

Memorandum



Date: May 19, 2009
To: Honorable Chairman Dennis C. Moss
And Members, Board of County Commissioners
From: George M. Burgess
County Manager 
Subject: Governmental Facilities Hearing Application
GF09-01 Historic Hampton House

Agenda Item No. 5(B)

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution endorsing the preservation, restoration and adaptive re-use of the Historic Hampton House located at 4240 NW 27 Avenue, in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by the Department of Planning and Zoning at the request of the Miami-Dade Office of Community and Economic Development and is recommended for approval.

LOCATION: 4240 NW 27 Avenue

COMMISSION DISTRICT: 3

COMMISSION DISTRICT
IMPACTED: Countywide

FOLIO NUMBER: 30-3121-000-1316

SIZE: 0.83-acre

BACKGROUND: The Historic Hampton House is an existing two-story, approximately 30,000 gross square foot building. It was designated a historic site by the Historic Preservation Board of Miami-Dade County on April 17, 2002. The Office of Community and Economic Development initially purchased the Hampton House Hotel in 2004 using Community Block Grant funds.

The Hampton House Motel, its original use, opened its doors in 1954 and was one of a handful of segregation-era motels in Miami that catered to African American celebrities, local musicians and African American families vacationing or visiting South Florida. It played a pivotal role in the social justice movement of the South. Dr. Martin Luther King, Jr., Muhammad Ali and Sammy Davis, Jr. among others, were often guests at the motel. In 1960, Dr.

Martin Luther King, Jr. gave an early version of his "I Have a Dream" speech at the motel.

During the 1950's and 1960's, the Hampton House Motel provided local musicians an opportunity to play in jam sessions alongside such legendary artists as Sammy Davis, Jr., Duke Ellington, Lena Horne, and Dinah Washington. The motel became a major social and political gathering place for African Americans.

In 1961, pursuant to Resolutions #ZB-402-61 and #ZB521-61, the Zoning Board granted approval for the operation of a package store and a night club including entertainment on the subject property.

ZONING:

BU-3, Liberal Business District

JUSTIFICATION:

The project includes the preservation, rehabilitation, restoration and adaptive re-use of the Historic Hampton House site as a cultural and historic center. The building is dilapidated and needs to be stabilized in order for restoration work to begin.

FACILITY DESCRIPTION:

The Historic Hampton House is an existing two-story approximately 30,000 square foot building. The facility will have a small museum featuring exhibits in honor of the famous guests who once stayed at the motel, a small banquet/meeting hall, classrooms, and a studio for musical instruction.

DEVELOPMENT:

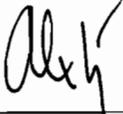
The restoration is undergoing a two-tiered process: 1) selective demolition and temporary bracing and; 2) complete restoration and re-use of the structure. The first tier began in mid-February 2009 and is estimated to be completed by November 2009. The second tier will begin once approvals are in place with an estimated July 2010 start and March 2012 completion.

FUNDING:

The total budget for this project is estimated at \$5,150,000 with funding from the following sources:

- Community Development Block Grant 2004 - \$450,000
- General Obligation Bond (GOB) Series 2005A (2005-2006): \$184,053
- GOB Series 2008B (2008-2009): \$1,210,486
- GOB Series 2009-2010: \$2,254,446
- GOB Series 2010-2011: \$1,051,015

- SITE REVIEW COMMITTEE:** The committee's task is to review projects subject to 33-303 of the Code of Miami-Dade County with regard to the public need for the proposed facility, its impact upon the surrounding community, and other similar considerations. The committee reviewed this project on February 18, 2009. The Office of Community and Economic Development addressed the issues raised during the review process and satisfied the Committee's requirements.
- COMMUNITY COUNCIL:** The project was presented to Community Council #8 on March 11, 2009. The council members were fully supportive of the project.
- PUBLIC HEARING:** Section 33-303 of the Code of Miami-Dade County provides that, prior to the construction or operation of a facility in the unincorporated areas of Miami-Dade County, a favorable public hearing before the Board of County Commissioners (BCC) is required. The BCC may only authorize the use, construction and operation of such facilities after considering, among other factors, the public need for the facility, the type of function involved, existing land use patterns in that area and the nature of the impact of the facility on surrounding properties. The attached report from the Miami-Dade County Site Review Committee addresses these factors.
- MONITOR:** Gilberto Blanco, Principal Planner
- DELEGATED AUTHORITY:** This resolution authorizes the preservation, restoration and adaptive re-use of the Historic Hampton House.



Alex Muñoz
Assistant County Manager

Date: May 19, 2009

To: George M. Burgess
County Manager

From: Miami-Dade County Site Review Committee

Subject: Governmental Facilities Hearing Application
GF09-01 Historic Hampton House

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution for the restoration and adaptive re-use of the Historic Hampton House located at 4240 NW 27 Avenue, in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by the Department of Planning and Zoning at the request of the Miami-Dade County Office of Community and Economic Development and is recommended for approval. The Miami-Dade Site Review Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need for the facility, its impact upon the surrounding community, and other similar considerations. All committee members recommend approval of the restoration and adaptive re-use for the Historic Hampton House.

BACKGROUND

The Historic Hampton House is an existing two-story, approximately 30,000 gross square foot building. It was designated a historic site by the Historic Preservation Board of Miami-Dade County on April 17, 2002. The Hampton House Motel, its original use, opened its doors in 1954 and was one of a handful of segregation-era motels in Miami that catered to African American celebrities, local musicians and African American families vacationing or visiting South Florida. It played a pivotal role in the social justice movement of the South. Dr. Martin Luther King, Jr., Muhammad Ali and Sammy Davis, Jr. among others, were often guests at the motel. In 1960, Dr. Martin Luther King, Jr. gave an early version of his "I Have a Dream" speech at the motel.

During the 1950's and 1960's the Hampton House Motel provided local musicians an opportunity to play in jam sessions alongside such legendary artists as Sammy Davis, Jr., Duke Ellington, Lena Horne, and Dinah Washington. The motel became a major social and political gathering place for African Americans.

In 1961, pursuant to Resolutions #ZB-402-61 and #ZB521-61 the Zoning Board granted approval for the operation of a package store and a night club including entertainment on the subject property.

PROJECT DESCRIPTION

The purpose of this project includes the preservation, rehabilitation, restoration and adaptive re-use of the Historic Hampton House site as a Cultural and Historic Center. There will be a small museum featuring exhibits in honor of the famous guests who once stayed at the motel, a small banquet/meeting hall, classrooms, and a studio for musical instruction.

The restoration will undergo a two-tiered concurrent process of selective demolition and temporary bracing and complete restoration and re-use of the structure. The selective demolition and temporary bracing phase is estimated to begin in mid-February 2009. The restoration phase is expected to begin in July 2010, once approvals have been obtained. The estimated completion date for the project is March 2012.

COMPREHENSIVE DEVELOPMENT MASTER PLAN

The Hampton House fronts NW 27 Avenue and occupies most of the 0.83-acre property. The existing development pattern of the surrounding properties consists of one-story single-family homes, including a corner grocery store, to the north, a Chevron gas station and large surface parking lot to the south, the elevated Metrorail line above a large surface parking lot serving businesses named ThermoKing, MTS, The CDL School and United Rentals to the east, and a residential apartment complex comprised of two-story buildings (once part of the Hampton House property) to the west.

The eastern one-half of the property facing NW 27 Avenue is designated "Business and Office," and the western one-half of the property is designated "Low-Medium Density Residential" (6 to 13 DU/Ac) on the Adopted 2015-2025 Land Use Plan map. The "Business and Office" designation accommodates the full range of sales and service activities, hotels, motels, entertainment and cultural facilities, as well as residential and mixed-use residential and commercial uses. The "Low-Medium Density Residential" designation provides densities from 6 to 13 dwelling units per gross acre, and includes single-family homes, townhouses and low-rise apartments. Also, CDMP Objective LU-6C states that the County shall protect, preserve and ensure the proper management of historically significant sites in Miami-Dade County. Preservation and rehabilitation of the Hampton House, as a historic building and a cultural facility, is consistent with the CDMP.

Where feasible, the Department of Planning and Zoning recommends that the applicant apply Florida Green Building Coalition, US Green Building Council Leadership in Energy and Environmental Design (LEED) or other energy conservation standards for County-owned buildings as stated in Comprehensive Development Master Plan (CDMP) Policy LU-10C.

EXISTING LAND USE PATTERN

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

BU-3, Two-story building

Business and Office (eastern 0.5 acre portion)
Low-Medium Density Residential (western 0.5 acre portion) 6 to 13 du

<u>NORTH:</u>	BU-2 & RU-2 Retail and single family	Business and Office Low-Medium Density Residential 6 to 13 dua
<u>SOUTH:</u>	BU-2 & RU-3b Service Station, Automotive	Industrial and Office Business and Office
<u>EAST:</u>	IU-1; Retail buildings	Business and Office
<u>WEST:</u>	RU-4; Apartment buildings	Low-Medium Density Residential 6 to 13 dua

IMPACT OF FACILITY ON SURROUNDING LAND USE

Proposed development may comprise the parking lot circulation patterns of the adjoining property to the west.

STAFF RECOMMENDATIONS

The **Department of Planning and Zoning** has reviewed the application and recommends approval and provides the following comments:

- The Department of Planning and Zoning recommends approval of the requested Historic Hampton House adaptive re-use. The 0.83 acre site is designated for **Business and Office, Low-Medium Density Residential** (6 to 13 dwelling units per acre) on the Adopted 2015 and 2025 Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). Staff is of the opinion that the proposed multi-cultural center at the Hampton Historic House will provide cultural events to residents of Miami-Dade County at this location, enhance and maintain the architecture of the existing MIMO (Miami Modern) structure built in the 1950's and contribute community awareness of Miami-Dade County's history. Although, the 0.83-acre site is relatively small for the proposed multi-cultural center, as the existing building exceeds the permitted lot coverage and floor area ratio requirements, and there is a shortage of parking spaces, lack of landscaped areas and backing out onto the street, staff is of the opinion that since the existing Hampton House building has been designated as a historic structure and site by the Historic Preservation Board of Miami-Dade County on April 17, 2002 and further the plans submitted by the applicant only indicate interior renovations to the existing two-story 30,000 square feet building and only an expansion in the form of a small utility room to the rear of the building, staff opines that the request should be approved. As such, that the proposed building on this site is retrofitted as a cultural facility is **consistent** with the Comprehensive Development Master Plan (CDMP).

The **Public Works Department – Right of Way Division** has reviewed the application and provides the following comment:

- No additional right-of-way dedication is required.

The **Public Works Department (PWD) – Highway Engineering Division** has reviewed the application and provides the following comments:

- PWD has no proposed roadway project adjacent to the subject site in the 2009 Transportation Improvement Program (TIP), nor in the 2030 Long Range Transportation Plan (LRTP).
- SW/NW 27 Avenue/Unity Boulevard (SR9) from SR 5/US 1/South Dixie Highway to the Golden Glades Interchange/SR 7/US 441 is part of the State Highway System. Please contact Ali Al-Said, P.E., Florida Department of Transportation (FDOT), at (305) 470-5367, for more information regarding permitting requirements.
- FDOT, in the 2030 Long Range Plan, has listed as Priority II (planned to be funded between 2010 and 2015) an Intelligent Transportation Systems (ITS) project, which includes closed circuit television (CCTV), roadway sensors, arterial dynamic message signs, and wireless communications along:
 - US 441/NW 17 Avenue/NW 27 Avenue Corridor from US 1 to Broward County Line

Please contact Rory Santana, P.E. (FDOT ITS, Tel: (305) 470-6934), Debora Rivera, P.E. (FDOT Traffic Operation, Tel: (305) 470-5335), and Robert Williams, P.E. (PWD Traffic Signals and Signs, Tel: (305) 592-8925) for more information.
- Please be advised that a PWD permit will be required for this project. Please contact PWD Permit Section, at (305) 375-2142, for more information.

Should you have any questions, please contact Javier Heredia, P.E., Section Head, Highway Planning, at (305) 375-1901.

The **Public Works Department – Land Development Division** has reviewed the application and provides the following comment:

- To comply with the Miami-Dade County Subdivision Code requirements (Chapter 28), a Waiver of Plat is required. To be exempted from this requirement, the applicant shall submit as proof that the parcel was created prior to January 1, 1958, a copy of a recorded Warranty Deed with the same legal description as shown on the current Warranty Deed.

The **Fire Rescue Department** has reviewed the application, has no objections and provides the following comments:

- The closest station serving this area is our Model Cities Fire Rescue Station # 2 located at 6460 NW 27 Avenue. This station is equipped with an aerial and a rescue and can provide a three minute response time to this site.
- This project must comply with Uniform Fire Safety Rules and Standards. All site plans must be reviewed by Fire and Water Engineering Bureau located at 11805 SW 26 Street, telephone (786) 315-2771.

The **Miami-Dade Water & Sewer Department (M-DWASD)** comments and recommendations for the site review are as follows:

Water

Connect to an existing twelve (12)-inch water main in NW 27 Avenue and NW 42 Street and extend the same westerly in NW 42 Street to the southwest corner of the property interconnecting to an existing six (6)-inch water main at that location. Any public water main extension within the property shall be twelve (12)-inch minimum in diameter. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) P.O.C.(s)

Sewer

Connect to any of the existing eight (8)-inch gravity sewers in NW 42 Street and/or NW 43 Terrace. If Unity of Title does not apply, then any gravity sewer within the property shall be public and eight (8)-inch minimum in diameter.

General Notes

The size of the required water mains will depend upon the subject property's approved zoning, being twelve (12) inch minimum in diameter required for high density residential, commercial, business, industrial, hospitals, public buildings, etc. and eight (8) inch minimum in diameter required for low and medium density residential zonings. Please note that the aforementioned zonings are Miami-Dade County or equivalent, based on total amount of units per acre.

Please be advised that the right to connect the referenced property to the Department's sewer system is subject to the terms, covenants and conditions set forth in the Settlement Agreement between the Florida Department of Environmental Protection ("DEP") and the County dated July 27, 1993, the First Amendment to Settlement Agreement between DEP and the County dated December 21, 1995, the First Partial Consent Decree and the Second and Final Partial Consent Decree entered in the United States of America Environmental Protection Agency vs. Metropolitan Dade County (Case Number 93-1109 CIV-MORENO), as currently in effect or as modified in the future, and all other current, subsequent or future agreements, court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, State of Florida and/or any other governmental entity, and all other current, subsequent or future enforcement and regulatory actions and proceedings.

The **Office of ADA Coordination** has reviewed the subject application and provides the following comments:

1. C.1.00 Provide detectable warnings at curb ramps and passenger drop off areas. Follow FDOT standards, Index #304.
2. C.1.00 Accessible parking to comply with ADAAG 4.6.3, and Fig. #9.
3. A.1.01 Stairs to comply with ADAAG 4.9. Provide enlarged plans and details.
4. A.1.01 Elevator to comply with ADAAG 4.10. Provide cab details and interior elevations.
5. A.1.01 Ramps to comply with ADAAG 4.8. Provide enlarged plans and details.

6. A.1.01 Doors and thresholds to comply with ADAAG 4.13. Provide thresholds details.
7. A.1.01 Kitchen sink and cabinets are to comply with ADAAG 4.24 and 4.25.
8. A.1.01 Restrooms to comply with ADAAG 4.16-4.24. Provide enlarged plans and details.
9. A.1.01 Dining tables are to comply with ADAAG 4.5. A minimum of 5% of dining tables are to be accessible.
10. A.1.01 Alarm system to comply with ADAAG 4.28.
11. A.1.01 Signage to comply with ADAAG 4.30.

The **General Services Administration Design and Construction Services Division** has reviewed the subject application and has no objections to the project.

The **Department of Environmental Resources Management (DERM)** has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year/1-day storm event with

full on-site retention of the 25-year/3-day storm. Pollution Control devices shall be required at all drainage inlet structures.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Pollution Control

The subject property is located within a designated brownfield area. The applicant is advised that there are economic incentives available for development within this area. For further information concerning these incentives contact the Pollution Remediation Section of DERM at (305) 372-6700.

Wetlands

The subject property does not contain jurisdictional wetlands as defined by Chapter 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

According to the tree disposition plan submitted with this zoning application, entitled "Historic Hampton House Restoration", prepared by Laura Llerena and Associates, sheet LD1.01 and dated December 12, 2007 (last revised January 28, 2009), the subject property contains county regulated tree resources, as well as prohibited trees as referenced in Chapter 24-49.9 of the Code. Per Chapter 24-49.9 of the Code, all prohibited trees are exempt from permitting and must be removed from site prior to development. However, a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any other tree on the subject property that is not a prohibited species. Please contact this Program at (305) 372-6574 for information.

Air Quality Preservation

Due to the nature of activities associated to the proposed land use (i.e. demolition), an asbestos survey from a Florida-licensed asbestos consultant is required. If said survey shows friable asbestos materials in amounts larger than prescribed by federal law (260 linear feet of pipe insulation/thermal system insulation [TSI] or 160 square feet of surfacing material), then those materials must be removed /abated by a Florida-licensed asbestos abatement contractor. A notice of asbestos renovation or demolition form must be filed with the Air Quality Management Division of DERM for both the abatement (renovation) work and the demolition activity at least 10 working days prior to starting the field operations.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

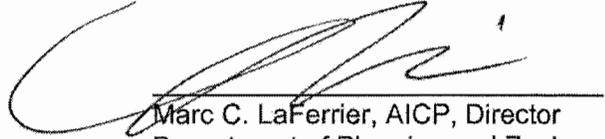
MIAMI-DADE COUNTY SITE REVIEW COMMITTEE

APPLICATION GF09-01

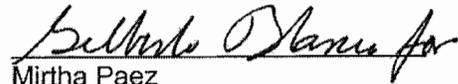
OFFICE OF COMMUNITY AND ECONOMIC DEVELOPMENT
THE HISTORIC HAMPTON HOUSE



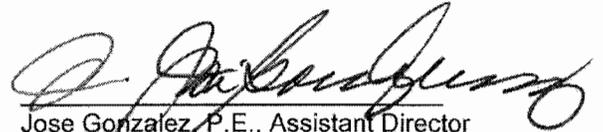
Esther Calas, Director
Public Works Department



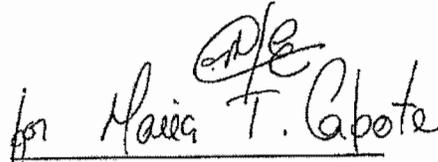
Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning



Mirtha Paez
Capital Improvement and Planning
Fire Rescue Department



Jose Gonzalez, P.E., Assistant Director
Department of Environmental
Resource Management



Sergio Garcia, Plans Review Manager
Plans Review Section
Water and Sewer Department



Wendi J. Norris, Director
General Services Administration



MEMORANDUM
(Revised)

TO: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners

DATE: May 19, 2009

FROM: 
R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 5(B)

Please note any items checked.

- "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Bid waiver requiring County Mayor's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor

Agenda Item No. 5 (B)
5-19-09

Veto _____

Override _____

RESOLUTION NO. _____

RESOLUTION APPROVING THE PRESERVATION, RESTORATION AND ADAPTIVE RE-USE OF THE HISTORIC HAMPTON HOUSE LOCATED AT 4240 NW 27 AVENUE, USING FUNDS FROM THE BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM LISTED AS PROJECT NO. 255, IN COMPLIANCE WITH SECTION 33-303 OF THE CODE OF MIAMI-DADE COUNTY

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference, and has conducted a public hearing in compliance with the provisions of Section 33-303 of the Code of Miami-Dade County, Florida,

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE, COUNTY, FLORIDA, that :

Section 1. This Board hereby finds that the general plan for the preservation, restoration and adaptive re-use of the Historic Hampton House located at 4240 NW 27 Avenue, more specifically described as follows:

SEE ATTACHED EXHIBIT A

is necessary to provide for historic building preservation and cultural enhancement of the citizens of Miami-Dade County, Florida and in so finding, has considered, among other factors, the type of function involved, the public need therefore, the land use pattern in the area, and the nature of the impact on the surrounding property.

The foregoing resolution was offered by Commissioner
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

Dennis C. Moss, Chairman	
Jose "Pepe" Diaz, Vice-Chairman	
Bruno A. Barreiro	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Barbara J. Jordan	Joe A. Martinez
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 19th day of May, 2009. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Craig H. Coller

MIAMI-DADE COUNTY
BOARD OF COUNTY COMMISSIONERS
NOTICE OF PUBLIC HEARING

The BOARD OF COUNTY COMMISSIONERS of Miami-Dade County, Florida will meet Tuesday the 19th day of May 2009 at 9:30 a.m. in the County Commission Chambers, Second Floor, Stephen P. Clark Center, 111 N.W. First Street, Miami, Florida, to consider the following request:

Application: THE HISTORIC HAMPTON HOUSE
Number: GF09-01
Applicant: MIAMI-DADE OFFICE OF COMMUNITY AND ECONOMIC DEVELOPMENT
Location: 4240 NW 27 Avenue, incorporated Miami-Dade County
Size: .83-acre
Request: Approval of the preservation, restoration and adaptive re-use of the site as a Cultural and Historic Center.

Legal Description: FOLIO: 30-3121-000-1316
21 53 41 ALL OF N ½ OF SE ¼ OF NE ¼ OF SE ¼ EXCEPT THE W493.13 FT & LESS ST ON N-S & E, LOT SIZE 287.00 X 126, COC 22682-2998 09 2004 3

OBJECTIONS MAY BE MADE IN PERSON AT THE HEARING OR FILED IN WRITING PRIOR TO THE HEARING DATE. MAIL OBJECTIONS AT LEAST FIVE BUSINESS DAYS PRIOR TO THE HEARING TO THE DEPARTMENT OF PLANNING AND ZONING, ATTENTION: Gilberto Blanco, 111 NW 1 STREET, 12 FLOOR, MIAMI, FLORIDA 33128. SIGN LANGUAGE INTERPRETERS ARE AVAILABLE UPON REQUEST. PLEASE CALL 670-9099 AT LEAST FOUR DAYS IN ADVANCE.

EXHIBIT "A"

MIAMI-DADE COUNTY OFFICE OF COMMUNITY AND ECONOMIC DEVELOPMENT

Legal Description

21 53 41 ALL OF N $\frac{1}{2}$ OF SE $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SE $\frac{1}{4}$ EXCEPT THE W493.13 FT &
LESS ST ON N-S & E, LOT SIZE 287.00 X 126, COC 22682-2998 09 2004 3

