



Department of Planning, Zoning and Code Compliance
6601 Main Street • Miami Lakes, Florida 33014
Office: (305) 364-6100 • Fax: (305) 558-8511
Website: www.miamilakes-fl.gov

Staff Analysis and Recommendation

To: Honorable Mayor and Members of the Town Council

From: Alex Rey, Town Manager

Subject: **HEARING NUMBER:** PLAT2016-0003
APPLICANT: Lennar Homes, LLC
FOLIO: 32-2016-000-0020 (portion of)
LOCATION: North of NW 154th Street, between NW 87th Avenue and I-75
Miami Lakes, Florida 33018
ZONING DISTRICT: RM-13 – Low Density Residential District
FUTURE LAND USE: Low-Density Residential

Date: June 7, 2016

REQUEST

In accordance with Subsection 13-308(f)(3) of the Town of Miami Lakes Land Development Code (the "LDC"), Lennar Homes, LLC (the "Applicant") is requesting final plat approval for the subject property located north of NW 154th Street, between NW 87th Avenue and I-75, in order to subdivide the parcel into 256 single-family lots and 226 townhouse units with private streets. The preliminary plat was approved by the Town Council on April 5, 2016.

RECOMMENDATION

It is recommended that the Town Council approve the application for Final Plat approval, subject to the following conditions:

1. The approval of the final plat shall be in accordance with the copy of the Final Plat of "DUNNWOODY LAKE" as submitted for approval to the Town Council and prepared by Ford, Armenteros & Fernandez, Inc., Omar Armenteros, Professional Surveyor and Mapper, consisting of 15 sheets and stamped as received on 5.27.15.
2. The Applicant shall comply with all platting requirements of the Town LDC, including but not limited to posting any performance guarantees needed for required improvements, and Chapter 28 of the Miami-Dade County Code.
3. No building permit shall be issued until the final plat is recorded.

4. Upon recordation of the final plat, the Applicant shall provide the Town with one original on 30 X 36 inch mylar and two paper copies.

Background

Zoning District of Property: RM-13, Low Density Residential District

Future Land Use Designation: Low Density Residential (LD)

Subject Property:

The subject property is a portion of a larger parcel situated at the northwest corner of NW 87th Avenue and NW 154th Street. Except for right-of-way dedications that have been made, that larger parcel is a quarter of a land section. The subject property includes all of that larger parcel, except for a site directly at the aforementioned intersection, which is zoned BU-1A and is not subject to this application. The subject site, zoned RM-13, is 142.67 acres, and includes existing agricultural uses, specifically cattle grazing. The subject site is also characterized by a large, artificial lake. The site is bounded by Interstate 75 to the west. To the east, across NW 87th Avenue, is a vacant parcel that includes the environmentally significant Madden's Hammock, as well as significant archeological remains of Native Americans, and the Dunnhill Isle and Dunnhill Cove plats, which are single family subdivisions but are, as yet, unbuilt. To the north and south of the site are single family residential uses.

The subject property is subject to two active approved site plans, one adopted via Ordinance 02-26, and another approved by the Council in November 2015 via Resolution 15-1334. The Preliminary Plat Approval requested herein is consistent with the approved site plan in Resolution 15-1334. The site is also subject to an approved administrative site plan (ASPR2016-0003).

Surrounding Property:

	Land Use Designation	Zoning District
North:	Low Density Residential (LD)	Single Family Residential (RU-1)
South:	Low Density Residential (LD)	Single Family Residential (RU-1), Single Family Residential Zero lot line(RU-1Z)
East:	Low Density Residential (LD), Parks and Recreation (PR)	Single Family Residential (RU-1), Agricultural (AU)
Southeast:	Business and Office (BO)	Limited Business District (BU-1A)
West:	I-75/City of Hialeah	I-75/City of Hialeah

Subject Property Location Map:



not to scale

SUMMARY OF PROPOSAL AND STAFF ANALYSIS

Summary

The Applicant is requesting final plat approval in order to subdivide the property into 256 single family home lots and 226 townhome lots, with private amenities and private streets.

Final Plat Approval Analysis

The associated preliminary plat for this property was approved by the Town Council at its April 5, 2016 meeting, where the Council found that the approval criteria of Subsection 13-308(f)(2)c.2 had been satisfied. The proposed final plat is consistent with the preliminary plat and its conditions of approval. Staff has reviewed the final plat, and found that it meets all criteria for approval.

RECOMMENDATION

Therefore, based on the above analysis and other factors contained in this report, Staff recommends ***approval, subject to conditions.***

CONDITIONS

1. The approval of the final plat shall be in accordance with the copy of the Final Plat of "DUNNWOODY LAKE" as submitted for approval to the Town Council and prepared by Ford, Armenteros & Fernandez, Inc., Omar Armenteros, Professional Surveyor and Mapper, consisting of 15 sheets and stamped as received on 5.27.15.
2. The Applicant shall comply with all platting requirements of the Town LDC, including but not limited to posting any performance guarantees needed for required improvements, and Chapter 28 of the Miami-Dade County Code.
3. No building permit shall be issued until the final plat is recorded.
4. Upon recordation of the final plat, the Applicant shall provide the Town with one original on 30 X 36 inch mylar and two paper copies.