



SUBJECT

Krome Avenue South PD&E Study – 4th CAC Meeting

DATE & TIME

May 2, 2005
6:15 PM – 8:45 PM

LOCATION

Florida Department of Transportation
District 6 - Auditorium
1000 N.W. 111th Avenue
Miami, Florida 33172

ATTENDEES

CAC Members:

Katie Edwards, (Representing Mary Finlan)
Cynthia Guerra, Tropical Audubon Society
Mike Hatcher, CTAC
Medora Krome, Concerned Citizens Farmers and Nurserymen
Bill Losner, Citizen Activist
Paul Mulhern, Grove Inn and Country Guest House
Sally Stribling, Dade County Farm Bureau (Representing Katie Edwards)
Miguel Uzquiano, FNGA
John Wade, Citizen Activist
Pat Wade, Redlands Citizens Association

Public Attendance:

Charlie McGarey, Redland Citizens Association

Project Team:

Monica Diez, FDOT-D6
Phil Steinmiller, FDOT-D6
Susanne Travis, FDOT-D6
Catherine Owen, FDOT-D6
Chuck Blowers, MDCPZD
Rafael Montalvo, FCRC
Richard Garcia, RGA
Domingo Noriega, URS
Ana Sandoval, URS
Raj Shanmugam, URS
Mike Ciscar, TCG
Ryan Solis-Rios, TCG
Barbie Rodriguez, TCG





MEETING SUMMARY

The following is a summary of the meeting:

- Mr. Montalvo initiated the meeting by giving a brief description of the items listed in the agenda. He presented a summary of the previous meeting and reiterated the fact that the CAC will not be making recommendations. The objective is to explore all issues related to the Project, review previous effort performed and address questions asked in the previous meeting.
- Mr. Ciscar gave a brief description of the project schedule, the upcoming CAC meetings and Public Workshop which we are planning to have either in July or August of this year. The Safety Analysis is almost complete; it will be presented at the next CAC meeting. The alternatives development is on-going.
- Mr. Noriega gave the Travel Demand Modeling PowerPoint presentation.
- Mrs. Wade asked about the radius, or width, of the study area.
- Mr. Noriega responded that it is one mile wide and he further explained the modeling steps.
- Mr. Blowers distributed handouts describing the County Population Projection Process (refer to handout). He gave a brief description as to where the projected figures come from.
- Mrs. Wade would like to see a map showing the Traffic Analysis Zones (TAZ). She asked if the list of TAZ's presented in the handout were all for the Krome Avenue project.
- Mr. Steinmiller explained that it was an example to show the type of information gathered for all TAZ's.
- Mr. Losner, referring to the map of statistical areas asked the following questions:
6.1: Do the projections include the urban expansion areas? Yes at 1 unit per 5 acres.
6.2: Numbers of people on each side of UBD for study area?
- Mr. Uzquiano mentioned that in the last 3 to 4 years he has seen a lot of people move in to the South Dade Area. He asked if the projections completed 5 or 10 years ago projected what is happening with the growth now.
- Mr. McGarey asked if MSA # 7.6 is from County line to County line?; Yes
Does it include the 8 and 1/2 square mile area? Yes
- Ms. Edwards asked what the reason for the increase in this population is.
- Mr. Wade expressed his confusion with the reports produced by City of Miami. He mentioned that they show 55,000 – 60,000 condominiums in the pipe line, assuming 3 people per household, where are these people shown on the maps given?
- Mr. Blowers replied that not all are accounted for; at least not until the condos are in place.





- Mr. Steinmiller mentioned that some are seasonal residents. MSA's 6.2, 7.3, 7.2 #'s of population are outside of UBD (1 house/5acres) and actual #'s inside UDB.
- Mr. Blowers mentioned that 25% of residents on Key Biscayne are "Occasional residents"; greater 35% on Brickell.
- Mr. Losner mentioned that some of his investors come and use their condominium properties for short periods during the year.
- Mr. Mulhern asked if each unit/municipality do their own population counting.
- Mr. Blowers responded that only the County does it County-wide.
- Mr. Steinmiller asked Mr. Blowers how much lower (under estimating) are we than actual TAZ numbers?
- Mr. Blowers responded that only 60% of proposed plans get built. 60% of allowable density is built out.
- Mr. Losner stated that MSA 7.6 has a lot of 1 house on 1 acre development. Mr. Losner asked how many acres are left to be built?
- Mr. Blowers offered to provide a full description of the process of how the projections are done.
- Mr. Noriega described the Modeling Process and mentioned that he performed a more detailed analysis which included a windshield field inventory and actual knock-on-door information.
- Mr. Steinmiller described how the transportation model works and also presented the Z DATA 1 and Z DATA 2.
- Mr. Losner said there are factors outside our study area which he hopes we were taking into account. Mr. Steinmiller said yes we are.
- Mrs. Wade mentioned that an independent field inventory was conducted by her friend, in which all dwelling units were counted. (1800 households living without children from 136 Street to 296 Street within 1 mile; the County says 7200 and we have presented 7400.) Mrs. Wade doesn't believe the numbers of households from the model. According to the field review, the numbers are much lower. Mrs. Wade doesn't feel that the traffic presented in the model is reflective of the population. Where is the difference in information coming from?
- Mr. Garcia refers to the trip generation; this is a value that gets multiplied.
- Mr. Blowers advised that the County verified FDOT's numbers and they are correct. He also mentioned that the TAZ's are not necessarily only within the 1 mile radius of the study area.





- Mr. Hatcher mentioned that at the last CAC meeting they were told that a 1-mile radius was used in the study. Today they are being told that the entire TAZ's are being used; therefore FDOT in mixing apples and oranges. He is confused.
- Mr. Noriega responded that as long as the centroid of the TAZ was contained within the 1-mile radius, then the entire TAZ was used. He further clarified that the field validation was done up to 7 miles but the model goes further away.
- Ms. Stribling wants to know who the Wades' source of dwelling information is.
- Mr. Wade mentioned that at every meeting FDOT has been stating that the TAZ's are within 1 mile of Krome Avenue, yet now FDOT is saying that the TAZ's included are outside of the 1 mile. Mr. Wade requested the following:
 - Need full disclosure of where #'s are coming from.
 - Where housing #'s are coming from.
 - What is the traffic generation effect of those #'s?
 - What are the boundaries of TAZ's being used?
- Mr. Montalvo advised the CAC members that conclusions cannot be made based on the information available tonight. It can be said that further clarification is needed.
- Mr. Losner mentioned that the number of housing units have nothing to do with traffic. What we need is to account for the actual traffic on Krome Avenue.
- Mr. Wade said if nothing can be built along Krome Avenue for a long period of time, then where are the projections coming from?
- Mr. Hatcher mentioned that Krome Avenue is a regional arterial; therefore we need to separate regional traffic versus actual corridor traffic.
- Mrs. Krome asked why we are limiting ourselves to one mile.
- Mr. Garcia responded that other developments affect the traffic volumes on Krome Avenue. We are using the entire model. The 1-mile radius is for validation purposes only. It means that the field verification was done for a 1-mile radius. However, the entire model is being used. The model is a network and things taking place far away from the project area still have an effect on Krome.
- Mr. Hatcher said after Mr. Garcia's explanation that he now understands the 1-mile issue and he felt comfortable with it.
- Mr. Steinmiller stated that for the Corridor level validation, we are within 10% actual traffic vs model traffic; "almost" 1 to 1 ratio.
- Ms. Edwards asked do you take into account the RV's in the area which are sometimes temporary





residents.

- Mr. Steinmiller responded no, although if they are mobile home parks yes we have included them in our data.
- Mr. Wade asked does the number of hotel/motel projections assume an increase of actual number of rooms. Are the hotel/motel projections assuming that more hotels will be built?
- Mr. Blowers responded that we do not actually project tourism.
- Mr. Steinmiller mentioned that as a result of the field review, minor adjustments were done to the model, however the changes were negligible.
- Mr. Noriega advised that the model tries to replicate the actual conditions as close as possible but it can not be exact. A difference of 10% is acceptable. In this case there is a difference of less than 4% which is considered to be very good.
- Mr. Montalvo informed the CAC members that the Level of Service (LOS) will not be discussed at this meeting because the final numbers are not available. They should be ready within 30 to 60 days.
- Mr. Montalvo opened the floor to comments and/or questions.
- Mr. Montalvo asked the CAC members to divide themselves into 3 groups to articulate their conclusions or reactions in response to the presentations this evening.

Group No. 1

Medora Krome
Miguel Uzquiano

- The presentation was very helpful.
- At first the meeting was going on a tangent; however, at the last minute it took the right direction.
- Very positive meeting.
- Do the trips in the alternatives include commercial trips?
- What are the options or alternatives if “no change” takes place on Krome Avenue?

Group No. 2





Katie Edwards
Mike Hatcher
Sally Stribling
Bill Losner

- Krome is an important regional road.
- Business is negatively impacted by current state of Krome Avenue.
- Don't get stuck on growth issue.
- Big question on factors outside area Ex PUD to South on East side of study area.
- Expansion of surveys for stakeholder.
- Confirm statistical analysis references -- safety and accident in relation to statewide averages.
- Receiving minutes and study material prior to meeting. Also ensure that promised data is provided or an explanation of why not.
- Meeting in study area.

Group No. 3

John Wade
Pat Wade
Paul Mulhern
Cynthia Guerra

- What happened to safety statistics we asked for previously?
- For all data, disaggregate to the South corridor only, so we know what is relevant to our area.
- We want to know whether or not the urban expansion area is included in the projections.
- The projections & base line assume traffic that will not use Krome (ie. Schools from 1-92)
- (& likely the same for other productions and attractions)
- Where does the projected traffic come from? (Show that it will actually be using Krome)
- Mr. Montalvo mentioned the next meeting. He said we will discuss the pending issues from today and have the safety presentation at that meeting.
- The date for the next meeting could not be set due to conflicts of several members. Notifications will be sent to schedule the meeting.

The meeting was adjourned at 8:45PM
Comments received from Katie Edwards:





1. Ms. Wade brought up an independent land use "study" completed by a friend. I would ask that any studies (official or unofficial) be presented in full text or executive summary to the entire CAC. It is very difficult to validate land use assumptions from unnamed, unofficial sources.
2. I recommend that we take a guided bus tour of the study area with guides from the DOT, URS, MD P&Z, etc. I'd like to see the comments from the transportation officials on where improvements are being made.
3. I would like to know if there is a breakdown of accidents on Krome Avenue that involve commercial agricultural vehicles, if that is possible.
4. I would like to know the present zoning of land parcels that abut Krome Avenue.
5. Please hold the meetings in a location within the study area.
6. I saw that only one agricultural operation (Brooks Tropicals) was surveyed. I would like to see a more comprehensive survey of bona fide ag operations operating on greater than 5 acres. Survey should include number of commercial ag trucks and farm equipment that use Krome Avenue on a daily basis.

Thanks for the opportunity to provide input.

Katie Edwards

