

# Memorandum



**DATE:** June 8, 2016

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

**FROM:** Nilia Cartaya  
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Department of Transportation and Public Works - Transit

**SUBJECT:** Review of DIC Application No. Z2015000139  
(Beacon Lakes Development of Regional Impact - DRI) – Revision No. 1  
DTPW Project No. OSP173  
FSC No. 41.04

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## Project Description

The applicant seeks to modify the Beacon Lakes Development of Regional Impact (DRI) Development Order which encompasses approximately 482 acres and is generally located between NW 12<sup>th</sup> Street and NW 25<sup>th</sup> Street and between NW 117<sup>th</sup> Avenue and NW 137<sup>th</sup> Avenue. The applicant seeks to add new lands to the DRI (approximately +/-46 acres – East Parcel), rezone portions of the DRI (Southwest and East Parcels), extend the DRI buildout date to September 1, 2025, delete a previously recorded Declaration of Restrictions, and modify conditions of previous resolutions.

## Current Transit Service

There is no direct County transit service within the area provided by DTPW. The nearest Metrobus services are provided by Routes 7, 36, 71, 137 (West Dade Connection), 238 (East-West Connection), and 338 (Weekend Express) and serve the Dolphin Mall. The service headways (in minutes) for these routes are provided in the attached table.

## **DTPW Comments/Recommendations**

As stated in the Revised Letter of Intent (dated April 12, 2016), one of the conditions the applicant is seeking to modify (Condition No. 6 of Resolution No. Z-20-08) requires that prior to issuance of the first building permit, the applicant coordinate with the Department of Transportation and Public Works (DTPW) to develop service plan alternatives for providing transit service to the proposed 46-acre retail center located on the east portion of the Beacon Lakes DRI (East Parcel). The applicant is modifying this condition to reflect a shift in the proposed 46-acre retail center from the southwest corner of the DRI to the eastern portion of the DRI (East Parcel).

The nearest transit services are located over a one mile away from both the “Southwest” and the “East” Parcels where they currently serve Dolphin Mall. It should be noted that the Homestead Extension of Florida’s Turnpike (HEFT) which runs adjacent to the eastern portion of the DRI, presents a physical barrier that hampers accessibility from the west to existing transit services at Dolphin Mall.

DTPW’s 2015 Transit Development Plan proposes a new transit center (Dolphin Station) on lands located immediately to the south of the DRI, located on the northwest corner of the HEFT and SR 836, which are currently owned by the Florida Department of Transportation (FDOT) and Miami-Dade Expressway Authority (MDX). DTPW has partnered with the Miami-Dade Expressway Authority (MDX), to develop plans for a proposed park-and-ride/transit terminal facility to support the new SR 836 Express Bus Project which will serve as a terminus for several local bus routes serving Dolphin Mall and nearby cities of Sweetwater and Doral. The scheduled completion date for the Dolphin Station is late 2017. The table below lists existing and future bus routes that will serve the Dolphin Station.

The relocation of the 46-acre retail center to the eastern portion of the DRI presents a unique opportunity to provide direct roadway access via

### Dolphin Station

(located adjacent to the intersection of the Homestead Extension of the Florida Turnpike (HEFT), SR 836 and NW 12th Street)

Route	Bus Service Type	Notes
7	Local	Existing local bus service
36	Local	Existing local bus service
71	Local	Existing local bus service
137	Local	MAX to be converted to Enhanced Bus Service
238	Local	Existing local bus service
338 Weekend Express	Express	Existing local bus service
SR 836 Express - Line C	Express	Express from Dolphin Station (HEFT and NW 12th Street) to Downtown Intermodal Center via SR 836
Florida Turnpike Express	Express	Express from Busway and SW 344 St (Florida City) to Dolphin Station (HEFT and NW 12th Street)
HEFT North	Express	Express from American Dream North Station to FIU via Dolphin Station
Flagler BRT	Express, Limited-Stop, Local	Bus Rapid Transit Service from FIU to Downtown Miami
NW 7th St EBS	Enhanced Bus	Enhanced Bus Service to Downtown Miami
Sweetwater Trolley	Circulator	* to be verified by Municipality
Doral Trolley - Route 1	Circulator	* to be verified by Municipality

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theoretical NW 122<sup>nd</sup> Avenue to DTPW's Dolphin Station. In addition, the Dolphin Truck and Travel Center is also being studied by the FDOT and would be located immediately to the north of the Dolphin Station. A roadway connection between the subject site and theoretical NW 122<sup>nd</sup> Avenue could serve a dual purpose in providing access for motorists to the Dolphin Station as well as providing access for trucks in need of accessing the Dolphin Truck and Travel Center. DTPW has been coordinating closely with the applicant to ensure the Beacon Lakes DRI is well connected to the Dolphin Station.

As noted in the applicant's Transportation Analysis, construction of NW 122<sup>nd</sup> Avenue as a new 2-lane roadway (from NW 12<sup>th</sup> Street to NW 41<sup>st</sup> Street) is listed as a Priority II project in the Metropolitan Planning Organizations' 2040 Long Range Transportation Plan (LRTP). Upon further analysis of the roadway needs for this area, it has been determined that NW 122<sup>nd</sup> Avenue should be constructed as a 4-lane roadway in order to accommodate traffic in the area. Figures 1A, 1B and 1E of the applicant's Transportation Analysis illustrate construction of a proposed north-south frontage roadway (NW 117<sup>th</sup> Place) along the eastern portion of the site to theoretical NW 14<sup>th</sup> Street as well as construction of a portion of NW 14<sup>th</sup> Street to connect to theoretical NW 122<sup>nd</sup> Avenue. Completion of NW 122<sup>nd</sup> Avenue from NW 14<sup>th</sup> Street to the Dolphin Station is critical to providing continuous North/South roadway access for this project and the surrounding areas. It should be noted that property immediately to the west of the "East Parcel" as well as property needed to construct the southern segment of NW 122<sup>nd</sup> Avenue is owned by FDOT and MDX. As such, DTPW recommends the applicant work closely with FDOT and MDX in order to execute a Memorandum of Understanding for construction of the proposed roadway connection along NW 117<sup>th</sup> Place, NW 14<sup>th</sup> Street, and the southern segment of NW 122<sup>nd</sup> Avenue in order to provide a continuous North/South connection to NW 12<sup>th</sup> Street.

DTPW has no objections to the application so long as the following condition is incorporated into the Resolution approving this application:

- That the applicant construct a continuous North/South roadway connection (along NW 117<sup>th</sup> Place, NW 14<sup>th</sup> Street, and the southern segment of NW 122<sup>nd</sup> Avenue) between theoretical NW 117<sup>th</sup> Place and the Dolphin Station, subject to approval by the Florida Department of Transportation (FDOT) and Miami-Dade Expressway Authority (MDX) in order to ensure that the proposed commercial and industrial development is well connected to the proposed Dolphin Station. Said North/South roadway connection must be completed by December 2017 in order to coincide with the opening of the Dolphin Station.

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