

ITEMS SUBMITTED FOR HEARING
OCTOBER 2019 CYCLE APPLICATION NO. CDMP20190026
TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN
(Consisting of materials received from to July 16 to July 21, 2020)

ITEMS	PAGE NO.
Power Point Presentation submitted by Applicant	E-1

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RAB Builders, LLC

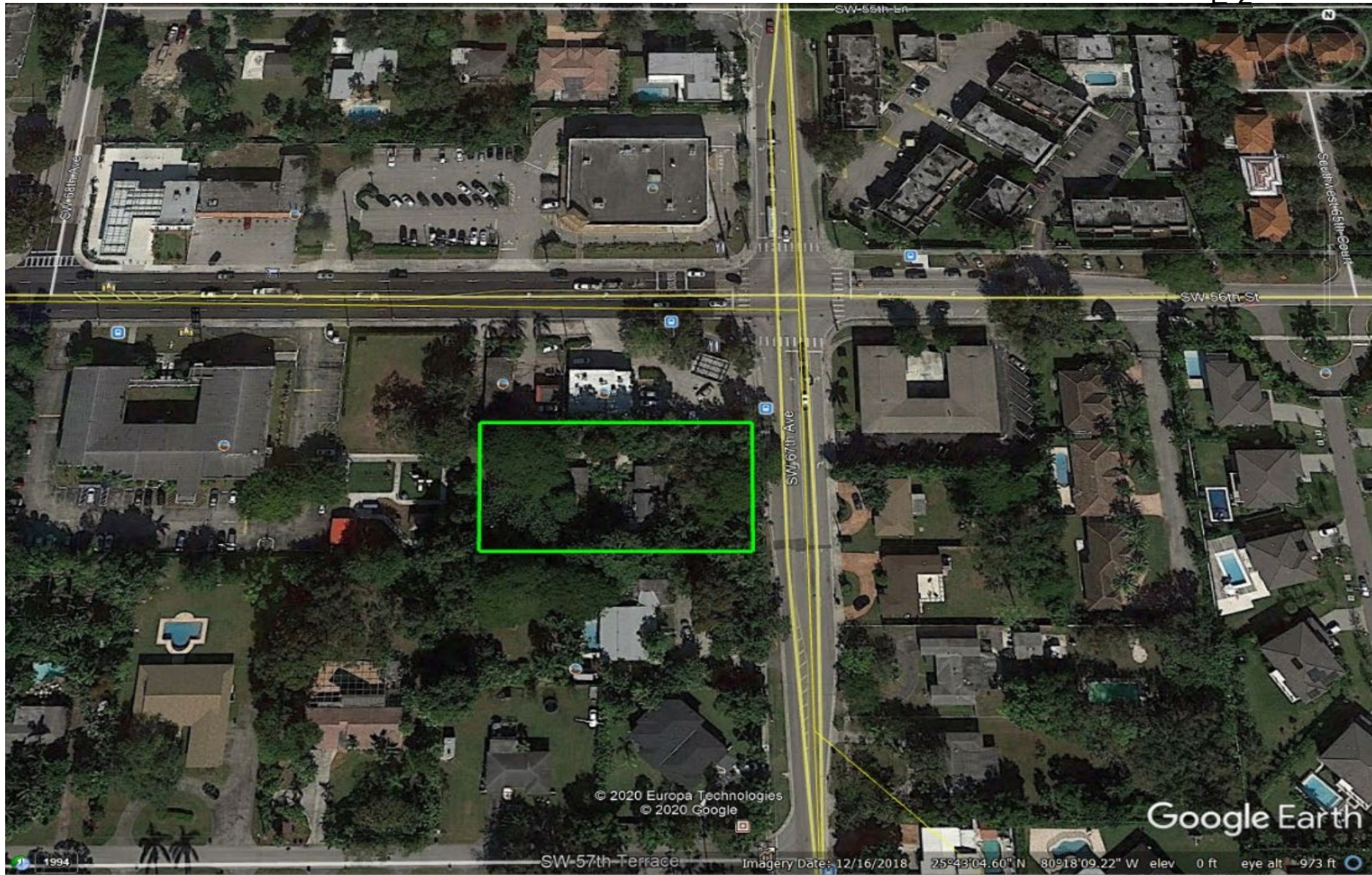


October 2019 - Application No. 3 CDMP20190026

Planning Advisory Board

July 27, 2020

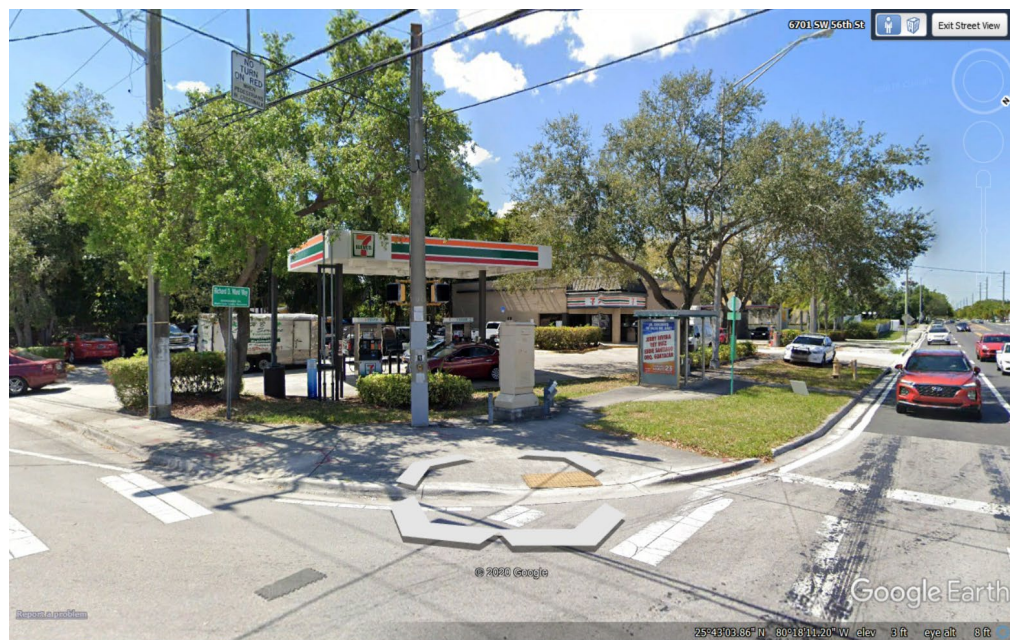
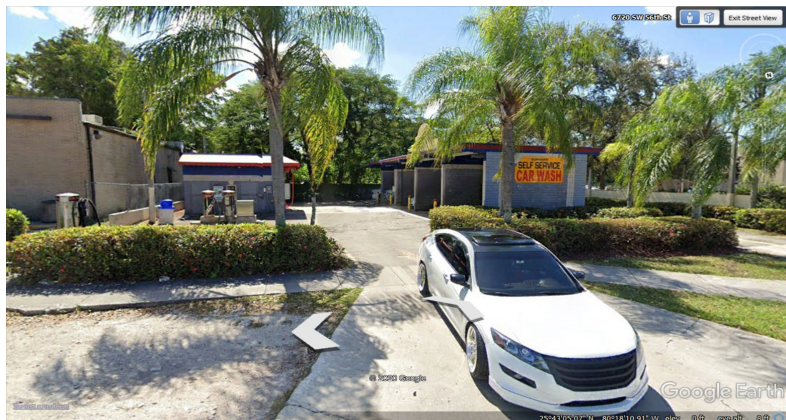
Holland & Knight



Surrounding Area



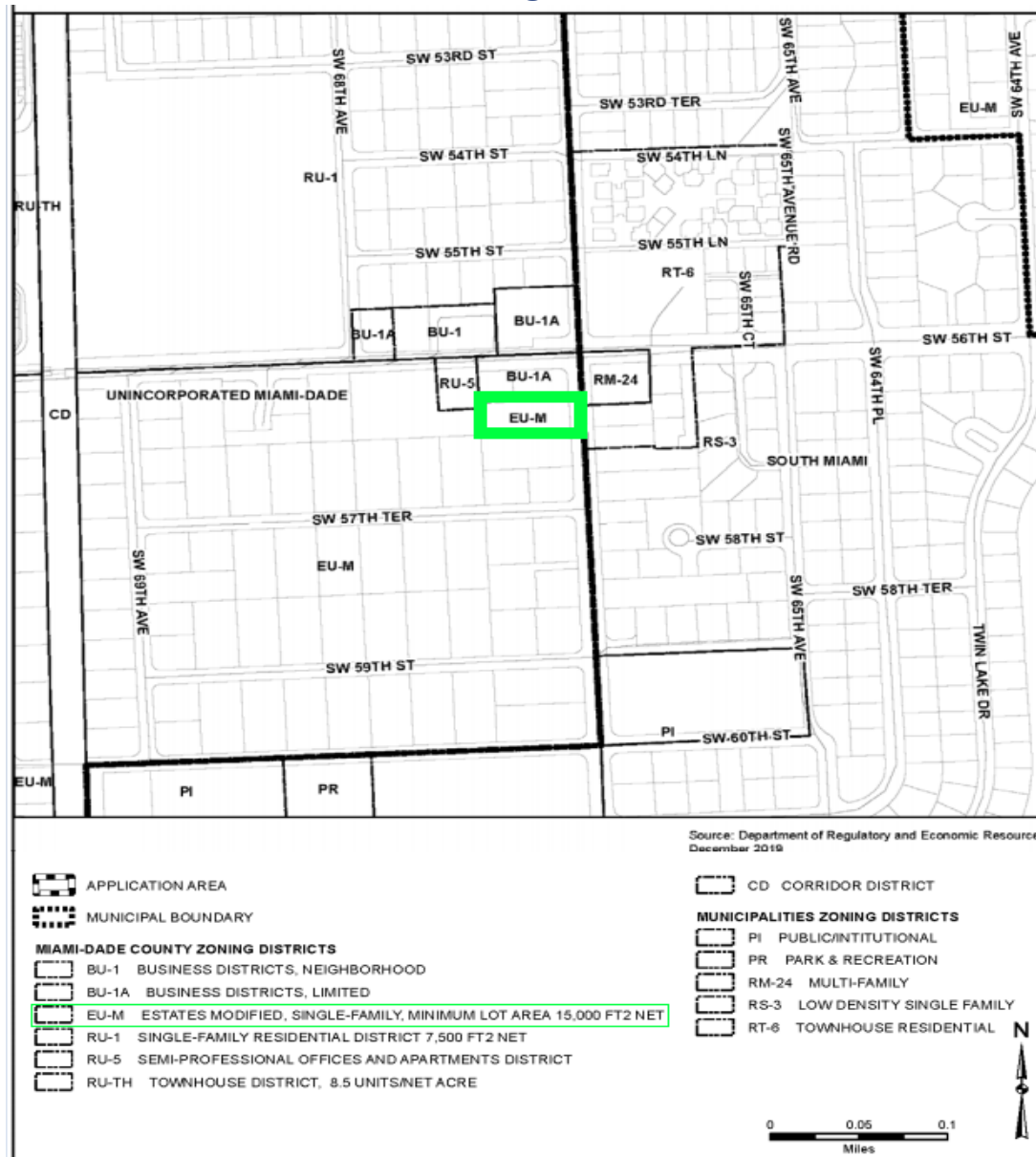






Zoning Map

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Request



Staff Recommendation



“Office/Residential”

Subject to Proposed Declaration of Restrictions

Review Criteria

(Policy LU-8E)

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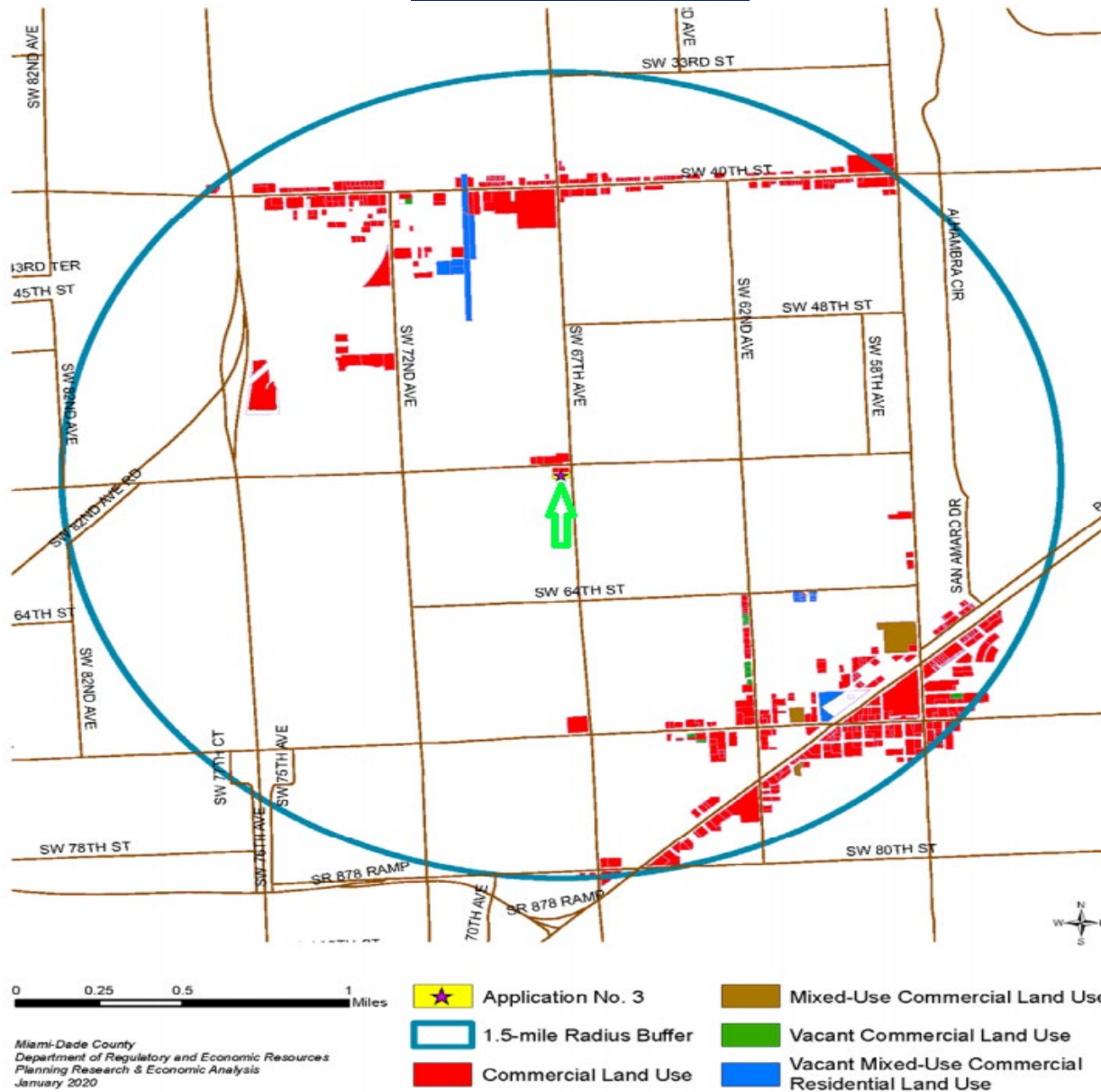
Review Criteria

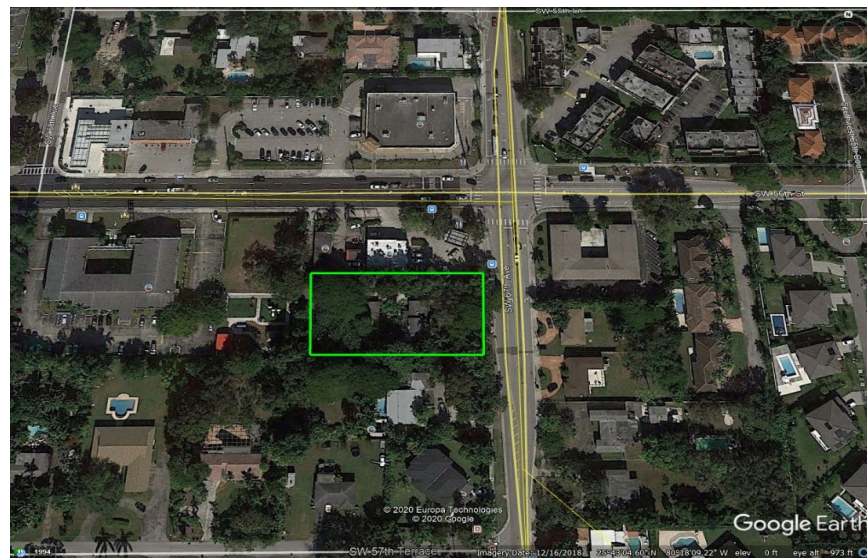
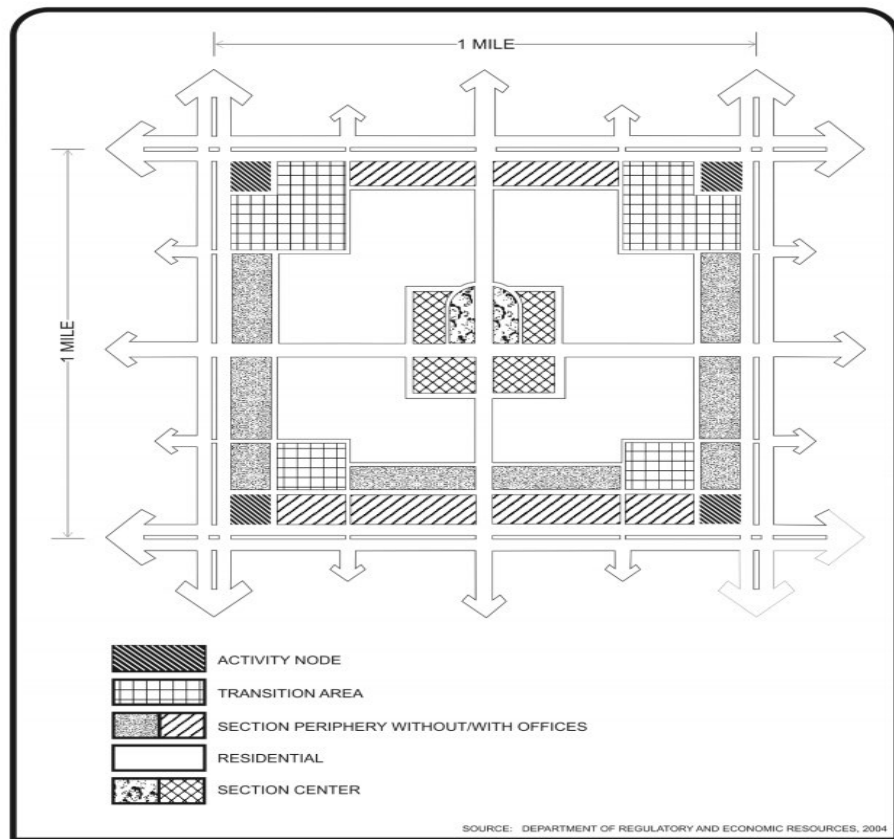
(Policy LU-8E)

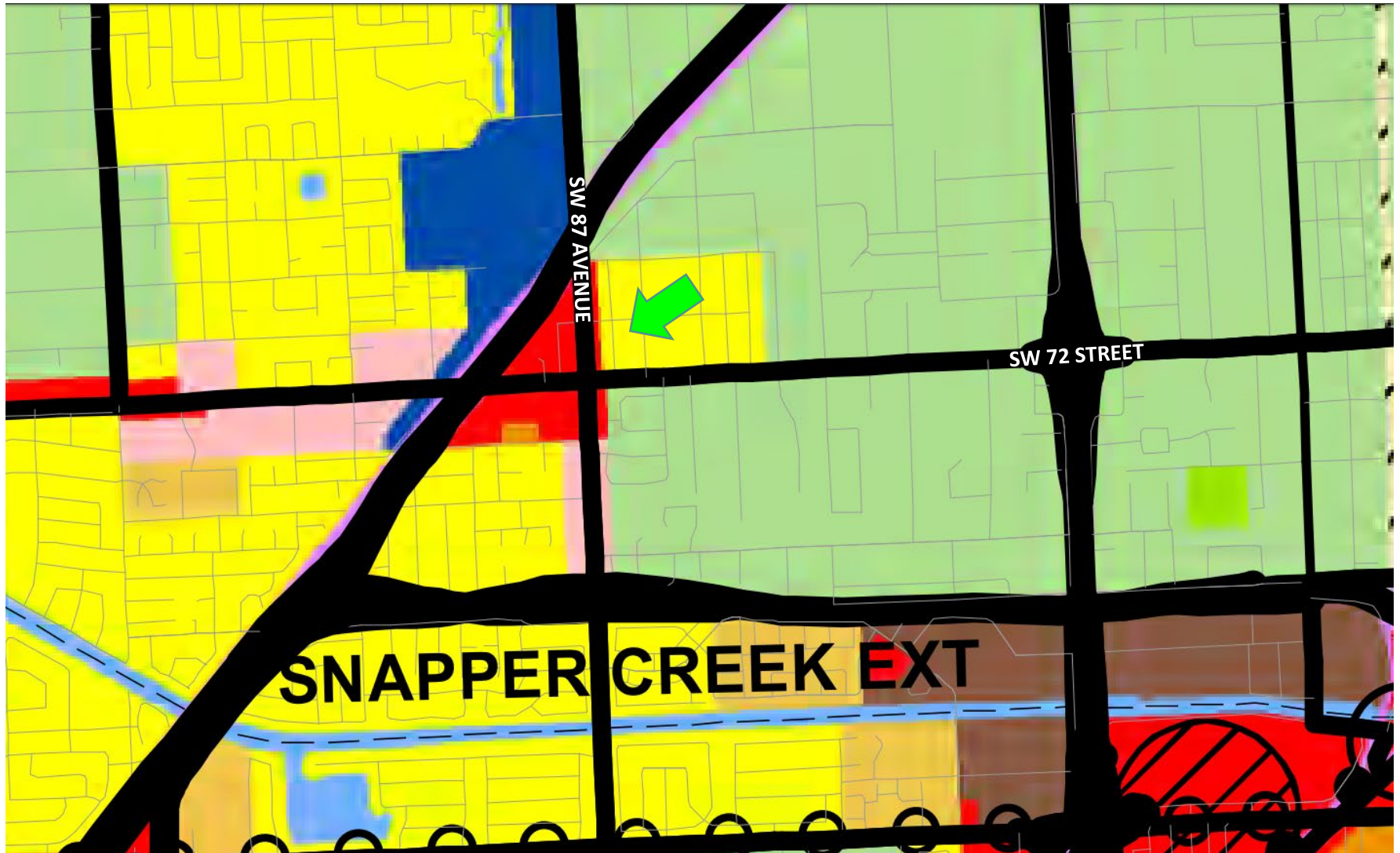
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Trade Area Map

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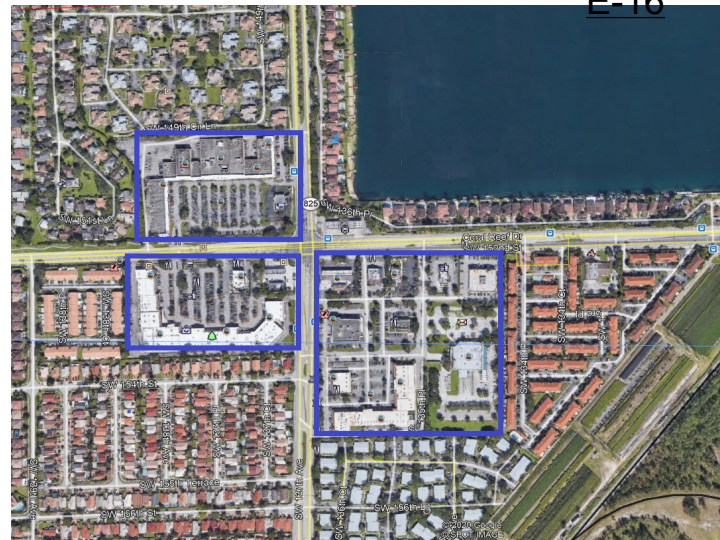






Similar Intersections

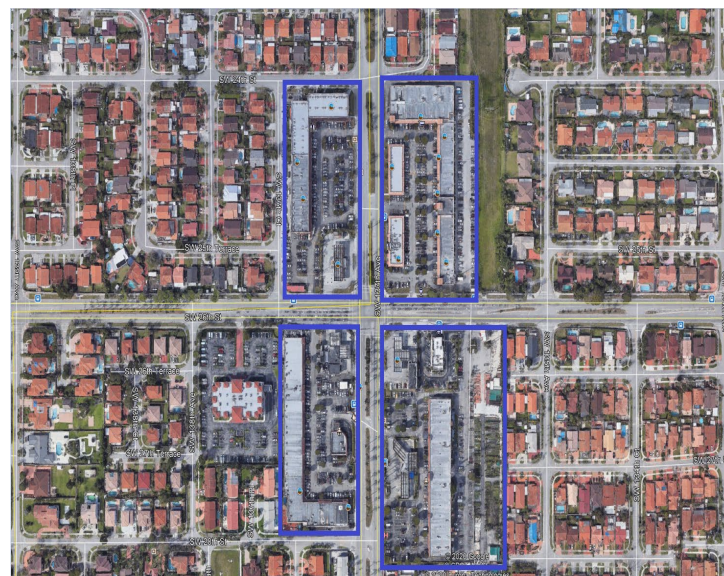
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SW 152 ST & SW 137 AVE



SW 88 ST & SW 157 AVE

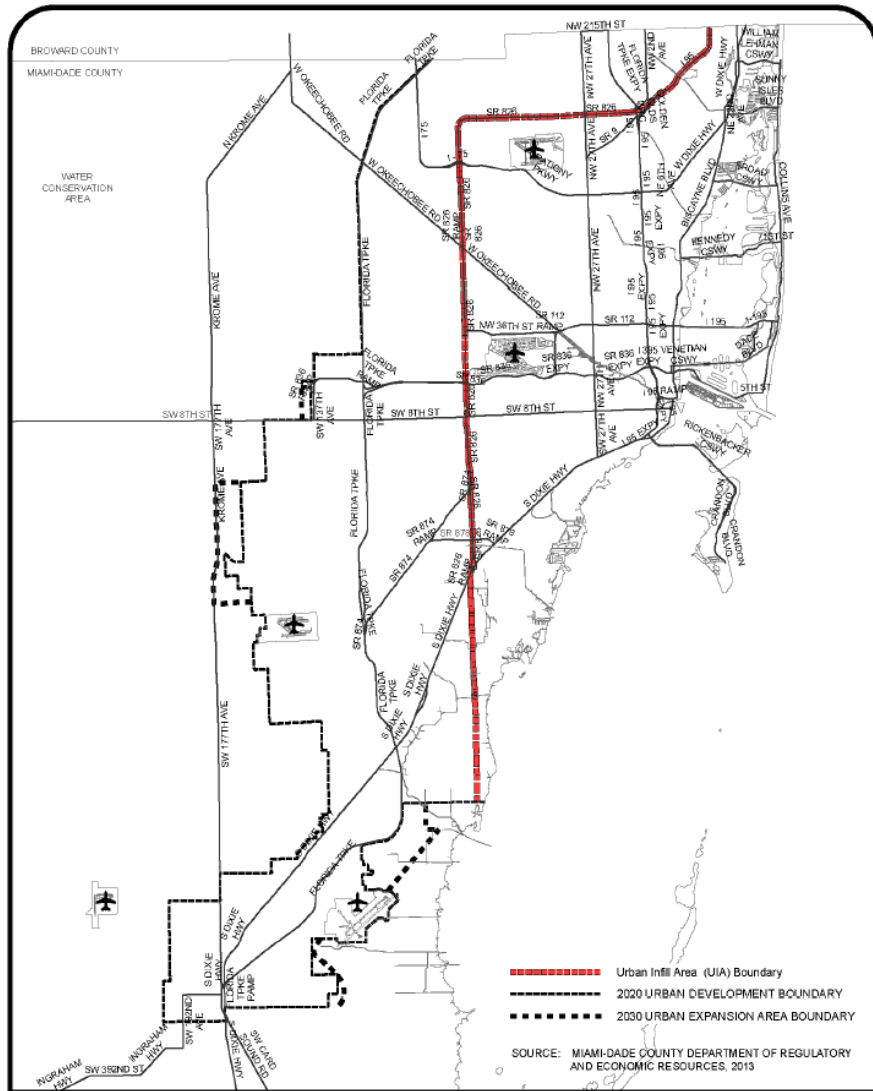


SW 26 ST & SW 137 AVE

Evaluation of Impacts Public Services and Facilities

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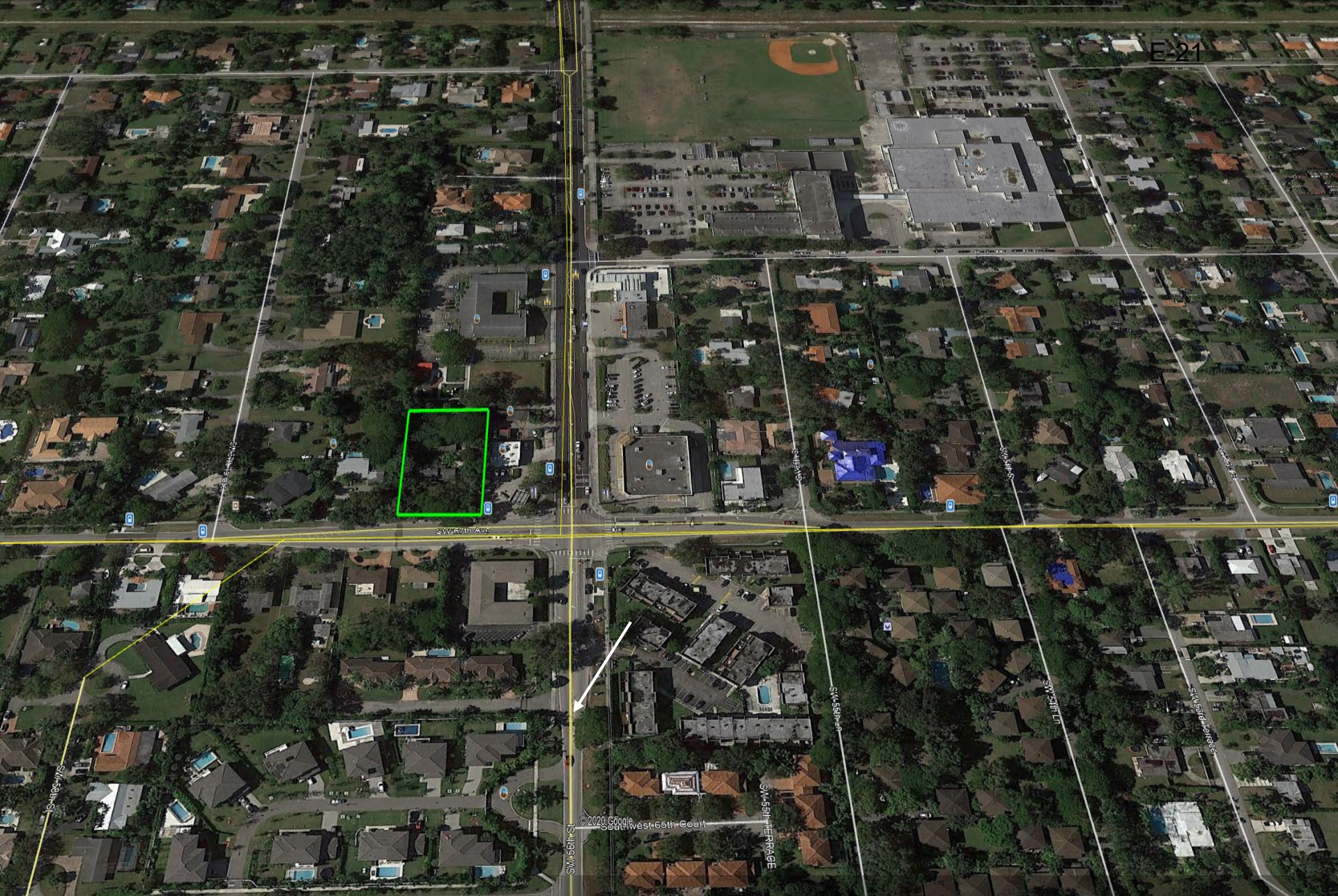
<u>Department</u>	<u>Approved / No Objections</u>
Parks, Recreation, and Open Spaces Department	✓
Miami-Dade County Public Schools	✓
DERM	✓
Miami-Dade County Police Department	✓
Department of Transportation and Public Works	✓
Department of Solid Waste Management	✓
Water and Sewer Department (WASD)	✓
Miami-Dade Fire Rescue Department	✓

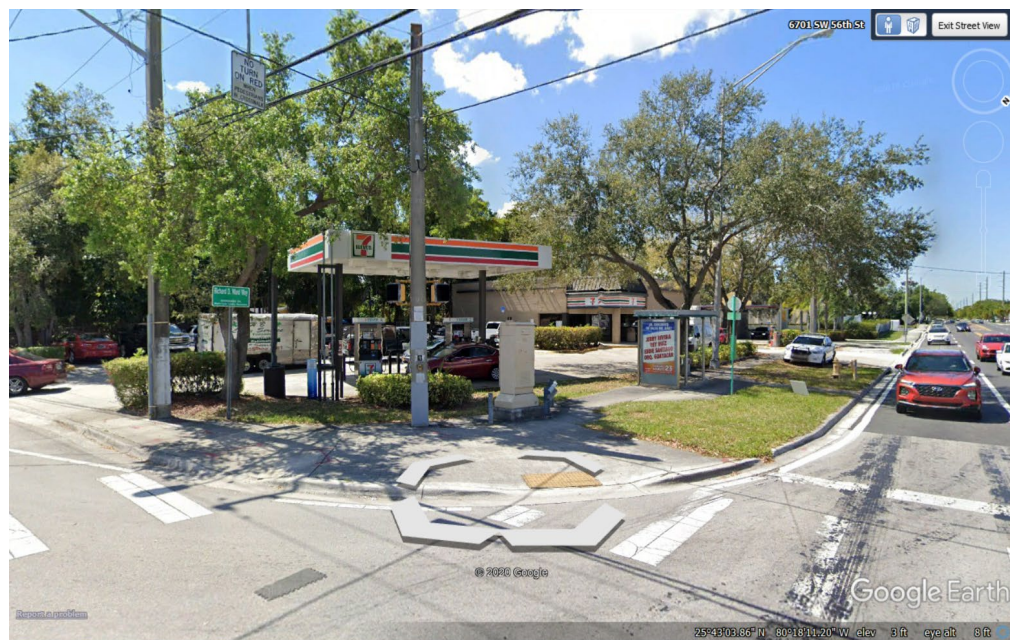
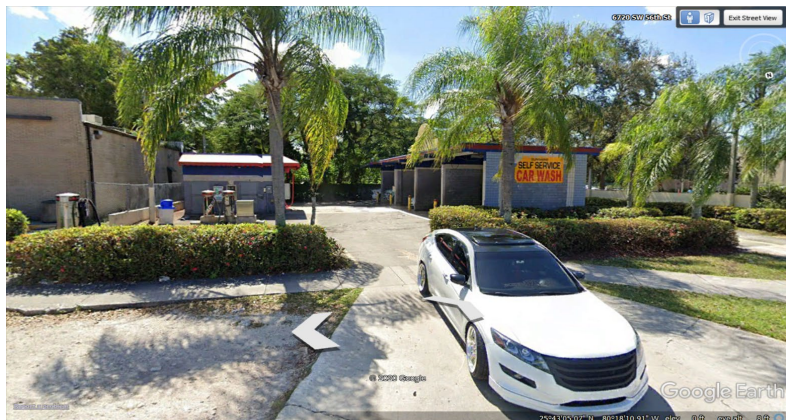


Staff Traffic Analysis

The one roadway that is failing to meet the County's LOS standards is not significantly impacted by the project traffic, as the percentage traffic impact is less than five percent.

Also, the subject application site is inside the County's Urban Infill Area (UIA), the County's designated Transportation Concurrency Exception Area (TCEA), hence it is exempt from traffic concurrency.





- Use of the Property will be limited to office.
- 50' Interior (south) Side Setback
- 5' wide landscaped buffer along the southern Property line.
- Building height shall not exceed 40'.

	Front Setback	Rear Setback	Interior Side	Side Street	Height
EU-M	25	25	15	25	35

Proposed Declaration of Restrictions

	Rear (West) Setback	Interior (South) Side Setback	Height	Width of Landscape Buffer
Proposed	100'	50'	40'	5'







Historic Preservation

The Miami-Dade County Office of Historic Preservation (OHP) reviewed the subject application and offers the following comments. OHP requires the applicant to fill out and submit Florida Master Site File Historical Structure Forms prior to demolition of any structures located within the application area that meet the 50-year benchmark for historic resource eligibility. OHP identified potentially eligible 1945 structure(s) associated with the following folio number: 30-4026-010-0100.

Flood Protection

FEMA Flood Zone	X
Stormwater Management Permit	DERM Surface Water Management Permit Required
County Flood Criteria, National Geodetic Vertical Datum (NGVD)	6.8 feet

Biological Conditions

Wetlands Permit Required	No
Native Wetland Communities	No
Specimen Trees	Yes
Endangered Species Habitat	No DERM records
Natural Forest Community	No

Other Considerations

Within Wellfield Protection Area	No
Contaminated Site	No

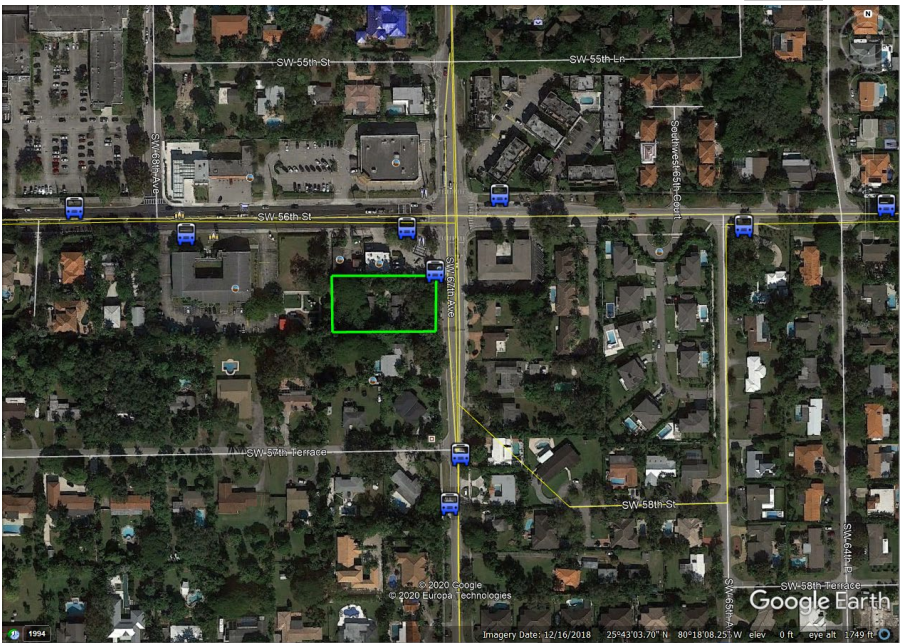
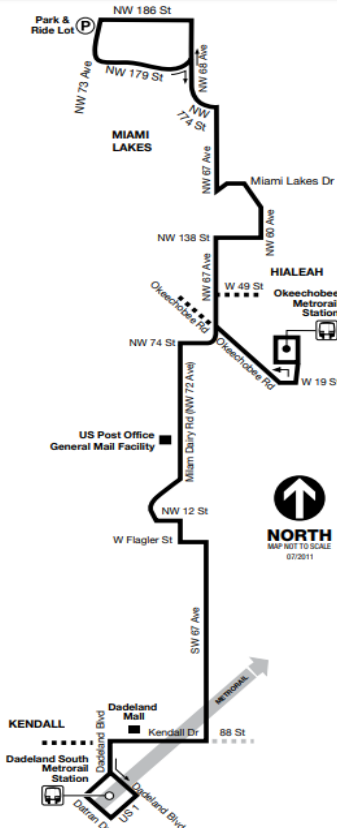
Environmental Monitoring and Restoration

DERM has no records of current contamination issues on the subject site.

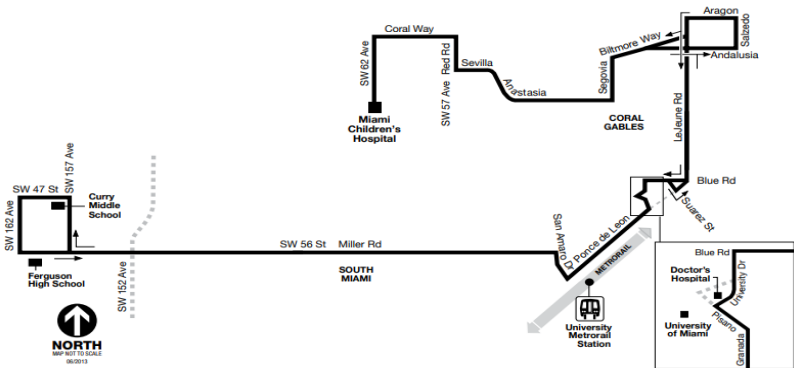


Metabus Route Information

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Route 56





GENESIS STUDIOS • MG

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Holland & Knight

Traffic Analysis

"Business and Office"

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Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation Roadway Lanes, Existing and Concurrency PM Peak Period Operating Level of Service (LOS)														
Sta. Num.	Roadway	Location/Link	Num. Lanes	Adopted LOS Std.*	Peak Hour Cap.	Peak Hour Vol.	Existing LOS	Approved D.O's Trips	Total Trips With D.O's Trips	Conc. LOS w/o Amend.	Amendment Peak Hour Trips	% Impact	Total Trips With Amend.	Concurrency LOS with Amend.
Requested CDMP Designation: "Business and Office" – 12,134 SF Retail Use (Shopping Center) generating 75 PM Peak Hour Trips														
9242	SW 67 Avenue	South of SW 40 Street	2 DV	E+20	1,522	1,344	E+6	8	1,352	E+6	27	1.77%	1,379	E+9
9260	SW 56 Street	West of SW 57 Avenue	2 DV	E	1,269	1,349	F	22	1,371	F	14	1.10%	1,385	F
9243	SW 67 Avenue	North of SW 72 Street	2 DV	E	1,269	859	D	85	944	D	19	1.50%	963	D
9261	SW 56 Street	West of SW 69 Avenue	4 DV	E	3,222	2,563	C	40	2,603	C	15	0.47%	2,618	C
Source: Compiled by the Miami-Dade County Department of Regulatory and Economic Resources and Florida Department of Transportation, July 2017. Notes: DV= Divided Roadway; UD=Undivided Roadway. * County adopted roadway level of service standard applicable to the roadway segment: D (90% capacity); E (100% capacity); E+20% (120% capacity for roadways serviced with mass transit having 20 minutes or less headways in the Urban Infill Area (UIA)); E+50% (150% capacity for locations with extraordinary transit service)														