



Application No.: CU-2018-007

Attachment "A"

Consultant's Report

Southland Mall

Modifications to Certain Conditions in Resolution 14-20
for Southland Mall.

MEMORANDUM

DATE: March 29, 2018

TO: Kathryn Lyon, MBA, AICP, CFM
Planning and Zoning Director

FROM: Kristen Nowicki, AICP, Senior Planner

SUBJECT: Conditional Use Amendment to Expand Florida Technical College at the Southland Mall– Second review

The application package to amend the Conditional Use has been reviewed for consistency with Article XIII – Conditional Uses, and Section 3-211 and 3-212(6) of the Land Development Regulations for an Educational Facility in the Town Center district.

The applicant has provided a letter dated March 9, 2018 addressing the Conditional Use application and Site Plan application, both outlining the review criteria and including a response/justification for each.

Background: A Conditional Use application for the conversion of 25,777 square feet of retail space inside Southland Mall to “Educational Facility” use for Florida Technical College was approved in March 2014 with 11 conditions of approval. The college is actively in operation.

Current Request: Florida Technical College would like add a Culinary Arts program and expand into a third tenant space in Southland Mall. The new space is 3,168 square feet. Operational details (hours, enrollment, signage) are proposed to remain in compliance with the original Conditional Use except for the size of the space occupied by the College.

The proposed amendment plans to vary from only one of the original conditions:

- (1) *Proposed conditional use must be an accredited private educational facility and can occupy not more than a total of 27,777 square feet of leasable interior Mall space.*

The proposed expansion of 3,168 square feet would bring Florida Technical College’s total leasable space to **28,947** square feet.

Tenant Space Number in Southland Mall	Area Currently Occupied by FTC Approved in 2014 (square feet)	Proposed Area to be Occupied by FTC (square feet)
1281	16,669	16,669
1623	9,108	9,108
1303	0	3,168
Total Area	25,777	28,947

The original review comments have been addressed upon the applicant’s resubmittal, mostly to provide justification based upon the Town’s Conditional Use requirements and clarify details regarding enrollment. However, it should be noted that the site plan and traffic study provided were a copy of those which were approved in 2014.

Since the only proposed change to the Conditional Use is the amount of leasable interior mall space, this review focused on the regulations that may be impacted by the expansion, particularly traffic and parking. Parking at an educational facility is also impacted by the number of employees.

The Conditional Use was approved in 2014 with a cap in the enrollment at 540 students and 25,777 square feet of educational space. The traffic and parking impacts were reviewed in 2014 based on those figures.

According to the applicant, the proposed future enrollment is 417 students, 96 of which are in online programs, which is still below the cap of 540.

	Current Enrollment	Proposed Addition	Proposed Enrollment
On-Site	259	62	321
Online	96	0	96
Total Enrollment	355	62	417

Employees include 21 administrative staff and 13 instructors. Parking demand was calculated in 2014 for the 25,777 square foot space, and at the time the Southland Mall had 2,244 more parking spaces than would be required by the land development code. The expansion of 3,168 square feet of space beyond what was approved would add to the parking demand approximately 21 spaces.

The tenant space where the college is expanding into was previously a restaurant which required approximately 60 parking spaces. By replacing the restaurant with the college, based on the adopted parking ratios noted below, the educational use decreases the parking demand in that tenant space.

Parking Code excerpts used for above calculations:

Town of Cutler Bay Land Development Code:

3-144 Minimum Parking Ratios

Restaurant: 1 per 50 square feet of patron area

Private schools shall be governed by section 33-124(l), Miami-Dade County Code

Miami Dade County Land Development Code:

33-124(l) Parking, Educational Facilities

(3) High schools, trade schools and colleges: One (1) parking space per two hundred (200) square feet of classroom area, including laboratories, libraries and administrative areas. Housing facilities on college campuses must provide off-street parking of two (2) spaces for each three (3) sleeping rooms. Other such uses, such as restaurants, auditoriums, theaters, etc., shall provide parking as required in this section for such uses. In addition, in connection with the foregoing schools, one (1) parking space shall be required for each four (4) employees, excluding teachers.

The original traffic study was conducted utilizing 2012 data available at the time, and was based not on student enrollment, but on square footage occupied in the Mall. The increase of 3,168 square feet should be considered in this traffic review. Therefore, at a minimum, a Traffic Statement or Report by a professional engineer would need to be prepared and submitted stating that the traffic conditions have not dropped below adopted levels of service since 2012 (if that is concluded), and that the trip reduction is still valid. The statement should include supporting documentation and be submitted prior to site plan approval.

In regards to traffic, it should be noted that one of the conditions of approval in 2014 was not yet achieved. It read:

(8) Prior to school operation, applicant will work with Town staff to allow the Town's Municipal Circulator and Miami Dade Transit to access Mall entrances on a daily basis.

However, it is still under negotiation. It is recommended that negotiations continue in an attempt to expand the transit connection into the mall property which may decrease vehicle trips.

Recommendation:

The Conditional Use amendment is recommended for approval, subject to the following:

- A Traffic Statement or Report indicating that traffic conditions have not dropped below adopted levels of service since the initial approval, submitted for review with the Site Plan amendment.
- Continue negotiations to meet original condition of approval:
 - *Prior to school operation, applicant will work with Town staff to allow the Town's Municipal Circulator and Miami Dade Transit to access Mall entrances on a daily basis.*
- Continued compliance with the remaining conditions outlined in the 2014 Conditional Use, as adopted in Resolution No. 2014-20.