operations (or Year 3 of Developer’s operating budget). The economic impacts as stated herein from construction and operation of the Causeway Village development are presented in current (2016) dollars. Any change in development and/or operating assumptions from those utilized as part of this analysis can have a material impact on the direct and in-direct economic indicators stated herein.

The Causeway Village development is situated on a 4.13 acre parcel (179,903 square feet). The overall development master plan includes 297 residential rental units and approximately 15,480 square feet of commercial (retail and restaurant) space. The development plan generally comprises a nine-story residential building with retail/restaurant located on the ground floor, and a multi-story parking structure with 445± spaces.

A profile of the project follows:

Figure 2: Causeway Village – Site & Building Summary Profile

Source: Taubco

Site Size	4.13	acres
Building Height	9	stories
Residential Units	297	units
Residential Rentable Building Area	297,000	sq.ft.
Retail/Commercial Area (Leasable)	15,480	sq.ft.
Parking (estimated)	445	spaces
Gross Building Area (est. including Parking)	529,860	sq.ft.

Based upon the information provided and estimates made, construction and subsequent operations of Causeway Village will generate considerable benefits to the immediate area, the City of North Miami, and the broader Miami Dade County community. There are five key areas in which the project will provide positive economic impacts:

1. Summary of Key Economic/Demographic Trends
2. Short-term construction employment and expenditure
3. Long-term residential expenditure
4. Long-term building employment and operating expenditure
5. Indirect flow-through benefits (employment)

For both short-term and long-term impacts, which are detailed in the following analysis, the economic benefit to the area is the result of projected increases in revenue from primary sources, including employment, wages, and taxes. Accordingly, the impact from these key sources comes from two distinct measures:

- Direct Expenditures – disbursements for site acquisition and development (hard and soft costs), resident/visitor expenditure, and expenditures associated with the operation of the grounds and building
- Indirect Expenditures – net additional expenditures that flow into the local economy as a result of the new development

Estimates of the tangible impacts from direct and indirect expenditures are captured by this analysis. However, potential intangible impacts – such as the project’s ability to serve as a catalyst for future development in the immediate area – are not included, as they are nearly impossible to quantify.

Economic impacts from the four key sources are detailed in the following sections.

1. Summary of Key Economic/Demographic Trends

The following table provides a summary profile of key demographic characteristics and trends for the City of North Miami and Miami Dade County.

Figure 3: Key Demographic Trends for the City of North Miami and Miami Dade County

Source: US Census; ACS 2010-2014; American Fact Finder; Florida Housing Data Clearinghouse

	City of North Miami	Miami Dade County
2015 Population Estimate	62,435	2,693,117
2010-2014 ACS Population	60,756	2,600,861
2000 Population	59,880	2,253,362
2010 Population	58,786	2,496,435
2040 Projected Population	70,315	3,343,713
2010-2014 ACS Total Households	18,038	833,541
2010-2014 ACS Avg. HH Size	3.29	3.04
2010-2014 ACS Median HH Income	\$36,776	\$43,099
2010-2014 ACS Per Cap Income	\$18,154	\$23,433
2010-2014 ACS Owner Occupied Households %	49.0%	55.0%
2010-2014 ACS Renter Occupied Households %	51.0%	45.0%
2010-2014 ACS Median Age	34.7	38.8

The City of North Miami’s population decreased from 59,880 in 2000 to 58,786 in 2010, while Miami Dade County overall achieved positive (albeit relatively modest) growth of an average annual 1.0 percent per annum during the same period. According to US Census (American Fact Finder), the City is estimated to have current (2015) population of 62,435, which would indicate a 1.2 percent average annual growth since 2010. While this welcomes a positive turnaround for the City, the growth still lags considerably behind the County’s 1.5 percent average annual growth during the same period. Furthermore, according to the Florida Housing Data Clearinghouse, the City of North Miami’s long term population is projected to reach 70,315 by 2040; or, 0.4 percent between 2015 and 2040. This is nearly half the rate of growth for the County’s 0.72 percent growth during the 25 year projection timeline.

According to the most recent 2010-2014 American Community Services (ACS) data, the City’s median household income is \$36,776, which is approximately 15 percent lower than the County’s (\$43,099).

The following figure provides a summary of new single family, condominium, and rental development (greater than 5 units) built within the City of North Miami since 2000 according to the Miami Dade County property appraiser.

Figure 4: City of North Miami – Single Family, Condo and Rental (> 5 units) Since 2000

Source: Miami Dade County Property Appraiser

Single Family Homes	72
Condominium (units)	530
Rental (> 5 units)	0

Since 2000, the City of North Miami has seen a relatively modest level of new single family housing; or, roughly 5 units per year on average. There has been a considerable amount of new condominium built in the past 15+ years with 530 total units; although, the majority of this development is in the Biscayne Landing property which was constructed during the housing boom in 2006/7. There has been no new rental (> 5 units) development within the City of North Miami in more than 25 years.

In light of the City’s historical population growth, which has been notably slower than the County overall, and considering the limited amount of new housing development that has occurred (particularly within the rental market), new quality rental housing such as the proposed Causeway Village development represents a strong opportunity for the City to support solid near term population growth, as well as provide strong economic support from new these new households.

2. Short-Term Construction Employment and Expenditure

The impact from short-term construction employment and expenditure is directly associated with the project’s development; the table below shows a summary of estimated development costs:

Figure 5: Causeway Village – Summary of Development Costs

Item	Cost
Land Cost	\$3,716,000
Hard Costs	\$54,945,000
Soft Costs	\$9,504,000
Total	\$68,165,000

Source/Note: Land Cost based upon Miami Dade County Property Appraiser’s 2016 Market Value; Development costs provided by Taubco.

The majority of development-related expenditures will be made in Miami Dade County, and the City of North Miami will capture a significant share of these expenditures.

Labor will account for approximately 60 percent (\$32.9 million) of hard costs, and materials will account for 40 percent (\$22.0 million). Over an estimated 14-month construction timeline, at an average annual construction wage of \$48,934¹ in Miami Dade County, with a benefit/overhead multiplier of 1.3, there will be roughly 444 Full Time Equivalent (FTE) jobs created during the construction period.

Additionally, over \$1.3 million in professional fees (or approximately 2.5 percent of hard costs) are expected to be paid to Miami area firms (e.g., architecture, engineering, legal). Assuming an average profit margin of 15 percent and overhead of 30 percent, nearly \$755,000 in professional wages will be paid out by these firms.

Impact and other fees payable to the City and County during the construction period and included within the Developer budget is based upon Miami Dade County Impact Fee Rate Schedule and estimated to be approximately **\$2.5 million**, which will be available for public expenditures

¹ Florida Department of Economic Opportunity, QECW 4th Quarter 2015

associated with the project including developmental, administrative, permitting, schools, parks and other costs.

3. Long-Term (On-Going) Resident, Shopper and Visitor Expenditure

Based on demographic and housing trends in the North Miami area, and considering the proposed rental unit mix, the Causeway Village resident base is expected to consist primarily of younger working professionals. Preliminary operating data provided by Developer indicate Causeway Village residential tenants will be paying an estimated stabilized average monthly rental rate of roughly \$2,200±, which implies most household will generally range between \$70,000 and \$90,000. Therefore, with a total of approximately 297 households in the building (at 95 percent stabilized occupancy), total personal income for the building is estimated to be at least \$20.0 million. However, a portion of this expenditure must assume that there are some potential residents who currently reside within the City limits and simply moving from one location within the City to another. For this analysis, it is presumed that at least 50± percent of the resident base moving into the subject’s development is from outside of the City. Considering this, we assume that half of the tenants within Causeway Village will relocate from outside of the City; or, nearly \$10 million of *marginal* personal income will flow into North Miami.

We have estimated the marginal impact of \$10 million in household income on retail sales and space demanded, using the Lambert Advisory Retail Trade Model. The following table provides a summary of additional retail expenditure and demand for space as a result of development of the Causeway Village apartments upon stabilized operations (in 2016 \$’s) and indicates potential net new demand for retail space of approximately 6,300 square feet.

Figure 6: Causeway Village – Area Expenditure Potential (Net New-to-North Miami)

<i>Type of Good</i>	2016	Estimated Sales per Square Foot	Square Feet Demanded
General Merchandise	\$136,425	\$250	546
Apparel and Accessories	\$131,254	\$300	438
Furniture and Home Equipment	\$54,404	\$240	227
Electronic and Appliance Stores	\$52,034	\$225	231
Sporting Goods, Books and Music Stores	\$49,632	\$260	191
Miscellaneous Shoppers Goods	\$75,698	\$430	176
<i>Shoppers Goods - Sub-Total</i>	<i>\$499,446</i>	<i>\$276</i>	<i>1,808</i>
Food Stores	\$697,044	\$425	1,640
Eating & Drinking Establishments	\$431,206	\$380	1,135
Health & Personal Care Stores	\$224,044	\$410	546
Liquor	\$14,954	\$290	52
<i>Convenience Goods - Sub-Total</i>	<i>\$1,367,249</i>	<i>\$405</i>	<i>3,373</i>
Building Materials	\$134,425	\$120	1,120
Total	\$2,001,120	\$318	6,301

In addition to the net new expenditures attributable to Causeway Village residents, the roughly 15,480 square feet of ground-level retail planned will also attract retail expenditure. Given its positioning along a major thoroughfare connecting North Miami’s mainland and coastal communities Bay Harbor, Surfside and Bal Harbor, it is assumed that at least 50 percent of the

expenditure in Causeway Village retail will come from outside the City. Based upon an estimated average sale per square foot (for Shopper Goods and Eating and Drinking Establishments) of \$340, approximately \$2.5 million will be expended within the City per year which is now going to other areas.

4. Long-Term (On-Going) Building Employment and Operating Expenditure

There are a number of areas where positive public benefits or economic impacts will result from the on-going operation of the residential development. These include:

- Additional employment from operation of the apartment buildings and retail stores;
- Property tax revenue to the City of North Miami and Miami Dade County; and
- Purchase of goods and services.

We estimate that 10 FTE workers will be needed to operate the rental apartment buildings (1 worker per 30± units), and 57 FTE workers will be employed in the retail stores (1 worker per 150 square feet for restaurants and 1 worker per 450 square feet for retail). Positions such as building managers, parking garage attendants, maintenance staff, dockhands, and security personnel will need to be filled. At an average Miami Dade County wage of \$50,534² the operation of the building will generate approximately \$3.4 million in wages each year. Positions at various skill levels will be made available to area residents.

Increased State and local sales tax revenue will result from the operation of the 15,480 square feet of new retail space. Assuming the net new retail expenditure in stores totals \$2.5 million, approximately \$185,000 in additional sales tax will be collected from retail sales. Additionally, we estimate there will be nearly \$750,000 in goods and services related to building maintenance that will be purchased annually within Miami Dade County. This includes cleaning services, maintenance supplies, utilities, etc.

Finally, the development of Causeway Village will provide significant benefit to the City and County by way of real property and personal property (ad valorem) taxes. The tax amount is based upon the County Tax Collector's (2015) millage rate of 23.9789 (per thousand dollars of value), broken down as follows.

² Florida Department of Economic Opportunity, QECW 4th Quarter 2015

Figure 7: Causeway Village – Ad Valorem Tax Estimate

Item	Millage	Annual Tax
City of North Miami Operating	7.9336	\$459,675
Miami Dade County Debt	0.6576	\$38,102
Countywide Services	4.667	\$270,401
Miami Dade County Fire Rescue	2.4207	\$140,256
Public Schools - State Law	5.165	\$299,261
Public Schools - Local	2.248	\$130,250
South Florida Water Mgmt.	0.3551	\$20,575
Children's Trust	0.500	\$28,970
FIND	0.032	\$1,854
TOTAL	23.9789	\$1,389,343

Real property is typically assessed at between 80 and 90 percent of Fair Market Value (FMV); or, for the purposes of this analysis, we calculate ad valorem taxes for Causeway Village based on the estimated total development cost (including land) of approximately \$68 million. As a result, the development should generate nearly \$1.4 million in real property taxes upon stabilized operations (in 2016 \$'s).

5. Indirect Flow-Through Benefits

There will be a number of long term indirect flow-through benefits beyond construction from the project, particularly from the building operations and retail employment. This multiplier is derived from a profile of *Input-Output Models for Impact Analysis: Suggestions for Practitioners Using RIMS II Multipliers (2011)* which is based upon the U.S. Department of Commerce's RIMS II model, as well as IMPLAN Economic Impact Model – both of which identifies indirect secondary and tertiary impacts created throughout the region due to the “ripple effect” of the direct output and primary employment.

Based upon our assessment of the RIMS II and IMPLAN documentation, rental building and retail operations are assumed to have a 1.2 multiplier impact. Considering this, the 67 FTE jobs created as a result of rental apartment and retail operations are estimated to create 80 additional jobs.

A summary of both short term and long term (recurring) estimated economic impacts from the proposed Causeway Village development is summarized as follows:

Figure 8: Causeway Village – Summary of Estimated Economic Impacts

	Impact
Short Term Construction Employment & Expenditure	
Full Time Jobs (during construction period)	444
Direct Wages (during construction period)	\$25,400,000
Professional Wages (Miami Dade County)	\$800,000
Impact Fees Toward Public Expenditure	\$2,500,000
Total Impact, Short Term Const. Employment & Expenditure	\$28,600,000
Long-Term (On-Going) Resident, Shopper Expenditure	
Marginal Expenditure Growth – Residents	\$10,000,000
Marginal Expenditure – Retail	\$2,500,000
Marginal Impact from On-Going Resident, Shopper Expenditure	\$12,500,000
Long-Term (On-Going) Building Employment and Operating Expenditure	
Full Time Jobs (annually)	67
Total Direct Wages Created (annually)	\$3,390,000
Sales Tax from Additional Retail Sales(annually)	\$185,000
Goods & Service Purchased in Miami Dade County (annually)	\$760,000
Ad Valorem Taxes (annually)	\$1,400,000
Total Impact from On-Going Operations of the Building/Retail	\$5,700,000
Indirect Flow Through Benefits	
Full Time Jobs (Indirect) – Miami Dade County	80
Total Indirect Wages Created	\$4,060,000
Total Flow Through Indirect Benefits	\$4,100,000

Based upon the analysis set forth herein, the Causeway Village project will clearly have a positive economic impact on both the City of North Miami and Miami Dade County. Total employment created during the construction phase is approximately 444, with on-going direct annual employment of 67 FTE jobs once the building is operational. Accordingly, there is an estimated \$28± million direct impact from short-term construction employment and expenditures, and a stabilized \$18± million annual revenue stream from resident expenditures and building operations (including real property taxes).

August 2016

Utility Impact Study

“Causeway Village”

**1850 NE 123rd Street
North Miami, FL**

Prepared on behalf of:

**Mr. Irwin Tauber
Taubco
9551 East Bay Harbor Drive
Bay Harbor, FL. 33154**

Prepared by:

**Kimley-Horn and Associates, Inc.
1221 Brickell Avenue, Suite 400
Miami, FL. 33131
CA Number 00000696**

Kimley-Horn was retained by the Client to perform utility impact services in relation with the above referenced property, in accordance with the tasks specifically listed in our scope of services and in the time given to perform these services. This report may be relied upon only by the Client, and is not intended for use by any other party.

The Client may use this report to supplement its utility impact, but it should not be used as the sole basis for the Client’s decision making with respect to the property. Kimley-Horn endeavored to research site development issues and constraints to the extent practical given the scope, budget, and schedule agreed to with the Client. Our assessment is based in large part on information provided by others (Jurisdictional staff, Utility Company Representatives, available information etc.) and therefore is only as accurate and complete as the information provided. This report is based on our knowledge as of August 30, 2016 and is based on the desires of the Client that have been specifically disclosed to us. New issues may arise during development due to changes in regulatory requirements, circumstances, and/or unforeseen conditions that may affect the property and are beyond Kimley-Horn’s control.

Utility Impact Study

For

“Causeway Village”

1850 NE 123rd Street
North Miami, FL. 33181

Prepared For:

*City of North Miami
12400 NE 8th Avenue
North Miami, FL. 33161*

Jorge L. Fernandez, P.E.
Florida Professional Engineer License Number 71682
Kimley-Horn and Associates, Inc.
CA Number 00000696
1221 Brickell Avenue, Suite 400
Miami, Florida 33131
305.673.2025 Voice

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I. INTRODUCTION

On behalf of Irwin Tauber of Taubco (Client), Kimley-Horn and Associates, Inc. has prepared a Utility Impact Study for the proposed mixed-use development located at 1850 NE 123rd Street, in the City of North Miami, Florida. (Refer to Appendix A-1, *Location Map*). It is our understanding that the Client wishes to modify the current property into a mixed-use development consisting of high-density multifamily residential and commercial uses. The objective of this study is to analyze the possible impacts of the proposed development on the existing utility network of the City. The study primarily focuses on the water, sewer, storm and fire systems.

II. PROJECT LOCATION AND DESCRIPTION

The property consists of a single 4.135-acre parcel located at the SE corner of NE 123rd Street/S.R. 922 and NE 18th Avenue. It is bounded by NE 19th Avenue to the east and NE 122nd Street to the south. The property is referenced in the Miami-Dade County property records as Folio 06-2228-001-0270 and has a current underlying zoned use of “C-2BE-Commercial”. The site is currently a primarily vacant lot with an existing office trailer of ±455 SF and a storage container of ±323 SF.

The proposed development consists of retail and restaurant facilities, as well as a residential apartment complex of 297 dwelling units. Based on the City of North Miami municipal code development standards for the proposed land-use of mixed-use high, the development will be restricted to a 110-foot maximum height and a maximum allowable density of 45 dwelling units per acre.

Preliminary Master Plan Distribution***

DESCRIPTION	**QTY.	UNIT
RETAIL	10,342	SF
RETAIL 1	1,325	SF
RETAIL 2	1,403	SF
RETAIL 3	1,545	SF
RETAIL 4	898	SF
RETAIL 5	898	SF
RETAIL 6	1,545	SF
RETAIL 7	1,403	SF
RETAIL 8	1,325	SF
RESIDENTIAL	297	DU*

RESTAURANT	5,150	SF
RESTAURANT 1	2,575	SF
RESTAURANT 2	2,575	SF
PARKING	228	SPACES
OFF-STREET	109	SPACES
GARAGE	119	SPACES

*Refers to Dwelling Unit as described in the City of North Miami Municipal Code

**Quantities based on preliminary values and are subject to change

***Per *Site Map* provided by Behar Font Partners, P.A. (Refer to Appendix B, *Developmental Site Plan*)

III. POTABLE WATER AND FIRE SYSTEM

The property is located within the service area of the City of North Miami. Based on the City of North Miami’s Public Works Department Water and Sewer Division water atlas sheets 119 and 120 of 176, there is a 6-inch and an 8-inch watermain along NE 123rd Street, an 8-inch watermain along NE 18th Avenue, and a 6-inch watermain along NE 122nd Street (Refer to Appendix C, *City of North Miami Public Works Department Atlases*). According to the City’s Water and Sewer Division, the material and inverts must be field verified. In addition to the abutting water mains, there are 12-inch water mains located approximated 257-feet northwest and 175-feet south west of the property which traditionally increase the water pressure of the surrounding system. There are also three (3) fire hydrants located a maximum of 138-feet from the site.

The fire service for the project site is provided by the Miami-Dade County Fire Department. The MD-C Fire Dept. requires that a hydrant be placed within 150-feet of the exterior perimeter of the building and that the subsequent hydrants be spaced at a maximum of 300-feet of drivable distance. As required by the Florida Building Code (FBC) Section 403.3.2 the proposed development, which consists of a “high-rise building”, shall require two redundant mains for fire pumps.

The proposed preliminary water system could consist of approximately 410 LF of 6-inch D.I. water main running along the parking lot located to the north of the building and tying in to the existing 8-inch water main located along NE 18th Avenue through a proposed 8”x6” tee. Along with the proposed 410 LF, two (2) 6-inch D.I. fire lines will be installed running from the northeast and northwest corners of the building and connecting to the proposed 6-inch main with one (1) proposed 6”x6” tee and one (1) proposed 6-inch 90° horizontal bend. Along the south side of the building a 6-inch water service will be installed and will connect to the existing 6-

inch water main running along NE 122nd Street. (Refer to Appendix E, *Preliminary Civil Design*).

It is anticipated that, due to the additional water demand placed on the system by the proposed development, the City of North Miami and/or Miami-Dade County may require upgrades to the existing servicing utilities abutting the site. The proposed development will generate a daily demand of 59,685 GPD as itemized per use in the table below.

Projected Causeway Village Flow Demand Schedule

USE	QTY.	*GALLONAGE RATE (GPD/QTY)	CONSUMED FLOW (GPD)
RETAIL	10,342 SF	10 GPD/ 100 SF	1,034 GPD
RESIDENTIAL	297 DU	150 GPD/ DU	44,550 GPD
RESTAURANT	5,150 SF	100 GPD/ 100 SF	5,150 GPD
			TOTAL CONSUMED FLOW: 50,734 GPD
			**TOTAL DESIGN FLOW: (50,734/0.85)=59,687 GPD

*Daily Gallonage Values derived from the Miami-Dade County Water and Sewer Department "Schedule of Daily Rated Gallonage for Various Occupancy"

**Conservative flow per City of North Miami Public Works Water and Sewer Division criteria

The proposed water and fire system will require the review and approval of the following agencies and/or other jurisdictional agencies if directed:

- City of North Miami Public Works Department
- Miami-Dade County Water and Sewer Department
- Miami-Dade County Department of Regulatory and Economic Resources
- Miami-Dade County Fire Department
- Florida Department of Environmental Protection (FDEP)
- Florida Department of Health (FDOH)
- Florida Department of Transportation (FDOT)*

*If work is proposed within NE 123rd Street/S.R. 922 or if otherwise directed

IV. SANITARY SEWER SYSTEM

The property is located within the service area of the City of North Miami. Based on the City of North Miami Public Works Water and Sewer Division atlas sheet 143 of 191, the existing vitrified clay (VCP) gravity mains abutting the property are all 8-inch mains. They run along NE 123rd Street, NE 18th Avenue, and NE 122nd Street. Along with the gravity mains, there are also force mains abutting the property, all of which are 10-inch polyvinyl chloride (PVC) pressurized pipes, which run along NE 18th Avenue and NE 121st Street. (Refer to Appendix C, *City of North Miami Public Works Atlases*). According to the City of North Miami Public Works Departments, all invert elevations must be field verified. In addition to the sewer mains, there are six (6) nearby manholes which connect the aforementioned gravity lines.

The existing 8-inch gravity main running west of the property along NE 18th Avenue discharges into the City of North Miami Pump Station "06-I". Per the City of North Miami Public Works Department (CNMPWD) Water and Sewer Division, PS 06-I has been recently upgraded. Per Miami-Dade County Department of Regulatory and Economic Resources (DRER), the current status of the station will be updated from "CM-Conditional Moratorium" to "AC-Approved and Corrected" after the CNMPWD Water and Sewer Division issues a final letter of certification for the improvements that have been made. The change of status for PS 06-I to "AC" will be required prior to any proposed sanitary system approval and connections. The PS 06-I then discharges to the MD-C Pump Station #347. As confirmed by MD-C DRER the county PS 347 is one of the larger stations in the county system and has a current Status of "OK-OK".

The proposed preliminary sanitary system could consist of approximately 100 LF of 8-inch VCP gravity main connecting to the existing gravity system through an existing manhole located along NE 122nd Street. (Refer to Appendix E, *Preliminary Civil Design*).

It is not anticipated that any upgrades to the current surrounding sanitary system will be required to serve the proposed development unless the VCP is determined to be in poor condition. The proposed development will generate a daily projected flow of 50,734 GPD as itemized per use in the table below.

Projected Causeway Village Flow Production Schedule

USE	QTY.	*GALLONAGE RATE (GPD/QTY)	CONSUMED FLOW (GPD)
RETAIL	10,342 SF	10 GPD/ 100 SF	1,034 GPD
RESIDENTIAL	297 DU	150 GPD/ DU	44,550 GPD
RESTAURANT	5,150 SF	100 GPD/ 100 SF	5,150 GPD
			TOTAL PRODUCED FLOW: 50,734 GPD

*Daily Gallonage Values derived from the Miami-Dade County Water and Sewer Department "Schedule of Daily Rated Gallonage for Various Occupancy"

The proposed sanitary sewer system will require the review and approval of the following agencies and/or other jurisdictional agencies if directed:

- City of North Miami Public Works Department
- Miami-Dade County Water and Sewer Department
- Miami-Dade County Department of Regulatory and Economic Resources
- Florida Department of Environmental Protection (FDEP)
- Florida Department of Transportation (FDOT)*

*If work is proposed within NE 123rd Street/S.R. 922 or if otherwise directed

V. STORM WATER SYSTEM

There are currently no storm water management permits for the property on file with either the South Florida Water Management District (SFWMD) or MD-C DRER. It is expected that an Environmental Resources Permit (ERP), Sections "A" and "E", will be needed as required by FDEP for the construction of a stormwater management system. Based on the combined information produced by CNMPWD Water and Sewer Division Atlas sheet 46 and the survey by Fortin, Leavy, Skiles, Inc., there is one (1) catch basin "CB4156" located at the northwest corner of the property with an existing rim elevation of 4.30' NGVD. Per the survey, there are also three (3) storm manholes located north of the property along NE 123rd Street.

According to the conceptual site plan provided by Behar Font Partners, P.A., the developmental drainage areas consist of the following:

Causeway Village Conceptual Drainage Areas Breakdown*

TYPE	AREA (SF, AC)	PERCENTAGE (%)
IMPERVIOUS	±59,436 SF (1.37 AC)	33.1%
ROOF	±86,947 SF (2.00 AC)	48.3%
PERVIOUS	±33,737 SF (0.77 AC)	18.6%
TOTAL	±180,106 AF (4.14 AC)	100%

*Refer to Appendix A-2, *Preliminary Post-Development Drainage Areas Map*, for areas distribution

The proposed stormwater system will require the review and approval of the following agencies and/or other jurisdictional agencies if directed:

- City of North Miami Public Works Department
- Miami-Dade County Department of Regulatory and Economic Resources
- South Florida Waste Management District (SFWMD)
- Florida Department of Environmental Protection (FDEP)
- Florida Department of Transportation (FDOT)*

*Required. Adjacent to State Road

Storm Water Management:

Per the City of North Miami Municipal Building Standards, the required finished floor shall be the greatest of the following: one (1) foot above the base flood elevation or the crown of road abutting the property. The existing property is shown on Community Panel Number 12086C0143L of the Flood Insurance Rate Map (FIRM). (Refer to Appendix A-3, *FEMA Flood Elevation*) According to the Flood Insurance Rate Map, the property is within Flood Zone AE which corresponds to a flood elevation of 8’ NGVD. The adjacent crown of road values were gathered from the survey produced by Fortin, Leavy, Skiles, Inc., which confirmed the average crown of road to be 5.42 NGVD. Per the city requirements and the values gathered, the minimum Finish Floor Elevation (F.E.E.) required for the development and used in the preliminary calculations is 9’ NGVD.

As required by South Florida Water Management District (SFWMD) the minimum finish floor elevation, zero discharge (berm height elevation), and the minimum parking lot elevations where all analyzed to assure the future compliance of the development. The SFWMD storm events of 100-year: 3-day, 25-year: 3-day, and the

5-year: 1-day were used respectively to determine the elevations required. (Refer to Appendix D-1, *Water Management Calculations*, for further details).

Water Quality:

The proposed storm drainage system will follow the restrictions and design criteria set forth by the City of North Miami, Miami-Dade County, and South Florida Water Management District. The Custom Soil Resource Report Soil Map created by the United States Department of Agriculture (USDA) shows the existing underlying soil classification as “15-Urban Soil”. (Refer to Appendix A-8, *USDA Soil Map*). As previously explained, the existing site has no history of stormwater management permits, and in addition, has no geotechnical report available at the moment with further terrestrial information. Based on the limited site information available, some geographical information was gathered from existing permits of the abutting properties which typically carry similar soil characteristics. Based on a Drainage Calculation Report produced by Kimley-Horn and Associates, Inc. for a nearby property, the hydraulic conductivity values for the area are significantly low, and were measured at the time to be 4.25×10^{-5} (cfs/ft²-ft). Although the proposed site may carry higher hydraulic conductivity values, the value determined by KHA in 2002 was used in the preliminary design of the proposed development as a conservative practice.

As required by the City of North Miami and MD-C DRER, for the purpose of water quality treatment for a wet detention system, the greater of the following control volumes was used in the design of the proposed exfiltration trench, (Refer to Appendix D-1, *Water Management Calculations*):

- The first inch of runoff from the project site
- The amount of 2.5 inches times the percent impervious for the project site

Based on the calculations for both criteria the controlling volume that shall be used in the preliminary design is 0.55 ac-ft. All values are based on the conceptual site plan and are subject to change. The controlling volume corresponded to a required minimum exfiltration trench length of 185 LF. (Refer to Appendix D-3, *Water Quality Calculations*). For the treatment of the stormwater, it is recommended to install a proposed 200 LF. (Refer to Appendix E, *Preliminary Drainage Design*) for layout detail.

Water Quantity:

The proposed storm water system will follow the water quantity criteria set forth by MD-C DRER. As required by the City of North Miami the peak discharge rate was determined by the discharge produced from the 25-year 3-day storm event, which for the proposed development corresponds to a peak discharge of 20.82 cfs. (Refer to Appendix D-2, *Water Quantity Calculations*). Due to the significant amount of discharge a preliminary design solely accounting for wells was used. It is anticipated that through further analysis a combination of drainage wells and exfiltration trench will be proposed to diminish the required amount of wells for peak discharge. Information for the design well specific capacity and cased depth of well was gathered from the FDEP Certification of Class V Well Construction for Permit No. 0194627-001-UC for the near-by Home Depot-North Miami property. The well specific capacity and the cased depth of well used in design are 500 GPM/ft-head and 60-ft respectively. As a conservative value, and to account for a safety factor of 2, ten (10) drainage wells are proposed as a preliminary design, but are expected to decrease through future analysis. (Refer to Appendix E, *Civil Preliminary Design*).

VI. SOLID WASTE GENERATION

The solid waste produced by the proposed development will be collected by the Waste Pro of Florida, Inc. It is anticipated that the solid waste will then be transferred to one of the Miami-Dade Department of Solid Waste Management’s (DSWM) transfer stations where it will eventually be disposed of. The anticipated solid waste generation produced by the development is itemized below:

Projected Solid Waste Generation

USE	QTY.	*PROJECTED CAPITA (7.27 LBS/ CAPITA)	**CONSUMED FLOW (GPD)
RETAIL	10,342 SF	104	757 lb/day
RESIDENTIAL	297 DU	594	4,319 lb/day
RESTAURANT	5,150 SF	52	379 lb/day
			TOTAL PRODUCED FLOW: 5,455 LB/Day

*Assumed 1 person/100 SF of space

**Rate value derived from the Florida Department of Environmental Protection (FDEP) Solid Waste Annual Report, *Table 1A County Municipal Solid Waste Collected Per Capita (2015)*, for Miami-Dade County.

VII. UTILITIES

Based on visual inspection and review of available utility record drawings, utilities located near or abutting the property include overhead and underground electric and telecommunications lines. Based on information provided by Sunshine State One-Call under Design Ticket No. 228606023, there may be several other utilities within or abutting property. Record drawings have been requested from the following utility companies known to be in the area:

- Comcast Cable
- Fiberlight LLC
- Florida Power and Light
- FP&L Fibernet
- TECO People's Gas
- AT&T

VIII. TRAFFIC

The preliminary impacts of the proposed development were assessed based on the conceptual site plan provided, the ITE Land Use Codes (LUC), and the ITE's, *Trip Generation Handbook*, 3rd Edition. Per the *Trip Generation Analysis*, conducted by Kimley-Horn and Associates, Inc., the proposed development is expected to have a Daily Traffic Generation, A.M. Peak Hour Generation and P.M. Peak Hour Generation of 2,228, 170, and 175 in respective order. (Refer to Appendix F, *Trip Generation Analysis*, for further information).

IX. APPENDICES

APPENDIX A.....MAPS

 APPENDIX A-1.....LOCATION MAP

 APPENDIX A-2.....PRELIMINARY POST-DEVELOPMENT DRAINAGE AREAS MAP

 APPENDIX A-3.....FEMA FLOOD ELEVATION

 APPENDIX A-4.....SFWMD FLOOD CRITERIA (1-DAY: 5-YEARS)

 APPENDIX A-5.....SFWMD FLOOD CRITERIA (3-DAYS: 25-YEARS)

 APPENDIX A-6.....SFWMD FLOOD CRITERIA (3-DAYS: 100-YEARS)

 APPENDIX A-7.....MIAMI-DADE COUNTY AVERAGE OCTOBER WATER TABLE

 APPENDIX A-8.....USDA SOIL MAP

 APPENDIX A-9.....USGS QUADRANGLE MAP

 APPENDIX A-10.....MDC FLOOD CRITERIA

APPENDIX B.....DEVELOPMENTAL SITE PLAN

APPENDIX C.....CITY OF NORTH MIAMI PUBLIC WORKS DEPT. ATLASES

APPENDIX D.....PRELIMINARY DRAINAGE CALCULATIONS

 APPENDIX D-1.....WATER MANAGEMENT CALCULATIONS

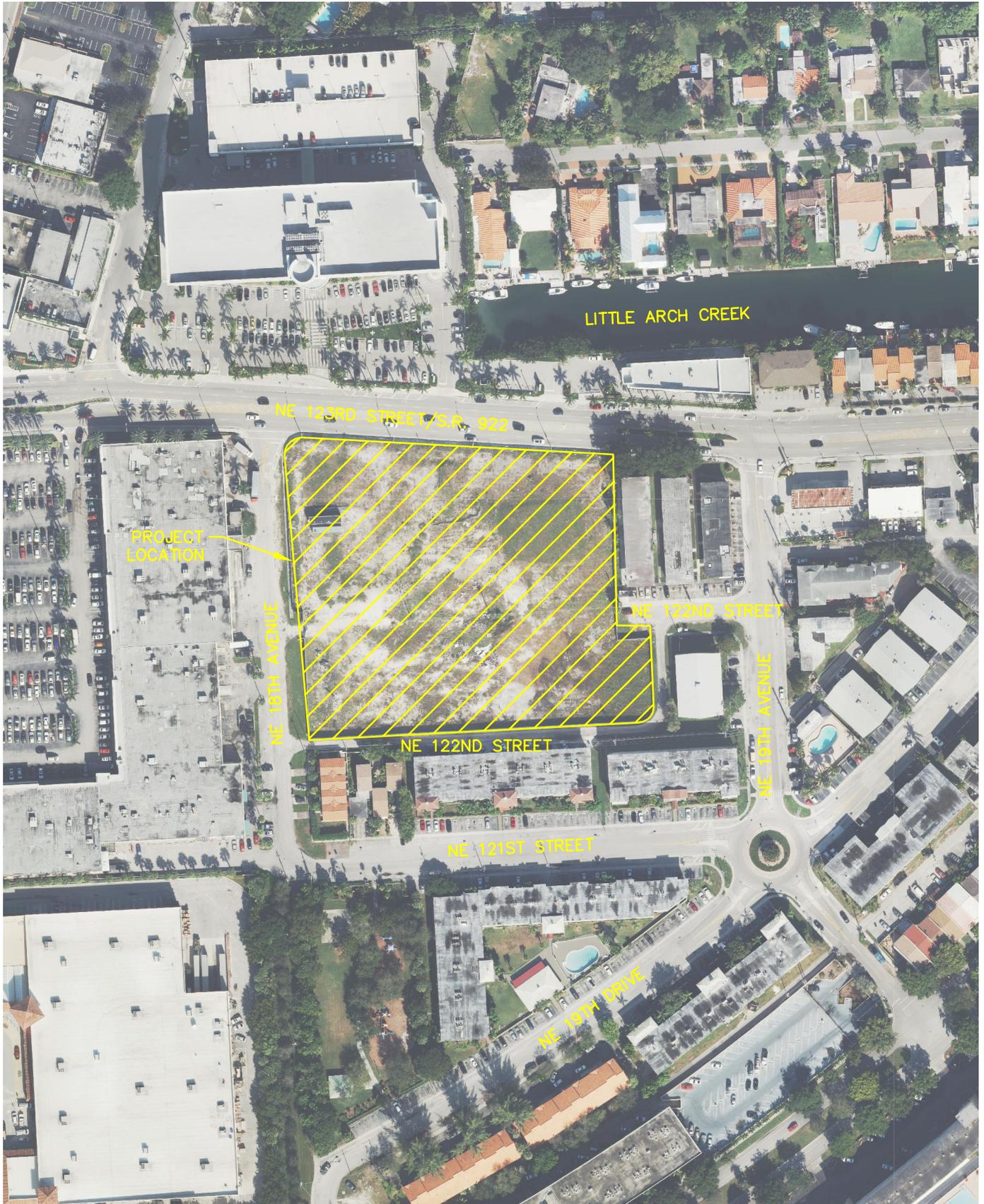
 APPENDIX D-2.....WATER QUANTITY CALCULATIONS

 APPENDIX D-3.....WATER QUALITY CALCULATIONS

APPENDIX E.....PRELIMINARY CIVIL DESIGN

APPENDIX F.....TRIP GENERATION ANALYSIS

Appendix A
Maps



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CAUSEWAY VILLAGE

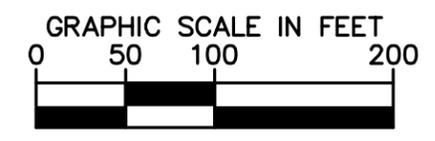
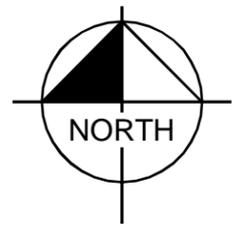
1850 NE 123RD STREET
NORTH MIAMI, FL. 33161

LOCATION MAP

SHEET NUMBER

A-1

Plotted By: Martinez, Guismally Sheet Set: Kina Layout: Layout1 August 29, 2016 01:29:44pm K:\CRO_Civil\043297001 1850 NE 123rd Street\CIVIL\ENGINEERING\Drainage Areas\A-2_DRAINAGE AREAS MAP.dwg
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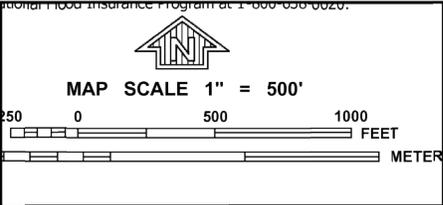
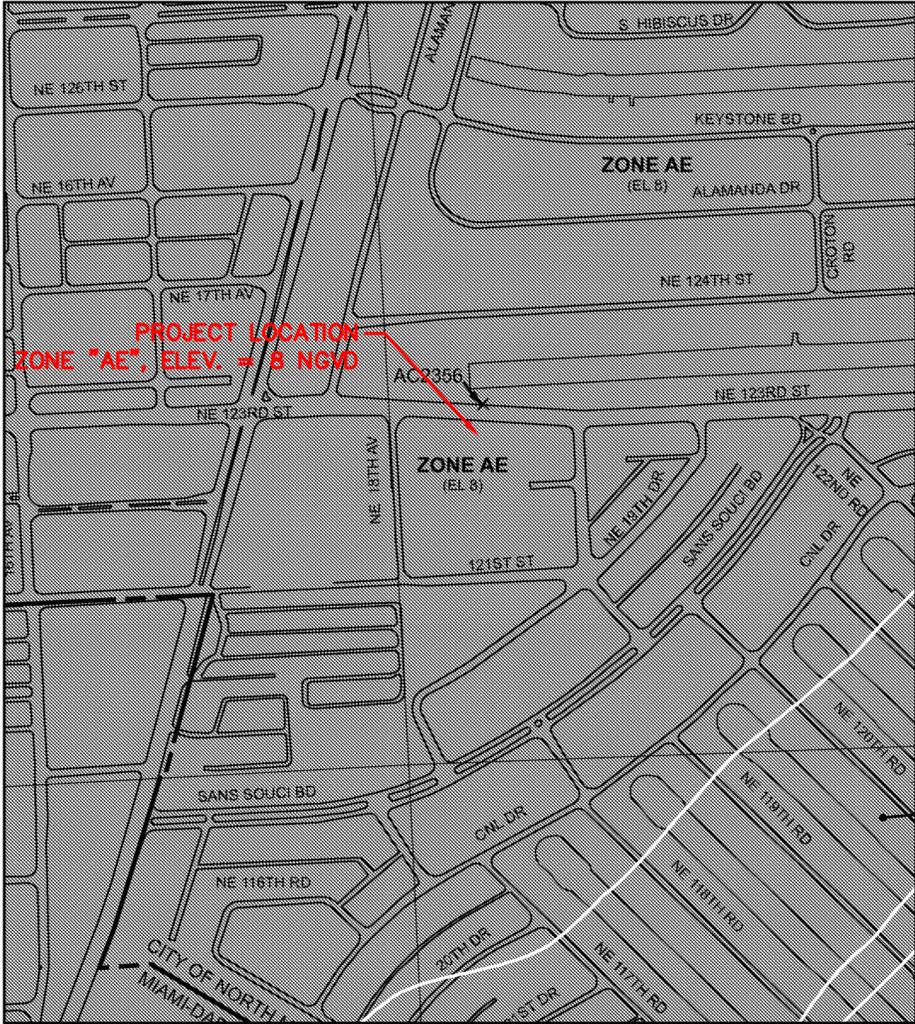
LEGEND:

-  PROJECT BOUNDARY
-  IMPERVIOUS AREA
-  ROOF AREA
-  PERVIOUS AREA

SUMMARY OF PROJECT AREAS:

IMPERVIOUS AREA	±59,436 S.F. (1.37 AC)	33.1%
ROOF AREA	±86,947 S.F. (2.00 AC)	48.3%
PERVIOUS AREA	±33,723 (0.77 AC)	18.6%
TOTAL AREA	±180,106 S.F. (4.14 AC)	100%

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MAP SCALE 1" = 500'
 500 0 500 1000
 FEET
 500 0 500
 METER

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0143L

FIRM
FLOOD INSURANCE RATE MAP
MIAMI-DADE COUNTY, FLORIDA
AND INCORPORATED AREAS
PANEL 143 OF 1031
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BISCAYNE PARK, VILLAGE OF	120638	0143	L
MIAMI - DADE COUNTY	120635	0143	L
NORTH MIAMI BEACH, CITY OF	120656	0143	L
NORTH MIAMI, CITY OF	120655	0143	L

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.


MAP NUMBER
12086C0143L
MAP REVISED
SEPTEMBER 11, 2009
 Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

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CAUSEWAY VILLAGE

FEMA FLOOD ELEVATION

SHEET NUMBER

A-3

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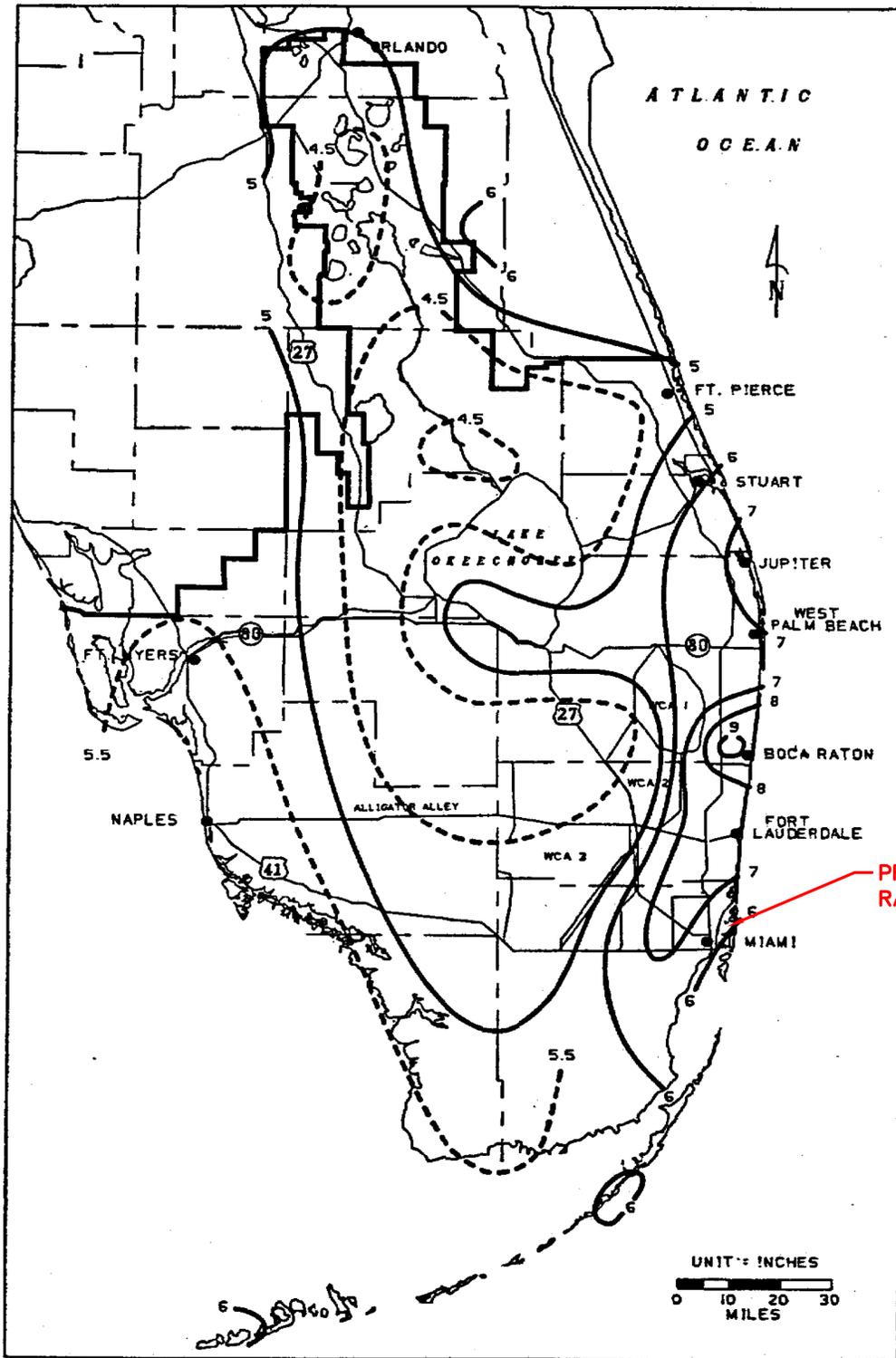


FIGURE C-3. 1-DAY RAINFALL: 5-YEAR RETURN PERIOD

C-5

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CAUSEWAY VILLAGE
 SFWMD FLOOD CRITERIA MAP
 (1-DAY:5-YEARS)

SHEET NUMBER

A-4

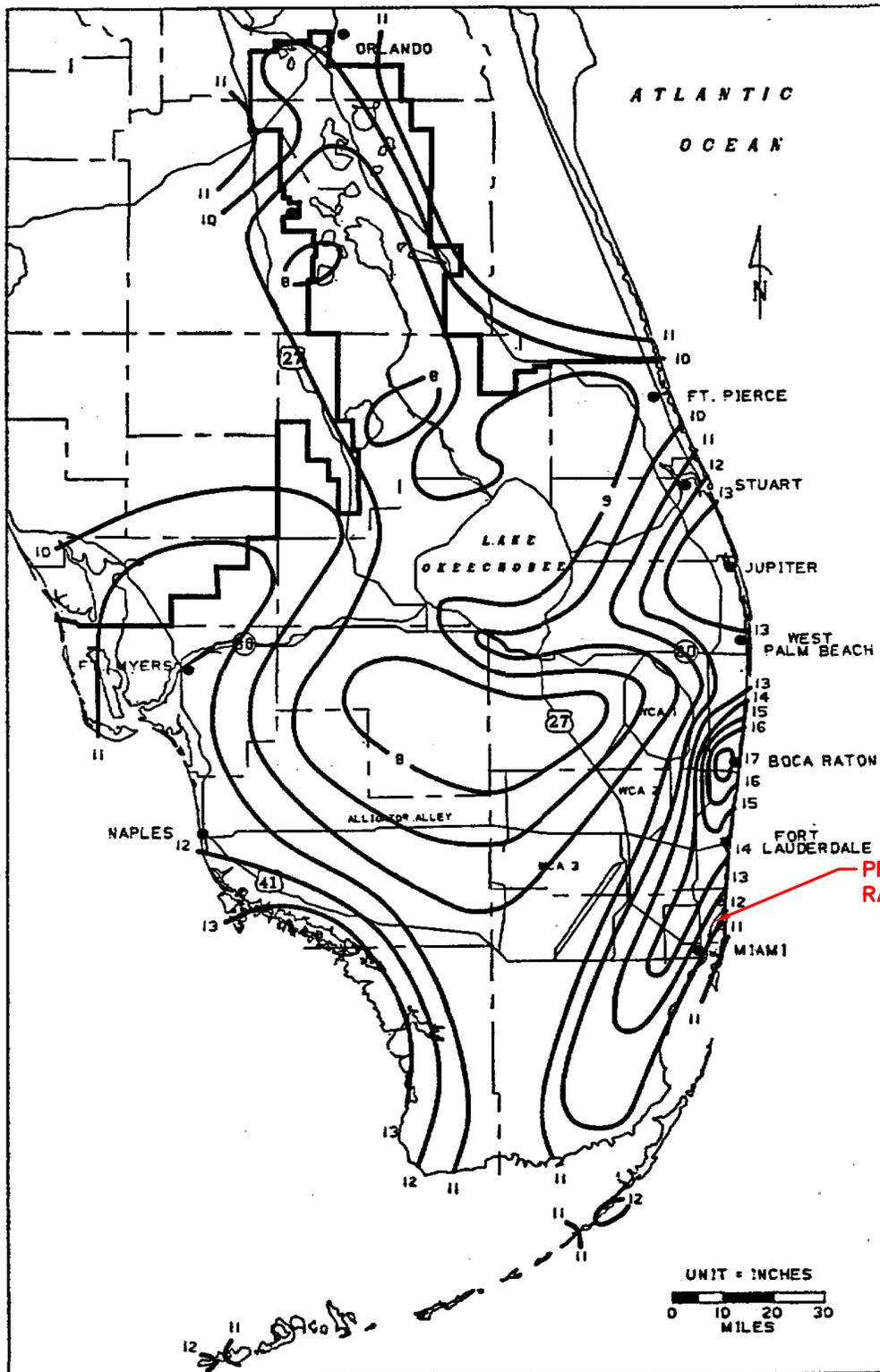


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

C-10

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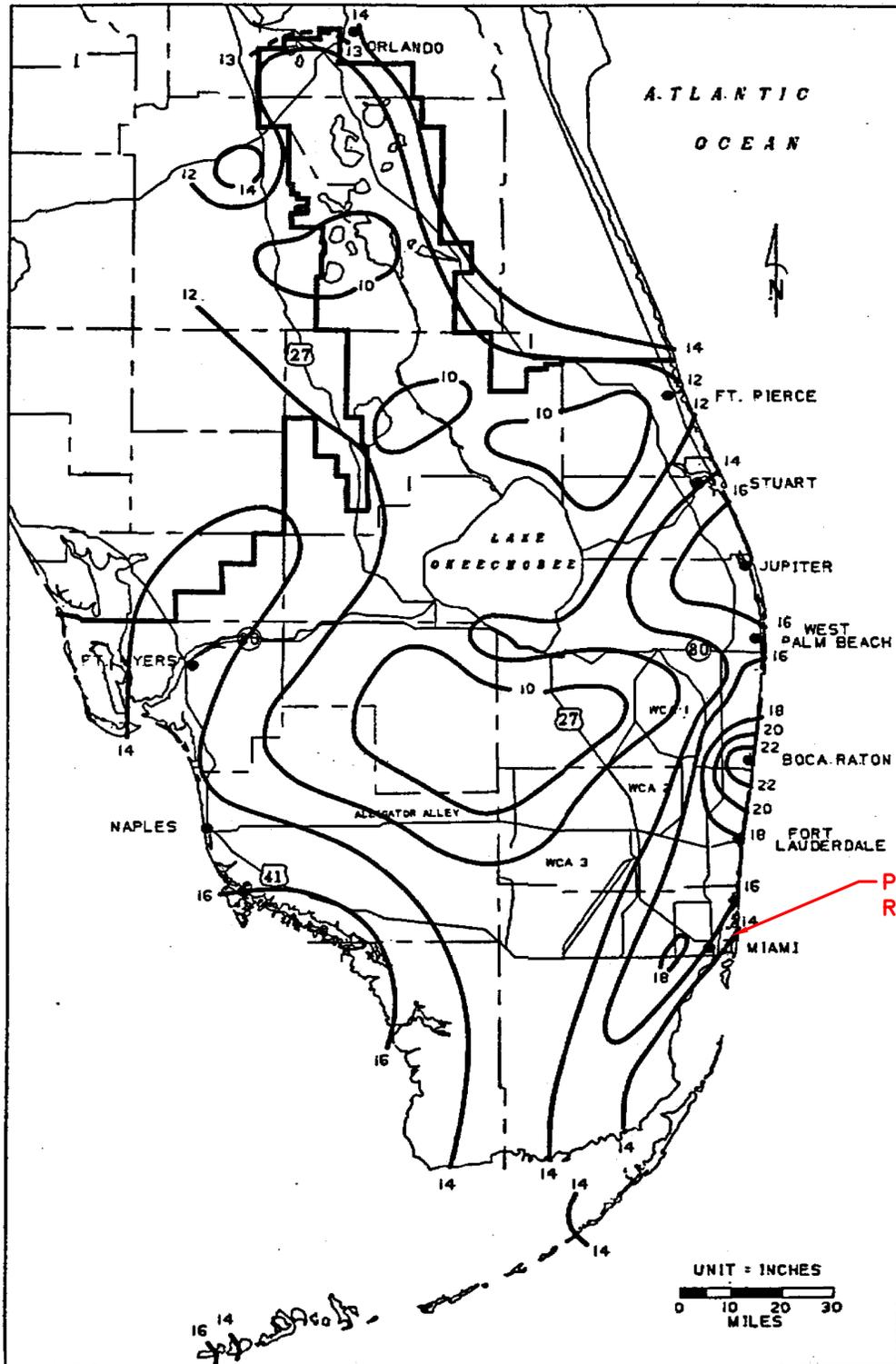


FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD

C-11

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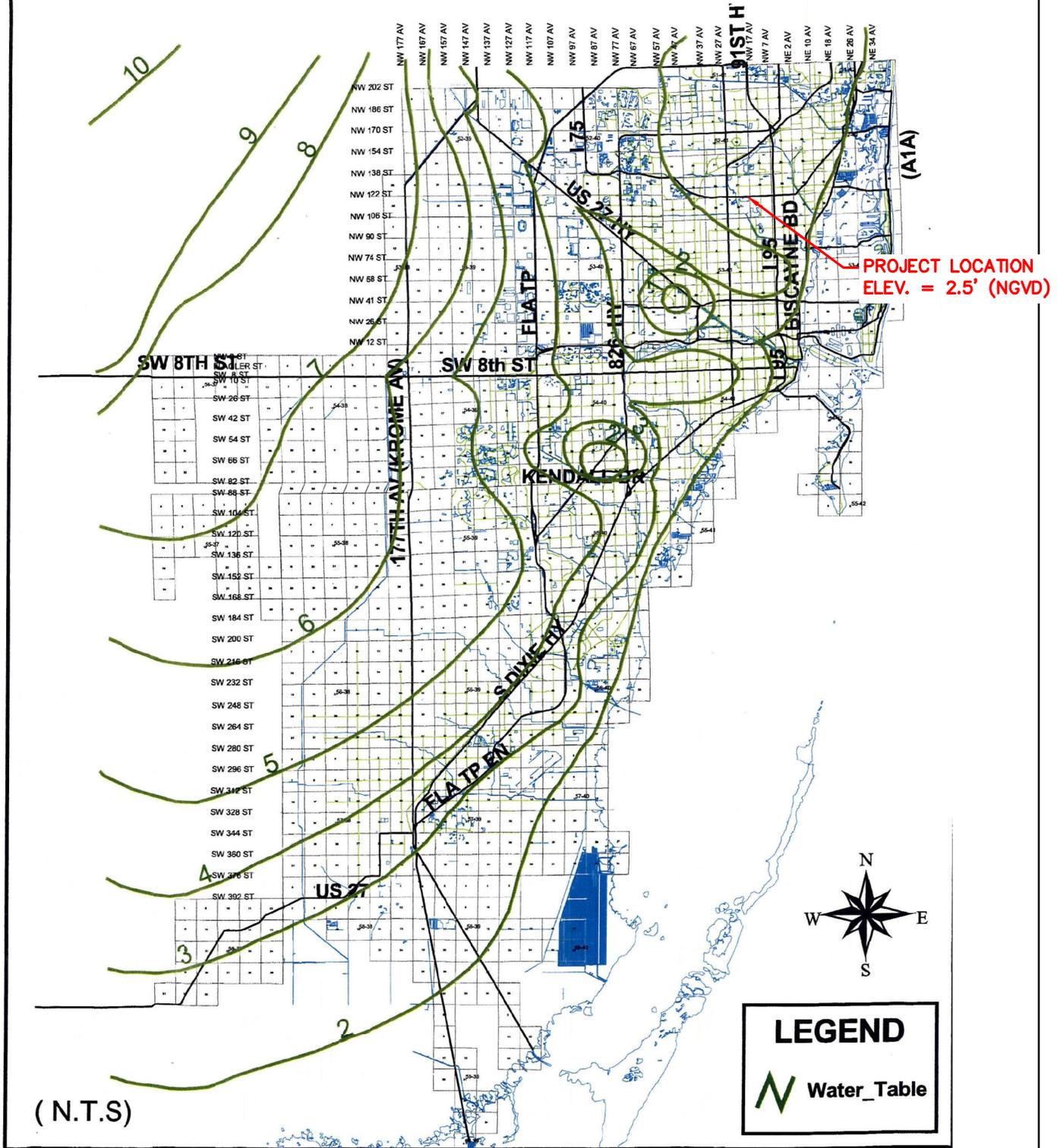
CAUSEWAY VILLAGE
 SFWMD FLOOD CRITERIA MAP
 (3-DAYS:100-YEARS)

SHEET NUMBER

A-6

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MIAMI DADE COUNTY AVERAGE 1999 OCTOBER WATERTABLE



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CAUSEWAY VILLAGE
 MIAMI-DADE COUNTY
 AVERAGE OCTOBER WATER TABLE

SHEET NUMBER

A-7

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Custom Soil Resource Report
 Soil Map



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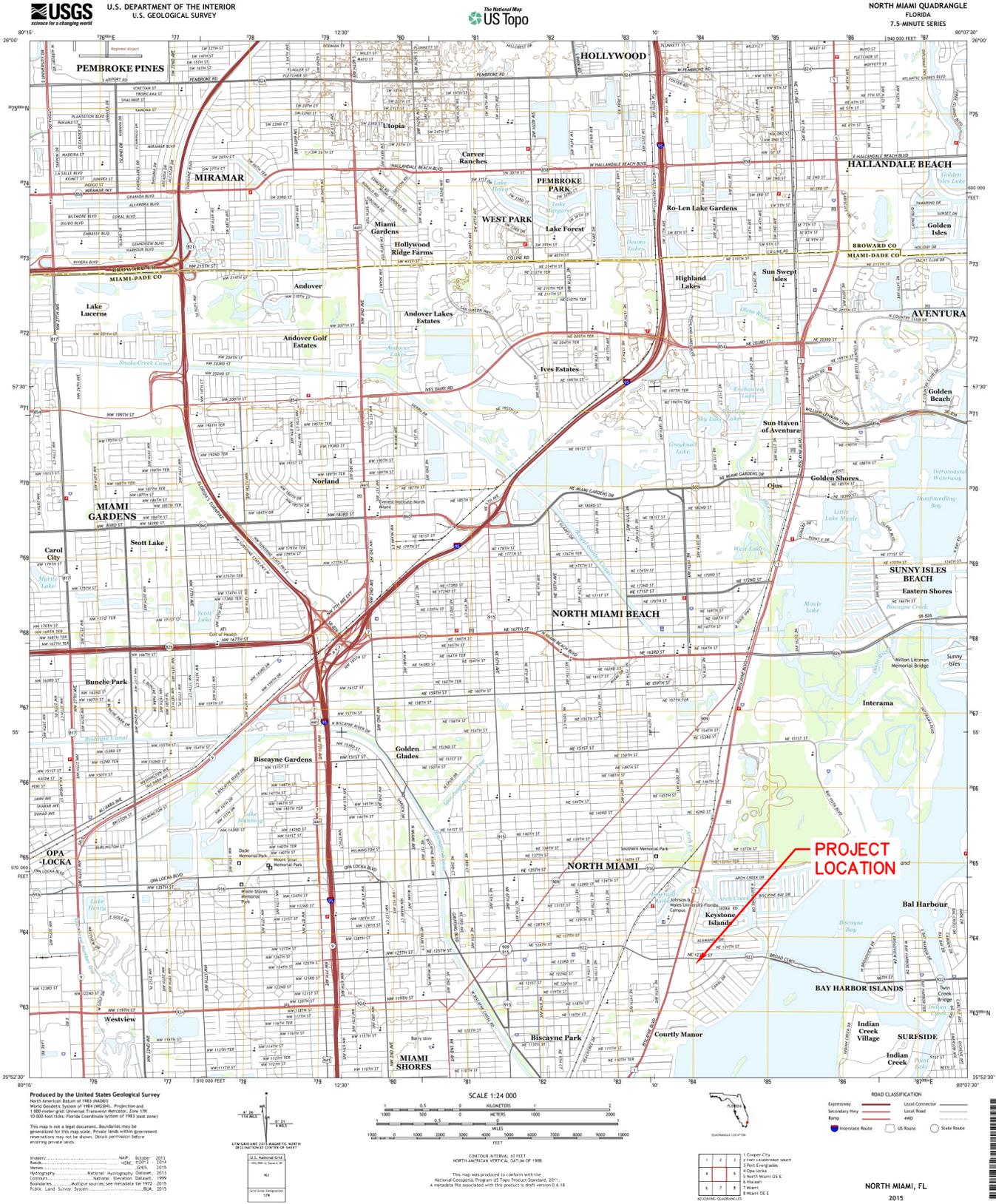
CAUSEWAY VILLAGE

USDA SOIL MAP

SHEET NUMBER

A-8

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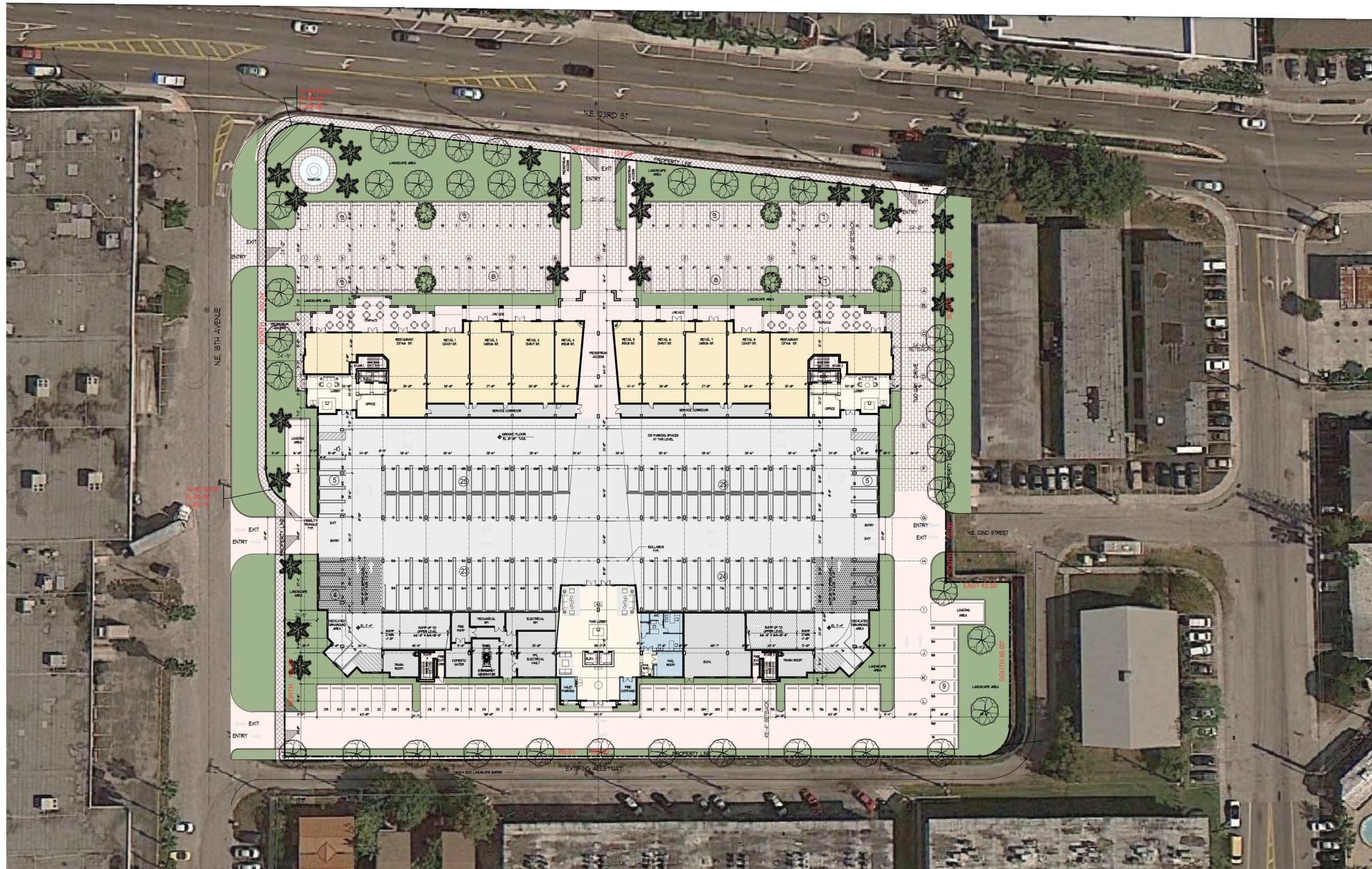
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CAUSEWAY VILLAGE
 USGS QUADRANGLE MAP

SHEET NUMBER
 A-9

Appendix B
Developmental Site Plan

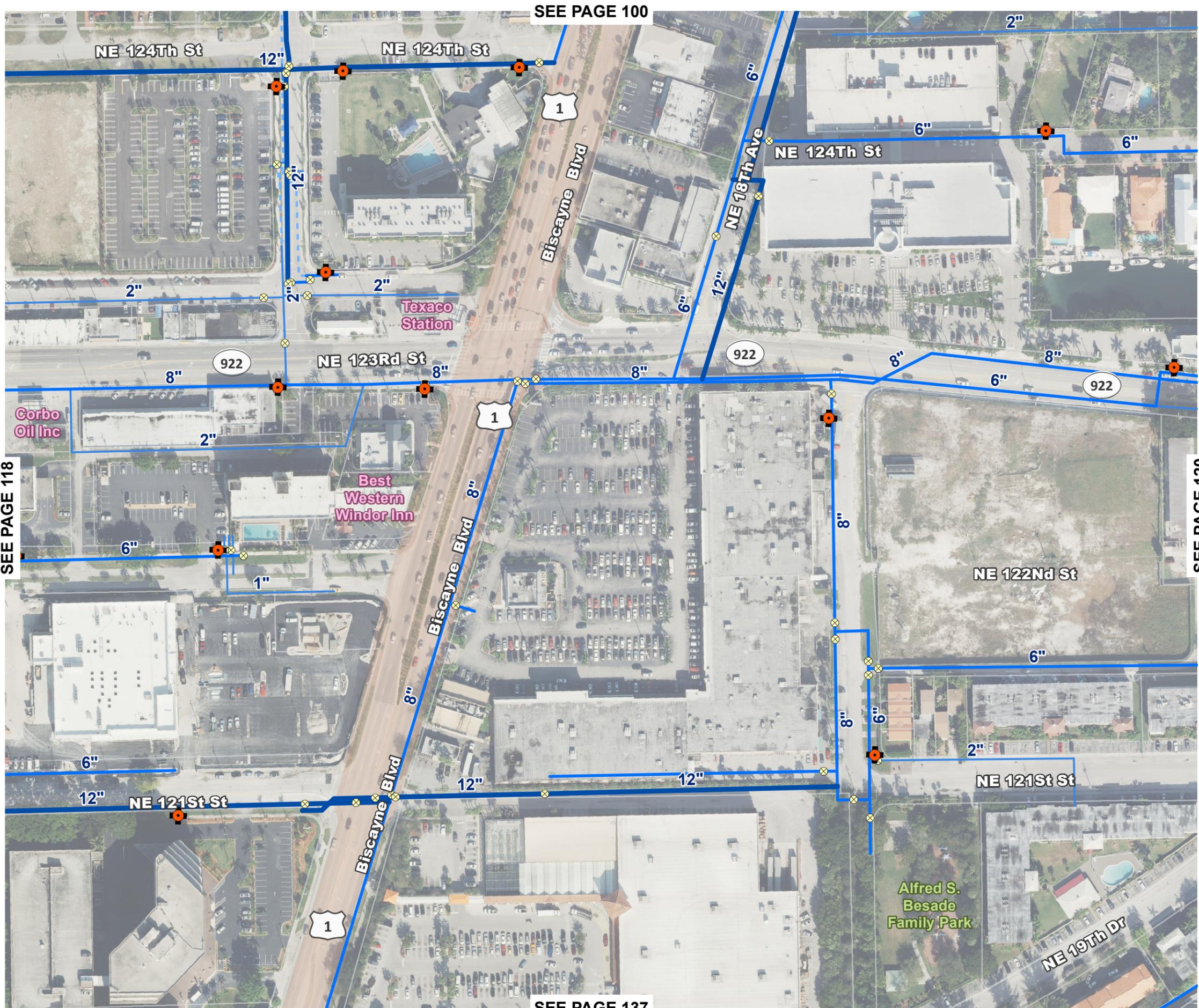


SITE MAP
SCALE: NT6

PROPOSED MIXED-USE DEVELOPMENT
CAUSEWAY VILLAGE
1850 N.E. 123RD ST
NORTH MIAMI, FLORIDA 33161

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Appendix C
City of North Miami Public Works
Department Atlases



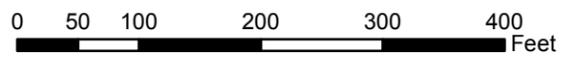
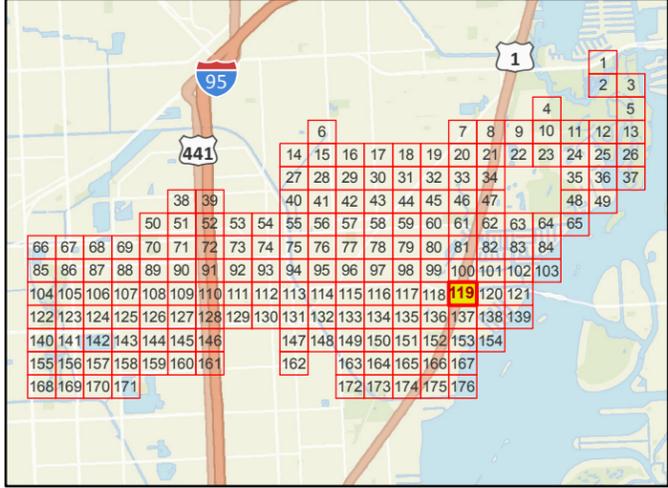
SEE PAGE 100

SEE PAGE 118

SEE PAGE 120

SEE PAGE 137

WATER ATLAS LOCATION MAP



Symbology:

-  Hydrants
-  System Valves
-  Miami-Dade Meter Station
-  Water Treatment Plant

Water Main:

-  12" or larger
-  6" to 10"
-  4" or smaller
-  Water Abandoned Lines

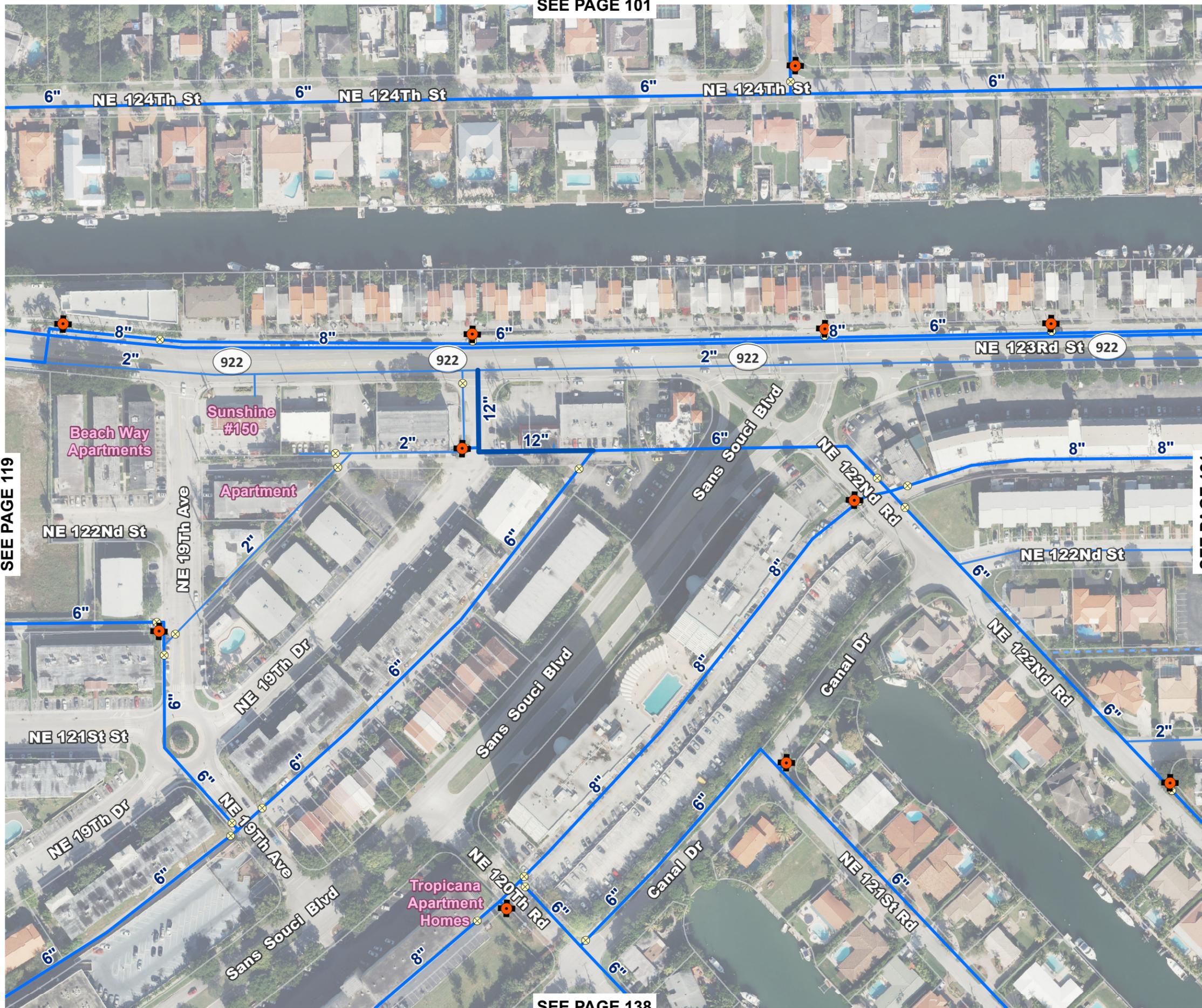
NOTE:
All dimensions and utility locations must be field verified.

CITY OF NORTH MIAMI, FLORIDA
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WATER AND SEWER DIVISION



Date: August, 2016

SEE PAGE 101

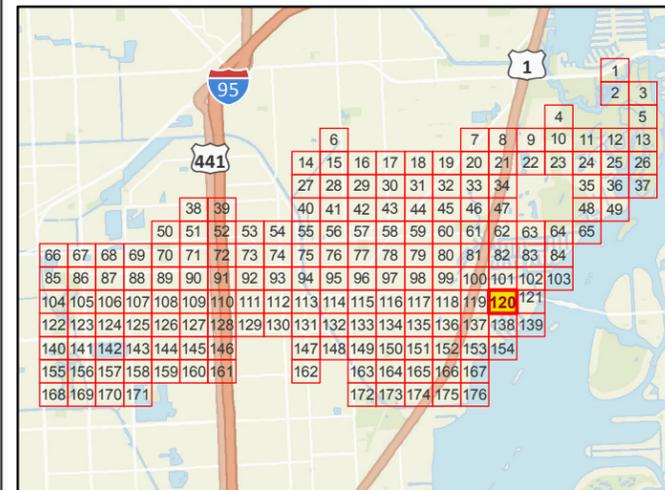


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WATER ATLAS LOCATION MAP



Symbology:

- Hydrants
- System Valves
- Miami-Dade Meter Station
- Water Treatment Plant

Water Main:

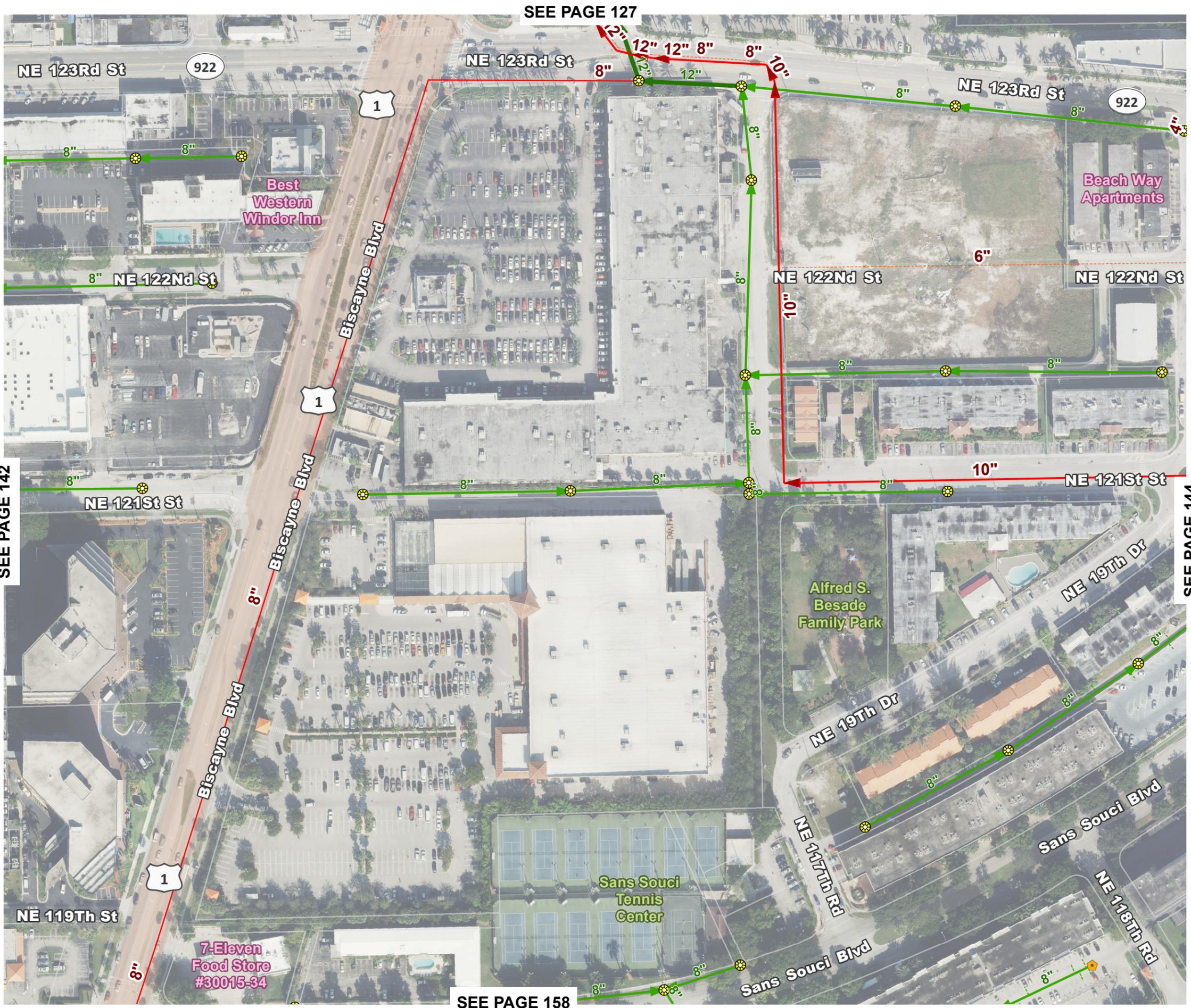
- 12" or larger
- 6" to 10"
- 4" or smaller
- Water Abandoned Lines

NOTE:
All dimensions and utility locations must be field verified.

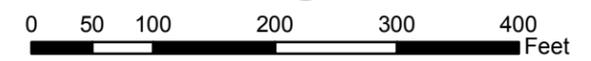
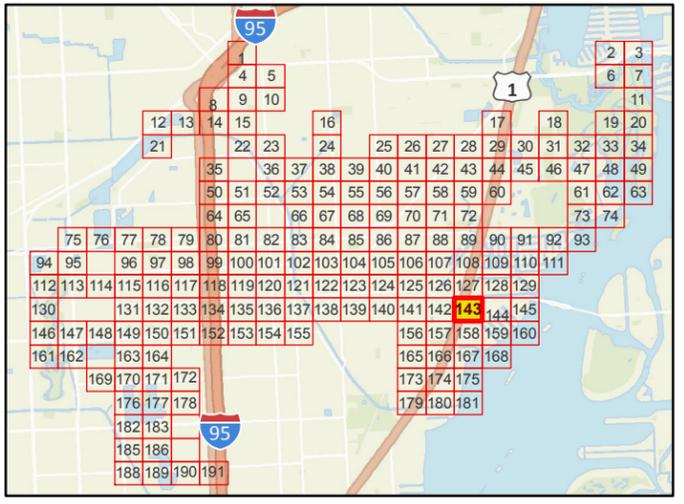
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Date: August, 2016



SANITARY SEWER ATLAS LOCATION MAP



Symbology:

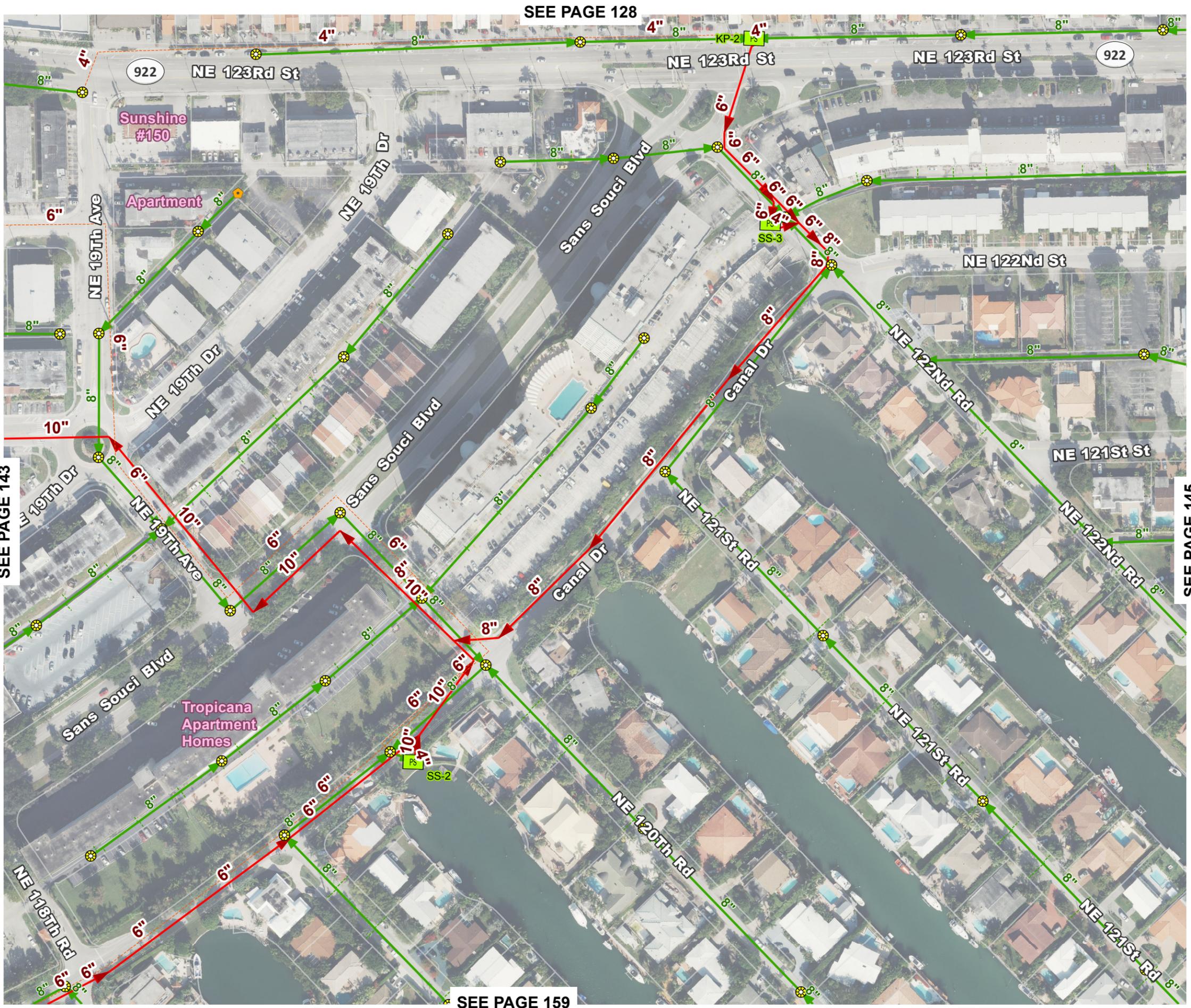
- Sewer Meter / Miami-Dade Connection
- Pump Stations**
- North Miami
- Private
- WASD
- Manhole
- Cleanouts
- Pressurized Main**
- In use
- By-Pass
- Abandoned
- Gravity Main by Diameter:**
- 12" or larger
- 10"
- 8" or smaller
- Laterals

NOTE:
All dimensions and utility locations must be field verified.

CITY OF NORTH MIAMI, FLORIDA
PUBLIC WORKS DEPARTMENT
WATER AND SEWER DIVISION



Date: August, 2016



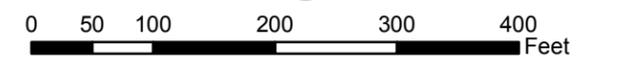
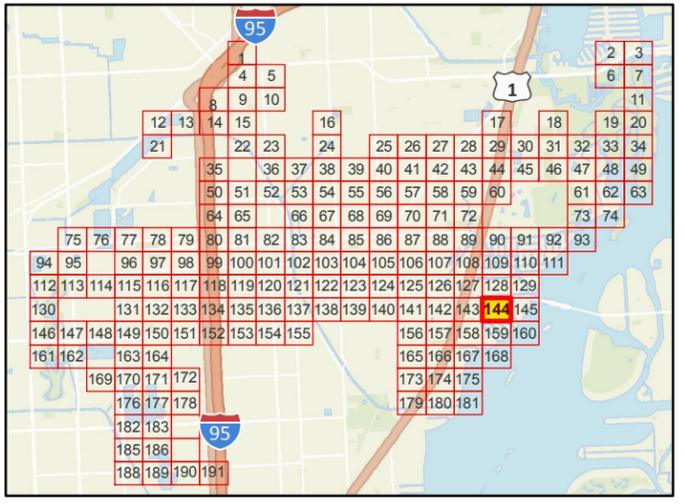
SEE PAGE 128

SEE PAGE 143

SEE PAGE 145

SEE PAGE 159

SANITARY SEWER ATLAS LOCATION MAP



Symbology:

- Sewer Meter / Miami-Dade Connection
- Pump Stations**
 - North Miami
 - Private
 - WASD
 - Manhole
 - Cleanouts
- Pressurized Main**
 - In use
 - By-Pass
 - Abandoned
- Gravity Main by Diameter:**
 - 12" or larger
 - 10"
 - 8" or smaller
 - Laterals

NOTE:
All dimensions and utility locations must be field verified.

CITY OF NORTH MIAMI, FLORIDA
PUBLIC WORKS DEPARTMENT
WATER AND SEWER DIVISION



Date: August, 2016

Appendix D
Preliminary Drainage Calculations

D-1: Water Management Calculations

SURFACE WATER MANAGEMENT CALCULATIONS (S.F.W.M.D. CRITERIA) - RETENTION PROVIDED FOR THE 3 DAY-100 YEAR STOI

I. GIVEN:

A. ACREAGE:

1.	Buildings =	2.00 ac.
2.	Pavement & Others =	1.37 ac.
3.	Pervious Area =	0.77 ac.
4.	Total =	4.14 ac.

II. DESIGN CRITERIA:

A. WATER QUALITY CRITERIA:

1. If a wet detention system, then whichever is the greater of the following:
 - a. The first inch of runoff from the entire project site.
 - b. The amount of 2.5 inches times the percent impervious for the project site.
2. If a dry detention system, then 75% of the volume required for the wet detention system.
3. If a retention system, then 50% of the volume required.
4. If the property is zoned "Commercial", at least 0.5 inches of retention or dry detention pre-treatment will be required.
5. Any detention system shall be designed to discharge no more than 0.5 inches of the detained volume per day.

D-1: Water Management Calculations

B. WATER QUANTITY CRITERIA:

1. DESIGN EVENTS AND RAINFALL AMOUNTS:

- A Design Event for Minimum Road Elevation
 Frequency: 5 year
 Duration: 1 day
 Amount: 6.10 inches
- B Design Event for Minimum Discharge Elevation:
 Frequency: 25 year
 Duration: 3 day
 Amount: 12.00 inches
- C Design Event for Minimum Finish Floor Elevation:
 Frequency: 100 year
 Duration: 3 day
 Amount: 14.00 inches

2. ADDITIONAL DESIGN INFORMATION:

- a. Design Water / Control Elevation: 2.50 NGVD
 (Note: Proposed minimum road elevation must be at least 2 feet above the wet season water table or control elevation.)
- b. Drainage Basin / Canal Number: -
- c. Receiving Body Regulated Stage Elevation: 0.00 NGVD
- d. Design Storm Allowable Discharge: 0.00
- e. Time of Concentration: 0.20 hour
- f. Minimum Discharge:
 Residential projects shall have systems with the calculated ability to discharge by surface flow or subsurface percolation at least 3/8 inch per day.
- g. County Flood Criteria: 6.00 NGVD
- i. FEMA BFE: 8.00 NGVD

III. COMPUTATIONS:

A. WATER QUALITY COMPUTATIONS:

1. Compute the first inch of runoff from the entire developed project site:
 = 1.00 inch X 4.140 acres X (1 foot / 12 inches)
 = **0.345 ac-ft for the first inch of runoff**
2. Compute 2.5 inches times the percent impervious for the developed project site:
 a. Site area for water quality pervious / impervious calculations only:
 = Total Project - (Lake Area + Buildings)
 = 4.140 acres - (0.000 acres + 2.000 acres)
 = **2.140 acres of site area for water quality calculations**
- b. Impervious area for water quality pervious / impervious calculations only:
 = Site area for water quality - Pervious area
 = 2.140 acres - 0.770 acres
 = **1.370 acres of impervious area for water quality calculations**

D-1: Water Management Calculations

- c. Percentage of impervious area for water quality:
 = Impervious area for water quality / Site area for water quality X 100%
 = 1.370 acres / 2.140 acres X 100%
 = **64.02 % Impervious**
- d. For 2.5 inches times the percentage of impervious area:
 = 2.5 inches X 64.02 %
 = **1.600 inches to be treated**
- e. Compute volume required for quality detention:
 = Inches to be treated X (Total Site Area - Lake Area)
 = 1.600 inches X (4.140 acres - 0.000 acres) X (1 foot / 12 inches)
 = **0.552 ac-ft required for detention storage**
3. The first inch of runoff from the entire developed site = 0.345 ac-ft
 2.5 inches times the percentage of impervious area = 0.552 ac-ft

The volume of 0.552 ac-ft controls

4. If the project is zoned "Commercial" or if the project were discharging directly to a sensitive receiving body and is more than 40% impervious, 0.5 inches of dry detention pre-treatment must be provided:
 = 0.5 inches X (Total Site Area - Lake Area)
 = 0.5 inches X (4.140 acres - 0.000 acres) X (1 foot / 12 inches)
 = **0.173 ac-ft required for pre-treatment**
5. Compute credit for using one of the following systems:
- a. Wet detention volume to be provided:
 = Total required detention - Pre-treatment
 = 0.552 ac-ft - 0.173 ac-ft
 = **0.380 ac-ft of volume required for wet detention**
- b. Dry detention volume to be provided (75% of the total required detention volume):
 = Total required detention volume X 75%
 = 0.552 ac-ft X 75%
 = **0.414 ac-ft of volume required for dry detention**
- c. Dry retention volume to be provided (50% of the total required detention volume):
 = Total required detention volume X 50%
 = 0.552 ac-ft X 50%
 = **0.276 ac-ft of volume required for dry retention**

B. SUMMARY OF WATER QUALITY COMPUTATIONS:

Item:	Description:	Quantity
A.1	First inch of runoff from entire project site =	0.345 ac-ft
A.2	2.5 inches times percent impervious =	0.552 ac-ft
A.3	Volume to be treated =	0.552 ac-ft
A.4	Pre-treatment required for commercial site =	0.173 ac-ft
A.5.a	Wet detention volume required =	0.380 ac-ft
A.5.b	Dry detention volume required =	0.414 ac-ft
A.5.c	Dry retention volume required =	0.276 ac-ft
A.5.d	Exfiltration trench volume required =	0.552 ac-ft

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D-1: Water Management Calculations

C. STAGE ELEVATION INFORMATION:

Item:	Description:	S type	Area ac.	Low ft.	High ft.	I %	C %	Total Area %
1	Buildings	V	2.000	9.00	9.00	100	100	48.31
2	Impervious	L	1.37	6.30	7.10	100	100	33.09
3	Pervious	L	0.77	6.30	7.10	0	50	18.60
4	n/a	L				0	50	0.00
5	n/a	V				0	0	0.00
6	n/a	L				0	50	0.00
7	n/a	L				0	50	0.00
8	n/a	L						0.00
9	n/a	L						0.00
10	n/a	L						0.00
11	n/a	V						0.00
Total:			4.14	6.30	9.00	81.40	90.70	100.0
Percentage of water management			0					

* Abbreviations: S = Storage; (V = Vertical Storage & L = Linear Storage)
 I = Impervious
 C = Compaction; (Use the following compaction factors: 0%, 50%, 100%)

D. SCS CURVE NUMBER AND SOIL STORAGE CALCULATIONS:

1. Soil Moisture Storage Table:

Existing Soil Type: **3** DEPRESSIONAL

Depth to Water Table ft.	Cumulative Water Storage (Pre.-Dev.) in.	Compacted Water Storage (Post 50%) in.	Compacted Water Storage (Post 100%) in.
1	0.60	0.53	0.45
2	2.10	1.84	1.58
3	4.40	3.85	3.30
4	6.80	5.95	5.10

2. Available Soil Storage Calculation:

Item:	Description:	Ave. Elev. ft.	S in.	P Area acres	Volume Stored ac-in
1	Buildings	9.00	5.10	0.000	0.00
2	Impervious	6.70	5.10	0.000	0.00
3	Pervious	6.70	5.95	0.770	4.58
4	n/a	0.00	0.00	0.000	0.00
5	n/a	0.00	0.00	0.000	0.00
6	n/a	0.00	0.00	0.000	0.00
7	n/a	0.00	0.00	0.000	0.00
8	n/a	0.00	0.00	0.000	0.00
9	n/a	0.00	0.00	0.000	0.00
10	n/a	0.00	0.00	0.000	0.00
11	n/a	0.00	0.00	0.000	0.00
Total:		6.70	16.15	0.770	4.58

D-1: Water Management Calculations

* Abbreviations: S = Soil Storage
P = Pervious

3. Moisture Storage Calculation (S):
 - = Available soil storage / Total Site Area
 - = 4.58 ac-in / 4.140 acres
 - = **1.11 inches**
4. SCS Curve Number Calculation (CN):
 - = 1000 / (S + 10)
 - = 1000 / (1.107 + 10)
 - = **90**

E. SURFACE STORAGE CALCULATIONS:

1. Stage vs. Storage Calculations:

Stage ft.	STORAGE (ac-ft)												Total ac-ft	
	Item:	1 ac-ft	2 ac-ft	3 ac-ft	4 ac-ft	5 ac-ft	6 ac-ft	7 ac-ft	8 ac-ft	9 ac-ft	10 ac-ft	T ac-ft		
2.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.59	0.59
5.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.59	0.59
5.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.59	0.59
6.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.59	0.59
6.50		0.00	0.03	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.59	0.77
7.00		0.00	0.42	0.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.59	1.54
7.50		0.00	1.10	0.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.59	2.61
8.00		0.00	1.78	1.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.59	3.68
8.50		0.00	2.47	1.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.59	4.75
9.00		0.00	3.15	2.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.59	5.82
9.50		1.00	3.84	2.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.59	7.89
10.00		2.00	4.52	2.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.59	9.96
10.50		3.00	5.21	3.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.59	12.03
11.00		4.00	5.89	3.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.59	14.10
11.50		5.00	6.58	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.59	16.17

* Abbreviations: T = Exfiltration Trench

D-1: Water Management Calculations

F. MINIMUM BUILDING FINISH FLOOR ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 100-Year, 3-Day storm event:
= **14.00 in.**
2. Compute inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(14.00 \text{ in.} - (0.2 X 1.11 \text{ in.}))^2 / (14.00 \text{ in.} + (0.8 X 1.11 \text{ in.}))$
= **12.75 inches of runoff**
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 12.75 inches X 4.140 acres X (1 foot / 12 inches)
= **4.40 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **4.40** ac-ft corresponds to elevation **8.34** NGVD

G. MINIMUM DISCHARGE ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 25-Year, 3-Day storm event:
= **12.00 in.**
2. Compute inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(12.00 \text{ in.} - (0.2 X 1.11 \text{ in.}))^2 / (12.00 \text{ in.} + (0.8 X 1.11 \text{ in.}))$
= **10.77 inches of runoff**
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 10.77 inches X 4.140 acres X (1 foot / 12 inches)
= **3.71 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **3.71** ac-ft corresponds to elevation **8.02** NGVD

H. MINIMUM PARKING LOT ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 5-Year, 1-Day storm event:
= **6.10 in.**
2. Compute inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(6.10 \text{ in.} - (0.2 X 1.11 \text{ in.}))^2 / (6.10 \text{ in.} + (0.8 X 1.11 \text{ in.}))$
= **4.95 inches of runoff**
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 4.95 inches X 4.140 acres X (1 foot / 12 inches)
= **1.71 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **1.71** ac-ft corresponds to elevation **7.08** NGVD

D-2: Water Quantity Calculations

Causeway Village

1850 NE 123rd Street, North Miami, FL. 33161

DRAINAGE CALCULATIONS:
(MASS DIAGRAM – M-DC DRER CRITERIA)

1. Site Data:

Control Water Table Elevation =	2.50	NGVD	(Refer to Appendix A-7, MDC Average October Water Table)
Miami-Dade Flood Criteria Elevation =	6.00	NGVD	(Refer to Appendix A10, MDC Flood Criteria)
F.I.R.M. Base Flood Elevation =	8.00	NGVD	(Refer to Appendix A-3, FEMA Elevation)
Highest Adjacent Road Crown Elevation =	5.42	NGVD	(Per existing grades provided by survey)
Lowest Finish Floor Elevation =	9.00	NGVD	(Design Elevation, Per City of North Miami's FFE Criteria)
Lowest drainage inlet elevation =	6.30	NGVD	

2. Drainage Areas (see Appendix B):

Basin area in acres = A
 Impervious basin area in acres = A_{IMP}
 Pervious basin area in acres = A_{PER}
 Runoff Coefficient Impervious (C_{IMP}) = 0.90
 Runoff Coefficient Pervious (C_{PER}) = 0.30
 Weighted coefficient of runoff $C = [(A_{IMP} \times C_{IMP}) + (A_{PER} \times C_{PER})] / A$
 Total Contributing Area = $C \times A$

Basin	A_{IMP} (acres)	A_{PER} (acres)	A (acres)	C	CA (acres)	Comments
Building Area	2.000	0.000	2.000	0.90	1.80	
Uncovered Area	1.370	0.000	1.370	0.90	1.23	
Landscape	0.000	0.770	0.770	0.30	0.23	
1/2 Building Face	0.003	0.000	0.003	0.90	0.00	
Totals	3.373	0.770	4.143	0.79	3.27	

Total Property Area = 4.14 Acres
 Total Contributing Area = 3.27 Acres

Causeway Village
1850 NE 123rd Street, North Miami, FL. 33161

3. Contributing Areas for Retention:

Basin	A _{imp} (acres)	A _{perv} (acres)	A (acres)	C	CA (acres)	% of Total Runoff Retained Within Basin
Building Area	2.000	0.000	2.000	0.90	1.80	55.10%
Uncovered Area	1.370	0.000	1.370	0.90	1.23	37.74%
Landscape	0.000	0.770	0.770	0.30	0.23	7.07%
1/2 Building Face	0.003	0.000	0.003	0.90	0.00	0.08%
Totals	3.373	0.770	4.143	0.79	3.27	100.00%

Total Basin Areas for Retention = 4.14 Acres
Total Contributing Area for Retention = 3.27 Acres

4. Time required to generate one inch of runoff (per DERM Water Control Section D-4)

$$\text{Rainfall Intensity (I)} = 308.5 / [(48.6 \times F^{-0.11}) + t (0.5895 + F^{-2/3})]$$

$$\text{Frequency (F)} = \underline{25} \text{ years - Frequency Curve}$$

$$Q = CIA, V = Qt; V_{(1 \text{ in.})} = Qt_{(1 \text{ in.})}, t_{(1 \text{ in.})} = \text{Time to generate 1 inch of runoff}$$

$$V_{(1 \text{ in.})} = CIA t_{(1 \text{ in.})}$$

$$1" \times A = CIA t_{(1 \text{ in.})} \quad ; \text{ Solving for } t_{(1 \text{ in.})}, t_{(1 \text{ in.})} = 1" / (IC)$$

$$\text{Time to Generate one inch of run-off } t(\text{in}) = 10.29 \text{ Min.}$$

$$\text{Time to reach the inlet } (t_c) = \underline{10.00} \text{ Min.}$$

$$\text{Total time required to collect 1 inch of runoff} = 20.29 \text{ Min.}$$

$$\underline{\text{Inflow at time required to collect 1 inch of runoff}} = 20.82 \text{ CFS (per table below)}$$

Causeway Village
1850 NE 123rd Street, North Miami, FL. 33161

5. Storm Runoff Calculations:

TIME (MIN.)	CA	RAINFALL INTENSITY (IN/HR)	INFLOW RATE (CFS)	INFLOW VOLUME (CF)
0	3.267	0.00	0.00	0.00
1	3.267	8.86	28.95	1,736.86
2	3.267	8.69	28.37	3,404.75
3	3.267	8.52	27.82	5,007.70
4	3.267	8.35	27.29	6,549.43
5	3.267	8.20	26.78	8,033.38
6	3.267	8.05	26.29	9,462.75
7	3.267	7.90	25.81	10,840.47
8	3.267	7.76	25.35	12,169.31
9	3.267	7.63	24.91	13,451.83
10	3.267	7.50	24.48	14,690.40
11	3.267	7.37	24.07	15,887.24
12	3.267	7.25	23.67	17,044.43
13	3.267	7.13	23.29	18,163.90
14	3.267	7.01	22.91	19,247.47
15	3.267	6.90	22.55	20,296.85
16	3.267	6.80	22.20	21,313.61
20.29	3.267	6.37	20.82	25,337.57
17	3.267	6.69	21.86	22,299.27
18	3.267	6.59	21.53	23,255.23
19	3.267	6.49	21.21	24,182.80
20	3.267	6.40	20.90	25,083.24
21	3.267	6.31	20.60	25,957.71
22	3.267	6.22	20.31	26,807.33
23	3.267	6.13	20.02	27,633.15
24	3.267	6.05	19.75	28,436.13

Peak Runoff Rate for Design

Causeway Village
1850 NE 123rd Street, North Miami, FL. 33161

6. Drainage Well Design:

*Design well specific capacity: 500 GPM/ft-head
Cased depth of well: 60 feet

Well I.D. No.	Lowest Collection Point (NGVD)	Design Ground Water Elev. (NGVD)	Headloss due to Salinity and Friction (ft-head)	Head Acting on Well (ft-head)	Well Discharge Rate (CFS)	Well Structure Interior Dimensions		Peak Runoff Rate Routed to Well		Detention Volume @ 90 sec. (CF)	Minimum Required "H" (ft.)	Structure Storage Volume (CF)	Safety Factors with/without Storage		Well I.D. No.	Internal Dimensions of Drainage Well Structure					Max. Top of Casing Elevation (inches)
						W (ft.)	L (ft.)	(%)	(CFS)				with	w/out		W	X	Y	Z	H	
1	6.30	2.50		3.80	4.23	4.00	8.50	10.00%	2.08	187.34	5.51	187.34	2.20	2.03	1	4.00'	4.00'	4.00'	7.93'	5.51'	2.47
2	6.30	2.50		3.80	4.23	4.00	8.50	10.00%	2.08	187.34	5.51	187.34	2.20	2.03	2	4.00'	4.00'	4.00'	7.93'	5.51'	2.47
3	6.30	2.50		3.80	4.23	4.00	8.50	10.00%	2.08	187.34	5.51	187.34	2.20	2.03	3	4.00'	4.00'	4.00'	7.93'	5.51'	2.47
4	6.30	2.50		3.80	4.23	4.00	8.50	10.00%	2.08	187.34	5.51	187.34	2.20	2.03	4	4.00'	4.00'	4.00'	7.93'	5.51'	2.47
5	6.30	2.50		3.80	4.23	4.00	8.50	10.00%	2.08	187.34	5.51	187.34	2.20	2.03	5	4.00'	4.00'	4.00'	7.93'	5.51'	2.47
6	6.30	2.50		3.80	4.23	4.00	8.50	10.00%	2.08	187.34	5.51	187.34	2.20	2.03	6	4.00'	4.00'	4.00'	7.93'	5.51'	2.47
7	6.30	2.50		3.80	4.23	4.00	8.50	10.00%	2.08	187.34	5.51	187.34	2.20	2.03	7	4.00'	4.00'	4.00'	7.93'	5.51'	2.47
8	6.30	2.50		3.80	4.23	4.00	8.50	10.00%	2.08	187.34	5.51	187.34	2.20	2.03	8	4.00'	4.00'	4.00'	7.93'	5.51'	2.47
9	6.30	2.50		3.80	4.23	4.00	8.50	10.00%	2.08	187.34	5.51	187.34	2.20	2.03	9	4.00'	4.00'	4.00'	7.93'	5.51'	2.47
10	6.30	2.50		3.80	4.23	4.00	8.50	10.00%	2.08	187.34	5.51	187.34	2.20	2.03	10	4.00'	4.00'	4.00'	7.93'	5.51'	2.47
Total Well Discharge Rate (CFS)					42.33	Total % Runoff			100.00%	20.82	Total Storage (CF)		1873.36								

Causeway Village

1850 NE 123rd Street, North Miami, FL. 33161

6. Specific Capacities for Existing Drainage Wells in Close Proximity to the Project:

Date	Address	Facility ID	LAT	LON	Cased depth (ft.)	Uncased depth (ft.)	GPM/ft. drawdown
5/14/2002	12055 BISCAYNE BLVD	89404-1	25°52'16"N	80°10'57"W	122	136	450
5/14/2005	12055 BISCAYNE BLVD	89404-2	25°52'16"N	80°10'57"W	40	58	350
5/14/2008	12055 BISCAYNE BLVD	89404-3	25°52'16"N	80°10'57"W	50	66	550
5/14/2011	12055 BISCAYNE BLVD	89404-4	25°52'16"N	80°10'57"W	50	74	400
5/14/2014	12055 BISCAYNE BLVD	89404-5	25°52'16"N	80°10'57"W	50	77	600
5/14/2017	12055 BISCAYNE BLVD	89404-6	25°52'16"N	80°10'57"W	48	70	380
5/14/2020	12055 BISCAYNE BLVD	89404-7	25°52'16"N	80°10'57"W	60	82	360
5/14/2023	12055 BISCAYNE BLVD	89404-8	25°52'16"N	80°10'57"W	50	76	600

D-3: Water Quality Calculations

DESIGN CRITERIA

Design Water Table Elevation = 2.50
 Lowest Inlet Rim Elevation on Site = 6.30
 Impervious Area Coefficient of Runoff = 0.90
 Pervious Area Coefficient of Runoff = 0.30
 Design Storm = 5 yr-24 hr
 Storm Intensity (in/hr), I = 6.10

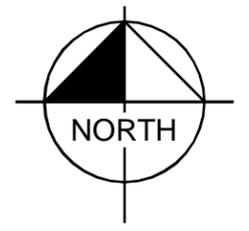
A. DRAINAGE AREAS		1	
STRUCTURE ID	OVERALL		
Total Developed Site Area (ac)	4.14		
Total Roof Area (ac)	2.00		
Total Lake Area (ac)	0.00		
Total Pervious (ac)	0.77		
Total Impervious Area (ac)	1.37		
D. WATER QUALITY			
1. Compute the first inch of runoff from the entire developed project site. $V_1 = I \times \text{Total Developed Site Area}$			
V_1 (ac-ft)	0.35		
2. Compute 2.5 times the percent impervious for the developed project site:			
Site Area = Total - (Lake + Roof)	2.14		
Impervious Area = Site Area - Green	1.37		
% Impervious = Impervious Area/Site Area	64%		
$V_2 = 2.5 \times \% \text{ Impervious} \times \text{Site Area}$			
V_2 (ac-ft)	0.55		
3. The controlling volume is			
	0.55		
E. VOLUME FOR TRENCH DESIGN			
Volume for Trench Design (ac-ft)	0.55		
F. TRENCH SECTION			
Inlet Elevation	6.00		
Design Water Table	2.50		
Depth of Trench (ft)	15		
Bottom of Trench	-10.83		
Pipe Diameter (in)	18		
Top of Trench Elevation	4.17		
Top of Pipe Elevation	3.00		
H_2 (ft)	3.33		
D_u (ft)	1.67		
D_s (ft)	13.33		
W (ft)	8.0		
G. PERCOLATION TEST RESULTS			
K_1 (cfs/ft ² -ft Head)	4.25E-05		
K_{Average} (cfs/ft ² -ft Head)	Average 4.25E-05		
H. TRENCH LENGTH CALCULATION			
BASIN ID	OVERALL		
Calculated Length (ft)	92.253		
Miami-Dade County Safety Factor	2		
Required Length (ft)	185		
Provided Length (ft)	200		

Appendix E
Preliminary Civil Design

Plotted By: Martinez, Guismally Sheet Set: Kina Layout: Layout1 August 30, 2016 10:24:19am K:\CRG_Civil\043297001 1850 NE 123rd Street\CIVIL_ENGINEERING\Drainage\Preliminary Design.dwg

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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 FAX: (305) 740-5443
 E-MAIL: info@beharfont.com



PROPOSED MIXED-USE DEVELOPMENT
CAUSEWAY VILLAGE
 1850 NE 123RD ST
 NORTH MIAMI, FLORIDA 33161
 © 2016 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

- LEGEND:**
- EXIST. PIPE
 - EXIST. MANHOLE
 - PROP. WATER PIPE
 - PROP. SAN. PIPE
 - PROP. DRAINAGE WELL
 - PROP. EXFILTRATION TRENCH

DATE: 12-16-13
 PROJECT NO: 13-020
 DRAWING NAME:
 SHEET NO:
A-1.0



A=60°00'00"
 R=25.00'
 L=26.18'

A=90°00'00"
 R=20.00'
 L=31.42'

CONNECT PROP. 6" DIP LATERAL TO EXIST. 8" WATERMAIN WITH PROP. 8"x6" TEE

CONNECT PROP. 8" VCP LATERAL TO EXIST. SEWER MANHOLE

Kimley»Horn
 © 2016 KIMLEY-HORN AND ASSOCIATES, INC.
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 PHONE: 305-673-2025
 WWW.KIMLEY-HORN.COM CA 00000696

CAUSEWAY VILLAGE
 1850 NE 123RD STREET

PRELIMINARY CIVIL DESIGN

SHEET NUMBER
E

Appendix F
Trip Generation Analysis



August 29, 2016

Mr. Irwin Tauber
Taubco
9551 East Bay Harbor Drive
Bay Harbor, Florida 33154

**Re: Causeway Village
North Miami, Florida
Trip Generation Analysis**

Dear Mr. Tauber:

Kimley-Horn and Associates, Inc. has performed a trip generation analysis for the proposed Causeway Village development located along NE 123rd Street between NE 18th Avenue and NE 19th Avenue in North Miami, Florida. The site is currently vacant. The proposed development includes 297 residential apartment units, 10,332 square feet of specialty retail, and 5,149 square feet of restaurant. A conceptual site plan is provided in Attachment A.

A trip generation analysis was conducted using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 9th Edition. The trip generation analysis utilized ITE Land Use Codes (LUC) 220 (Apartment), 826 (Specialty Retail Center), and 932 (High-Turnover [Sit-Down] Restaurant) for the proposed development.

A multimodal (public transit and bicycle) reduction of 10 percent (10%) was applied to the A.M. and P.M. peak hour trip generation calculations to account for the urban character of the area.

Internal capture is expected between the complementary land uses within the project. Internal capture trips for the project were determined based upon methodology contained in the ITE's, *Trip Generation Handbook*, 3rd Edition. Internal capture rates of 19.0 percent (19.0%) for the daily trip generation, 7.6 percent (7.6%) for the A.M. peak hour trip generation, and 23.2 percent (23.2%) for the P.M. peak hour trip generation are expected for the proposed development.

Pass-by capture trip rates were determined based on average rates provided in the ITE's *Trip Generation Handbook*, 3rd Edition. The pass-by rate applied to the proposed retail space is 34 percent (34%) and the pass-by rate applied to the proposed restaurant space is 43 percent (43%) for P.M. peak hour trip generation.

The proposed development is expected to generate 2,228 daily trips, 170 A.M. peak hour trips, and 175 P.M. peak hour trips as shown in Table 1. Detailed trip generation calculations are contained in Attachment B.

Daily Trip Generation	A.M. Peak Hour Trip Generation	P.M. Peak Hour Trip Generation
2,228	170	175

If you have any questions regarding this analysis please feel free to contact me.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Omar Kanaan, P.E.

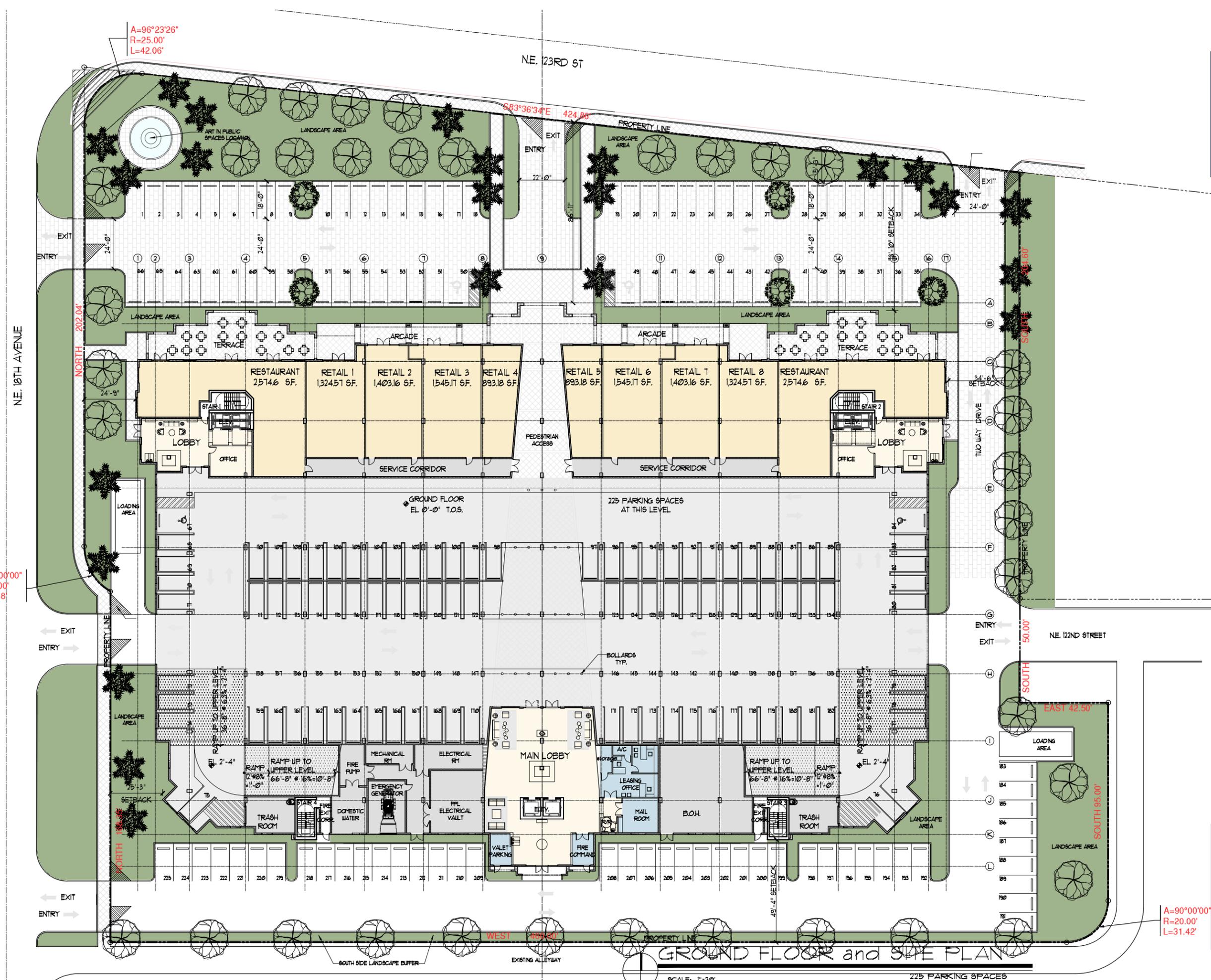
Attachments



Omar Kanaan, P.E.
Florida Registration Number 81433
Kimley-Horn and Associates, Inc.
600 North Pine Island Road, Suite 450
Plantation, Florida 33324
CA # 00000696

O:\Omark\Causeway Village\08 29 16_Causeway Village Trip Gen Letter.docx

Attachment A



A=60°00'00"
 R=25.00'
 L=26.18'

A=96°23'26"
 R=25.00'
 L=42.06'

A=90°00'00"
 R=20.00'
 L=31.42'

GROUND FLOOR and SITE PLAN

SCALE: 1"=20'

225 PARKING SPACES

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Attachment B

TRIP GENERATION

DAILY TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		GROSS VOLUMES			MULTIMODAL REDUCTION FACTOR		EXTERNAL TRIPS			INTERNAL CAPTURE		EXTERNAL TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PR Trips	In	Out	Total
					In	Out																		
1 Apartment	9	220	297	du	50%	50%	962	961	1,923	10.0%	192	866	865	1,731	8.9%	154	791	786	1,577	0.0%	0	791	786	1,577
2 Specialty Retail Center	9	826	10,332	ksf	50%	50%	240	240	480	10.0%	48	216	216	432	41.7%	180	124	128	252	0.0%	0	124	128	252
3 High-Turnover (Sit-Down) Restaurant	9	932	5,149	ksf	50%	50%	327	328	655	10.0%	66	294	295	589	32.3%	190	199	200	399	0.0%	0	199	200	399
4																								
5																								
6																								
7																								
8																								
9																								
10																								
11																								
12																								
Total:							1,529	1,529	3,058	10.0%	306	1,376	1,376	2,752	19.0%	524	1,114	1,114	2,228	0.0%	0	1,114	1,114	2,228

ITE Code	Equation
220	$Y=6.06*(X)+123.56$
826	$Y=42.78*(X)+37.66$
932	$Y=127.15(X)$

AM PEAK HOUR TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		GROSS VOLUMES			MULTIMODAL REDUCTION FACTOR		EXTERNAL TRIPS			INTERNAL CAPTURE		EXTERNAL TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PR Trips	In	Out	Total
					In	Out																		
1 Apartment	9	220	297	du	20%	80%	30	119	149	10.0%	15	27	107	134	5.2%	7	26	101	127	0.0%	0	26	101	127
2 Specialty Retail Center	9	826	10,332	ksf	0%	0%	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0
3 High-Turnover (Sit-Down) Restaurant	9	932	5,149	ksf	55%	45%	31	25	56	10.0%	6	28	22	50	14.0%	7	22	21	43	0.0%	0	22	21	43
4																								
5																								
6																								
7																								
8																								
9																								
10																								
11																								
12																								
Total:							61	144	205	10.0%	21	55	129	184	7.6%	14	48	122	170	0.0%	0	48	122	170

ITE Code	Equation
220	$Y=0.49*(X)+3.73$
826	(1)
932	$Y=10.81(X)$

Note: (1) LUC 826 (Specialty Retail Center) assumed to be closed during the A.M. peak hour.

PM PEAK HOUR TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		DRIVEWAY VOLUMES			MULTIMODAL REDUCTION FACTOR		EXTERNAL TRIPS			INTERNAL CAPTURE		EXTERNAL TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PR Trips	In	Out	Total
					In	Out																		
1 Apartment	9	220	297	du	65%	35%	118	63	181	10.0%	18	106	57	163	9.2%	15	97	51	148	0.0%	0	97	51	148
2 Specialty Retail Center	9	826	10,332	ksf	44%	56%	20	26	46	10.0%	5	18	23	41	53.7%	22	9	10	19	34.0%	6	6	7	13
3 High-Turnover (Sit-Down) Restaurant	9	932	5,149	ksf	60%	40%	31	20	51	10.0%	5	28	18	46	45.7%	21	17	8	25	43.0%	11	9	5	14
4																								
5																								
6																								
7																								
8																								
9																								
10																								
11																								
12																								
Total:							169	109	278	10.0%	28	152	98	250	23.2%	58	123	69	192	6.9%	17	112	63	175

ITE Code	Equation
220	$Y=0.55*(X)+17.65$
826	$Y=2.4*(X)+21.48$
932	$Y=9.85(X)$

Internal Capture Reduction Calculations

Methodology for A.M. Peak Hour and P.M. Peak Hour
based on the *Trip Generation Handbook*, 3rd Edition, published by the Institute of Transportation Engineers

Methodology for Daily
based on the average of the Unconstrained Rates for the A.M. Peak Hour and P.M. Peak Hour

SUMMARY (PROPOSED)

GROSS TRIP GENERATION							
INPUT	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
	Office						
	Retail	216	216			18	23
	Restaurant	294	295	28	22	28	18
	Cinema/Entertainment						
	Residential	866	865	27	107	106	57
	Hotel						
		1,376	1,376	55	129	152	98
INTERNAL TRIPS							
OUTPUT	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
	Office	0	0	0	0	0	0
	Retail	92	88	0	0	9	13
	Restaurant	95	95	6	1	11	10
	Cinema/Entertainment	0	0	0	0	0	0
	Residential	75	79	1	6	9	6
	Hotel	0	0	0	0	0	0
		262	262	7	7	29	29
OUTPUT	<i>Total % Reduction</i>	19.0%		7.6%		23.2%	
	Office						
	Retail	41.7%				53.7%	
	Restaurant	32.3%		14.0%		45.7%	
	Cinema/Entertainment						
	Residential	8.9%		5.2%		9.2%	
Hotel							
EXTERNAL TRIPS							
OUTPUT	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
	Office	0	0	0	0	0	0
	Retail	124	128	0	0	9	10
	Restaurant	199	200	22	21	17	8
	Cinema/Entertainment	0	0	0	0	0	0
	Residential	791	786	26	101	97	51
	Hotel	0	0	0	0	0	0
		1,114	1,114	48	122	123	69

City of North Miami - 2036 Future Land Use Map

Legend

- City of North Miami Boundary
- NRO Boundary (130 Ft, 90 DU/AC)
- Planned Corridor Development Overlay (As Defined By Policy 1.18.3)
- Planned Community Urban Design Overlay (450 Ft, 40 DU/AC)
- Biscayne Park Height Transition Zone

Future Land Use

- Central Business Commercial (150 ft.)
- Commercial / Office (55 ft.)
- Residential Office (35 ft.)
- Community Facility (55 ft.)
- Community Facility-University (110 ft.)
- Conservation
- High Density Residential (110 ft., 25 DU/AC)
- Bayshore Zone (115 ft, 100 DU/AC)
- Low Density Residential (35 ft., 5.1 DU/AC)
- Low-Medium Density Residential (35 ft., 12 DU/AC)
- Medium Density Residential (75 ft., 16.3 DU/AC)
- Mixed Use Low (55 ft., 25 DU/AC)
- Mixed Use Medium (75 ft., 40 DU/AC)
- Mixed Use High (110 Ft, 45 DU/AC)
- Industrial
- Open Space / Recreation
- Utility
- Water
- Wetlands