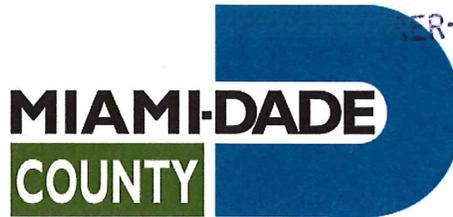


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ER-PLANNING DIVISION



TRANSIT IMPACT REPORT

BEACON LAKES DEVELOPMENT OF REGIONAL IMPACT (DRI) APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP)

This report analyzes the impact of proposed changes to the Miami-Dade County Comprehensive Development Master Plan as they apply to transit services.

Data and information were updated as of December 2015 and is current to the proposed start of fiscal year 2015-2016, as presented in the 2015 Transit Development Plan (TDP).

Prepared by:

Department of Transportation and Public Works -Transit

Planning and Development

April 2016

APPLICANT: AMB CODINA BEACON LAKES, LLC

Project Location: Bounded on the north by NW 25th Street, on the south by NW 12th Street, on the west by NW 137th Avenue, and on the east by the Homestead Extension of Florida’s Turnpike (HEFT)

Size of Property: 111 Gross Acres

Requested Amendments:

Redesignation of the approximately 48-acre “Southwest Parcel” located south of NW 14th Street between NW 132nd Avenue and NW 137th Avenue from “Business and Office” to “Restricted Industrial and Office”;

Redesignation of the approximately 63-acre “East Parcel” located south of theoretical NW 22nd Street and west of the Homestead Extension of Florida’s Turnpike (HEFT) from “Restricted Industrial and Office” to “Business and Office”, and;

Release of the CDMP Declaration of Restrictions recorded in Official Records Book 27747 of Page 3899 of the public records of Miami-Dade County pertaining to the “Southwest Parcel”, and acceptance of the proffered Declaration of Restrictions that would prohibit residential development on the “East Parcel.”

Existing 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 238 (Weekend Express) and serve the Dolphin Mall. These Metrobus Routes are located over half a mile (approximately 2,875 feet) to the southeast of the intersection of NW 25th Street and NW 117th Place. The service headways (in minutes) for these routes are as follows:

Metrobus Route Service Summary: Beacon Lakes NOPC and CDMP Amendment

Route	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Weekday			Overnight (OVN)	Saturday	Sunday		
	Peak (AM/PM)	Off-Peak (midday)	Evenings (after 8pm)					
7	30	40	30	n/a	40	40	0.55	L
36	60	60	24	n/a	n/a	n/a	0.55	L
71	30	60	45	n/a	60	60	0.55	L
137 (West Dade Connection)	30	45	60	n/a	40	45	0.55	L
238 (East-West Connection)	40	60	n/a	n/a	n/a	n/a	0.55	L
238 (Weekend Express)	n/a	n/a	n/a	n/a	60	60	0.55	E

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

December 2015

Major Transit Projects and Future Conditions for the Immediate Area:

As mentioned above, the nearest transit is located over a half mile southeast of the intersection of NW 25th Street and NW 117th Place at the nearby 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 and west 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). 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.

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
238 Weekend Express	Express	Existing local bus service
SR 836 Express - Line C	Express	Tamiami Station (SW 8th St/SW 147 Ave) to Downtown Intermodal Center via SR 836 and Dolphin Station
HEFT South	Express	Express from SW 344 St (Florida City) intermediate stops at SW 152 St, Kendall Dr, and FIU
HEFT North	Express	Express from Broward County stops at FIU, Okeechobee Rd, and NW 186 St
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

The rendering below illustrates the layout for the proposed 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 theoretical NW 122nd Avenue to DTPW's Dolphin Station. In addition, the Dolphin Truck and Travel Center is also being studied by the Florida Department of Transportation and would be located immediately to the north of the Dolphin Station. A roadway connection between the subject site and theoretical NW 122nd 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 122nd Avenue as a new 2-lane roadway is listed as a Priority II project in the Metropolitan Planning Organizations' 2040 Long Range Transportation Plan (LRTP). Figures 1A, 1B and 1E of the applicant's Transportation Analysis illustrate construction of a proposed north-south frontage roadway (NW 117th Place) along the eastern portion of the site to theoretical NW 14 Street as well as construction of a portion of NW 14th Street to connect to theoretical NW 122nd Avenue. Property immediately to the west of the "East Parcel" is owned by the Florida Department of Transportation (FDOT). As such, DTPW encourages the applicant to work closely with FDOT in order to execute a Memorandum of Understanding for implementation of the proposed roadway connection along NW 117th Place and NW 14th Street.

Therefore, DTPW has no objections to the application subject to the following condition:

- That the applicant construct a roadway connection between theoretical NW 117th Place and theoretical NW 122nd Avenue (as illustrated in Figure 1B of the applicant's Transportation Analysis), subject to approval by the Florida Department of Transportation (FDOT) in order to ensure that the proposed commercial and industrial development is well connected to the proposed Dolphin Station.

Application Impacts in the Traffic Analysis Zone:

A preliminary analysis was performed in the Traffic Analysis Zones (TAZ) where the application was requested. In TAZ # 844 where the application is sought, if granted, the expected incremental transit impact generated by the proposed modifications to the existing DRI are minimal and can be absorbed by the existing transit service in the area.