

# **Town of Miami Lakes, Florida**

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## **AGENDA**

### **Special Meeting**

**January 24, 2017**

**5:00 PM**

**Government Center**

**6601 Main Street**

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Moment of Silence**
- 5. Public Comments**

All comments or questions from the attending public to the Council shall be directed to the Mayor, in a courteous tone. No person other than the Council and the person recognized by the Mayor as having the floor, shall be permitted to enter into discussion without the permission of the Mayor. To ensure the orderly conduct and efficiency of the meeting, public comments shall be limited to three (3) minutes maximum per person; however, the Mayor may authorize the extension of the aforesaid time frame, and any extension shall apply to other individuals speaking on the same subject.

No clapping, applauding, heckling, verbal outburst in support of, or in opposition to a speaker or his/her remarks shall be permitted. Should a member of the audience become unruly, or behave in any manner that disrupts the orderly and efficient conduct of the meeting, the Mayor is given the right and the authority to require such person to leave the Council Chambers.

As a courtesy to others, all electronic devices must be set to silent mode to avoid disruption of the proceedings.

## **6. Resolutions**

**A. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, REQUESTING ONE HUNDRED PERCENT (100%) OF ALL TRAFFIC IMPACT FEES COLLECTED BY MIAMI-DADE COUNTY FROM ANY PROJECTS TO BE BUILT INSIDE THE BOUNDARIES OF I-75 TO THE EAST, THE FLORIDA TURNPIKE TO THE NORTH AND WEST, AND NW 170 STREET TO THE SOUTH, TO BE SOLELY ALLOCATED FOR INFRASTRUCTURE PROJECTS WITHIN INCORPORATED AND UNINCORPORATED AREAS MOST ADJACENT TO THOSE PROJECTS, AND LOCATED WITHIN BENEFIT IMPROVEMENT DISTRICT THREE IN NORTHWEST MIAMI-DADE COUNTY; FURTHER REQUESTING SPECIFIED PROJECTS AS IDENTIFIED IN ATTACHMENT "A", AND AS ADOPTED IN THE TOWN OF MIAMI LAKES COMPREHENSIVE DEVELOPMENT MASTER PLAN BE INCLUDED IN THE MIAMI-DADE COUNTY METROPOLITAN PLANNING ORGANIZATION'S TRANSPORTATION IMPROVEMENT PLAN SO AS TO BE ELIGIBLE FOR FUNDING PROVIDED THEREBY; REQUESTING A SHARE OF FUTURE TAX REVENUE PAID TO MIAMI-DADE COUNTY AS A RESULT OF ANY**

**PROJECTS TO BE BUILT INSIDE THE BOUNDARIES OF I-75 TO THE EAST, THE FLORIDA TURNPIKE TO THE NORTH AND WEST, AND NW 170 STREET TO THE SOUTH, BE SHARED WITH THE TOWN OF MIAMI LAKES TO FUND MOBILITY PROJECTS AIMED AT ALLEVIATING TRAFFIC AS FURTHER DESCRIBED AT ATTACHMENT "B"; AND PROVIDING FOR AN EFFECTIVE DATE. (Cid, Lama, Daubert)**

## **7. Adjournment**

This meeting is open to the public. A copy of this Agenda and the backup therefore, has been posted on the Town of Miami Lakes Website at [www.miamilakes-fl.gov](http://www.miamilakes-fl.gov) and is available at Town Hall, 6601 Main Street, Miami Lakes 33014. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact Town Hall at 305-364-6100 two days prior to the meeting.

Anyone wishing to appeal any decision made by the Miami Lakes Town Council with respect to any matter considered at this meeting or hearing will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based.

Any member of the public wishing to speak on a public hearing matter on this Agenda or under public comments for items not on this Agenda, should fill out a speaker card and provide it to the Town Clerk, prior to commencement of the meeting. Any person presenting documents to the Town Council should provide the Town Clerk with a minimum of 12 copies.



## **Town of Miami Lakes Memorandum**

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**To:** Honorable Mayor and Town Councilmembers

**From:** Alex Rey, Town Manager

**Subject:** Regional Road Impact Fees

**Date:** January 24, 2017

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### **Recommendation:**

Approve the attached resolution requesting that 100% of all the impact fees from any projects to be built inside the boundaries of I-75 to the east, Florida Turnpike to the north and west and NW 170 Street to the south, stay in Northwest Miami-Dade County to alleviate the impact on regional roads and public services; and that the Town of Miami Lakes receive a percentage of all recurring tax revenue on an annual bases to fund strategic mobility initiatives identified in Attachment "B". In addition, mobility projects identified in Attachment "A" are to be included in the Metropolitan Planning Organization's (MPO) Transportation Improvement Plan (TIP).

### **Background:**

At the January 17, 2017 Regular Council Meeting, Mayor Cid introduced the following new business item for discussion:

I would like to pass a formal resolution requesting that 100% of all the impact fees from the proposed American Dream Mall project stay in Northwest Miami-Dade County, both in the incorporated areas and unincorporated areas, to alleviate the impact on our roads and public services. Additionally, to assist us in dealing with the day-to-day traffic impact, Miami Lakes should receive a percentage of all recurring revenue on a yearly basis to fund our strategic transportation initiatives which will hopefully alleviate the proposed mall's impact for Miami Lakers.

### **Attachments:**

[Resolution](#)

[Attachment A: MPO Projects](#)

[Attachment B: Letter and TML Mobility Initiatives](#)

[Attachment C: Map](#)

**RESOLUTION NO.17-\_\_\_\_\_**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, REQUESTING ONE HUNDRED PERCENT (100%) OF ALL TRAFFIC IMPACT FEES COLLECTED BY MIAMI-DADE COUNTY FROM ANY PROJECTS TO BE BUILT INSIDE THE BOUNDARIES OF I-75 TO THE EAST, THE FLORIDA TURNPIKE TO THE NORTH AND WEST, AND NW 170 STREET TO THE SOUTH, TO BE SOLELY ALLOCATED FOR INFRASTRUCTURE PROJECTS WITHIN INCORPORATED AND UNINCORPORATED AREAS MOST ADJACENT TO THOSE PROJECTS, AND LOCATED WITHIN BENEFIT IMPROVEMENT DISTRICT THREE IN NORTHWEST MIAMI-DADE COUNTY; FURTHER REQUESTING SPECIFIED PROJECTS AS IDENTIFIED IN ATTACHMENT “A”, AND AS ADOPTED IN THE TOWN OF MIAMI LAKES COMPREHENSIVE DEVELOPMENT MASTER PLAN BE INCLUDED IN THE MIAMI-DADE COUNTY METROPOLITAN PLANNING ORGANIZATION’S TRANSPORTATION IMPROVEMENT PLAN SO AS TO BE ELIGIBLE FOR FUNDING PROVIDED THEREBY; REQUESTING A SHARE OF FUTURE TAX REVENUE PAID TO MIAMI-DADE COUNTY AS A RESULT OF ANY PROJECTS TO BE BUILT INSIDE THE BOUNDARIES OF I-75 TO THE EAST, THE FLORIDA TURNPIKE TO THE NORTH AND WEST, AND NW 170 STREET TO THE SOUTH, BE SHARED WITH THE TOWN OF MIAMI LAKES TO FUND MOBILITY PROJECTS AIMED AT ALLEVIATING TRAFFIC AS FURTHER DESCRIBED AT ATTACHMENT “B”; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS,** Miami-Dade County Board of County Commissioners is currently considering certain zoning petitions for projects to be built inside the boundaries of I-75 to the east, Florida Turnpike to the north and west and NW 170 Street to the south (“Proposed Projects”) which if approved, would result in a regionally significant development located in the northwest portion of the Miami-Dade County, and adjacent to the Town of Miami Lakes; and

**WHEREAS**, the zoning petitions are for new residential and commercial developments anticipated to be built upon ±537.48 Gross acres and include such facilities as 1,501,000 square feet of entertainment venues, which will include theme parks and an indoor ski slope, a water park, over 4,250,000 square feet of retail space 3,647,200 square feet of office space, and 3,899,738 square feet of warehouse space, new hotels and 2000 residential units; and

**WHEREAS**, given the scale of the developments, and their likely regional draw, it is anticipated the projects will generate a significant traffic impact to those communities that surround them, including the Town of Miami Lakes and its neighboring unincorporated neighborhoods; and

**WHEREAS**, pursuant to Miami-Dade County Code of Ordinances Chapter 33E, entitled “Road Impact Fee”, the projects will be required to pay traffic impact fees as part of any development approval they receive; and

**WHEREAS**, pursuant to Miami-Dade County Code of Ordinances, the allocation of traffic concurrency fees shall only be spent within specified Improvement Districts from where such fees are collected (*see Miami-Dade County Code of Ordinances Section 33E-11*); and

**WHEREAS**, the Proposed Projects as well as the Town of Miami Lakes are located within Improvement District 3 as identified in Miami-Dade County Code of Ordinances Section 33E11.1; and

**WHEREAS**, Miami-Dade County Code of Ordinance Section 33E-12 specifies that the expenditure of those collected traffic impact fees are to be used on projects identified by the Miami-Dade County Metropolitan Planning Organization’s (MPO), Transportation Improvement Plan (TIP); and

**WHEREAS**, in order for a local jurisdiction to have qualified projects on the MPO TIP, they must first be adopted within in its Comprehensive Development Master Plan; and

**WHEREAS**, on July 26, 2016, the Town Council of the Town of Miami Lakes amended its Comprehensive Master Development Plan to include several capital improvement projects for transportation and mobility concurrency, and now requests those projects identified in Attachment “A” be included and adopted by the MPO TIP; and

**WHEREAS**, the Town Council of the Town of Miami Lakes, hereby requests any future tax revenue paid by those developments to Miami-Dade County be shared with the Town of Miami-Lakes so as to be able to fund mobility projects, as described at Attachment “B”, which seek to alleviate traffic congestion within the Town.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AS FOLLOWS:**

**Section 1. Recitals.** The above Recitals are true and correct and incorporated herein by this reference.

**Section 2. Retention of Traffic Impact Fees.**

The Town Council of the Town of Miami Lakes hereby requests that one hundred percent (100%) of the traffic impact fees collected from any projects to be built inside the boundaries of I-75 to the east, Florida Turnpike to the north and west and NW 170 Street to the south be allocated only to those incorporated and unincorporated areas most adjacent thereto to ameliorate any traffic impacts that may result therefrom.

**Section 3. Inclusion of Town Adopted Transportation Improvement Projects into the MPO TIP.**

The Council of the Town of Miami Lakes hereby requests that projects identified in Attachment “A”, be included into the MPO TIP, in order to receive funding.

**Section 4. Tax Revenue Share.**

The Council of the Town of Miami Lakes hereby requests that any future tax revenue paid by those developments, as referenced herein, to Miami-Dade County be shared with the Town of Miami-Lakes so as to be able to fund mobility projects aimed at alleviating traffic congestion within the Town.

**Section 5. Effective Date.** This Resolution shall take effect upon its passage and adoption by the Town Council.

**THIS SPACE INTENTIONALLY LEFT BLANK**

Passed and adopted this \_\_\_\_ day of January, 2017.

The foregoing resolution was offered by \_\_\_\_\_ who moved its adoption. The motion seconded by \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

**FINAL VOTE AT ADOPTION**

Mayor Manny Cid	_____
Vice Mayor Tony Lama	_____
Councilmember Luis Collazo	_____
Councilmember Tim Daubert	_____
Councilmember Ceasar Mestre	_____
Councilmember Frank Mingo	_____
Councilmember Nelson Rodriguez	_____

\_\_\_\_\_  
Manny Cid  
Mayor

Attest:

Approve as to Form and Legal Sufficiency

Attest:

\_\_\_\_\_  
Gina Inguanzo  
Town Clerk

\_\_\_\_\_  
Raul Gastesi, Jr.  
Town Attorney



**Exhibit A**

**List of Adopted Projects**

## **Exhibit A**

### **List of Requested Projects for MPO**

1. MDX connection at NW 67 Avenue
2. MDX connection at NW 87 Avenue
3. Underpasses at 146 Street at the Palmetto and at 160 Street at the Palmetto
4. Extend 59 Avenue south to Miami lakes Drive
5. Achieve the Town of Miami Lakes Greenways and Trails Master Plan
6. Rail connection to North West Dade County

**Attachment B**  
**Town of Miami Lakes**  
**2025 Strategic Plan Mobility Initiatives**



TOWN OF MIAMI LAKES  
6601 Main Street  
MIAMI LAKES, FL 33014  
(305) 364-6100  
WWW.MIAMILAKES-FL.GOV

MAYOR  
Manny Cid

VICE MAYOR  
Tony Lama

COUNCILMEMBERS:

Luis Collazo

Tim Daubert

Cesar Mestre

Frank Mingo

Nelson Rodriguez

TOWN MANAGER  
Alex Rey

TOWN ATTORNEY  
Raul Gastesi

TOWN CLERK  
Gina Inguanzo

December 27, 2016

Dear Mayor Gimenez and Chairman Bovo,

As you are already aware, our community is concerned and is monitoring the progress of the proposed American Dream Miami project. We are anxiously awaiting the agreement between MDC planners and the mall's developers that will outline a proposal to address the traffic impact.

What is abundantly clear is that Miami-Dade County will receive millions of dollars in impact fees and millions of dollars on a recurring basis once the mall opens. My request is to have 100% of all the impact fees stay in Northwest Miami-Dade County, both in the incorporated and unincorporated areas, to alleviate the impact on our roads and public services. Additionally, to assist us in dealing with the day-to-day traffic impact, Miami Lakes should receive a percentage of all recurring revenue on a yearly basis to fund our strategic transportation initiatives which will hopefully alleviate the mall's impact for Miami Lakes (attached you will find our transportation initiatives list with an estimated cost as of July 2016.)

As elected officials, we represent the people's interest. Ensuring that we get the best deal possible for our residents is paramount. I look forward to working with you both on this very important issue for Miami Lakes.

Regards,

Manny Cid  
Mayor

*Growing Beautifully*



	Enhance Mobility	Responsible Agency	Status	Town Cost	Goal for FY 16-17	Funding Source
	<b>General Issues</b>					
1	Transportation strategy funding plan		Completed - Mobility fee adopted	\$30,000	Achieved	
2	Develop cost estimates for various improvements		Completed	\$25,000	Achieved	
3	Update Comprehensive Plan Transportation Element		Completed	In-house	Achieved	
	<b>Achieve the Greenways and Trails Network</b>					
	Greenways and Trails Master Plan	Town				
4	Safe routes to schools project along MLS	Town	Grant awarded for \$200,000. Design being completed.	\$120,000	Construction to be completed next year. Town has requested an additional \$60K from FDOT for signalization.	FDOT Grant - \$60K Match PTP 80% - \$60K
5	77th Court Greenway from 170th to Dog Park	Town	A grant awarded for construction between dog park and 154th street (\$600K) and a second grants from 154th street to 162nd Street (\$85K).	\$140,000	Design work to be completed	PTP 80%
6	146 Street Greenway	Town	A grant application for \$540K has been submitted to the State for construction in FY 2021. Town will be responsible for design in FY 2020	\$60,000	Grant awarded for \$550K	
7	60th Avenue business park greenway	Town	A grant application for \$315K has been submitted to the State for construction in FY 2021. Town will be responsible for design in FY 2020	\$131,600	No Action	
8	Greenways and Trails Stripping Improvements for Bilke Lanes	Town	Design funded in FY16 (\$15,000)	\$90,000	No Action	TAP Grant
9	154th Street Greenway	Town		\$1,120,000	No Action	
10	139th Canal Greenway	Town		\$285,000	No Action	
11	87th Avenue Greenway	Town		\$250,000	No Action	
12	NW 67th Avenue Greenway	Town		\$375,000	No Action	
13	NW 59th Avenue Greenway	Town		\$130,000	No Action	
14	Miami Lakeway West Greenway (from 154th to 154th West of 67th Avenue)	Town		\$400,000	No Action	
15	138th Street Canal Greenway (from 67th Avenue to Bamboo Street)	Town		\$300,000	No Action	
16	170th Greenway	Town	Completed in FY14	\$600,000	Achieved	
17	Final network connections and signage	Town		\$200,000	No Action	



	Enhance Mobility	Responsible Agency	Status	Town Cost	Goal for FY 16-17	Funding Source
	<b>Targeted Improvements at Troubles Spots</b>					
18	Police to prevent blocking box	Town	Implemented along 154th street corridor	\$50,000	Maintain officers at intersections	General Fund
19	Modify intersection & traffic light at 87th Avenue & 164th Street	County/Town	Town completed intersection improvement. Traffic light installed in November 2016	\$271,000	Construct intersection improvements	PTP 80%
20	Additional lane at Windmill Gate	County/Town	Road ownership was determined to be with Town. Plans are being developed by architect	\$400,000	Design and construct improvements	PTP 80%
21	Modify traffic light at 79th to eliminate northbound traffic	County/Town	Completed	\$0	Achieved	
22	Create direct connection from Palmetto frontage to Palmetto south	FDOT	FDOT is reviewing feasibility as part of PDE for Palmetto Expressway	\$0	Continue to monitor PDE work	
23	Reconfiguration of 67th Avenue and Palmetto	FDOT/County/Town	Intersection design was selected. Consultant is finalizing plans	\$30,000	Construct intersection improvements. Assumes County funds construction.	
24	Reconfiguration of 57th Avenue and Palmetto	FDOT	FDOT is reviewing feasibility as part of PDE for Palmetto Expressway	\$0	Continue to monitor PDE work	
25	Add 150ft to Northbound right turn lane at 154th & 77th Ct	Town	Traffic Analysis being conducted for FDOT review	\$120,000	Secure FDOT approval, design and construct improvements	PTP 80%
26	Allow left turns from southbound Montrose to eastbound Oak Ln.	County/Town	Conduct traffic study to evaluate impact	TBD	If study supports the modification, it will be submitted to County for approval	PTP 80%
27	Add traffic light at NW 79th Ct & NW 154th Street	County/Town	Conduct traffic study to evaluate impact	TBD	If study supports the modification, it will be submitted to County for approval. Assumes County will pay for light if warranted.	
	<b>Improve East- West connectivity</b>					
28	New underpass at 146th at Palmetto	FDOT/Town	FDOT is reviewing feasibility as part of PDE for Palmetto Expressway	\$1,700,000	Continue to monitor PDE work. Town will need to negotiate funding agreement for design.	Mobility Fee
29	New underpass at 160th under Palmetto	FDOT/Town	FDOT is reviewing feasibility as part of PDE for Palmetto Expressway	\$1,700,000	Continue to monitor PDE work. Town will need to negotiate funding agreement for design.	Mobility Fee
30	Reconfiguration of 154th and Palmetto	FDOT	FDOT is reviewing feasibility as part of PDE for Palmetto Expressway	\$0	Continue to monitor PDE work	
31	Move guard gate east of 82 from 167th to 162nd	Town/County	Perform traffic study to assess benefits	\$100,000	If study supports the modification, it will be submitted to HOA and County for approval. Town will cover the cost to rebuild guard gate.	PTP 80%
32	Adaptive signalization along 154th street between 82nd Avenue and Palmetto Expressway	Town/County	Develop implementation strategy	\$360,000	Pursue implementation	Mobility Fee



	Enhance Mobility	Responsible Agency	Status	Town Cost	Goal for FY 16-17	Funding Source
	Improve Transit and Pedestrian Mobility Develop & Implement Complete Streets Policy					
33	Plan Development	Town	Grant was applied for and received for \$40K to develop Complete Streets Policy			
34	Implement Complete Streets at Town Center	Town/County	Plan Development grants applied for	TBD	Complete design work for Town Center area plus 7 'hubs' identified below	Mobility Fee, PTP 80% & Grants
35	Implement Complete Streets at Royal Oaks Center	Town/County	Plan Development grants applied for	TBD	Complete Complete Street Policy and Development Plan	Mobility Fee, PTP 80% & Grants
36	Implement Complete Streets on NW154th Street Corridor	Town/County	Plan Development grants applied for	TBD	Complete Complete Street Policy and Development Plan	Mobility Fee, PTP 80% & Grants
37	Implement Complete Streets at 60th Avenue	Town/County	Plan Development grants applied for	TBD	Complete Complete Street Policy and Development Plan	Mobility Fee, PTP 80% & Grants
38	Implement Complete Streets at NW 158th Street and NW 59th Avenue	Town/County	Plan Development grants applied for	TBD	Complete Complete Street Policy and Development Plan	Mobility Fee, PTP 80% & Grants
39	Implement Complete Streets at NW87th Avenue South of NW 154th Street	Town/County	Plan Development grants applied for	TBD	Complete Complete Street Policy and Development Plan	Mobility Fee, PTP 80% & Grants
40	Implement Complete Streets at Main Street East (151st and 153rd Streets)	Town/County	Plan Development grants applied for	TBD	Complete Complete Street Policy and Development Plan	Mobility Fee, PTP 80% & Grants
41	Implement Complete Streets at NW 142nd Street between 57th Avenue and 60th Avenue	Town/County	Plan Development grants applied for	TBD	Complete Complete Street Policy and Development Plan	Mobility Fee, PTP 80% & Grants
42	Implement queue jumps for transit buses	Town/County	No Action	TBD	No Action	
43	Amend code to require sidewalk construction/repair upon development/redevelopment	Town	Draft new language	Private Sector	Adopt Amendment to code	
44	ADA sidewalk master plan	Town	Pending Complete Streets Plan Development	\$2,000,000	Complete design work under plan development (item 33)	
45	Complete sidewalk system in Business Park	Town	Consistent with sidewalk plan	\$1,100,000	Complete design work	
46	Increase sidewalk widths on arterials/collectors to minimum of 8 feet	Town	No Action	\$700,000	No Action	
47	Redevelopment planning: Miami Lakes Drive from 82nd to Palmetto (long term)	Town	No Action	TBD	No Action	
48	Redevelopment planning: 151st/153rd area (long term)	Town	Pursue as part of opening of 59th Avenue connection	TBD	No Action	
49	Increase promotion of Mover transit service	Town	Complete brochure and mail within 1 mile of service areas, create promotional materials. Install bus stop signs.	\$67,200	No Action	
	Provide mobility alternatives for inter-town trips					
50	Provide on-demand bus services thru ridesharing like	Town	Negotiation with Uber are on-going	TBD	Conduct test	Use current funding
51	Feed Town bus system thru ridesharing	Town	Negotiation with Uber are on-going	TBD	Conduct test	Use current funding
52	Connect to Metrorail thru ridesharing	Town	Negotiation with Uber are on-going	TBD	Conduct test	Use current funding



	Enhance Mobility	Responsible Agency	Status	Town Cost	Goal for FY 16-17	Funding Source
	<b>Transportation Demand Management</b>					
53	Periodic presentations to large employers about commuting alternatives (carpooling, transit, staggered work hours, etc.)	Town/South Florida Commuter Services	Developing handout materials with South Florida Commuter Services	\$0	Presentations at park east and west are being coordinated with the Graham Companies	Existing staff
54	Incentivize use of TDM measures by employers	Town	Incentives included in mobility fee ordinance	\$0	No Action	
	<b>Improve Distribution of Traffic Flows (both spatially and timing)</b>					
55	School to change start and dismissal times	Town/School System	Meet with school superintendent	\$0	Implement by beginning of 17-18 school year	Existing staff
56	Make 57th avenue more free flowing	Town	Request made to FDOT	\$0	Continue discussion with FDOT	
57	Extend 59th Ave south to Miami Lakes Drive, includes construction of PW yard and Boat Storage facility	Town	Preparing documents for submittal to relevant government agencies, and conduct appraisal for land	\$5,800,000	Secure approval from FAA and South Florida Water Management District. Negotiate purchase of properties.	Initial funds required for land acquisition. May required issuance of debt to accelerate project - \$308K had been previously allocated PTP
	<b>Provide better regional transportation connections</b>					
58	Rail to NW Dade County	County	Monitor & support county plan	\$0	Monitor & support county plan	
59	MDX connection to 67th Avenue	MDX	Present concept design to residents	\$0	Present concept design to residents	
60	MDX connection to 87th Avenue	MDX	Evaluate feasibility as MDX does not think it is feasible	\$0	Town consultant to evaluate feasibility	PTP 80%



## Attachment C

### Road Impact Fee Benefit District Map

