



Application No.:

SP 2018-020

Attachment "A"

Consultant's Report

Frontier Development

Development of a commercial mixed-use project.

MEMORANDUM

DATE: March 1, 2019

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

FROM: Kristen Nowicki, AICP, Senior Planner

SUBJECT: Site Plan Application for Frontier Cutler Plaza at 19875 S. Dixie Highway

Applicant: Frontier Development LLC

Location: 19875 S. Dixie Highway, Folio Number 36-6006-024-0010

Property Size: 0.99 acres

Current Use: Approximately 3,604 square feet retail building for the “O-Gee Paint” store.

Future Land Use: Mixed Use

Zoning: TRC, Transit Corridor Zoning District

Background and Applicant's Request: Frontier Development has an option to purchase the property from Peggie B. Schultz Inc., with an existing building, with intent to redevelop.

Frontier Development is requesting Site Plan Approval and a Variance. The Variance request is under a separate agenda item. They are proposing to demolish an existing 3,604 square foot building and redevelop the subject property with a new, 8,370 square foot building. The new building is proposed to contain three (3) tenants including a medical (dental) office, a restaurant, and general retail space.

Town Consultant Review

The Site Plan application has been reviewed for consistency with the Town of Cutler Bay's Growth Management Plan and Land Development Regulations, specifically Section 3-33 - Site plan application, Section 3-59 - TRC, Transit Corridor District, Section 3-80 - Nonresidential and Mixed use (Architecture and Form Standards), Article VII - Landscaping and Tree Preservation, and Article V - Green Standards.

Consistency with Growth Management Plan

The subject property is designated as “Mixed Use” on the Town of Cutler Bay Future Land Use Map. This permits sales and service, professional and clerical offices, medical buildings and offices, and the uses proposed by the applicant are among those permitted. Along the U.S. 1 corridor, the Mixed Use designation also allows residential uses in the form of vertical or horizontal mixed use. Residential uses are not proposed in this application.

Zoning

The subject property is in the TRC, Transit Corridor District. Among the permitted uses are Commercial, Retail, Personal Service, Civic uses, Restaurant, Office, Medical uses, and Multifamily Residential. The applicant is proposing a medical (dental) office, a restaurant, and a retail use. Therefore the proposed use complies with the permitted uses in the zoning district.

The proposed development complies with the site development standards in the TRC District, with the exception of the percentage of building frontage along the secondary street. A variance from that standard is requested in a separate agenda item.

Surrounding Uses

	Future Land Use	Zoning District
Subject Property	Mixed Use	TRC, Transit Corridor
Northeast: Motorcycle Sales	Mixed Use	TRC, Transit Corridor
Northwest: US -1, Retail	Mixed Use	TRC, Transit Corridor
Southwest: Highway & Pond	Transportation	N/A (roadway and water use)
Southeast: Vacant	Medium Density	MR-13, Multi-Family Residential

Environmental Review

The proposed development includes notes on the architectural elevations and paving plan to comply with Article V - Green Standards, of the Town's Land Development Code. These include roof pitch as well as the roof and parking surface solar reflectivity, and construction with low-VOC or no-VOC emitting materials.

The standard environmental review will be performed by Miami-Dade County Department of Regulatory and Economic Resources (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code. Since the property is less than one acre in size, this review will be conducted at the time of building permit.

Since the site is currently a paint supply store, consideration of the site history was researched by E-Sciences, Inc. upon the initial submittal. The history indicated the site was originally developed in 1978 as a fast food restaurant with a drive through. It became a paint store in 1991, which is long after paint disposal regulations were in place. Therefore, no further environmental review was conducted by the Town's Consultant.

Architecture and Form Standards

The proposed elevations comply with Section 3-80 - Nonresidential and Mixed use (Architecture and Form Standards), of the Town's Land Development Regulations.

Landscape Design

The landscape plans adhere to Article VII - Landscaping and Tree Preservation as well as Miami-Dade County criteria. It should be noted that small leaf clusia, as is the common name, has had an industry botanical name change recently to clusia flava, formerly known as clusia guttifera.

Site Plan Criteria, per Section 3-33(2)

In evaluating an approval of a Site Plan application under per Sec. 3-33(2), Approval Criteria, of the Town's Land Development Regulations, the following evaluation standards 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 conforms to the Growth Management Plan and applicable area or neighborhood studies. The subject property complies with the permitted uses in the "Mixed Use" designation on the Town of Cutler Bay Future Land Use Map and the uses permitted in the TRC Zoning District.

The applicant is proposing a medical (dental) office, a restaurant, and a retail use. Nearby retail and restaurant uses benefit the public in general, and a new dental office will serve patients in Cutler Bay and the surrounding area.

2. The development permitted by the application, if granted, will have a favorable impact on the environmental and natural resources of the town, 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.

As a redevelopment project, the proposed development is required to comply with the Town's landscaping requirements. At the current time, the majority of the site is impervious and there are few trees. The new landscaping will have a favorable impact on the environmental and natural resources of the town, as well as a favorable visual impact.

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

The proposed uses: a medical (dental) office, a restaurant, and a retail use, comply with the permitted uses in the TRC zoning district. The current use is not open in the evenings Monday through Saturday, and it is closed on Sundays. A plaza with restaurant and retail uses will activate the property for longer hours as well as on weekends, create additional jobs and therefore will contribute to a favorable impact on the economy of the Town.

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 plaza will continue to utilize the existing water, sewer, and solid waste services that are utilized by the current occupant. Recreation and educational services will not be affected as this project does not consist of any residential component. Stormwater runoff will be improved upon redevelopment, both by increasing pervious surfaces and also by providing upgraded drainage structures.

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 will efficiently use or not unduly burden or affect public transportation facilities, including mass transit, roads, or streets. A public transit stop is located just north of the site, within walking distance, in front of the Harley Davidson dealership. A sidewalk from the proposed building connecting to the current public sidewalk will provide a walkway for transit riders to and from the transit stop.

The corner of the subject site is adjacent to property within the Homestead Extension of Florida's Turnpike. The highway itself is not adjacent to the site, but in the event of future expansion, FDOT retains ownership of a large corner of right-of-way. There is not a proposed expansion at this time, but should that occur, the necessary land was already dedicated to FDOT according to public records.

The applicant provided a trip generation analysis, which was reviewed by the Town's Consultant the proposed development is determined not to adversely diminish levels of service. The review is as follows:

Traffic Review

Keith & Schnars (K&S) has reviewed the report titled **FDOT Trip Generation Analysis, Frontier Cutler Bay** dated December 14, 2018 and the comment responses provided January 16, 2019, which were prepared by Kimley-Horn and Associates (KHA). This report is not a site specific traffic study. It is limited in scope to comply with the requirements for a Florida Department of Transportation (FDOT), District 6 Access Connection Permit for Commercial Properties. Based on the trip analysis, the expected daily driveway volume is less than 1,201 vehicles per day, and as such, a traffic study is not required for FDOT purposes.

Access to the site will be via an existing shared driveway off South Dixie Highway. The driveway is shared with a Harley-Davidson showroom immediately to the north of the project site. There is a full median opening (non-signalized) that allows left-turn movements into and out of the driveway. The applicant has addressed the driveway access with FDOT and provided documentation.

TRIP GENERATION ANALYSIS

The trip generation analysis was prepared using ITE's ***Trip Generation Manual, 10th Edition*** (2017). Estimated trips for both current and proposed uses were developed for daily, AM peak-hour, and PM peak-hour conditions.

Traffic summary: Overall the proposed project does not produce an adversely diminished Level of Service (LOS) on US-1/SR-5/South Dixie Highway. The analysis shows that there is more than sufficient roadway capacity to maintain a LOS of C (for daily and AM and PM peak-hour conditions volumes) with the project and future background growth through the expected build-out year of 2020. This is consistent with the Town's Growth Management Plan.

Recommendation:

The staff recommendation is for **approval** of the requested Site Plan, contingent upon approval of the requested variance.