



Department of Planning, Zoning and Code Compliance
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Staff Analysis and Recommendation

To: Honorable Mayor and Members of the Town Council

From: Alex Rey, Town Manager

Subject: **HEARING NUMBER:** PLAT2018-0346
APPLICANT: TGC BPW South, LLC
FOLIO: 32-2022-001-0520
LOCATION: North of Commerce Way and the intersection of NW 82 Avenue

Date: June 5, 2018

A. REQUEST

In accordance with Subsection 13-308(f)(3) of the Land Development Code (LDC), TGC BPW South, LLC (the "Applicant") is requesting Final Plat approval for the subject property located on the North side of Commerce Way and the intersection of NW 82 Ave in order to replat portions of existing tracts and create a new plat with one tract of land.

B. SUMMARY

The Applicant is requesting final plat approval in order to replat portions of existing tracts and create a new plat with one tract of land.

C. RECOMMENDATION

It is recommended that the Town Council approve the application for Final Plat entitled "TGC Lakeside II" as submitted for approval to the Town Council and prepared by Schwebke-Shiskin and Associates, Inc. consisting of two (2) sheets, signed and sealed by Mark Steven Johnson on January 24, 2017, subject to the following conditions:

1. The Applicant shall comply, prior to recordation of the Final Plat, with all platting requirements of the Town LDC and Chapter 28 of the Miami-Dade County Code.
2. Upon recordation of the final plat, the Applicant shall provide the Town with one signed and sealed original and one digital copy.

D. BACKGROUND

Subject Site:

The subject property is an irregularly shaped parcel located on the West side of Commerce Way and east of NW 82 Avenue/Commerce Way intersection. The property is currently vacant and used as agricultural. The property is approximately 7.84 acres and includes some submerged land.

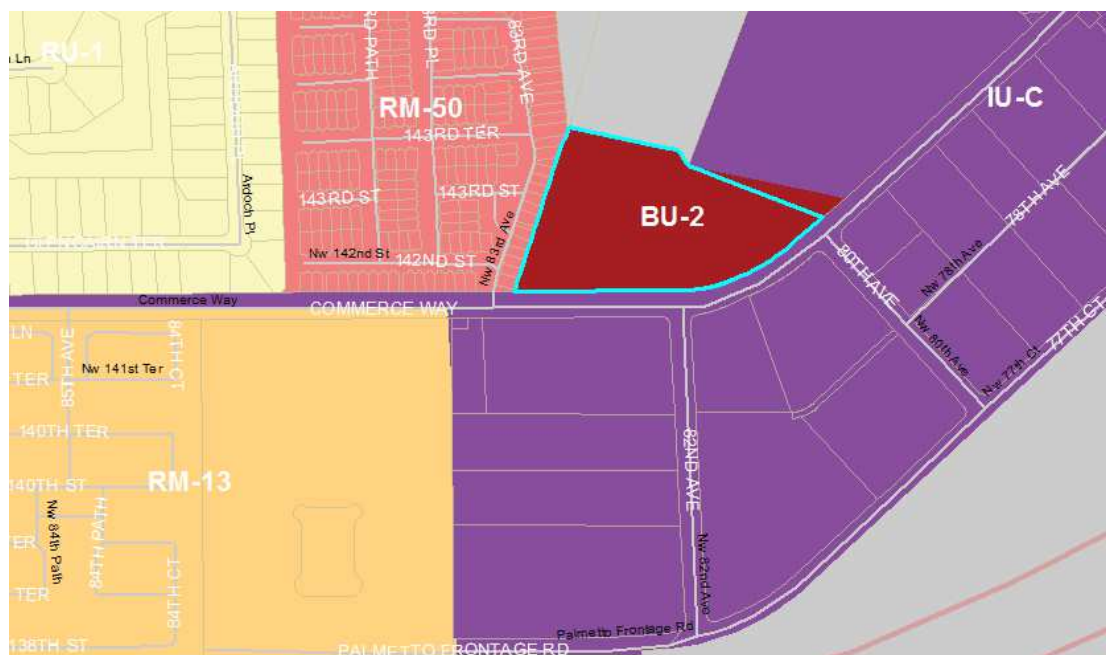
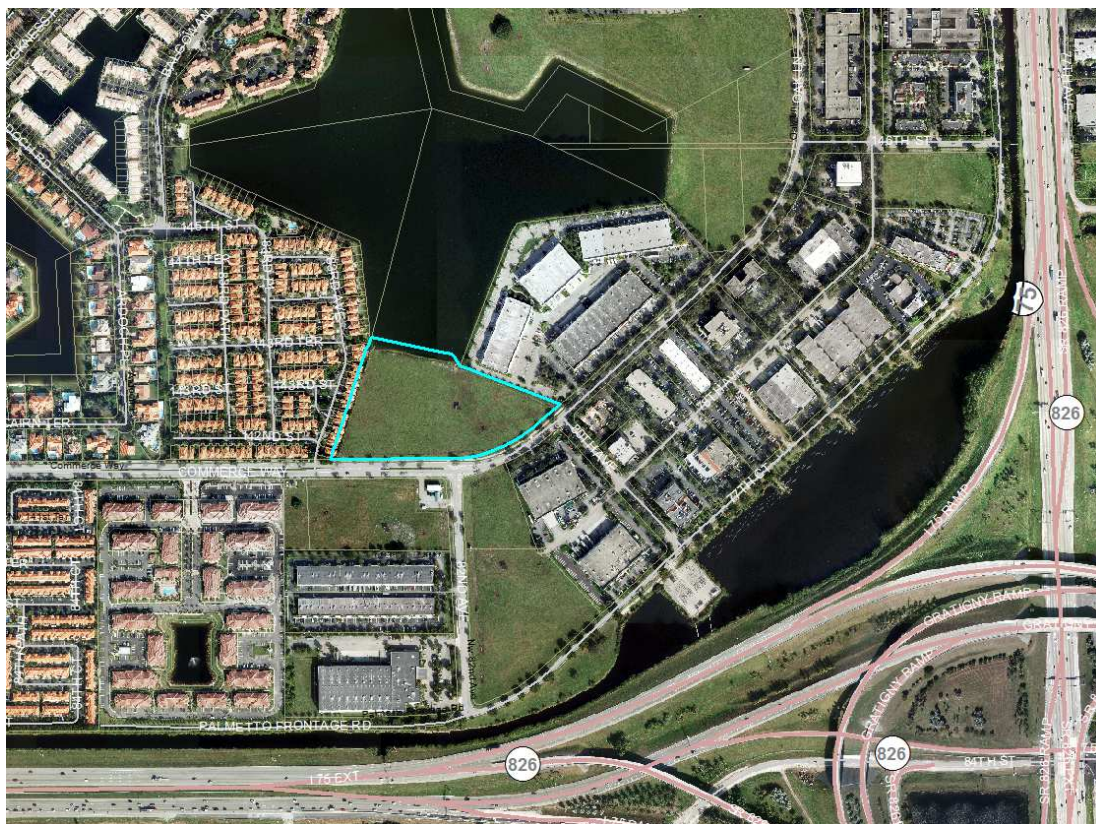
Existing Zoning District: BU-2, Special Business District

Existing Land Use Designation: Business and Office (BO)

Surrounding Property:

	Land Use Designation	Zoning District
North:	INDUSTRIAL AND OFFICE (IO) GRAHAM DAIRY LAKE	IU-C industrial district conditional
South:	INDUSTRIAL AND OFFICE (IO)	IU-C industrial district conditional
East:	INDUSTRIAL AND OFFICE (IO)	IU-C industrial district conditional
Southeast:	INDUSTRIAL AND OFFICE (IO)	IU-C industrial district conditional
West:	LOW MEDIUM DENSITY RESIDENTIAL	RM-50 High Density Residential District

Subject Property Location Map:



E. ADJACENT MOBILITY PROJECTS

The projects identified below have been adopted by the Town Council and are described herein due to their adjacency to the proposal that is the subject of this report.

Initiative: Reconfiguration of the SR 826/Palmetto Expressway and NW 154th Street, which includes the following:

- a. Widening of NW 154th Street from NW 82nd Avenue to NW 77th Avenue;
- b. Direct ramp to I-75 from NW 154th Street;
- c. East-West underpass across the Palmetto Expressway at NW 146th Street.

Status: Project is in the design phase with an expected completion by 4th Quarter 2018. Construction is to commence FY 2022. Project will alleviate congestion on NW 154th Street, by widening the road to add additional capacity, providing an enhanced access point onto I-75 and creating an additional east/west connectivity point within the Town.

Initiative: Adaptive Signalization on NW 154th Street from NW 87th Avenue to NW 77th Avenue.

Status: The Town Council approved the procurement of the Adaptive Signalization equipment and has entered an Inter-local with Miami-Dade County for its installation, maintenance and operation. Miami-Dade County Traffic Engineering is completing assessment of existing infrastructure for compatibility. The adaptive signals will automatically change signal-timing to improve traffic flow and keep signals synchronized as conditions change throughout the day. Equipped with cameras and secure Bluetooth/Wi-Fi devices, they are designed to monitor the intersections and reprogram their own timing to respond more quickly to changing conditions and improve the efficiency of the transportation network.

Initiative: Extend Northbound Right Turn Lane on NW 77th Court by 150 ft.

Status: The Florida Department of Transportation (FDOT) is at 90% design plans and is working with Miami-Dade County for a land transfer needed to make the improvement. This project will add more storage space for vehicles turning right onto NW 154th Street to the Palmetto Expressway South. In addition, this improvement will reduce congestion to the NW 77th Court northbound through traffic lanes.

Initiative: Allow Left Turn at NW 82nd Avenue and Oak Lane

Status: Project was completed 2nd Quarter 2018.

Initiative: Greenway Trail along NW 77th Court from NW 170th Street to its terminus at the proposed dog park at NW 82nd Avenue.

Status: Construction of shared use path is scheduled to align with the completion of FDOT's SR 826/Palmetto Expressway and NW 154th Street project, which is expected to begin in FY 2026. The project is planned to construct a new 10 ft. shared-use path for pedestrian and bicycle use.

Initiative: Complete Streets Improvement along NW 79th Court and Commerce Way to NW 146th Street

Status: Town was award funding through FDOT's Transportation Alternatives Program (TAP) in FY 2024 for construction. Design is expected to begin in FY 2023. The

improvements include completing the sidewalk network and the inclusion of bike lanes along NW 79th Court, Commerce Way, and NW 146th Street.

F. Open Building Permit(s) / Open Code Compliance Violation(s)

There are no open building permits or open code compliance violations associated with this property.

G. ZONING HISTORY

The site is currently undeveloped and used for pastoral lands.

H. ANALYSIS

The associated preliminary plat for this property was approved by the Town Council at December 6, 2016 meeting, where the Council found that the approval criteria of Subsection 13-308(f)(2)c.2 were satisfied. The proposed final plat is consistent with the preliminary plat and its conditions of approval. Staff has reviewed the final plat, and found that it meets all criteria for approval.