

Memorandum



Date: March 10, 2014

To: Eric Silva
Assistant Director
Regulatory and Economic Resource Department

From: 
Antonio Cotarelo, P.E.
County Engineer
Public Works and Waste Management Department

Subject: DIC 13-029
Name: 11200 Biscayne, LLC
Section 32 Township 52 South Range 42 East

I. PROJECT LOCATION:

Located north of NE 111 Street between Biscayne Boulevard and NE 14 Avenue

II. APPLICATION REQUEST:

This application requests a special exception to permit residential use in the BU-1A zoning district and a non-use variance of the requirement in Section 33-251.3 of the Miami-Dade County Code to provide a wall separating business from residential zones. The applicant also requests to modify Condition No. 2 of Resolution No. 4-ZAB-9-87 and Condition No. 5 of Resolution No. 4-ZAB-9-87.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this project is provided from the North and the South, Biscayne Blvd. and NE 14 Avenue.

IV. RECOMMENDATION:

This project is located within the jurisdiction of Miami-Dade County. Pursuant to Chapter 33G-5(1)(a)1 of the Miami-Dade County Code, this application will be granted concurrency approval since the project is located within the Urban Infill Area. No vehicle trips have been reserved by this application. This project is subject to the payment of Road Impact Fees. Additional improvements may be required at time of permitting/platting.

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers)

239 PM Peak Hour trips are generated by this development.

B. Cardinal Distribution

North	42%	South	25%
East	5%	West	28%

VI. IMPACT ON EXISTING ROADWAYS:

Station F-1024 located on NE 125 Street West of NE 4 Avenue, has a maximum LOS “E” of **2920** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2481** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-1024** with its PHP and assigned vehicles is at LOS “D”. The **75** vehicle trips generated by this development when combined with the **2481** and those previously approved through Development Orders, **0**, equal **2556** and will cause this segment to operate at LOS “D” which is from 1310 to 2920 vehicles.

Station F-524 located on Biscayne Blvd. south of NE 123 Street, has a maximum LOS “D” of **4380** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2909** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-524** with its PHP and assigned vehicles is at LOS “D”. The **57** vehicle trips generated by this development when combined with the **2909** and those previously approved through Development Orders, **0**, equal **2966** and will cause this segment to continue to operate at LOS “D” which is from 2920 to 4380 vehicles.

Station F-1023 located on Broad CSWY west of N. Bayshore Drive has a maximum LOS “D” of **2920** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1958** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-1023** with its PHP and assigned vehicles is at LOS “C”. The **8** vehicle trips generated by this development when combined with the **1958** and those previously approved through Development Orders, **0** equal **1966** and will cause this segment to continue to operate at LOS “C” which is from 1310 to 2920 vehicles.

Station F-1009 located on NE 8 Avenue north of US-1, has a maximum LOS “C” of **3504** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **659** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-1009** with its PHP and assigned vehicles is at LOS “C”. The **94** vehicle trips generated by this development when combined with the **659** and those previously approved through Development Orders, **0**, equal **753** and will cause this segment to continue to operate at LOS “C” which is from 1 to 1310 vehicles.

Station F-142 located on NW 79 Street East of N. Bayshore Drive has a maximum LOS “E+4%” of **3504** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **3026** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-142** with its PHP and assigned vehicles is at LOS “E+4%”. The **5** vehicle trips generated by this development when combined with the **3026** and those previously approved through Development Orders, **0**, equal **3031** and will cause this segment to continue to operate at LOS “E+4%” which is from 1310 to 2920 + 4% vehicles.

VII. DEVELOPMENT IMPROVEMENTS REQUIRED FOR THIS PROJECT:

All comments have been addressed by the applicant.

VIII. SITE PLAN CRITIQUE:

- This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

IX. STANDARD CONDITIONS:

A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."

- c: Raul A. Pino, PLS, Department of Regulatory and Economic Resources
Joan Shen, Ph. D., P.E., PTOE, Chief, Traffic Engineering Division, PWWM
Jeff Cohen, P.E., Assistant Chief, Traffic Engineering Division, PWWM
Orlando Grandal, Special Administrator for Concurrency, Department of Regulatory and Economic Resources