



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™

Memorandum

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☒ **Miami-Dade Office** · 10800 Biscayne Boulevard · Suite 950 · Miami, FL 33161 · 786.485.5200(p) · 786.485.1520(f)

Date: May 2, 2019

To: Alex David, Acting Community Development Director

From: Silvia E. Vargas, AICP, LEED AP Consultant Planner

Subject: Arc/Treo 216, LLC (Pelican Bay) - FLUT 2018-040

Project: Proposed Text Amendment to the Lakes by the Bay Mixed-Use Site Land Use Sub-Category

CC:

REQUEST

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, AMENDING THE TOWN'S COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT MIXED USE CATEGORY LAKES-BY-THE-BAY TO PERMIT RESIDENTIAL USES AS A PART OF A MIXED-USE PROJECT; PROVIDING FOR TRANSMITTAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The request is to amend the Town Growth Management Plan Future Land Use Element Mixed-Use Category as follows:

From:

"Lakes-by-the-Bay Mixed-Use Site

Commercial, office, community facilities, and recreational open space uses that serve the surrounding residential communities. Floor Area Ratio of .5, maximum building height of two stories, 35 feet. Architectural features can exceed maximum height limitations."

To:

"Lakes-by-the-Bay Mixed-Use Site

Commercial, office community facilities, and recreation open space uses that serve the surrounding residential communities, as well as residential uses as part of a mixed-use project. Floor Area Ratio (FAR) of .5, residential density of no more than four (4) units per gross acre, maximum building height of two stories, 35 feet. Architectural features can exceed maximum height limitations."

APPLICATION SUMMARY

Staff Coordinator:	Kathryn Lyon, AICP, CFM Planning and Zoning Director
Applicant/Representative:	Hugo P. Arza, Esq. Holland & Knight 701 Brickell Avenue, Suite 3300 Miami, FL 33131 305-789-7787 hugo.arza@hklaw.com
Owner:	Arc/Treo 216 LLC
Future Land Use Map Designation:	Mixed-Use (Lakes by the Bay)



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Existing Zoning/Site Condition: Neighborhood Center (NC-2)/Vacant*

* Applicant has submitted a concurrent application for amending the Permitted Uses in the NC Neighborhood Center District and the NC-2 Development Standards, as well as an application for Site Plan approval. Applications to release the Declaration of Restrictions and amend the boundaries of the existing CDD to incorporate the subject property will be required as well.

Folio Number: 36-6016-000-0027

Legal Description: A portion of the N ½ of Section 16, Township 56 South, Range 40 East, Miami-Dade County, Florida, being particularly described as follows:

Begin at the Southeast corner of the plat of LAKES BY THE BAY SECTION EIGHT, according to the plat thereof recorded in Plat Book 139, at Page 50, of the Public Records of Miami-Dade County, Florida, said point also being the Southwest corner of the plat of LAKES BY THE BAY SECTION NINE, according to the plat thereof recorded in Plat Book 141, at Page 2, of the Public Records of Miami-Dade County, Florida, said point lying on the South Right-of-Way line of S.W. 216th Street, as said Street was dedicated and shown on the said plats of LAKES BY THE BAY SECTION EIGHT and LAKES BY THE BAY SECTION NINE; thence N 89°09'53" E along the South line of said LAKES BY THE BAY SECTION NINE and along the said South Right-of-Way of S.W. 216th Street, for 195.88 feet; thence S 00°31'55" E for 698.00 feet ; thence S 89°03'14" W for 1090.15 feet; thence N 00°28'59" W for 886.77 feet to a point on a circular curve concave to the Northeast, said point bearing S 27°31'35" W from the center of said curve, said point lying on the Southerly line of the said LAKES BY THE BAY SECTION EIGHT, said point also lying on the Southerly Right-of-Way line of said S.W. 216th Street; thence run the following courses and distances along the said Southerly line of the LAKES BY THE BAY SECTION EIGHT, and along the said Southerly Right-of-Way line of S.W. 2166 Street: Southeasterly, Easterly and Northeasterly, along said curve to the left, having for its elements a radius of 1,555.00 feet and a central angle of 28°21'42" for an arc distance of 769.73 feet to the point of tangency; thence N 89°09'53" E for 153.83 feet to the Point of Beginning.

STAFF ANALYSIS

1. Overview

The Applicant is proposing to amend the Mixed-Use Category Lakes-By-The-Bay Mixed-Use Site to permit residential uses as part of a Mixed-Use Project.

Council approval of this amendment is needed in order to facilitate a project that would consist of sixty-nine (69) single-family residential units (3.72 units per gross acre); 25,810.51 square feet of commercial space (i.e., retail and personal services, including restaurant use); and an approximately 2-acre park, which will be dedicated for public use on that portion of the property that abuts the south side of SW 216th Street and is located west of SW 89th Court.

2. Background

In 1982, plans and an associated Declaration of Restrictions (Official Records Book 11485, Page 537) were approved for the Saga Bay Development (now known as Lakes by the Bay). The applicant for the 722-acre project was Cadillac Fairview South Dade, Inc.



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Certain development limitations agreed to as part of the Declaration include:

- Maximum 3,941 units
- Overall maximum density of 5.46 dwelling units per acre
- Set-asides for non-residential uses on certain parcels.

The parcel that is the subject of this application was zoned BU-3 (Liberal Business District) at the time of the Development approval, and remained so until the Town implemented its Growth Management Plan and Land Development Regulations, in 2008 and 2012, respectively. The Future Land Use was changed to Mixed Use Lakes-By-The-Bay while the zoning was changed to Neighborhood Center (NC-2). Neither designation permitted residential uses.

The Applicant, in an associated application, is requesting a text amendment to the Neighborhood Center (NC-2) sub-district in order to accommodate the residential component of the envisioned mixed-use development (single family homes + retail), and approval of a Site Plan application.

In addition, because the existing Declaration of Restrictions limits this parcel to non-residential uses, the applicant has submitted a request to modify the Declaration of Restrictions to permit residential uses on this parcel. Development of the property, if approved, will not exceed the maximum overall density of 5.46 units/acres for the 722-acre Lakes by the Bay planned development.

3. Site and Context Information

Table 1. General Site and Context Information

Area Boundaries	North of SW 221st Street South of SW 216th Street East of SW 92nd Place West of SW 89th Court
Size of Area	808,909 square feet 18.57 +/- gross acres
Existing Site Conditions	Vacant
Existing Conditions Surrounding Site	North – Single-Family Cluster Homes South – Lake and Townhouses East – Lake and Townhouses West – Lake and Townhouses
Adjacent Future Land Use	North – Medium Density South – Medium Density East – Medium Density West – Medium Density
Adjacent Zoning District	North – Neighborhood Residential (NR) South – Multi-Family Residential (MR-13) East – Multi-Family Residential (MR-13) West – Multi-Family Residential (MR-13)

4. Consistency with Growth Management Plan

Staff has reviewed the goals, objectives and policies of the Town's Growth Management Plan in order to determine consistency between the request and the Plan framework.



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Policy FLU-3A: *Areas designated mixed use shall contain commercial, office, residential, community, institutional and recreation and open space uses integrated vertically or horizontally, in accordance with Policy FLU-1C.*

REFERENCE: Policy FLU-1C: The Town's Land Development Regulations shall conform to, and implement, the use, intensity and density standards prescribed for the land use districts provided on the Future Land Use Map and detailed in Table FLU-1.

Staff Comment: With the addition of the residential land use, the Lakes-By-The-Bay Mixed-Use Site land use category will be rendered consistent with FLU-3A, and development that is consistent with the intent of that land use category will be possible.

Objective FLU-4: Residential Districts: *The Town shall protect, maintain and improve its residential districts, as designated on the Future Land Use Map.*

Policy FLU-4C: *Development and redevelopment in the residential districts shall be regulated to ensure compatibility with the existing neighborhood, implement the recommendations of neighborhood improvement plans or initiatives that may be adopted, and prevent the encroachment of incompatible uses. When considering redevelopment proposals, maintaining consistency with existing densities and intensities shall be a major factor. Please see Objective LU-5 and its implementing policies for information regarding development compatibility criteria.*

REFERENCE: Objective FLU-5: Land Development Regulations and Compatibility

The Town shall adopt and implement innovative Land Development Regulations in order to foster compatible and high-quality development and redevelopment in the Town, in accordance with the principles and concepts of this Comprehensive Plan.

Staff Comment: The addition of the residential component to the land use mix and the proposed restriction of density at no more than 4 dwelling units/acre are compatible with the character and densities of the existing development to the east, south and west. The request is consistent with the intent of Objective FLU-4 and Policy FLU-4C.

Policy FLU-4D: *The Town shall implement strategies to improve residential neighborhoods.*

Staff Comment: The concept of improving neighborhoods includes promoting the completion of an adequate and appropriate array of transportation, infrastructure, recreation and services to meet the daily needs of neighborhood residents, including access to convenient retail, personal services and entertainment opportunities. At present, there are no such opportunities located in this neighborhood. The amended Mixed-Use category will allow improvement by facilitating development that provides unmet retail and service opportunities, as well as an additional community recreation space.

Policy FLU-5E: *The Town shall discourage urban sprawl by directing new development and redevelopment in accordance with the Future Land Use Map, which provides for mixed-use development in areas currently served by urban infrastructure and services, and by designating environmentally sensitive areas as "Conservation."*

Staff Comment: By adding a residential component to the mix of uses allowed in the Lakes by the Bay Mixed-Use Site district, the Town will facilitate the development of a site within an existing mixed-use area that is currently served by infrastructure. Therefore, approval of the amendment will discourage sprawl consistent with Policy FLU-5E.

REFERENCE: Urban sprawl may be defined as haphazard growth or outward extension of a city resulting from uncontrolled or poorly planned development. Development that occurs as sprawl is typically located beyond the existing limits of development and uses "green fields" (vacant, non-serviced land outside the urban area). Sometimes, sprawl development may even bypass the "next-in-line" ring of developable land.



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Policy FLU-5I: *The Town shall ensure that any applications to amend the Growth Management Plan and/or Future Land Use Map are reflective of the community's vision as expressed in the Growth Management Plan or special neighborhood plans, and will not result in increased sprawl.*

Staff Comment: This location has been proposed for nonresidential development since 1982 but, without the residential component as part of the envisioned Mixed Use, it has never been developed. The proposed amendment to add a residential component to the mix of allowed uses in mixed-use development is anticipated to increase the site's potential for development, and it is consistent with the vision articulated in the Growth Management Plan for areas designated for mixed uses (refer to policies above and below). Development on this site will not increase sprawl since the parcel is considered an infill site.

REFERENCE: An infill site is defined as land that is largely vacant and underdeveloped within areas that are already largely developed and serviced by existing infrastructure.

Policy FLU-13C: *The Town shall support the location of employment centers, offices, and retail uses proximate to residential areas through the implementation of the Town Center and Mixed Use land use districts, in accordance with this Plan.*

Staff Comment: The mix of uses that would be allowed in the amended district would support neighboring residential districts as well as residences internal to the site. The effect of non-residential uses proximate to residential areas is fewer trips by auto because residents in the neighboring districts will have more opportunities to safely and conveniently walk or bicycle to other uses such as restaurants, dry cleaners, banks, etc. to meet their daily needs.

Policy C-12D: *The Town encourages mixed-use development and infill development.*

Staff Comment: The amendment will facilitate the development of a true mixed-use Lakes-by-the-Bay district and encourage the development of a long-vacant infill site.

DERM

DERM reviewed the request associated with this text amendment and determined that public water and sanitary sewer can be made available to the subject property. See attached letter dated April 15, 2019 (Exhibit "A").

Traffic Comments

Calvin, Giordano & Associates, Inc. reviewed a traffic study submitted by the applicant prepared by Langan Engineering. The applicant addressed satisfactorily to all the consultant's comments. See attached Memo dated April 22, 2019 (Exhibit "B").

(Note: Refer to Levels of Service Analysis on the next page.)



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5. Comparative Analysis of Current versus Proposed Considerations

Table 2. Current v. Proposed Considerations

<u>Current Future Land Use:</u> Mixed-Use (Lakes-by-the-Bay) (0.5 floor area ratio for commercial, office and community facilities)	<u>Proposed Future Land Use:</u> Mixed-Use (Lakes-by-the-Bay) (4 units per acre for residential / 0.5 floor area ratio for commercial, office and community facilities)
<u>Current Permitted Uses:</u> Commercial, office, community facilities, and recreation open space uses that serve the surrounding residential communities	<u>Proposed Permitted Uses:</u> Commercial, office, community facilities, and recreation open space uses that serve the surrounding residential communities, as well as residential uses as part of a mixed-use project
<u>Current Permitted Height, Density and Intensity (NC-2):</u> 0.5 floor area ratio with a maximum building height of two (2) stories, 35 feet.	<u>Proposed Permitted Height, Density and Intensity (NC-2) *:</u> Four (4) residential units per gross acre with a maximum floor area ratio of 0.5 and a maximum building height of two (2) stories, 35 feet.
<u>Current Zoning:</u> Neighborhood Center (NC-2)	<u>Proposed Zoning:</u> Neighborhood Center (NC-2) *

* A concurrent application has been submitted to amend the text of the NC-2 zoning district to allow residential as a permitted use and to amend certain development regulations.

6. Level of Service Analysis

Policy FLU-7A states that “all development orders shall be contingent upon the provision of services at or above the Level of Service standards specified in the Capital Improvements Element.”

All development is required to maintain the Level-of-Service (LOS) for new and existing development, based on the corresponding standard established in the Growth Management Plan. The parcel is currently vacant and therefore has no Level of Service impacts. Although a site plan review is not part of this application, the following analysis of LOS impacts is based on a site plan provided as reference by the applicant, and which could become part of a future site plan request if the Growth Management Plan and Zoning requests are approved. If the project were to change, with the result of increasing the project’s density and/or intensity, such changes in a site plan submittal would likely trigger the need for a new concurrency review.

Where applicable, the average household size of 2.28 persons per household for Miami-Dade County is applied to calculate the Level of Service impacts.

Transportation

LOS D. Refer to attached Memorandum Exhibit “B” for additional details.



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Potable Water

The adopted Cutler Bay LOS standard for potable water is:

1. Regional treatment: System shall operate with a maximum daily rated capacity that is no less than 2% above maximum daily flow for the preceding year, and an average daily capacity 2% above the average daily system demand for the preceding 5 years. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months.
2. User LOS: Maintain capacity to produce and deliver 74 gallons per capita per day systemwide.
3. Water Quality: Shall meet all county, state and federal primary potable water standards.
4. Countywide Storage: Storage capacity for finished water shall equal no less than 15% of countywide average daily demand (County).

Estimated Impact: + 11,810 gallons of potable water per day

Sewer

1. The system shall maintain the capacity to treat 100 gallons/capita/day.
2. Discharges shall meet all federal, State, and County standards.
3. Regional wastewater treatment plants shall operate with physical capacity no less than the annual average daily sewage flow.

The Countywide system shall maintain the capacity to collect and dispose of 102% of the average daily sewage system demand for the proceeding 5 years (Miami-Dade County).

Estimated Impact: + 15,960 gallons of sewer per day

Solid Waste

The County Solid Waste Management System, which includes County-owned solid waste disposal facilities and those operated under contract with the County for disposal, shall, for a minimum of five (5) years, collectively maintain a solid waste disposal capacity sufficient to accommodate waste flows committed to the System through long-term interlocal agreements or contracts with municipalities and private waste haulers, and anticipated non-committed waste flows (Miami-Dade County).

Parks and Recreation

1. 3.0 acres per 1,000 permanent residents.
2. Private facilities shall count as 50% towards acreage.
3. County Regional Parks shall count as 30% towards acreage.

Estimated Impact: +0.48 acres parkland/open space. The Applicant's Site Plan includes approximately 2 acres of new open space in the proposed development.

Schools

See School Concurrency Memo (Exhibit "C")

STAFF RECOMMENDATION

Approval (subject to the conditions enumerated below) of the request to amend the Lakes-by-the-Bay Mixed-Use Land Use Designation to permit:

- a) Residential uses
- b) A residential density allowance of up to 4.0 units per acre, which is less than the average density permitted in the surrounding Lakes by the Bay community (Medium Density, at between 5-13 units per gross acre)



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CONDITIONS

1. Any future residential component of a proposed mixed-use development on the site is subject to Town approval of related applications to amend the zoning and development standards to allow residential as part of mixed-use development on the site, and to the modification of the existing Declaration of Restrictions.
2. Any and all future development shall meet applicable comprehensive plan policies and zoning regulations and standards. Such future development shall be built in accordance with an approved site plan application that is found to be consistent with these matters, and that meets all other requirements and conditions.
3. The property shall be platted prior to any development.
4. A modified Declaration of Restrictions shall be recorded and submitted to the Town prior to final approval of the site plan application.
5. A draft application for amendment of the boundaries of the existing CDD to incorporate the subject property shall be submitted to the Town for review prior to final site plan approval.

EXHIBITS

- Exhibit A: DERM Letter dated April 15, 2019
- Exhibit B: Traffic Memorandum by CGA dated April 22, 2019
- Exhibit C: School Concurrency Memorandum dated December 5, 2018

**Department of Regulatory and Economic Resources**

Environmental Resources Management

Code Coordination and Public Hearings

701 NW 1st Court 4th Floor

Miami, Florida 33136-3912

T 305-372-6764 F 305-372-6759

miamidade.gov

February 4, 2019

Kathryn Lyon, Planning and Zoning Director
Town of Cutler Bay
10720 Caribbean Boulevard, Suite 105
Cutler Bay, FL 33189

Re: Municipal Site Plan Review #MZ2019000003
Arc/Treo 216, LLC
SW 216th Street, between SW 92nd Avenue and SW 89th Place
Cutler Bay, Florida
Town of Cutler Bay Site Plan SP-2018-038

Dear Ms. Lyon:

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced Municipal Site Plan Review for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is not approved and therefore must be denied pursuant to Section 24-43.1 of the Code. With respect to other issues discussed herein the application DERM has no objections with respect to stormwater management, wetlands, coastal, and tree resources.

NOT IN COMPLIANCE WITH:**Potable Water Supply and Wastewater Disposal**

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required, in accordance with Code requirements.

The property owner shall submit a properly executed covenant running with the land in favor of Miami-Dade County as required by Section 24-43.1(6)(c) of the Code. The covenant provides that prior to DERM approval of any building permit, certificate of use and occupancy or municipal license for any nonresidential land use the Owner shall ensure the property is connected to a public water main and public sanitary sewer main.

The above-noted covenant must be submitted to and approved by DERM prior to DERM issuing written approval of the subject application.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code



requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

APPROVED FOR COMPLIANCE WITH:

Stormwater Management

Applicant is advised that an Environmental Resource Permit modification from the South Florida Water Management District (1-800-432-2045) may be required for the construction and operation of the required surface water management system. It is the applicant's responsibility to contact the above-mentioned agency for further information regarding permitting procedures and requirements.

Stormwater should be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year/1-day storm event.

Applicant is advised that the proposed surface water management system must be approved by the DERM's Pollution Remediation Section (PRS). Please contact the PRS at (305)372-6700 for additional information.

Additionally, a Class VI Permit shall be required for the construction of the proposed surface water management system. Please contact DERM's Water Control Section (305-372-6681) for additional information.

The review of the above noted plans shall not constitute DERM approval of paving and drainage plans. Paving and drainage plans shall be reviewed and approved by the RER Environmental Plan Review office.

Pollution Remediation

The site has records of current contamination issues under Vista Del Lago (DERM file HWR-566). Any construction, development, drainage, and dewatering at the subject site will also require DERM review and approval as it relates to environmental contamination issues.

Wetlands

The subject property is located within the Southwest Biscayne Bay Wetland Basin, and contains wetlands as defined by Section 24-5 of the Code. Class IV Permit CLIV06-089 was issued on June 6, 2007 and expired on June 6, 2009. A final inspection conducted on June 9, 2009 indicates that the work authorized in this permit never occurred. Therefore, a Class IV permit will be required before any work occurs in wetlands on the property.

DERM has no objection to this application provided the applicant acquires all permits prior to the initiation of any work on the subject property. A full evaluation of the resources is performed during the permitting process. While every effort is made to notify the applicant of all requirements at this time, the full permit evaluation may require that site plans be changed to preserve unique biologic resources.

The DERM Coastal and Wetland Resources Section (305-372-6585) may be contacted for further information concerning the wetland permitting requirements.



The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may also be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

A review of the subject properties revealed the presence of tree resources and wetlands. Please be advised that tree resources that lie within wetlands areas will be regulated through a Class IV Wetlands Permit; however, any tree resources within areas not designated as wetlands will require a Miami-Dade County Tree Removal Permit prior to removal and/or relocation.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code, specifically the specimen tree standards. Should the applicant require impacts to specimen trees (trunk diameter equal to or greater than 18 inches), substantive changes to the site plan pursuant to the specimen tree standards outlined in Section 24-49.2(1)(2) of the Code shall be made. The applicant is advised that a tree survey that includes a tree disposition table may be required prior to reviewing the tree removal permit application. A recommendation of approval is contingent on the applicant obtaining a permit.

It is advised that pursuant to Policy Con-8I of the CDMP and Section 24-49.9 of the Code, should there be exotic pest plant and nuisance species as listed in Section 24-49.9 of the Code present on the subject property, they shall be removed prior to development or redevelopment and developed property shall be maintained to prevent the growth or accumulation of prohibited species.

Please contact DERM's Tree and Forest Resources Section at (305)372-6574 for additional information regarding tree permitting procedures and requirements.

Enforcement History

The subject property has no closed and one (1) open enforcement records for violations of Chapter 24 of the Code:

Vista Del Lago (DERM file HWR-566): On February 26, 2016, a Notice of Violation (NOV) was issued for failure to submit to DERM a Quarterly Sampling Report (QSR) for contamination on the subject property. DERM received a QSR, which was approved, and the case was closed on October 5, 2016. Due to non-compliance with a letter dated September 18, 2017 issued by DERM regarding requirements for completion of a No Further Action with Conditions Closure (NFAC), this case was reopened, and a NOV was issued on October 9, 2018 followed by a Final Notice Prior to Court Action (FNPTCA) on November 29, 2018. This case remains open.

Please contact the DERM's Environmental Monitoring & Restoration Division at (305)372-6700.

In summary, this application for municipal site plan review cannot be approved by DERM until the County officer, employee or Board affirmatively determines that the land use will comply with one or more of the requirements as set forth in Section 24-43.1 of the Code.



If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Istambouli".

Rashid Istambouli, P.E.
Department of Regulatory and Economic Resources



**TOWN OF CUTLER BAY
DEVELOPMENT REVIEW COMMENTS**

Discipline: Traffic Engineering
Reviewed by: Eric Czerniejewski, PE, ENV SP
Review Date: 04/22/19
Phone: (954) 921-7781
Fax: (954) 921-8807

Application: Site Plan Amendment

Project Name: Pelican Bay
Project Number: 18-1427

Comments Based on Plan Submittal: 3rd submittal

<u> </u>	No comments
<u> X </u>	Comments as follows or attached

1. Please address comments provided by Miami Dade County Public Works and Waste Management Traffic Engineering Division.

Langan 12/13/18 Response: The proposed development consists on the same type of uses with less intensity than the previously approved Vista del Lago project and is expected to generate fewer trips. The county will not require a revised traffic study.

CGA 02/08/19 Response: Addressed. Please provide details regarding approval by Miami Dade County Public Works and Waste Management Traffic Engineering Division of the proposed eastbound right turn lane and westbound left turn lane on SW 216th Street as well as any required turn lane extensions on Miami Dade County maintained roadway facilities.

Langan 04/04/19 Response: The county approved the traffic study and site plan for the previous project (Vista Del Lago) that included the proposed westbound left-turn lane on SW 216th Street at our project driveway. The county will review and approved the turn-lane design during their review of the paving and drainage plans.

CGA 04/22/19 Response: Addressed.

2. Please update label on the site plan from Vista De Lago to Pelican Bay.
Langan 12/13/18 Response: The proposed Site Plan shown in Appendix B is labeled as Pelican Bay. No revisions were required.

CGA 02/08/19 Response: Addressed.

3. Please update Scope of Study section to specify the date of the methodology memo for this project. The approved methodology memo had a different land use breakdown for the Vista Del Lago project.

Langan 12/13/18 Response: We amended the report to specify the date of the methodology and to note the difference of the land use breakdown between the proposed project and Vista del Lago. The difference is also mentioned on the Executive Summary section of the report.

CGA 02/08/19 Response: Addressed.

4. Please specify in the Background Traffic Conditions if there are committed trips from approved but unbuilt development projects that need to be included in the traffic analysis per the Town of Cutler Bay. It is my understanding that the recent nearby Publix project was recently approved by the Town Council. Please update the traffic analysis accordingly.

Langan 12/13/18 Response: We amended the report, figures, capacity analysis and appendices to include the committed development trips from the recently approved Shoppes at Cutler Bay project.

CGA 02/08/19 Response: Addressed.

5. Please provide additional narrative in the driveway analysis section of the traffic study that discusses the left turn lane analysis and warrant at the main driveway for the proposed Pelican Bay site. The Executive Summary and Conclusions section references the westbound left turn lane but a detailed analysis is not provided.

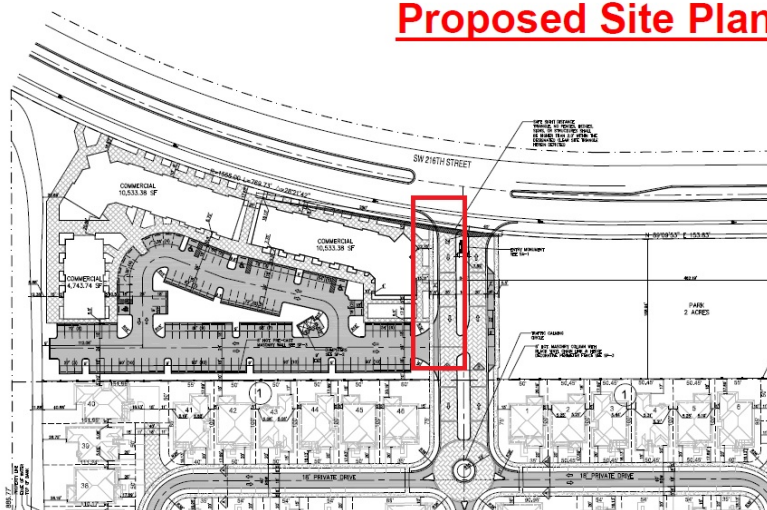
Langan 12/13/18 Response: The county requires a left-turn lane at existing median openings where the number of peak-hour left-turns is 25 vehicles or more. Appendix G includes the intersection analysis capacity report for the proposed driveway connection. The Vista del Lago project was approved with the proposed westbound left-turn by Miami Dade Traffic Engineering Division. No revisions were required.

CGA 02/08/19 Response: Addressed.

6. Please consider providing an eastbound right turn lane as well into the primary driveway entrance. The eastbound right turn volume is 75 vehicles in the PM which is near the threshold of 80 vehicles for a warranted right turn lane. The current site plan includes an east-west internal drive aisle that is offset by only a couple vehicle lengths from 216th Street which could create vehicles stacking into

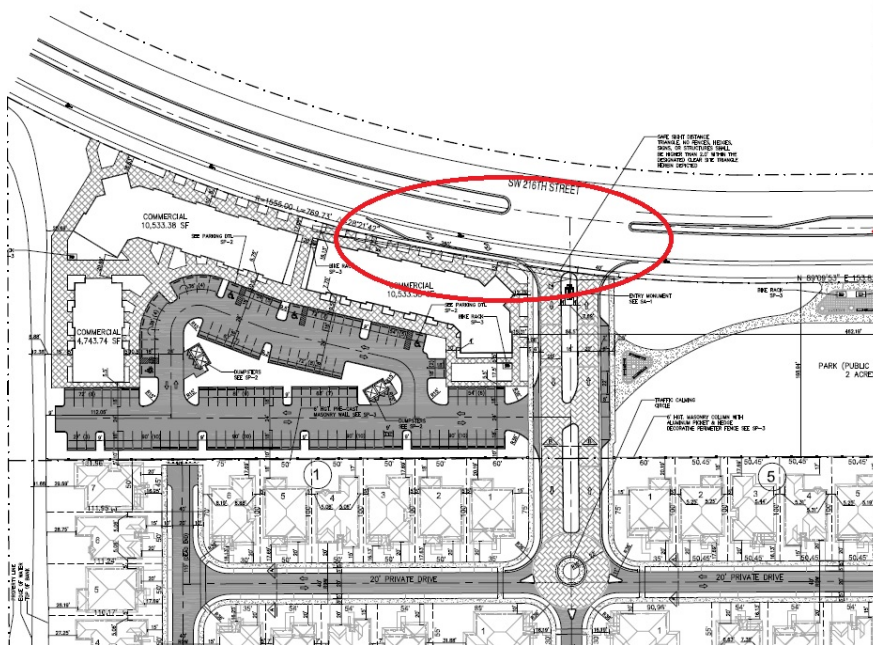
the public right-of-way.

Proposed Site Plan



Langan 12/13/18 Response: The site plan was revised to show the right-turn lane on SW 216th Street for the development's main driveway.

Proposed Site Plan



CGA 02/08/19 Response: Addressed. Please provide label with details regarding storage length and taper length of the new turn lane on the site plan and pavement marking and signage plan.

7. Please update the LOS D capacity in Table 6 for SE 216th Street from 2,000 to 1,630. Per the FDOT Quality/LOS Handbook Table 7 for a four-lane roadway at 35 mph or less, the LOS D capacity is 1,630.

Langan 12/13/18 Response: We revised Table 6 of the report to update the roadway capacity of SW 216th Street from 2,000 to 1,630.

CGA 02/08/19 Response: Addressed.

8. The level of service for the roundabout at Old Cutler Road and SW 87th Avenue is failing in the PM peak hour and there appears to be traffic operational issues for some of the movements. Roundabouts should be designed to operate at no more than 85 percent of their estimated capacity. When traffic flows on an approach exceed approximately 85 percent of capacity, delays and queue lengths very significantly about their mean values. Please provide field observations during the peak hours to confirm the traffic conditions for the roundabout approaches in the AM peak hour (NB left) and the PM peak hour (WB left and SB left). Please update the narrative to define the date and time the field observations were made at the intersection of Old Cutler Road and SW 87th Avenue. Please note that recent aerial drone images were collected for the roundabout at Old Cutler Road and SW 87th Avenue for the Old Cutler Properties development project that can be referred to as well.

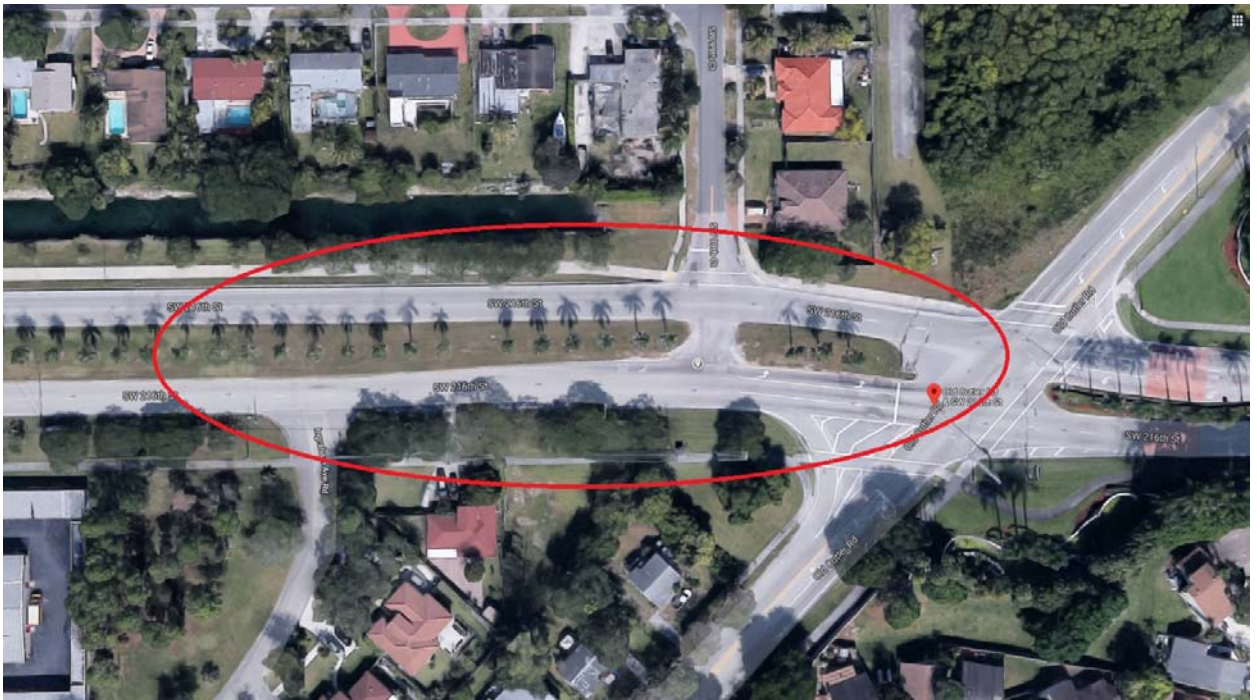
Langan 12/13/18 Response: We amended the report to include the field observations conducted at the intersection of Old Cutler Road and SW 87th Avenue. The field observations verified that the estimated queue lengths observed during the peak-hour field observations was consistent with the 95th percentile queues of the no-build analysis. We noted also that, despite the queue lengths, traffic continued to flow through the intersection with minimal vehicle delays and recommend that the roundabout remain at the intersection.

CGA 02/08/19 Response: Addressed.

9. Please provide a table that summarizes the 95th percentile vehicle queue stacking for the key add turn lanes for each approach of the intersections that were analyzed. Please provide the Synchro Queue reports for each intersection for each scenario in the resubmitted traffic study. Please also ensure that these exhibits/tables include the most current LOS and delay information from the submitted Synchro reports for each intersection for each scenario. For instance, at the roundabout at Old Cutler Road and SW 87th Avenue, the Synchro Reports indicate that there is 255.9 seconds of delay and 32 vehicles stacking/queuing in the PM peak hour for the SB left turn movement. A narrative should be added to the Roadway Capacity Analysis for Future Conditions that addresses any 95th percentile vehicle queue that extends past the existing turn lane storage length provided at each intersection.

Langan 12/13/18 Response: We amended Appendix G to include the summary tables showing the 95th percentile queues for turn-lanes at each intersection and scenario.

CGA 02/08/19 Response: *This item is still pending. Please provide narrative in the Roadway Capacity Analysis section that provides details regarding turn lane extensions required due to vehicle stacking past the existing turn lane storage. For example, turn lane extensions will be required for the eastbound left turn lane on SW 216th Street at Old Cutler Road. Please provide aerial drone image during existing peak hour to confirm existing vehicle stacking at the subject intersections.*



Langan 04/04/19 Response: We collected drone video of the eastbound left-turn movement at the intersection of SW 216th Street and Old Cutler Road and found that the queue during the morning peak hour extends up to the beginning of the taper for this turn lane. The developer has agreed to lengthen the eastbound exclusive left-turn lane at the intersection of SW 216th Street and Old Cutler Road (by approximately 200 feet) to meet the current and future peak hour demands even though this project does not assign traffic to this left-turn movement. We stated in the report that a copy of the drone video was forwarded to you.

CGA 04/22/19 Response: Addressed.

10. Please provide safe pedestrian crossings using pavement markings and signage per MUTCD for pedestrians at the main intersection between street type D and street type E roadways near the open space and pool cabana area. Please clarify the traffic control proposed at the internal intersections of the development site as part of the pavement marking and signage plan. Please ensure that appropriate Do Not Enter and One-Way signage is placed on the street type A roadways at the main entrance.

Langan 12/13/18 Response: Acknowledged.

CGA 02/08/19 Response: Addressed.

11. Please provide a travel time and delay study for existing conditions during the AM and PM peak hour periods for the Old Cutler Road segment between SW 216th Street and SW 87th Avenue. Please ensure that travel speeds are also collected along this road segment.

Langan 04/04/19 Response: We conducted a travel-time delay study on Old Cutler Road between SW 87th Avenue and SW 216th Street and found that the average speeds on Old Cutler Road are at LOS D or better during the morning and afternoon peak hours. The data is included as an appendix to the report.

CGA 04/22/19 Response: Addressed. Clarification regarding the correlation between the travel time and delay data in Appendix J (NB/SB) versus the link/capacity analysis results in table 6 (EB/WB) should be provided by the applicant team for the public hearing.



Date: April 22, 2019

Eric S. Czerniejewski, P.E., ENV SP
Director of Traffic Engineering



Concurrency Management System (CMS)

Miami Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System School Concurrency Determination

MDCPS Application Number: SP3618120407564 Local Government (LG): Cutler Bay
 Date Application Received: 12/4/2018 11:44:20 AM LG Application Number: SP2018038
 Type of Application: Site Plan Sub Type: Public
 Applicant's Name: Arc/Treo 216, LLC
 Address/Location: 2950 SW 27 Ave, Ste 100, Miami, FL 33133
 Master Folio Number: 3660160000027
 Additional Folio Number(s):

PROPOSED # OF UNITS 70
 SINGLE-FAMILY DETACHED UNITS: 70
 SINGLE-FAMILY ATTACHED UNITS: 0
 MULTIFAMILY UNITS: 0

CONCURRENCY SERVICE AREA SCHOOLS

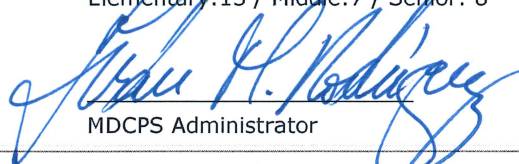
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
5981	DR EDWARD L WHIGHAM ELEMENTARY	53	13	13	YES	Current CSA
6111	CUTLER BAY MIDDLE	384	7	7	YES	Current CSA
7731	MIAMI SOUTHRIDGE SENIOR	111	8	8	YES	Current CSA

ADJACENT SERVICE AREA SCHOOLS

*An Impact reduction of 25.28% included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a public school concurrency review for this application and has determined that it **DOES MEET (Concurrency Met)** all applicable LOS Standards for a Final Development order as adopted in the local Government's Educational Element and incorporated in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

Master Concurrency Number: MA3618120407564 Total Number of Units: 70
 Issue Date: 12/5/2018 12:05:56 PM Expiration Date: 12/5/2019 12:05:56 PM
 Capacity Reserved: Elementary: 13 / Middle: 7 / Senior: 8


 MDCPS Administrator


 MDCPS Authorized Signature

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7634 / 305-995-4760 fax /
 concurrency@dadeschools.net