



Application No.:

SP-2018-041

Attachment "A"

Consultant's Report

**CUTLER BAY TOWN CENTRE, LLC
SITE PLAN**

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING THE SITE PLAN OF CUTLER BAY TOWN CENTRE, LLC TO PERMIT A MIXED-USE DEVELOPMENT WITH NINETY-THREE (93) RESIDENTIAL UNITS, 8,977 SQUARE FEET OF COMMERCIAL AND 9,754 SQUARE FEET OF OFFICE USES ON PROPERTY LOCATED AT 10100 SW 186 STREET (FOLIO # 36-6005-001-0091), AS LEGALLY DESCRIBED IN EXHIBIT "A", CONSISTING OF APPROXIMATELY +/-1.36 ACRES; AND PROVIDING FOR AN EFFECTIVE DATE.

THE CORRADINO GROUP, INC.

CORRADINO

ENGINEERS • PLANNERS • PROGRAM MANAGERS • ENVIRONMENTAL SCIENTISTS

MEMORANDUM

To: Alex David, AICP, Interim Planning and Zoning Director

From: Scarlet R. Hammons, AICP CTP, Planning Consultant

Date: January 2, 2020

Re: Cutler Bay Town Centre Senior Residential 10100 SW 186th Street – Site Plan Application
(Application No.: SP-2018-041)

REQUEST

The applicant is seeking approval of a site plan to permit a multi-family mixed-use development consisting of 93 residential units, 8,977 commercial square feet and 9,754 square feet of office, consistent with the approval criteria set forth in Section 3-33(B) of the Town Code. The proposed development will occupy the empty parcel, located on the south-west corner of SR 5/US-1/South Dixie Hwy and SR 994/Quail Roost Drive/SW 186th Street between the Rooms To Go & Pollo Tropical Plaza and the South Dade Busway. The Applicant is requesting no variances to the Land Development Regulations (LDRs). The application was reviewed at a Zoning Workshop on October 28, 2019.

APPLICANT

Andy Atrio,
Cutler Bay Town Centre, LLC

LOCATION

Folio Numbers: 36-6005-001-0091

Legal Description: Parcels 1 and 2: A portion of Tract 12 of Perrine Grant Subdivision of Section 5, Township 56 South, Range 40 East, according to the plat thereof recorded in Plat Book 1, at page 4, of the Public Records of Miami-Dade County, Florida.

BACKGROUND AND ANALYSIS

The proposed development will be located on approximately 1.36 gross acre site which is linear in configuration and is adjacent to the South Dade Busway at SW 186th Street. The property address is 10100 SW 186th Street. The parcel is served with power and telephone from Florida Power and Light Company and AT&T, respectively. Municipal water and sewer and solid waste will be serviced by Miami-Dade County. The site has access to major road networks through US-1 and SW 186th Street.

Proposed Development Project

The proposed project is a mixed-use residential, office and commercial development including 93 age restricted, affordable units. The unit mix will consist of 1 and 2 bedrooms; ranging in size between 619 and 919 square feet, offering 5 different floorplans. The residential units begin on the second floor, where a total of 16 units are proposed. The remaining units are on floors 3 through 5. The first floor consists of the parking facilities and 9,754 square feet of commercial, office and residential amenities. The second floor includes additional parking and 5,945 square feet of office space. While the third floor consists of 5,945 square feet of additional residential amenities. Overall, the project non-residential percentage is 21.5% which exceeds the minimum 20% required by the zoning code. The total building is 5 stories, consisting of 97,032 square feet.

Figure 1 provides an overview of the entire development including the parking requirements, impervious areas and pervious areas. The remaining site area will be used for sidewalks, paved areas, landscape, natural storm water retention areas, and open space.

Land Development Regulations

Section 3-33 establishes the development standards for the review and approval of site plans in the Town of Cutler Bay. According to this section of the LDRs, no certificate(s) of occupancy shall be issued for any building or buildings unless all facilities included in the approved site plan have been provided. Section 3-33(B) of the Code provides the approval standards for which the proposed site plan application is evaluated by the Town Council.

Land Use and Zoning

The Future Land Use Map designation is Mixed Use. The Town's adopted policy for mixed-use projects recognizes that the Mixed Use Districts under the Density and Intensity list in Table FLU-1 of the Growth Management Plan allow for a mix of commercial uses with residential as one of the uses, whether the proposed development is vertical or horizontal in form and function. The residential component in the mixed-use should be considered only if it is incorporated as part of the mixed-use project, and no less than 20 percent of the project should be for commercial use.

This parcel is zoned TRC (Transit Corridor District). The TRC provides for the location of transit-oriented uses and uses having a market area extending beyond the scale of the corridor and surrounding neighborhoods. The intent of the district is to facilitate convenient access, minimize traffic congestion, and reduce visual clutter to create a development pattern which improves the aesthetic quality and character of the US 1 corridor within the town. Buildings are required to relate to the street with a pedestrian scale, rather than to parking lots. Site design criteria is required to facilitate ease of pedestrian access along the corridor and the bus way. The following provides an overview of the surrounding zoning and land use designations.

Existing Zoning Districts	Future Land Use Map Designation
Subject Property:	Subject Property:
TRC Transit Corridor	Mixed-Use
Surrounding Properties:	Surrounding Properties:
<i>NORTH:</i>	<i>NORTH:</i>
Outside Town Boundary	Outside Town Boundary
<i>EAST:</i>	<i>EAST:</i>
TRC Transit Corridor	Mixed-Use
<i>SOUTH:</i>	<i>SOUTH:</i>
TRC Transit Corridor	Mixed-Use
<i>WEST:</i>	<i>WEST:</i>
Outside Town Boundary	Outside Town Boundary

All of the existing development surrounding the proposed site is commercial. An aerial photograph depicting the location of the property and surrounding uses (zoning district and future land use map designation) are provided in *Exhibit "A"*.

Environmental Review

The following provides a summary of the environmental review.

Potable Water Services and Wastewater Disposal. This service will be available to the project through Miami-Dade County Water and Sewer and Solid Waste Departments. Based on the County report, existing public water and sewer facilities and services meet the Level of Services (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Storm Water Management. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP. The proposed development is required to comply with local and federal flood criteria requirements. In the Town of Cutler Bay, the Applicant will be required to construct at or above base flood elevation plus one foot of freeboard. Furthermore, all storm water shall be retained on site utilizing natural system and/or properly designed seepage or infiltration system.

Tree Preservation. The site contains no existing trees.

Operating Permit. The proposed project will be required to secure an operating permit if it operates a facility(ies) that could be a source of pollution.

Consistency with Growth Management Plan

The Town of Cutler Bay Future Land Use Map designates the subject properties as mixed use. Areas designated mixed use on the Future Land Use Map along the US-1 corridor shall be developed with a mix of uses; residential uses when provided shall be no less than 20 percent and no greater than 80 percent of the total floor area of a vertical mixed use building, and no less than 20 percent and no more than 80 percent of the buildings on a development site or block face. Floor Area Ratio (FAR) of 2.5, multi-family residential at up to 75 units per gross acre. Maximum building height of 72 feet, with no more than three stories, 35 feet adjacent to residentially zoned areas. Architectural features can exceed maximum height limitations.

Vertical mixed-use development is encouraged on sites that can accommodate this type of development, with specific uses determined by the underlying zoning district.

SITE PLAN APPROVAL EVALUATION CRITERIA

In evaluating an approval of a site plan application under the Town's Land Development Regulations, the following evaluation criteria are to apply.

1. The development permitted by the application, if granted, conforms to the Growth Management Plan; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered.

The proposed development site plan, if granted, will be consistent and conform with the Growth Management Plan and applicable area neighborhood studies or plans. The proposed site plan has incorporated both aesthetic and environmental features which will create such public benefits as improved vehicular traffic flow, enhanced open space areas, and natural storm water retention areas needed to help manage a portion of the run-off generated from the proposed building and the parking in a natural environment. These site plan features will not result in material changes to the Comprehensive Plan. Instead, these features will further the Town's adopted environmental policies in the Comprehensive Plan.

2. The development permitted by the application, if granted, will have a favorable impact on the environmental and natural resources of the Town of Cutler Bay, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development.

The proposed development site plan application, if granted, as requested by the Applicant will have a positive impact on the environmental and natural resources of the Town. The site is located adjacent to the South Dade Busway, which is a designated Miami SMART Plan Corridor. The proximity to the Busway and the proposed pedestrian connection will provide easy access to premium regional transit which will provide residents and employees of this development with an excellent alternative to driving. The elimination of trips on the regional and local roads will benefit the environment by reducing the air pollutants and emissions that increase green-house gases in the environment.

In addition, the Applicant proposed environmental features will minimize the projects potential impacts on the natural and human environment by making the overall project more sustainable and representative of the Town's green standards, while furthering the future transit oriented development vision of the US-1 and Busway corridor and surrounding areas.

3. The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of the Town.

The proposed development site plan, if granted, is expected to have a favorable impact on the economy of the Town of Cutler Bay through creation of new affordable senior housing, new property tax revenues, and a direct positive multiplier effect on local businesses in the area.

4. The development permitted by the application, if granted, will efficiently use or not unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction.

The proposed development will make efficient use of the existing infrastructure. Presently, the property is served with power and telephone from Florida Power and Light Company and AT&T, respectively. Municipal water and sewer and solid waste services from Miami-Dade County. The application will not have minimal impact on the recreation and no impact on education infrastructure of the Town.

5. The development permitted by the application, if granted, will efficiently use or not unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

The proposed development site plan, if granted, will not have an impact on public transportation. The proposed development will have direct access to the South Dade Busway as well as several other bus stops within walking distance.

The site has access to major road networks through US-1 and SW 186th Street. Main access will be implemented for the development according to the site plan. The driveways located at the east side of this development along SR 5/US-1/South Dixie Hwy and the northern driveway which will serve trips that are coming from SR 994/Quail Roost Drive/SW 186th Street. A 20' access easement agreement from the adjacent property owner will be recorded into the public record prior to the issuance of a building permit.

A Traffic impact study was prepared as part of this development application to evaluate the potential traffic impacts, focusing on traffic conditions at the study intersections, which may be impacted by the proposed development (See Exhibits "B1 thru B5"). This study was evaluated by an independent traffic engineer who found the methodology, analysis and results to be based on acceptable best practices.

The study identified short-term roadway and circulation needs, determined potential mitigation measures, and identified any critical traffic issues that should be addressed upon a planning process. The traffic operations of existing and future conditions during AM and PM peak periods were analyzed as part of this study. Traffic data collection includes Turning Movement Count (TMC) during peak demand periods as well as daily vehicular throughputs along adjacent roadways. The existing and future conditions were simulated using micro-simulation software Synchro 10.0.

Based on the analysis, the proposed development will not have an adverse impact on the surrounding roadway network and/or affect other traffic generators in the area.

RECOMMENDATION

Town Staff recommends **approval** of the proposed site plan subject to the following conditions.

1. General Conditions

1.1 The Applicant shall execute an easement agreement with the adjacent property owner to ensure access between parcels and to US-1, in a form approved by the Town Attorney, consistent with the requirements of the Town's Land Development Code.

1.2 All impact fees shall be paid by the Applicant prior to issuance of the first building permit.

1.3 The Applicant shall provide letter(s) from the applicable governmental agencies acknowledging compliance with the applicable Level of Services requirements prior to the issuance of the final building permit to the property.

1.4 Applicant shall submit verification from Miami-Dade County that the proposed new development has been reviewed and approved for all access management consideration prior to the issuance of the final building permit.

1.5 Flood elevations shall be reviewed and approved for consistency with FEMA requirements and Chapter 18 of the Town Code prior to the issuance of the first building permit.

1.6 The finish on the wall adjacent to the busway shall be coated or constructed with graffiti resistant material.

1.7 The proposed project shall be built in substantial conformance with the plans entitled "The Crossings at Quail Roost Senior Residential Community", prepared by Cutler Bay Town Centre LLC, consisting of 30 sheets, dated December 18, 2019.

1.8 Prior to obtaining a building permit, the Applicant shall comply with applicable conditions and requirements provided by Miami-Dade County Public Works Department, Fire Rescue Department, and the Department of Regulatory and Economics Resources (DRER).

1.9 The Applicant agrees to provide the Town of Cutler Bay with full access to the property's multi-purpose room for Town sponsored senior citizen programs and/or activities. The Town will be responsible for coordinating all programs and/or activities scheduled at the multi-purpose room with the property manager. All costs associated with Town sponsor programs and/or activities at the multi-purpose room will be the responsibility of the Town of Cutler Bay.

1.10 The Applicant shall execute and record, at the Applicant's expense, a covenant restricting all of the residential units on the Property to adults aged 55 and older prior to the issuance of the first building permit, subject to approval by the Town Attorney as to form, content, and legal sufficiency.

2. Construction General Conditions

2.1 Construction Staging

2.1.1 The Applicant shall submit a construction staging plan for review and approval prior to the start of construction.

2.1.2 A Construction and Maintenance of Traffic (MOT) Plan shall be provided by the Applicant to the Town's Building and Public Works Departments for approval prior to the start of construction. Access points by construction vehicles shall be provided within the MOT. No construction vehicles shall access the property through the adjacent neighborhood. All construction vehicles must use Old Cutler Road, unless otherwise approved by the Town.

2.2 The Applicant shall provide a Construction Air Quality Management Plan to the Town prior to the start of construction.

2.3 A Construction, Demolition and Materials Management Plan (CDMMMP) must be submitted by the Applicant to the Town at the time of the first building permit application.

2.4 The Applicant shall provide an Erosion Control Plan ("ECP") prior to the issuance of any building permit. The Applicant shall implement a plan for erosion and sedimentation control before the site is cleared or graded including areas where top soil will be removed and contours of slopes will be cleared. The ECP shall also include location and type of erosion control measures, storm water and sediment management systems, and a vegetative plan for temporary and permanent stabilization. The ECP shall remain on-site for the duration of the construction activity.

2.5 Construction shall only take place Monday through Friday during the hours of 8:00 a.m. and 5:00 p.m.

3. Landscaping

3.1 The Applicant shall meet all of the minimum requirements of the Town Code, Chapters 18 and 24 of the Miami-Dade County Code, and specifically comply with all conditions imposed by Miami-Dade County Department of Regulatory and Economic Resources (DRER) and, more specifically, DERM.

3.2 The property shall be landscaped in accordance with the landscape plan included within the plans entitled "The Crossings at Quail Roost Senior Residential Community" prepared by Cutler Bay Town Centre LLC, consisting of 30 sheets, dated December 18, 2019.

4. Lighting

4.1 The number and type of trees for the parking lot shall be reviewed and approved by the Department prior to the issuance of a building permit.

4.2 Due to their high energy efficiency, long life and spectral characteristics, Pulse-Start Metal Halide or LED lamp sources shall be the illumination sources for outdoor lighting.

5. Environmental

5.1 The Applicant shall meet the requirements of the Miami-Dade County Water-Use Efficiency Standards Manual, effective January 2009, as may be amended from time to time.

5.2 All storm water shall be retained inside the property as authorized by law.. All storm water drainage systems shall be maintained in working order at all times in order to avoid localize flooding during and after a storm. Parking shall be prohibited on top of any drainage inlet or drainage manhole.

5.3 All newly developed private storm water facilities and Best Management Practices constructed shall be inspected each year, and the property owner shall provide a certificate of inspection from a registered engineer each year on a form provided by the Town.

5.4 The applicant shall be required that all post-development runoff does not exceed pre-development runoff conditions to control adverse effects of post construction stormwater runoff, illicit discharges, flood damage and sediment and erosion control. All storm water drainage systems shall be maintained in good working condition at all times in order to avoid localized flooding during and after a storm. Parking shall be prohibited on top of any drainage inlet or drainage manhole.

5.5 The Town shall use the September 2018 Town of Cutler Bay, FL Stormwater Manual as the basis for decisions about stormwater permits and about the design, implementation and performance of structural and non-structural stormwater best management practices (BMPs).

5.6 The Town shall use the September 2018 Town of Cutler Bay, FL Watershed Master Plan as the basis for decisions about stormwater permits and about the design, implementation and performance of developing stormwater facilities.

5.7 Runoff discharge rates shall be limited to the pre-development conditions based on the 10-year and 25-year design storm event.

5.8 Low Impact Design Techniques shall be implemented, to the maximum extent possible, on parcels one acre or greater in size in order to control peak runoff (10 year and 25-year design storm event) and to maintain or restore a basin's hydrologic cycle and to improve water quality.

6. Signs

6.1 The Applicant shall provide a Signage Plan prior to submitting for building permit approval.

6.2 All signs shall comply with the Town's Sign Regulations set forth in Article VIII, Chapter 3 of the Town Code.

7. Building

7.1 The Applicant shall use interior paints and wood finishes with low volatile organic compound levels that do not exceed 50 grams per liter flat, or 150 grams per liter non-flat. This shall be noted on the approved plans.