



***Application No.: CU-2018-007***

**Attachment "A"**

**Consultant's Report**

**Southland Mall**

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



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## MEMORANDUM

**DATE:** May 3, 2019

**TO:** Alex A. David, AICP  
Acting Community Development Director

**FROM:** Kristen Nowicki, AICP, Senior Planner

**SUBJECT:** Conditional Use Amendment to Expand Florida Technical College at the Southland Mall

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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 25,777 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 **28,945** 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
<b>Total Area</b>	<b>25,777</b>	<b>28,945</b>

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
<b>Total Enrollment</b>	<b>355</b>	<b>62</b>	<b>417</b>

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 Town Resolution No. 14-20.

**Attachment:**

- Southland Mall and Florida Technical College Traffic Impact Statement

CATHY SWEETAPPLE & ASSOCIATES  
TRANSPORTATION AND MOBILITY PLANNING

Southland Mall and Florida Technical College  
Traffic Impact Statement

**Introduction**

This **Traffic Impact Statement** has been prepared on behalf of Southland Mall Properties, LLC and Gumberg Asset Management Corporation to evaluate a proposed **3,168 SF** increase in the square footage utilized by Florida Technical College to accommodate a Culinary Arts Program proposed for location in an existing Retail Bay previously used by Jonny Rockets Restaurant. This proposed modification will result in the following:

- 1 – An increase in the square footage for Florida Technical College by 3,168 SF from 25,777 SF to 28,945 SF.**
- 2 – A reduction in the Southland Mall Retail Space by 3,168 SF from 961,542 SF to 958,374 SF.**

**Attached Tables 2A-2B-2C-2D and 2E (as outlined and detailed below)** have been prepared to document the change in trip generation resulting from the proposed **3,168 SF Reduction** in previously approved Retail Square Footage and the change in trip generation resulting from the proposed **3,168 SF Increase** in the previously approved Technical College Square Footage.

**Trip Generation Analysis**

Trip generation calculations are provided in **Tables 2A-2B-2C-2D and 2E** to document the following:

**Table 2A** - The Gross trip generation for the Shopping Center SF previously approved = **961,542 SF**;

**Table 2B** - The Gross Trip Generation for the Technical College SF previously approved = **25,777 SF**;

**Table 2C** – The Gross Trip Generation for the Shopping Center SF now proposed= **958,374 SF**;

**Table 2D** – The Gross Trip Generation for the Technical College SF now proposed= **28,945 SF**; and

**Table 2E** – A Comparative Gross Trip Generation for Shopping Center Retail based upon the **28,945 SF** Proposed for use by the Technical College.

**Table 3 has been prepared to quantify the change in trips resulting from the proposed increase in the square footage for Florida Technical College by 3,168 SF (from 25,777 SF to 28,945 SF) and the simultaneous Reduction in the Southland Mall Retail Space by 3,168 SF from 961,542 SF to 958,374 SF.**

The trip generation analysis has been prepared using the trip generation rates and equations from ITE Trip Generation, 9<sup>th</sup> Edition. The trip generation analysis has been prepared to evaluate the Daily, AM peak hour, PM peak hour, Saturday and Saturday peak hour timeframes to evaluate the trip impact resulting from the proposed change.

The trip generation equations for **ITE LUC 820** have been used to evaluate the trip generation for the shopping center retail use.

The trip generation rates for **ITE LUC 540** have been used to evaluate the trip generation for the Technical College use. Pursuant to the ITE Trip Generation, 9<sup>th</sup> Edition Manual, the trip generation rates for **ITE LUC 540** applies to junior, community or technical colleges.



## TABLES 2A-2B-2C-2D-2E TRIP GENERATION FOR APPROVED AND PROPOSED SHOPPING CENTER AND TECHNICAL COLLEGE USE

TABLE 2A - TRIP GENERATION FOR THE APPROVED SHOPPING CENTER USE

APPROVED USE	TIMEFRAME	SCALE	UNITS	ITE LUC	ITE 9TH EDITION TRIP GENERATION	TRIPS	% IN	TRIPS IN	% OUT	TRIPS OUT	Rate/KSF
Shopping Center	DAILY	961,542	SQ. FT	820	$\ln(T) = 0.65 \ln(X) + 5.83$	29,571	50%	14,786	50%	14,785	30.75
Shopping Center	AM PEAK HOUR	961,542	SQ. FT	820	$\ln(T) = 0.61 \ln(X) + 2.24$	620	62%	384	38%	236	0.64
Shopping Center	PM PEAK HOUR	961,542	SQ. FT	820	$\ln(T) = 0.67 \ln(X) + 3.31$	2,730	48%	1,310	52%	1,420	2.84
Shopping Center	Saturday	961,542	SQ. FT	820	$\ln(T) = 0.63 \ln(X) + 6.23$	38,453	50%	19,227	50%	19,226	39.99
Shopping Center	Saturday Pk Hr	961,542	SQ. FT	820	$\ln(T) = 0.65 \ln(X) + 3.78$	3,807	52%	1,980	48%	1,827	3.96

TABLE 2B - TRIP GENERATION FOR THE APPROVED TECHNICAL COLLEGE USE

APPROVED USE	TIMEFRAME	SCALE	UNITS	ITE LUC	ITE 9TH EDITION TRIP GENERATION	TRIPS	% IN	TRIPS IN	% OUT	TRIPS OUT	Rate/KSF
Technical College	DAILY	25,777	SQ. FT	540	$T = 27.49 (X)$	709	50%	354	50%	355	27.49
Technical College	AM PEAK HOUR	25,777	SQ. FT	540	$T = 2.99 (X)$	77	74%	57	26%	20	2.99
Technical College	PM PEAK HOUR	25,777	SQ. FT	540	$T = 2.54 (X)$	65	58%	38	42%	27	2.54
Technical College	Saturday	25,777	SQ. FT	540	$T = 11.23 (X)$	289	50%	145	50%	144	11.23
Technical College	Saturday Pk Hr	25,777	SQ. FT	540	$T = 1.42 (X)$	37	57%	21	43%	16	1.42

TABLE 2C - TRIP GENERATION FOR THE PROPOSED SHOPPING CENTER USE

PROPOSED USE	TIMEFRAME	SCALE	UNITS	ITE LUC	ITE 9TH EDITION TRIP GENERATION	TRIPS	% IN	TRIPS IN	% OUT	TRIPS OUT	Rate/KSF
Shopping Center	DAILY	958,374	SQ. FT	820	$\ln(T) = 0.65 \ln(X) + 5.83$	29,508	50%	14,754	50%	14,754	30.79
Shopping Center	AM PEAK HOUR	958,374	SQ. FT	820	$\ln(T) = 0.61 \ln(X) + 2.24$	619	62%	384	38%	235	0.65
Shopping Center	PM PEAK HOUR	958,374	SQ. FT	820	$\ln(T) = 0.67 \ln(X) + 3.31$	2,724	48%	1,308	52%	1,416	2.84
Shopping Center	Saturday	958,374	SQ. FT	820	$\ln(T) = 0.63 \ln(X) + 6.23$	38,373	50%	19,187	50%	19,186	40.04
Shopping Center	Saturday Pk Hr	958,374	SQ. FT	820	$\ln(T) = 0.65 \ln(X) + 3.78$	3,799	52%	1,975	48%	1,824	3.96

TABLE 2D - TRIP GENERATION FOR THE PROPOSED TECHNICAL COLLEGE USE

PROPOSED USE	TIMEFRAME	SCALE	UNITS	ITE LUC	ITE 9TH EDITION TRIP GENERATION	TRIPS	% IN	TRIPS IN	% OUT	TRIPS OUT	Rate/KSF
Technical College	DAILY	28,945	SQ. FT	540	$T = 27.49 (X)$	796	50%	398	50%	398	27.49
Technical College	AM PEAK HOUR	28,945	SQ. FT	540	$T = 2.99 (X)$	87	74%	64	26%	23	2.99
Technical College	PM PEAK HOUR	28,945	SQ. FT	540	$T = 2.54 (X)$	74	58%	43	42%	31	2.54
Technical College	Saturday	28,945	SQ. FT	540	$T = 11.23 (X)$	325	50%	163	50%	162	11.23
Technical College	Saturday Pk Hr	28,945	SQ. FT	540	$T = 1.42 (X)$	41	57%	23	43%	18	1.42

TABLE 2E

COMPARISON WITH	TIMEFRAME	SCALE	UNITS	ITE LUC	ITE 9TH EDITION TRIP GENERATION	TRIPS	% IN	TRIPS IN	% OUT	TRIPS OUT	Rate/KSF
Shopping Center	DAILY	28,945	SQ. FT	820	$\ln(T) = 0.65 \ln(X) + 5.83$	3,034	50%	1,517	50%	1,517	104.82
Shopping Center	AM PEAK HOUR	28,945	SQ. FT	820	$\ln(T) = 0.61 \ln(X) + 2.24$	73	62%	45	38%	28	2.52
Shopping Center	PM PEAK HOUR	28,945	SQ. FT	820	$\ln(T) = 0.67 \ln(X) + 3.31$	261	48%	125	52%	136	9.02
Shopping Center	Saturday	28,945	SQ. FT	820	$\ln(T) = 0.63 \ln(X) + 6.23$	4,231	50%	2,116	50%	2,115	146.17
Shopping Center	Saturday Pk Hr	28,945	SQ. FT	820	$\ln(T) = 0.65 \ln(X) + 3.78$	391	52%	203	48%	188	13.51

TABLE 2E - TRIP GENERATION COMPARISON AS SHOPPING CENTER USE

CATHY SWEETAPPLE & ASSOCIATES  
TRANSPORTATION AND MOBILITY PLANNING

**Southland Mall and Florida Technical College  
Traffic Impact Statement**

Timeframe	Gross Trips for 28,945 SF of Shopping Center Retail	Gross Trips for 28,945 SF of Technical College	Net Change in Gross Trips from Shopping Center Retail to Technical College
Daily	3,034	796	(2238) Trip Reduction with the Technical College Use
AM Peak Hour	73	87	14 Trip Increase with the Technical College Use
PM Peak Hour	261	74	(187) Trip Reduction with the Technical College Use
Saturday	4,231	325	(3,906) Trip Reduction with the Technical College Use
Saturday Peak Hour	391	41	(350) Trip Reduction with the Technical College Use

Summary Table 3 has been prepared to identify the Net Change in Gross Trips based upon the proposed 3,168 SF reduction in Retail Use and the corresponding 3,168 SF increase in Technical College Use.

Table 3 identifies a Trip Reduction with the Technical College Use for the Daily Timeframe, The PM Peak Hour Timeframe, the Saturday Timeframe and the Saturday Peak Hour Timeframe.

Table 3 identifies a 14 Trip Increase with the Technical College Use during the Weekday AM Peak Hour coinciding with the 8:30 to 9:00 AM start time for morning classes. Since the retail uses at Southland Mall open at 10AM on weekdays, the 14 trip increase in the AM peak hour does not conflict with the opening of the Shopping Center retail uses.

**Conclusions:** The Trip Generation Analyses provided herein demonstrate that the proposed Increase in the square footage for Florida Technical College by 3,168 SF along with the Corresponding Reduction in the Southland Mall Retail Space by 3,168 SF Do not negatively impact the on-site roadway infrastructure or the adjacent roadway network. In fact Table 3 identifies a Daily, PM and Saturday Trip Reduction resulting from the proposed increase to the Technical College Use and the reduction to the Retail use.

As stated above, Since the retail uses at Southland Mall open at 10AM on weekdays, the 14 Trip increase during the AM peak hour does not conflict with opening of the Shopping Center retail uses.

**Please do not hesitate to contact me if you have any questions or concerns with the materials provided.**

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