

# Memorandum



**Date:** May 29, 2014

**To:** Eric Silva  
Development Coordinator  
Department of Regulatory and Economic Resources

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

**Subject:** DIC 13-092  
Name: Department of Regulatory and Economic Resources  
Section 15 & 22 Township 54 South Range 40 East

I. PROJECT LOCATION:

The property is located on SW 40 Street (Bird Road) between the Palmetto Expressway and the Homestead Extension of the Florida Turnpike.

II. APPLICATION REQUEST:

This application is concerning a 315± acre parcel and seeks a boundary change from RU-1 (Single-family Residential District 7,500 ft<sup>2</sup> net), RU-2 (Two-family Residential District 7,500 ft<sup>2</sup> net), RU-3B (Bungalow Court District, 10,000 ft<sup>2</sup> net), RU-4 (High Density Apartment House District, 50 units/net acre), RU-4M (Modified Apartment House District, 35.9 units/net acre), RU-5A (Semi-professional Office District, 10,000 ft<sup>2</sup> net), BU-1A (Business Districts, limited), BU-2 (Special Business) BU-3 (Business Districts, liberal wholesale) includes mechanical garage and used car lots and IU (Industrial District) to Bird Road Corridor Urban Area District (BRCUAD).

III. RECOMMENDATION:

This project is located within the jurisdiction of Miami-Dade County. This project is subject to the payment of Road Impact Fees. Additional improvements may be required at time of permitting/platting. **Public Works and Waste Management recommends approval of this application.**

IV. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is available from the north and the south by the Turnpike, SW 117 Avenue, SW 112 Avenue, SW 107 Avenue, SW 102 Avenue, SW 97 Avenue, SW 92 Avenue, SW 87 Avenue, SW 82 Avenue, SW 77 Avenue and the Palmetto and from the east and west from SW 40 Street.

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

Land Use	Existing Zoning	Trip Generation for Existing Zoning	Proposed Zoning	Trip Generation for Proposed Zoning	Total Trip Difference
Industrial	8,494 sq. ft.	12	0 sq. ft.	0	-12
Retail	2,379,338 sq. ft.	4491	2,405,600 sq. ft.	4526	35
Office	2,419,587 sq. ft.	2789	2,414,639 sq. ft.	2783	-6
Residential	3,283 units	1823	7,484 units	4134	2311
Total	N/A	9115	N/A	10,184	1069

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

1,069 new additional PM Peak Hour trips are generated by this development.

B. Cardinal Distribution

North	33%	East	28%
South	20%	West	19%

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

The stations that will be directly impacted by this development are the following:

Station Number	Location	Current LOS	Projected Trips	Projected LOS
9130	SW 24 Street w/o SR 821	EE	40	EE
F-72	SW 40 Street e/o HEFT	C	41	C
9170	SW 56 Street w/o SR 821	C	41	C
9744	SW 117 Avenue s/o SW 56 Street	C	40	D
F-74	SW 40 Street e/o SW 107 Avenue	C	40	C
9128	SW 24 Street w/o SW 107 Avenue	D	30	D
9126	SW 24 Street w/o SW 97 Avenue	B	29	B
9699	SW 97 Avenue s/o SW 24 Street	D	30	D
F-1091	SW 107 Avenue n/o SW 40 Street	C	29	C
9124	SW 24 Street w/o SW 87 Avenue	D	59	D
F-42	SW 87 Avenue s/o SW 24 Street	C	59	C
9694	SW 82 Avenue s/o SW 8 Street	C	59	C
9122	SW 24 Street w/o SR 826	C	58	C
F-76	SW 40 Street w/o SW 87 Avenue	C	107	C
F-78	SW 40 Street e/o SW 78 Court	C	107	C
F-41	SW 87 Avenue s/o SW 40 Street	C	29	C
9264	SW 56 Street w/o SW 87 Avenue	C	28	C
F-1075	SW 87 Avenue s/o SW 56 Street	C	29	C
9700	SW 97 Avenue s/o SW 40 Street	C	29	C
9702	SW 97 Avenue w/o SW 56 Street	C	28	C
9266	SW 56 Street w/o SW 97 Avenue	C	29	C
F-47	SW 107 Avenue s/o SW 40 Street	C	43	C
9268	SW 56 Street w/o SW 107 Avenue	B	42	B
F-46	SW 107 Avenue s/o SW 56 Street	C	43	C

VII. IMPACT ON EXISTING ROADWAYS:

Concurrency for the individual projects will be evaluated during the development review process for each parcel.

VIII. DEVELOPMENT IMPROVEMENTS REQUIRED FOR THIS PROJECT:

This application requests a district boundary change from RU-1, RU-2, RU-3B, RU-4, RU-4M, RU-5A, BU-1A, BU-2, BU-3 and IU-1 to Bird Road Corridor Urban Area District. No information was found describing traffic impact in the online system. It is suggested that a traffic concurrency analysis be provided describing the net impact of the project to traffic. Therefore, a traffic impact study report must be provided prior to plats and site plan review.

IX. ACCESS IMPROVEMENTS REQUIRED FOR THIS PROJECT:

Currently there is no development associated with this application and there is no proposal for roadway improvements. However, when the development is proposed, the required access improvements will be addressed during the permitting/platting process.

X. 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 through the recording of a plat.

XI. 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