

# Memorandum



**DATE:** December 16, 2013

**TO:** Jorge Vital  
DIC Coordinator  
Department of Regulatory and Economic Resources

**FROM:** Jacqueline Carranza *Jacqueline Carranza*  
Transit Planner 2  
Miami-Dade Transit - Engineering, Planning & Development Division

**SUBJECT:** Review of DIC Project No. 12-156 Lones Family, LP, Pinewood Acres School, Inc. and Lee S. and Judy C. Lones – Revision No. 2  
MDT Project No. OSP006  
FSC No. 41.04

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## MDT Comments/Recommendations

The subject property consists of approximately 8.3 acres of land located on both sides of S.W. 96<sup>th</sup> Street and west of S.W. 97<sup>th</sup> Avenue and is improved with an existing private school. Route 104 runs adjacent to the subject site and currently provides bus service with a 30 minute or better AM/PM peak-hour headway. Therefore, this application meets the adopted mass transit level of service standards as prescribed by Policy MT-1A of the Mass Transit Sub-element of the Comprehensive Development Master Plan (CDMP). This project has been reviewed by MDT for mass transit concurrency and was found to be concurrent with the mass transit level-of-service standards established for Miami-Dade County.

Pursuant to discussions with the applicant at the February 27, 2013 DIC Lower Council Meeting, the submitted plans reflect the relocation of an existing bus stop and shelter, which will provide a convenient and direct connection to Route 104. **As such, MDT has no objections to this application.**

## Project Description

12-156 – Lones Family, LP, Pinewood Acres School, Inc. and Lee S. and Judy C. Lones are requesting to amend a special exception to permit a charter school serving 1,850 students in grades K through 12, a non-use variance to allow parking areas less than twenty-five (25) feet from official rights-of-way and a revised site plan submitted on November 18, 2013. The amended application withdraws their request for a non-use variance to permit buildings setback less than 75 feet from property under a different ownership, reduces the proposed student capacity from 2,000 to 1,850 students, and the principal changes to the site plan relate to size, spacing and orientation of a number of the buildings. The site is currently improved with a single-family residence as well as several buildings that house an existing private school (Pinewood Acres). The subject property consists of approximately 8.3 acres of land located on both sides of S.W. 96<sup>th</sup> Street and west of S.W. 97<sup>th</sup> Avenue in Miami-Dade County, Florida.

## Current Transit Service

The subject site is served by Route 104. The alignment for this route is illustrated on the attached map. The service headways for this route (in minutes) are as follows:

**Metrobus Route Service Summary**  
**Lones Family, LP, Pinewood Acres School, Inc., and Lee S. and Judy C. Lones**

Route(s)	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8pm)	Overnight	Saturday	Sunday		
104	(24/40)/(30)	45	60	n/a	60	60	0	L

Notes: *L means Metrobus local route service*  
*F means Metrobus feeder service to Metrorail*  
*E means Express or Limited-Stop Metrobus service*

*November 2013 Line Up*

**Future Transportation/Transit Improvements**

The 2014 Transportation Improvement Program (TIP) does not propose any improvements on the roadways within the immediate vicinity of the site.

The 2035 Long Range Transportation Plan (LRTP) does not propose any improvements on the roadways within the immediate vicinity of this project.

The 2013 ten-year Transit Development Plan (TDP) does not propose any new routes or improvements on the existing route (104) serving the vicinity of the project in its 2023 Recommended Service Plan.

- c: Monica D. Cejas, P.E., Senior Professional Engineer
- Gerald Bryan, Section Chief Service Planning and Scheduling
- Eric Zahn, Transit Planning Section Supervisor
- Nilia Cartaya, Principal Planner
- Douglas Robinson, Principal Planner

