

Study Area F

APRIL 2005

Recommendations and Principal Reasons

Study Area F is located in southwestern Miami-Dade County and is bounded by SW 184 Street on the north, South Dixie Highway on the west, SW 248 Street on the south, and the Biscayne Bay coastline on the east. Three private small-scale applications, Application Nos. 19, 20, and 21, and two private standard applications, Application Nos. 18 and 22, were filed in this study area to amend the Land Use Plan map.

Application Number	Applicant/Representative Location (Acres) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP	Recommendations for... •DISPOSITION •TRANSMITTAL
18	GCF Investments, Inc., Juan J. Mayol, Esq., and Stephen M. James, Esq. East side of Old Cutler Road between SW 208 and SW 212 Streets (35.61 Net Acres).	DENY TRANSMIT
	FROM: LOW DENSITY RESIDENTIAL (2.5-6 DU/Ac.) TO: BUSINESS AND OFFICE	
19	Pinto Realty Company, Chad Williard, Esq. Northeast corner of SW 216 Street and SW 99 Avenue (1.8 Gross Acres).	DENY
	FROM: LOW DENSITY RESIDENTIAL (2.5 to 6.0 DU/Ac.) TO: BUSINESS AND OFFICE Small-Scale Amendment	
20	J. L. Brown Development Corporation, James L. Brown, Sr. Northwest corner of SW 112 Avenue and SW 216 Street (3.08 Gross Acres).	DENY
	FROM: MEDIUM DENSITY RESIDENTIAL (13 to 25 DU/Ac.) TO: BUSINESS AND OFFICE Small-Scale Amendment	

Application Number	Applicant/Representative Location (Acres) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP	Recommendations for... •DISPOSITION •TRANSMITTAL
21	Kaza 112 Property Corporation, Andy Zitman Southeast corner of SW 112 Avenue and SW 224 Street (0.62 Net Acres).	DENY
	FROM: LOW DENSITY RESIDENTIAL (2.5 to 6.0 DU/Ac.) TO: BUSINESS AND OFFICE Small-Scale Amendment	
22	Princeton Land Investments, LLC, Jeffrey Bercow, Esq., and Graham Penn, Esq. Northwest and southeast corners of SW 127 Avenue and SW 240 Street (58.0 Gross Acres).	ADOPT TRANSMIT
	FROM: LOW DENSITY RESIDENTIAL (2.5 to 6.0 DU/Ac.) TO: (PARCEL A) MEDIUM DENSITY RESIDENTIAL (13 to 25 DU/Ac.), 38.32 Acres (PARCEL B) LOW-MEDIUM DENSITY RESIDENTIAL (2.5 to 6.0 DU/Ac.), 20.19 Acres	

Application No. 18

Location: East side of Old Cutler Road between SW 208 and SW 212 Streets (35.61 gross acres)

Requested Amendment to the Land Use Plan Map:


From: Low Density Residential (2.5 to 6.0 DU/Ac.)

To: Business and Office

Recommendation: DENY and TRANSMIT

Principal Reasons for Recommendation:

1. The application does not provide any details on the proposed development but does state that the site will be developed with commercial and office uses. The application also indicates that it would be likely to include both commercial and residential components. A representative of the applicant has verbally stated that the development will be similar to the proposal for the property in the Charrette Report for Old Cutler Road. However, the Department has not received a draft covenant limiting development to a specific proposal.



The request to redesignate the entire site as “Business and Office” is not consistent with the Charrette Report for Old Cutler Road, which was accepted by the Board of Commissioners on April 13, 2004. This parcel, known as the old potato field, is designated as the center of the Old Cutler community with a public plaza, mixed uses or apartment buildings fronting the plaza and rowhouses on the remainder of the parcel. The report also recognizes that the Florida Legislature designated in 1974 Old Cutler Road as a “State Historic Road” and as a “State Scenic Highway” and prohibited this two-lane roadway from being widened. This report on page 2 states *“The historic designation of Old Cutler Road requires that its “historical” path appearance be kept throughout its width, but also, and most importantly, in the appearance of the elements that line it. This section of Old Cutler Road {the 2.5-mile section between Franjo Road and SW 92 Avenue} is flanked by commercial buildings. Historic paths can be commercial in character and equipped for these functions. But property and business owners need to make a commitment to the principle of character preservation.”*

The application proposes to redesignate 35.61 gross acres to “Business and Office” on the adopted Land Use Plan (LUP) map. Parcels of this size are too large for neighborhood shopping centers but are typical of community shopping centers that are characterized by the selling of a wide range of goods including apparel and furniture. This type of shopping center may include a supermarket as an anchor but also may include a specialty store such as a Barnes and Noble or a discount store such as Target or Wal-Mart as anchors. A shopping center of this magnitude would be out of character for a historic road that can’t be widened.

2. The application is situated in an area that already has commercial facilities providing convenience goods and services to the residents. This site is approximately 1,500 feet southwest of an existing retail cluster located at the intersection of Franjo Road and Old Cutler Road. This retail cluster has a Publix Supermarket in the Old Cutler Towne Center and two pharmacies, Walgreen’s and CVS, as anchors.

The CDMP “Guidelines for Urban Form” provide that intersections of section-line roadways should be planned to serve as activity nodes for the surrounding residential communities. These activity nodes would be the location of the non-residential activities in a neighborhood because section-line roads function as the principal roadways providing access to most neighborhoods.

This application site is served by one section-line road, SW 97 Avenue. However, SW 97 Avenue at this location does not provide access from this area to any other neighborhood and is not identified as an arterial or collector roadway on either the “Planned Year 2015 Roadway Network” or “Roadway Functional Classification-1995” maps in the Transportation Element of the CDMP. Franjo and Old Cutler Roads are the principal roadways providing access to this community from other neighborhoods and are identified in the Transportation Element as the roadways providing access to this area. Thus, the existing retail cluster at the intersection of Franjo and Old Cutler Roads is the proper location for the activity center for this neighborhood.


3. The Study Area has a substantial supply of vacant or agricultural land that is zoned or designated for commercial uses. Study Area F (MSA 7.1) contained 304.8 acres of in-use commercial uses in 2004 and an additional 118.3 acres of vacant land zoned or designated for business uses. The annual average absorption rate for the 2003-2005 period is 5.83 acres per year. At the projected rate of absorption reflecting the past rate of commercial uses, the study area will deplete its supply of commercially zoned or designated land in the year 2024.
4. The existing Level-of-Service (LOS) on Old Cutler Road is categorized as "F", which means the traffic on the roadway is extremely congested during peak periods. Development of a commercial use at this location will further deteriorate the traffic situation on a historic roadway that cannot be widened for increased capacity.

This application will generate approximately 1,086 net new peak period trips. Old Cutler Road between Franjo Road and SW 216 Street has depleted its service capacity and operates at LOS F according to the records maintained by the Public Works Department. In addition, Old Cutler Road between SW 184 Street and Franjo Road, just northeast of the application site, has only 160 peak period trips remaining. Southwest of the application site along Old Cutler Road between SW 216 Street and US 1 only 214 peak period trips remain. There are no programmed roadway improvements within the next five years that would increase capacity within the area of the application site.

For other public services, the site has limited impact. A minor extension of Metrobus Route 70 would be recommended to properly serve the area. Pullout bus bays will be necessary at this location.

The issue of public schools must be dealt with for any potential residential component to the project. The high school serving this site currently exceeds the Florida Inventory for School Houses (FISH) capacity standard of 115 percent. With any potential residential development in this application site, the elementary school will also exceed this capacity standard. The capital plan does include new facilities to address this concern.

5. While the Department does not believe that the CDMP should be amended to provide for development of a shopping center at this location, transmittal is recommended to provide the application an opportunity to undergo consideration through the full plan amendment review process.



Application No. 19

Location: Northeast corner of SW 216 Street and SW 99 Avenue (1.8 Gross Acres)

Requested Small-Scale Amendment to the Land Use Plan Map:

From: "Low Density Residential Communities" (2.5 to 6 DU/ Gross Acre)

To: "Business and Office"

Recommendation: DENY