

Memorandum



DATE: October 22, 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: DIC Project No. 13-29 (11200 Biscayne, LLC) - Revision No. 1
MDT Project No. OSP006
FSC No. 41.04

MDT Comments/Recommendations

The subject property is currently vacant, consists of 6.11 acres and is located at 11150 and 11190 Biscayne Boulevard. Routes 3 and 93 (Biscayne MAX) run adjacent to the subject site and currently provide bus service with a 20 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.

Miami-Dade Transit is pursuing incremental transit improvements along Biscayne Boulevard and US-1. The Biscayne Enhanced Bus route will provide premium limited-stop transit service along Biscayne Boulevard and US-1 from Downtown Miami to Aventura Mall. This route provides service to the Adrienne Arsht Performing Arts Center, and a direct connection to the cities of Little Haiti, Miami Shores, North Miami and North Miami Beach. Service headways will be 15 minutes during the AM/PM peak-hour and 20 minutes during the mid-day. Revenue service is anticipated to begin in 2014 using eleven new 60-foot diesel/electric hybrid, clean diesel, compressed natural gas (CNG), or other alternative fuel buses. All buses will be in service in 2014. The bus purchase component is considered Phase I for this corridor. Phase II of this EBS route will feature robust stations, WiFi, real-time "Where is the Bus?" arrival times via the internet or on web-enabled mobile devices, real-time "Next Bus" arrival information via electronic signs, Transit Signal Priority (TSP), and Park-and-Rides. Phase II is anticipated to be implemented in 2020.

The Metropolitan Planning Organization (MPO), in cooperation with MDT, completed an Implementation Plan for the Biscayne Boulevard Enhanced Bus Service (EBS) project. The closest planned enhanced bus station for the Biscayne Enhanced Bus route is sited near the vicinity of NE 107 Street (approximately 0.46 miles south of the subject site) in the southbound direction and NE 108 Street (approximately 0.33 miles south of the subject site) in the northbound direction. Therefore, future residents of this multi-family residential development will

benefit from this site’s location on one of MDT’s premium transit corridors. **As such, MDT has no objections to this application.**

Project Description

13-029 – 11200 Biscayne, LLC. is requesting to permit a multifamily residential development consisting of 402 residential apartment units. Accompanying requests for permitting residential uses in a business zoned area, to waive the required wall between a business zoned area and residential properties and requests to modify a previously approved resolution are also being sought. The applicant is currently requesting to amend the proposed project with revised plans submitted on October 11, 2013. The subject property is approximately 6.11 acres in size and is located at 11150 and 11190 Biscayne Boulevard, Miami-Dade County, Florida.

Current Transit Service

The subject site is served by Routes 3 and 93 (Biscayne MAX). The alignments for these routes are illustrated on the attached maps. The service headways for these routes (in minutes) are as follows:

| Metrobus Route Service Summary 11200 Biscayne, LLC Application Site | | | | | | | | |
|--|-------------------------------|--------------------|----------------------|-----------|----------|--------|--------------------------------|-----------------|
| 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 | | |
| 3 | 20 | 20 | 30 | 60 | 15 | 20 | 0 | L |
| 93 (Biscayne MAX) | 20 | 30 | n/a | n/a | n/a | n/a | 0 | E |

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

June 2013 Line Up

Future Transportation/Transit Improvements

The 2014 Transportation Improvement Program (TIP) proposes the following improvements on the roadways within the immediate vicinity of the site.

| Facility/Project Limits | Type of Work |
|--|--------------------------|
| SR 5/Biscayne Blvd. (from North of NE 121 st Street to NE 151 st Street) | Resurfacing |
| MDT – Biscayne Blvd./SR 5/US-1 (from Downtown Terminal to Aventura Mall) | Transit Improvement |
| Biscayne Blvd. and NE 121 st Street | Intersection Improvement |

| | |
|---|-------------|
| SR 922/NE 125 th Street from East of NE 7 th Avenue to West of Biscayne Blvd. | RESURFACING |
|---|-------------|

The 2035 Long Range Transportation Plan (LRTP) lists the following improvements to the roadways within the vicinity of the subject site:

| Facility/Project Limits | Type of Work | Priority/Funding Phase |
|---|-----------------------------|------------------------|
| SR 5/US-1/Biscayne BRT (from Omni Terminal to Aventura Mall) | Premium Transit Improvement | Priority I |

The 2013 ten-year Transit Development Plan (TDP) identifies in its 2023 Recommended Service Plan the following improvements/adjustments on the existing routes serving the vicinity of the project:

| Route | Improvement/Adjustment |
|-------|--|
| 3 | No planned improvements. |
| 93 | Route to be transformed to Biscayne Enhanced Bus. |

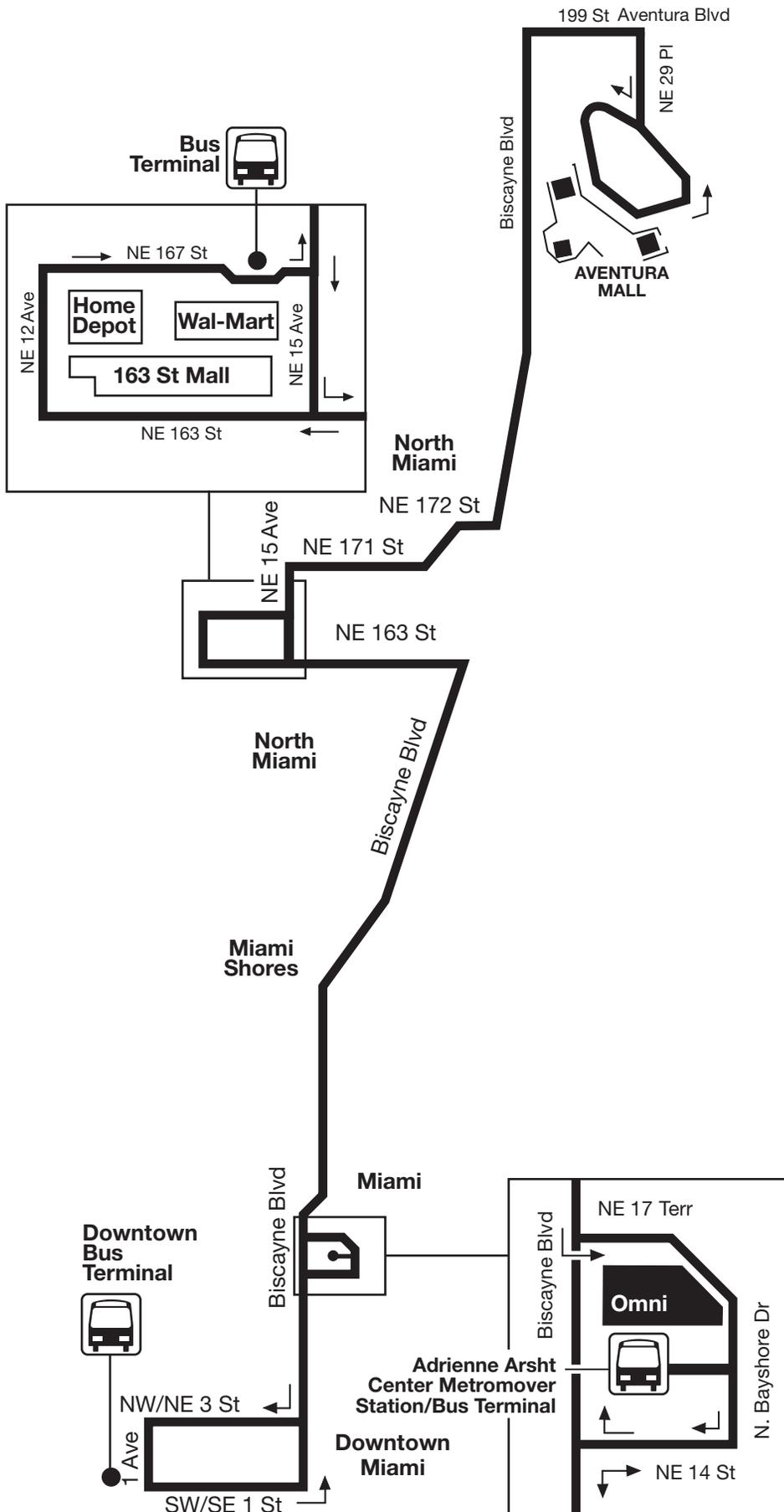
In addition, the 2013 ten-year TDP identifies in its 2023 Recommended Service Plan the following new route that will serve the vicinity of the project:

| Route | Description |
|-----------------------|---|
| Biscayne Enhanced Bus | This route will provide premium limited-stop transit service along Biscayne Blvd. and US-1 from Downtown Miami to Aventura Mall. |

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

Route 3

Aventura

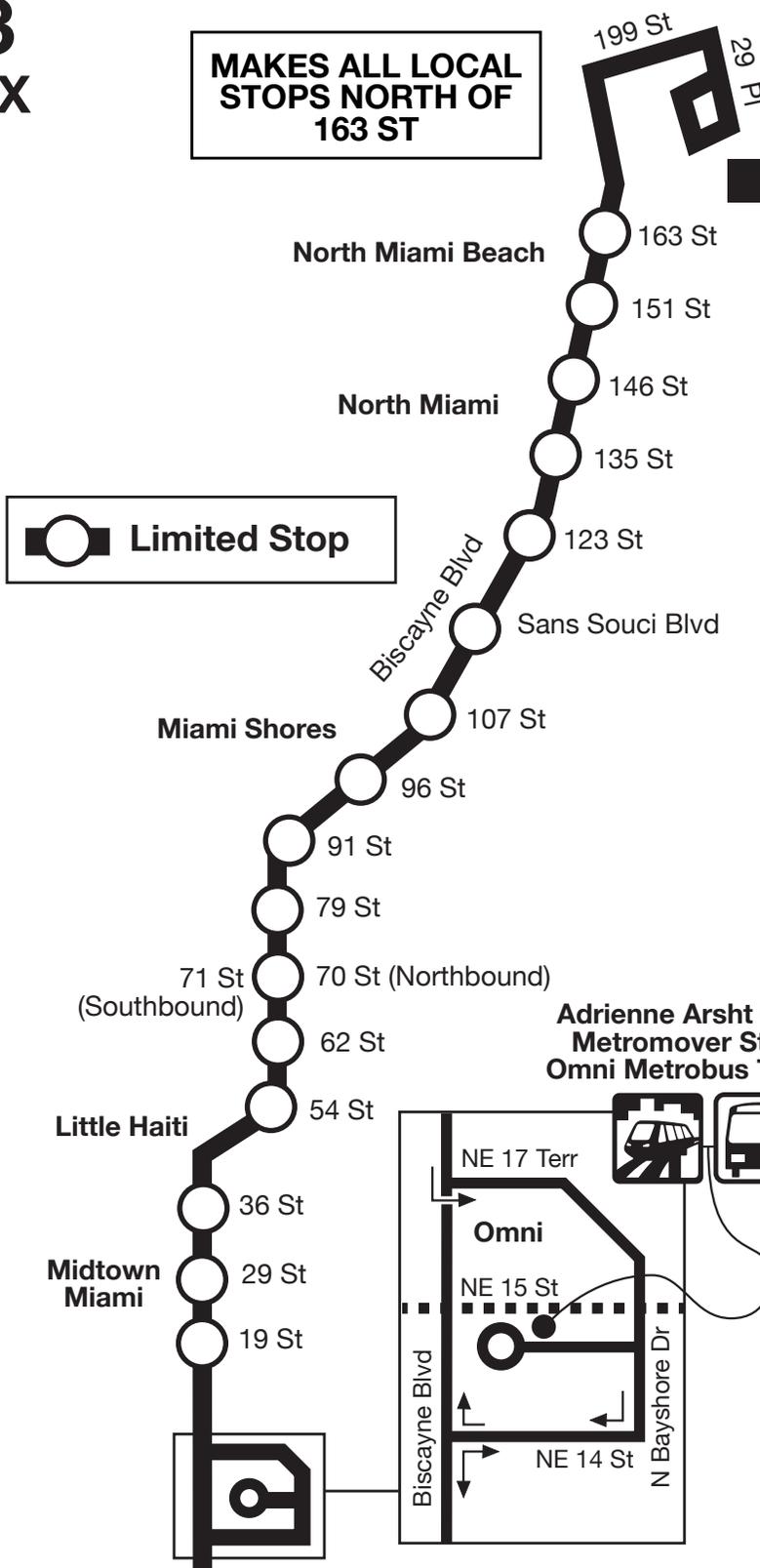


Route 93

Biscayne MAX

MAKES ALL LOCAL STOPS NORTH OF 163 ST

 **Limited Stop**



MAKES ALL LOCAL STOPS SOUTH OF 19 ST



Downtown Miami


North
Map not to scale
09/2011