

Memorandum



Date: March 16, 2010
To: Honorable Chairman Dennis C. Moss
And Members, Board of County Commissioners
From: George M. Burgess
County Manager 
Subject: Governmental Facilities Hearing Application
GF09-11 Verde Gardens

Agenda Item No. 5(E)

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution authorizing the erection, construction and operation of Verde Gardens located on the southeast corner of SW 280 Street and SW 127 Avenue, in compliance with Section 33-303 of the Code of Miami-Dade County. Approval of this application is subject to final approval of the related zoning application (Z10-005) to be heard on March 18, 2010, which indicates the request of a modification of a declaration of restrictive covenants allowing for two-hundred (200) transitional and permanent supportive housing units, in addition to the 300-bed facility in operation within the Homeless Assistance Center located on the subject property. This item was prepared by the Department of Planning and Zoning at the request of the Miami-Dade County Homeless Trust and is recommended for approval.

LOCATION: Southeast corner of SW 280 Street and SW 127 Avenue, unincorporated Miami-Dade County

COMMISSION DISTRICT: 9

COMMISSION DISTRICT IMPACTED: Countywide

FOLIO NUMBERS: 30-7901-001-0010, 30-7901-001-0030, 30-7901-001-0020, 30-7901-001-0040, 30-7901-001-0050, 30-7901-001-0060, 30-7901-001-0070, 30-7901-001-0080

SIZE: 75.5-acres

BACKGROUND: In 1996, the federal Department of Health and Human Services (HHS) transferred approximately 80 acres of surplus Homestead Air Force Base land to the County by deed, accompanied by a restrictive covenant requiring the land be used for homeless housing and services. Within a few years of the land transfer, a portion of the property was developed as emergency and transitional housing for the homeless.

ZONING: RU-4L, Limited Apartment House, BU-1A, Limited Business District, IU-1, Light Industrial District

JUSTIFICATION: Verde Gardens will provide 145 LEED-certified, affordable multi-family units of permanent supportive housing for homeless and formerly homeless families. The entire project will incorporate green technology and/or practices, which also lend themselves to job-training and micro-enterprise opportunities. Residents of Verde Gardens and residents of the adjoining emergency and transitional housing programs will benefit from these opportunities.

This facility must be in service by May 2011. Failure to do so by such deadline will result in the property reverting to the federal government and/or the County becoming subject to substantial penalties.

FACILITY DESCRIPTION: The project will consist of:

- Permanent Supportive Housing
 - 145 units – affordable housing with case management services for homeless /formerly homeless families with a household member having a disability
 - Housing will accommodate approximately 600 people
 - Community Center
 - Playground and recreational areas
 - Public plaza
 - LEED certified facilities
 - Arts in Public Places
- Farmer's Market
 - Job training and micro-enterprise opportunities for residents
 - Will sell produce grown on-site and handcrafted items produced by residents
 - Small bakery
- Organic Farm
 - Produce fruits, vegetables and landscape plants
 - Community gardening plots for residents
 - Provide job training and micro-enterprise opportunities for residents

DEVELOPMENT:

The projected development schedule is as follows:

- November 2009 - Bidding of project to contractors
-
- November 2009 – Permitting commences for civil work, marketplace and community center
- December 2009 - Contractor bids submitted
- January 2010 - Permitting review commences for housing
- February 2010 – GC selected
- March 2010 – GC contract executed
- April 2010 - Site work and mobilization commences
- April 2010 - Housing construction begins
- May 2011 - Total project completion

FUNDING:

The total budget for this project is estimated at \$17.95 million with funding from the following sources:

- General Obligation Bond Project No. 372.2- \$14 million
- Homeless Trust Food/Beverage Tax Revenue - \$1.1 million
- HOME - \$1 million
- State Homeless Housing Assistance Grant - \$750,000
- Private Foundation Grant Award - \$100,000
- A recommendation for \$1 million in additional HOME funds has been made and is pending the approval of the Board of County Commissioners

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 December 9, 2009.

COMMUNITY COUNCIL:

The project was presented at 25 community meetings throughout 2007 and 2008.

PUBLIC HEARING:

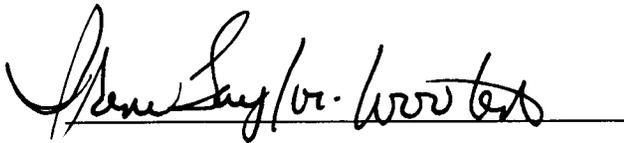
Section 33-303 of the Code of Miami-Dade County provides that, prior to the construction or operation of a government facility in the unincorporated areas of Miami-Dade County, a favorable public hearing before the Board of County Commissioners (BCC) is required. The BCC may only authorize the use, construction 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 the 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:

The resolution authorizes the erection, construction and operation of Verde Gardens.

A handwritten signature in black ink, appearing to read "Rene Taylor-Wooters", is written over a horizontal line.

Assistant County Manager



MEMORANDUM
(Revised)

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

DATE: March 16, 2010

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

SUBJECT: Agenda Item No. 5(E)

Please note any items checked.

- "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
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous ____) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor

Agenda Item No. 5(E)
3-16-10

Veto _____

Override _____

RESOLUTION NO. _____

RESOLUTION APPROVING THE ERECTION, CONSTRUCTION AND OPERATION OF VERDE GARDENS ON A PARCEL OF LAND LOCATED AT SW 127 AVENUE AND SW 280 STREET, USING FUNDS FROM THE BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM LISTED AS PROJECT NO. 372.2, 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 erection, construction and operation of Verde Gardens on a parcel of land located on the southeast corner of SW 127 Avenue and SW 280 Street more specifically described as follows:

SEE ATTACHED EXHIBIT A

is necessary to provide for transitional and permanent supportive housing units for the homeless 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. Further, the erection, construction and operation of Verde Gardens is subject to the final approval of the related zoning application (Z10-005) to be heard on March 18, 2010 by the Board of County Commissioners; which indicates the request to approve the modification of a

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declaration of restrictive covenants allowing two-hundred (200) transitional and permanent supportive housing units in addition to the 300-bed facility within the Homeless Assistance Center located in the subject 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 16th day of March, 2010. 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 the County Attorney as
to form and legal sufficiency. *JM*

John McInnis

EXHIBIT "A"

MIAMI-DADE COUNTY HOMELESS TRUST

Legal Description

ALL OF TRACTS "A", "D", "E" AND "H" OF COMMUNITY PARTNERSHIP SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 153, PAGE 66 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID TRACTS CONTAINING 1,484,789 SQUARE FEET, 34.0861 ACRES.

TOGETHER WITH A PORTION OF TRACT "B" OF COMMUNITY PARTNERSHIP SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 153, PAGE 66 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT "C" OF SAID PLAT; THENCE SOUTH $00^{\circ}45'01''$ EAST ON AN EASTERLY LINE OF SAID TRACT "B" 287.62 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST 282ND STREET (COMMUNITY PARTNERSHIP DRIVE) AS RECORDED IN RESOLUTION NO. R-631-00; THENCE SOUTH $89^{\circ}15'18''$ WEST ON SAID NORTH RIGHT-OF-WAY LINE 700.74 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF $90^{\circ}39'16''$ AN ARC DISTANCE OF 39.56 FEET TO A POINT OF TANGENCY ON THE WEST LINE OF SAID TRACT "B", ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST 127 AVENUE (CORAL SEA BOULEVARD); THENCE NORTH $00^{\circ}05'26''$ WEST ON SAID EASTERLY RIGHT-OF-WAY LINE 460.96 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF $89^{\circ}20'44''$ AN ARC DISTANCE OF 38.98 FEET TO A POINT OF TANGENCY ON THE NORTH LINE OF SAID TRACT "B", ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF SW 280TH STREET (WALDENDRIVE); THENCE NORTH $89^{\circ}15'18''$ EAST ON SAID NORTH LINE AND ON SAID SOUTHERLY RIGHT-OF-WAY LINE 993.83 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF $89^{\circ}59'41''$ AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY ON AN EAST LINE OF SAID TRACT "B", ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST 124TH COURT; THENCE SOUTH $00^{\circ}45'01''$ EAST ON SAID EAST LINE AND ON SAID WEST RIGHT-OF-WAY LINE 198.31 FEET TO A SOUTHEAST CORNER OF SAID TRACT "B"; THENCE SOUTH $89^{\circ}15'18''$ WEST ON A SOUTH LINE OF SAID TRACT "B" 323.40 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PORTION OF TRACT "C" OF COMMUNITY PARTNERSHIP SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 153, PAGE 66 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID PORTION OF TRACT "C" CONTAINING 92,833 SQUARE FEET, 21.323 ACRES.

TOGETHER WITH A PORTION OF TRACT "F" OF COMMUNITY PARTNERSHIP SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 153, PAGE 66 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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INTERSECTION WITH AN EAST LINE OF SAID TRACT "F"; THENCE SOUTH 00°45'01" EAST ON SAID EAST LINE 278.52 FEET TO THE POINT OF BEGINNING. SAID PORTION OF TRACT "F" CONTAINING 945,781 SQUARE FEET, 21.7121 ACRES.

TOGETHER WITH A PORTION OF TRACT "G" OF COMMUNITY PARTNERSHIP SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 153, PAGE 66 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT "G"; THENCE NORTH 00°45'01" WEST ON THE WEST LINE OF SAID TRACT "G" 278.52 FEET TO THE INTERSECTION WITH SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST 282ND STREET (COMMUNITY PARTNERSHIP DRIVE) AS RECORDED IN RESOLUTION NO. R-631-00; THENCE NORTH 89°15'18" EAST ON SAID PARALLEL LINE 298.40 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ON THE ARC SAID CURVE, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°59'41" AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY ON THE WEST RIGHT-OF-WAY LINE SOUTHWEST 124TH COURT; THENCE SOUTH 00°45'01" EAST ON SAID WEST RIGHT-OF-WAY LINE 53.64 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ON SAID RIGHT-OF-WAY LINE AND ON THE ARC OF SAID CURVE; WITH A RADIUS OF 134.30 FEET AND A CENTRAL ANGLE 46°40'45" AN ARC DISTANCE OF 109.42 FEET; THENCE SOUTH 34°19'30" WEST 52.60 FEET; THENCE SOUTH 55°40'30" EAST 50.00 FEET; THENCE SOUTH 34°19'30" WEST 37.15 FEET; THENCE SOUTH 89°15'18" WEST 354.91 FEET TO THE POINT OF BEGINNING. SAID PORTION OF TRACT "G" CONTAINING 94,589 SQUARE FEET, 2.1715 ACRES.

Memorandum



Date: December 9, 2009

To: George M. Burgess
County Manager

From: Miami-Dade County Site Review Committee

Subject: Governmental Facilities Hearing Application
GF09-11 Verde Gardens

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution for the erection, construction and operation of Verde Gardens located on the southeast corner of SW 280 Street and SW 127 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 Homeless Trust 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 erection, construction and operation of Verde Gardens.

BACKGROUND

In 1996, pursuant to resolution #Z-97-96, the Board of County Commissioners granted for the subject property, the approval of a district boundary change from AU to BU-1A, RU-4L and IU-1 along with a special exception for site plan approval to allow commercial development, a 300-bed emergency housing facility and 200 transitional housing units, including non-use variances of lot frontage, floor area ratio, parking requirements and wall requirements. An emergency housing facility accommodating 300 beds for the homeless and 55 transitional housing units out of the approved 200 were constructed, subsequent to the 1996 zoning hearing. In 1997, pursuant to resolution #CZAB15-4-97, the Community Zoning Appeals Board 15 granted a reformation of resolution Z-97-96 in order to correct some scrivener's errors of the subject property's the legal description. In 1998, pursuant to Administrative Site Plan Review #97000043, the Department of Planning and Zoning granted the approval of a 40-unit homeless transitional housing multi-family apartment development on a portion of the subject property and in 2001, pursuant to resolution #CZAB15-10-01, the Community Zoning Appeals Board 15 granted the approval to permit a kennel including an outdoor dog run area for pets of residents of the homeless assistance center on a portion of the site. On January 20, 2010, the applicant submitted hearing application #Z10-005 which is seeking to modify Condition #6 of Resolution #Z-97-96 and to modify Paragraph #2 of a recorded Declaration of Restrictions, which would also allow the establishment of permanent housing for the homeless on the subject property. Staff notes that a determination was made which allowed the subject government facilities application to proceed through the governmental facilities review process (Section 33-303 of the Code of Miami-Dade County) because the land and all facilities will be owned by Miami-Dade County.

PROJECT DESCRIPTION

The project will consist of:

Permanent Supportive Housing

- 145 units – affordable housing with case management services for homeless /formerly homeless families with a household member having a disability
- Housing will accommodate approximately 600 people
- Community Center
- Playground and recreational areas
- Public plaza
- LEED certified facilities
- Arts in Public Places

Farmer's Market

- Job training and micro-enterprise opportunities for residents
- Will sell produce grown on-site and handcrafted items produced by residents
- Small bakery

Organic Farm

- Produce fruits, vegetables and landscape plants
- Plots for community gardening for residents
- Provide job training and micro-enterprise opportunities for residents

COMPREHENSIVE DEVELOPMENT MASTER PLAN

The subject property is designated **Institutions, Utilities and Communications** on the Adopted 2015-2025 Land Use Plan (LUP) map. The Institutions, Utilities and Communications designation provides for the full range of institutions, utility and communications facilities, offices, and integrated business areas less than 5-acres in size. Land may also be developed for a use and density comparable to, and compatible with, the surrounding development. Homestead Air Reserve Base is also included in this land use designation, and the range of uses that may occur on County-owned portions of HARB may include: military aviation, national security, recreational, educational or other institutional uses consistent with the Record of Decision issued by the Secretary of the Air Force.

However, the property is located inside the Urban Development Boundary (UDB). The CDMP (Page I-57) indicates that:

“No new commercial agricultural use of property may be established within the Urban Development Boundary, except on property designated Agriculture on the LUP map or zoned AU (Agricultural) or GU (Interim). All property within the Urban Development Boundary not designated Agriculture or zoned AU or GU shall not be permitted to be used for the establishment of any new commercial agricultural use. An additional exception is that land in utility easements or rights-of-way or airport or other large government-owned properties may be approved for new commercial agricultural uses where the use would be compatible with, and would have no unfavorable effect on, the surrounding area.”

The CDMP defines commercial agricultural uses to include horticulture, floriculture, forestry, dairy, livestock, poultry, beekeeping, tropical fish farms, all forms of farm production and all other uses except retail nurseries and retail greenhouses.

In conclusion, the proposed housing and farmer's market are **consistent** with the CDMP. The organic farm, as part of a large government-owned property and being compatible with the surrounding area, is also **consistent** with the CDMP. And lastly, the project is **consistent** with CDMP Policy LU-10C which recommends the incorporation of Florida Green Building Coalition, U.S. Green Building Council LEED or other energy conservation standards for County-owned buildings.

EXISTING LAND USE PATTERN

Subject Property:

RU-4L, IU-1, BU-1A; housing and dog kennel Institutions, Utilities and Communications

Surrounding Properties:

NORTH: RU-1 and RU-1Z; park and school Institutions, Utilities and Communications

SOUTH: AU; vacant and County-owned facility Institutions, Utilities and Communications

EAST: AU; vacant and FPL sub-station Institutions, Utilities and Communications

WEST: AU and RU-1; vacant Institutions, Utilities and Communications

STAFF RECOMMENDATIONS

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

The Department of Planning and Zoning recommends approval with conditions of this application requesting transitional and permanent supportive housing for the homeless, a farmer's market and cultivation area for residents of the complex. Staff notes that this application does not seek additional units or an increase in the number of beds approved pursuant to resolution Z-97-96, which consisted of an application requesting a 300 bed facility and 200 **transitional only** housing units for homeless on the subject property. In addition to the farmer's market and cultivation area, this application seeks flexibility in the 1996 approved development program by allowing the 200 units as transitional and **permanent** housing for the homeless. Currently, the 300-bed emergency housing facility and 55 transitional units out of the 200 dwellings previously approved have been built, occupied and in operation. The un-built 145 permanent housing units for the homeless, which is part of this application, are planned as one-story townhouses surrounding a vast network of greens and open space on the southwest and center portions of the property.

As submitted, this application is **consistent** with the adopted 2015-2025 Comprehensive Development Master Plan (CDMP). The less than 5-acre in size farmer's market and the cultivation of vegetables grown on the County-owned premises

and sold at this market is one of the many programs supported by the Trust which help the homeless transition to mainstream society, in this instance by teaching the skills required for growing and selling goods. Apart from serving the community with fresh grown vegetables and plants, the market is an integral part of the resident's education, and the earning proceeds are used in furthering resident programs. The farmer's market is planned on the northwest corner of the property where it is visible and accessible to patrons visiting the site, but placed at a distance that does not negatively impact the various residential uses existing or planned for the subject property. The commercial agricultural use in the form of the farmer's market and the cultivation of vegetable in various areas of the subject property is **compatible** and would not have an unfavorable effect on surrounding uses when considering that agricultural zoning is now present to the south, east and west. Regarding the established and planned for residential density, consisting of the existing 300-bed emergency housing facility and the 55 units of transitional housing and the 145 proposed permanent housing townhouse building type, staff is of the opinion, that as planned, this community with its institutional uses allowing for the housing of homeless and their education and job training is **consistent** with the Master Plan and **compatible** with the area. Although the predominant land use surrounding the subject property is Institutions, Utilities and Communications, there is a large community of low-density residential (up to 6 du/a) designated properties to the west of the subject parcel and RU-1 zoning directly north and west of the subject property. The combined density proposed between the existing transitional housing and the planned for 145 supportive permanent housing does not exceed a density of 2.6 units per gross acre, which is **comparable** to the low density designated areas and in keeping with the single-family zoning found to the north, south and west. Existing and proposed units are one-story in height, a scale that is **compatible** with potential detached single-family development in the current RU-1 zoning surrounding the property and with the low intensity development that characterizes the area. The existing 300-bed emergency housing facility and the 55 units of transitional housing are one-story, a scale **compatible** with the surrounding area and with the planned for permanent units. As requested, the new, 145 permanent housing for the homeless is in keeping with the area and as an institutional use, deemed **consistent** with the Institutional, Utilities and Communications land use category designating the subject property. Further, the applicant has indicated that the existing and proposed uses are **consistent** with the Record of Decision issued by the Secretary of the Air Force as it pertains to County use of the Base property.

Staff recommends that the development be in accordance with Chapter 18A (Landscape Code) and that the property be developed in accordance with the site plan submitted for this application. Staff is of the opinion that, as requested, the development is **compatible** with the surrounding area and **consistent** with the CDMP.

CONDITIONS:

1. That in the approval of the plan, the same be basically in accordance with the plan submitted for the hearing entitled, "Homestead Homeless Housing Complex", prepared by Behar-Font and Partners, P.A., dated 2/8/10 consisting of 10 pages including the cover sheet.
2. That all landscaping to be provided on site be in accordance with Chapter 18A (Landscape Code).
3. That the applicant shall comply with all applicable conditions and

requirements of the Site Review Committee.

4. That the proposed development shall have a LEED (Leadership in Energy and Environmental Design) certified rating or similar organization as provided in Chapter 9 Sections 9-71 through 9-75 of the Code of Miami-Dade County.
5. That the approval of the site plan submitted for the subject hearing is contingent upon approval of zoning hearing application number Z10005, which requests the modification of a portion of a covenant restricting the subject property from transitional housing only to transitional housing and permanent supportive housing.

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:

- Currently, PWD does not have any proposed roadway projects adjacent to the subject site in the 2010 Transportation Improvement Program (TIP), nor in the 2035 Long Range Transportation Plan (LRTP).
- 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 comments:

- A Waiver of Plat is required to create two parcels for Tract “G” as a result of the cut-out parcel for the lift station. No building permits will be issued for the parcel until Waiver of Plat is approved.
- Sidewalks will be required along SW 280 Street and SW 127 Avenue.

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

Service Impact/Demand

(A) Based on the development information, this project is expected to generate approximately 40 fire rescue calls annually. The estimated number of alarms results in a moderate impact to existing fire and rescue service.

(B) A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires three (3) suppressions or engines,

telesquirts or tankers, one (1) aerial, one (1) rescue and an accompanying command vehicle. This assignment requires twenty (20) firefighters and officers.

Existing Services

Based on data retrieved during calendar year 2008, the average travel time to the vicinity of the proposed development was **8:00 minutes**. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to the vicinity of the proposed development complies with the performance objective of national industry standards. The construction of the Homestead Air Force Base Station No. 77 will enhance the average travel time to the proposed development. Station No. 77 will be constructed in the vicinity of SW 288 Street and SW 127 Avenue. It is anticipated that the Station will be completed in 2014-15.

The stations responding to a fire alarm will be:

STATION	ADDRESS	EQUIPMENT	STAFF
6	15890 SW 288 Street	Rescue, Tanker, Battalion	8
5	13150 Hobson Drive	Rescue, Engine	7
66	3100 SW 328 Street	Engine Squad	6
65	1350 SE 24 Street	Rescue	3

Site Plan Review

The proposed development must comply with all applicable MDR Access Road Requirements. Please be advised that during the platting and permitting stages of this project, the proffered site plan must be reviewed by the Fire Water & Engineering Bureau to assure compliance with the Florida Fire Prevention Code (FFPC) and National Fire Protection Association (NFPA) standards.

If you need additional information, please contact Carlos Heredia, Planning Section Supervisor, at 786-331-4540.

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

Water

Connect to an existing sixteen (16)-inch water main in SW 280 Street and SW 128 Place and extend the same easterly in SW 280 Street, interconnecting to an existing sixteen (16)-inch water main, located approximately 370 ft west of SW 127 Avenue. In addition, connect to the subject sixteen (16)-inch water main in SW 280 Street and SW 127 Avenue and extend the same southerly in SW 127 Avenue to Community Development Boulevard (New Entrance Road), interconnecting to an existing twelve (12)-inch water main at that location.

Any other public water main extension within the property shall be eight (8)-inch minimum in diameter. If two (2) 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).

There are water mains within the property, either in existing dedicated R/W or easements, which need to be removed and relocated if in conflict with the proposed

development. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated. If needed, before closing/vacating them. Fire hydrants associated with mains to be removed and relocated shall be relocated as per Fire Department recommendations. Cutting and plugging of existing water mains shall be done by M-DWASD's forces at owner's expense. Services to existing customers cannot be interrupted.

Sewer

Connect to any of the existing ten (10)-inch gravity sewers in SW 124 Court and/or in SW 283 Street and extend an eight (8)-inch or larger gravity sewer as necessary to provide service to the property. In addition, the developer may also connect to an existing eight (8)-inch gravity sewer within the property.

Unity of Title does not apply then any gravity sewer within the property shall be public and eight (8)-inch minimum in diameter.

There are sewer mains within the property, either in existing dedicated R/W or easements, which need to be removed and/or relocated if in conflict with the proposed development. Easements associated with mains to be removed and relocated shall be closed and vacated and/or relocated, if needed, before closing/vacating them.

General Notes

The size of the required water mains will depend upon the subject property's approved development, 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 developments.

Please note that improvements to the sewer system may be required based on the project's sewage flow to be discharged into M-DWASD's system and the condition of the sewage pump station(s) receiving the reference sewage flow at the time a request is sent to the M-DWASD. 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. If you have additional questions, please contact Maria Capote at (786) 268-5329.

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

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

A Surface Water Management Individual Permit from the South Florida Water Management District shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to site development, final plat or public works approval of paving and drainage plans. The applicant is advised to contact DERM for further information regarding permitting procedures and requirements.

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.

The development criteria and the level of on-site flood protection many vary from those mentioned above if ground water stages are increased as a result of the implementation of the Comprehensive Everglades Restoration Plan.

Pollution Remediation

DERM has reviewed the information provided regarding Folio #'s 30-7901-001-0020, 30-7901-001-0040, 30-7901-001-0050, 30-7901-001-0060, 30-7901-001-0070, 30-7901-001-0080; and our records indicate that, within these properties, there are no records of current contamination assessment or remediation issues nor are there historical records of contamination assessment or remediation issues regarding non-permitted sites.

Please be advised that abutting these properties to the south is Parcel 11 (Folio # 30-7901-000-0120) of Homestead Air Reserve Base (HARB) with records of soil and groundwater contamination and accompanying soil and groundwater restrictions that require DERM review of any proposed construction, dewatering, drainage or related plans.

Except for the above there are no other abutting properties with current contamination assessment or remediation issues.

Also be advised that there are historical records of petroleum contamination assessment or remediation issues regarding non-permitted sites on the abutting property within Folio # 30-7901-001-0010 (HARB-Buildings 990 & 996, 28205 SW 125 Ave (HARB), UT-4736/F-12178).

Except for the above, there are no other abutting properties with historical records of contamination assessment or remediation issues regarding non-permitted sites.

Tree Preservation

According to the site plan submitted with this government facilities application, the properties may contain specimen sized trees (trunk diameter 18 inches or greater), which will be impacted. Section 24-49 of the Code requires the preservation of tree resources. Prior to removal or relocation of any tree on the sites, a Miami Dade County Tree Removal Permit is required.

The applicant submitted to DERM a tree removal permit application number 2010-TREE-PER-00009 on January 7, 2010; however a bond is pending in order to process the tree removal application. This Department recommends approval of this application with the condition that the bond and executed tree removal permit be in place prior to any development order. Also, please be advised that several specimen size trees are required to be preserved on the sites as depicted on the DERM approved site plans entitled "Proposed Multifamily Residential Development Verde Gardens", dated January 11, 2010 (sealed and received by DERM on January 28, 2010), prepared by Behar Font and Partners PA, sheets 1-27, specifically sheet SP-TD-3. Please contact this program at (305) 372-6574 for further information.

Wetlands

The subject property does not contain wetlands as defined by Section 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.

Natural Forest Communities

The subject properties are not designated Natural Forest Communities by Miami-Dade County.

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 Christine Velazquez at (305) 372-6764.

MIAMI-DADE COUNTY SITE REVIEW COMMITTEE

APPLICATION GF09-11

MIAMI-DADE HOMELESS TRUST
VERDE GARDENS



Esther Calas, Director
Public Works Department



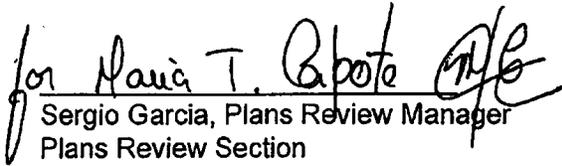
Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning



Herminio Lorenzo, Director
Miami-Dade 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

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 16th day of March 2010 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: VERDE GARDENS
Number: GF09-11
Applicant: MIAMI-DADE COUNTY HOMELESS TRUST
Location: Southeast corner of SW 127 Avenue and SW 280 Street
Size: 57.31-acres
Request: Approval of the erection, construction and operation of Verde Gardens.

Legal Description: FOLIOS: 30-7901-001-0020, 30-7901-001-0040, 30-7901-001-0050, 30-7901-001-0060, 30-7901-001-0070, 30-7901-001-0080

ALL OF TRACTS "A", "D", "E" AND "H" OF COMMUNITY PARTNERSHIP SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 153, PAGE 66 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID TRACTS CONTAINING 1,484,789 SQUARE FEET, 34.0861 ACRES.

TOGETHER WITH A PORTION OF TRACT "B" OF COMMUNITY PARTNERSHIP SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 153, PAGE 66 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT "C" OF SAID PLAT; THENCE SOUTH 00°45'01" EAST ON AN EASTERLY LINE OF SAID TRACT "B" 287.62 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST 282ND STREET (COMMUNITY PARTNERSHIP DRIVE) AS RECORDED IN RESOLUTION NO. R-631-00; THENCE SOUTH 89°15'18" WEST ON SAID NORTH RIGHT-OF-WAY LINE 700.74 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°39'16" AN ARC DISTANCE OF 39.56 FEET TO A POINT OF TANGENCY ON THE WEST LINE OF SAID TRACT "B", ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST 127 AVENUE (CORAL SEA BOULEVARD); THENCE NORTH 00°05'26" WEST ON SAID EASTERLY RIGHT-OF-WAY LINE 460.96 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°20'44" AN ARC DISTANCE OF 38.98 FEET TO A POINT OF TANGENCY ON THE NORTH LINE OF SAID TRACT "B", ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF SW 280TH STREET (WALDENDRIVE; THENCE NORTH 89°15'18" EAST ON SAID NORTH LINE AND ON SAID SOUTHERLY RIGHT-OF-WAY LINE 993.83 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ON THE ARC OF

SAID CURVE, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°59'41" AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY ON AN EAST LINE OF SAID TRACT "B", ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST 124TH COURT; THENCE SOUTH 00°45'01" EAST ON SAID EAST LINE AND ON SAID WEST RIGHT-OF-WAY LINE 198.31 FEET TO A SOUTHEAST CORNER OF SAID TRACT "B"; THENCE SOUTH 89°15'18" WEST ON A SOUTH LINE OF SAID TRACT "B" 323.40 FEET TO THE POINT OF BEGINNING.

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BEGIN AT THE NORTHWEST CORNER OF SAID TRACT "C"; THENCE NORTH 89°15'18" EAST ON THE LINE OF SAID TRACT "C" 323.40 FEET TO THE NORTHEAST CORNER OF SAID TRACT "C", ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST 124TH COURT; THENCE SOUTH 00°45'01" EAST ON THE EAST LINE OF SAID TRACT "C" AND ON SAID WEST RIGHT-OF-WAY LINE 262.63 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'19" AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY ON THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST 282ND STREET (COMMUNITY PARTNERSHIP DRIVE) AS RECORDED IN RESOLUTION NO. R-631-00; THENCE SOUTH 89°15'18" WEST ON SAID NORTH RIGHT-OF-WAY LINE 298.40 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID TRACT "C"; THENCE NORTH 00°45'01" WEST ON SAID WEST LINE 287.62 FEET TO THE POINT OF BEGINNING.
SAID PORTION OF TRACT "C" CONTAINING 92,833 SQUARE FEET, 21.323 ACRES.

TOGETHER WITH A PORTION OF TRACT "F" OF COMMUNITY PARTNERSHIP SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 153, PAGE 66 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT "G" OF SAID PLAT; THENCE ON THE BOUNDARY OF SAID TRACT "F" THE FOLLOWING 11 COURSES AND DISTANCES: 1) NORTH 89°15'18" EAST 354.91 FEET; 2) NORTH 34°19'30" EAST 91.91 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHWEST 283RD STREET, A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, THE RADIUS POINT OF WHICH BEARS NORTH 21°05'37" EAST; 3) SOUTHEASTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE AND ON THE ARC OF SAID CURVE, WITH A RADIUS OF 134.30 FEET AND A CENTRAL ANGLE OF 13°39'34" AN ARC DISTANCE OF 32.02 FEET TO A POINT OF TANGENCY; 4) SOUTH 82°33'58" EAST ON SAID SOUTHERLY RIGHT-OF-WAY LINE 423.14 FEET; 5) SOUTH 05°27'19" WEST 20.28 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE EASTERLY; 6) SOUTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 205.63 FEET AND A CENTRAL ANGLE OF 40°06'08" AN ARC DISTANCE OF 143.92 FEET TO A POINT OF TANGENCY; 7) SOUTH 34°38'49" EAST 87.08 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE WESTERLY; 8) SOUTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 291.09 FEET AND A CENTRAL ANGLE OF 34°31'16" AN ARC DISTANCE OF 175.38 FEET TO A POINT OF TANGENCY; 9) SOUTH 00°07'33" EAST 57.43 FEET; 10) SOUTH 89°52'27" WEST 1721.31 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST 127TH AVENUE

(CORAL SEA BOULEVARD); 11) NORTH 00°05'26" WEST ON SAID EASTERLY RIGHT-OF-WAY LINE 680.77 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°20'44" AN ARC DISTANCE OF 38.98 FEET TO A POINT OF TANGENCY ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST 282ND STREET (COMMUNITY PARTNERSHIP DRIVE) AS RECORDED IN RESOLUTION NO. R-631-00; THENCE NORTH 89°15'18" EAST ON SAID SOUTH RIGHT-OF-WAY LINE 702.01 FEET TO THE INTERSECTION WITH AN EAST LINE OF SAID TRACT "F"; THENCE SOUTH 00°45'01" EAST ON SAID EAST LINE 278.52 FEET TO THE POINT OF BEGINNING.
SAID PORTION OF TRACT "F" CONTAINING 945,781 SQUARE FEET, 21.7121 ACRES.

TOGETHER WITH A PORTION OF TRACT "G" OF COMMUNITY PARTNERSHIP SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 153, PAGE 66 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT "G"; THENCE NORTH 00°45'01" WEST ON THE WEST LINE OF SAID TRACT "G" 278.52 FEET TO THE INTERSECTION WITH SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST 282ND STREET (COMMUNITY PARTNERSHIP DRIVE) AS RECORDED IN RESOLUTION NO. R-631-00; THENCE NORTH 89°15'18" EAST ON SAID PARALLEL LINE 298.40 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ON THE ARC SAID CURVE, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°59'41" AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY ON THE WEST RIGHT-OF-WAY LINE SOUTHWEST 124TH COURT; THENCE SOUTH 00°45'01" EAST ON SAID WEST RIGHT-OF-WAY LINE 53.64 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ON SAID RIGHT-OF-WAY LINE AND ON THE ARC OF SAID CURVE; WITH A RADIUS OF 134.30 FEET AND A CENTRAL ANGLE 46°40'45" AN ARC DISTANCE OF 109.42 FEET; THENCE SOUTH 34°19'30" WEST 52.60 FEET; THENCE SOUTH 55°40'30" EAST 50.00 FEET; THENCE SOUTH 34°19'30" WEST 37.15 FEET; THENCE SOUTH 89°15'18" WEST 354.91 FEET TO THE POINT OF BEGINNING.
SAID PORTION OF TRACT "G" CONTAINING 94,589 SQUARE FEET, 2.1715 ACRES.

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.

HOMESTEAD HOMELESS HOUSING COMPLEX

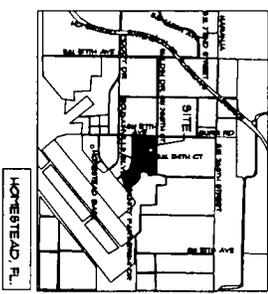
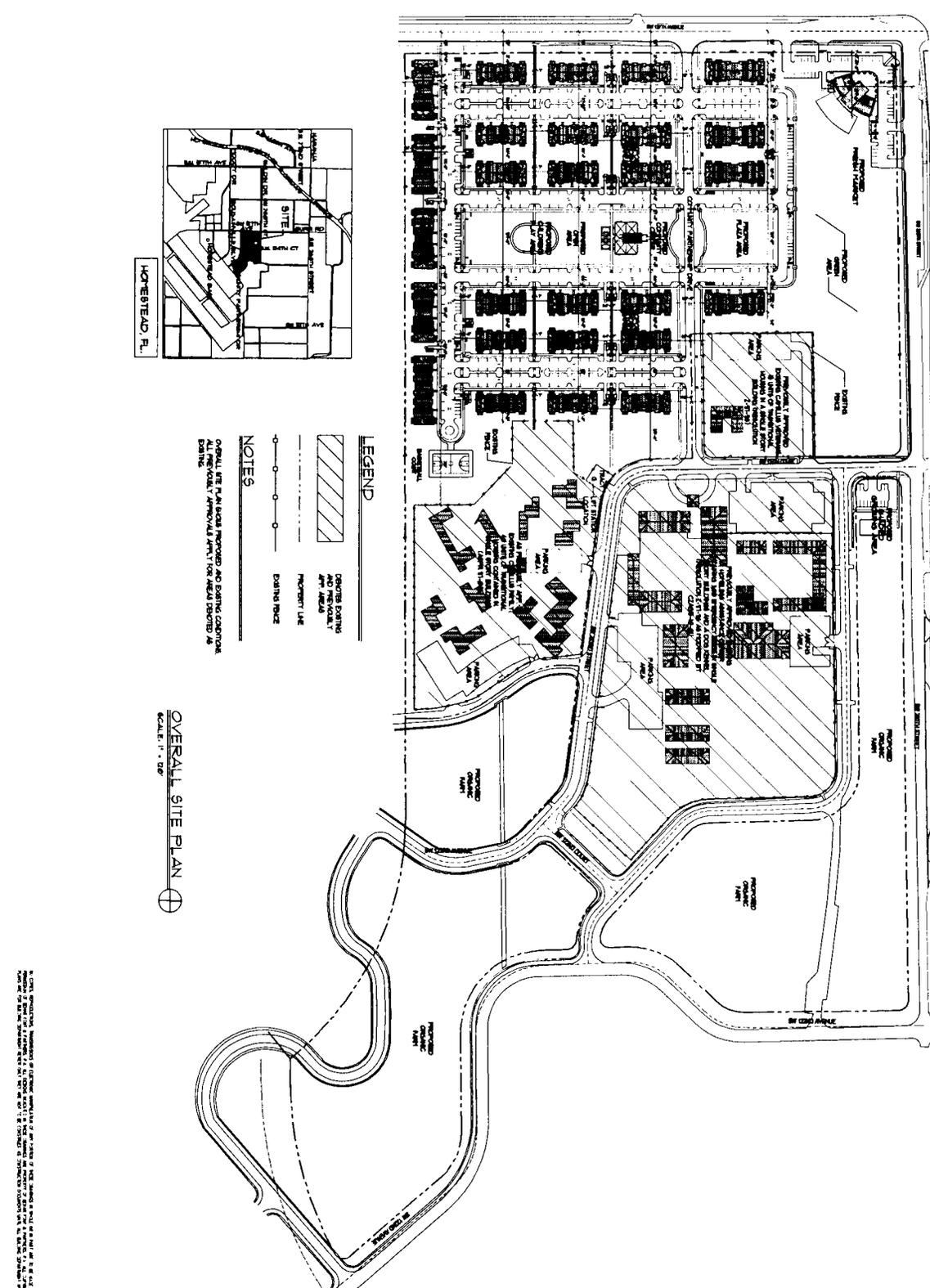
MIAMI DADE, FLORIDA



ARCHITECT
B E H A R R O N T & P A R T N E R S . P . A .

433 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
TEL. (305) 746-9442
FAX (305) 746-9440

PROJECT #09-016
DATE: FEBRUARY 8TH, 2010



LEGEND

DENSE DRAINAGE AND PERVIOUSLY APPLIED
 IMPERVIOUS LINE
 EXISTING BOUNDARY

NOTES

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 2. ALL UTILITIES SHALL BE DEEPENED AND RELOCATED AS NECESSARY.
 3. ALL UTILITIES SHALL BE PROTECTED AND RELOCATED AS NECESSARY.
 4. ALL UTILITIES SHALL BE RELOCATED AS NECESSARY.
 5. ALL UTILITIES SHALL BE RELOCATED AS NECESSARY.

OVERALL SITE PLAN
SCALE: 1" = 50'

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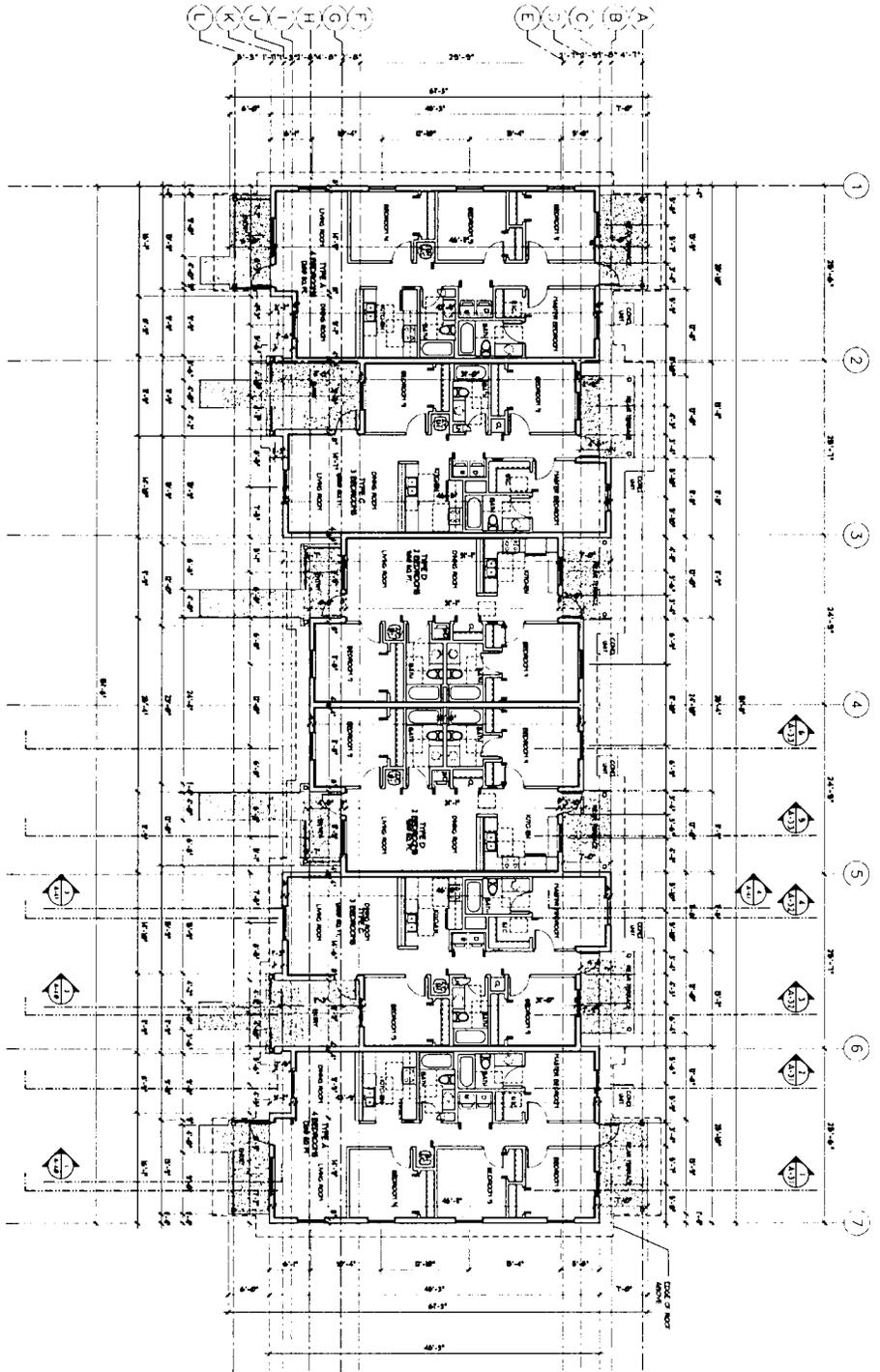
PROJECT: HOMESTEAD HOMELESS HOUSING COMPLEX
 DATE: 02-08-10
 DRAWN BY: VJ - QM - RP
 CHECKED BY: RB
 SCALE: AS SHOWN
 SHEET NO: A-0.1
 OF

HOMESTEAD HOMELESS HOUSING COMPLEX

MIAMI DADE, FLORIDA

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ARCHITECTURE
 PLANNING
 INTERIORS
 CONSULTANTS
 BEHAR, FONT & PARTNERS, P.A.
 1100 S.W. 15TH AVENUE
 SUITE 200
 MIAMI, FLORIDA 33135
 TEL: 305-371-1100
 FAX: 305-371-1101
 WWW.BFPARTNERS.COM



GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"
BUILDING TYPE I =

BUILDING #1	ELEVATION 0'-0" - 130' NAVD
BUILDING #2	ELEVATION 0'-0" - 030' NAVD
BUILDING #3	ELEVATION 0'-0" - 045' NAVD
BUILDING #4	ELEVATION 0'-0" - 300' NAVD
BUILDING #23	ELEVATION 0'-0" - 340' NAVD
BUILDING #24	ELEVATION 0'-0" - 330' NAVD
BUILDING #25	ELEVATION 0'-0" - 33' NAVD
BUILDING #26	ELEVATION 0'-0" - 31' NAVD

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ARCHITECTURE
 PLANNING
 INTERIORS

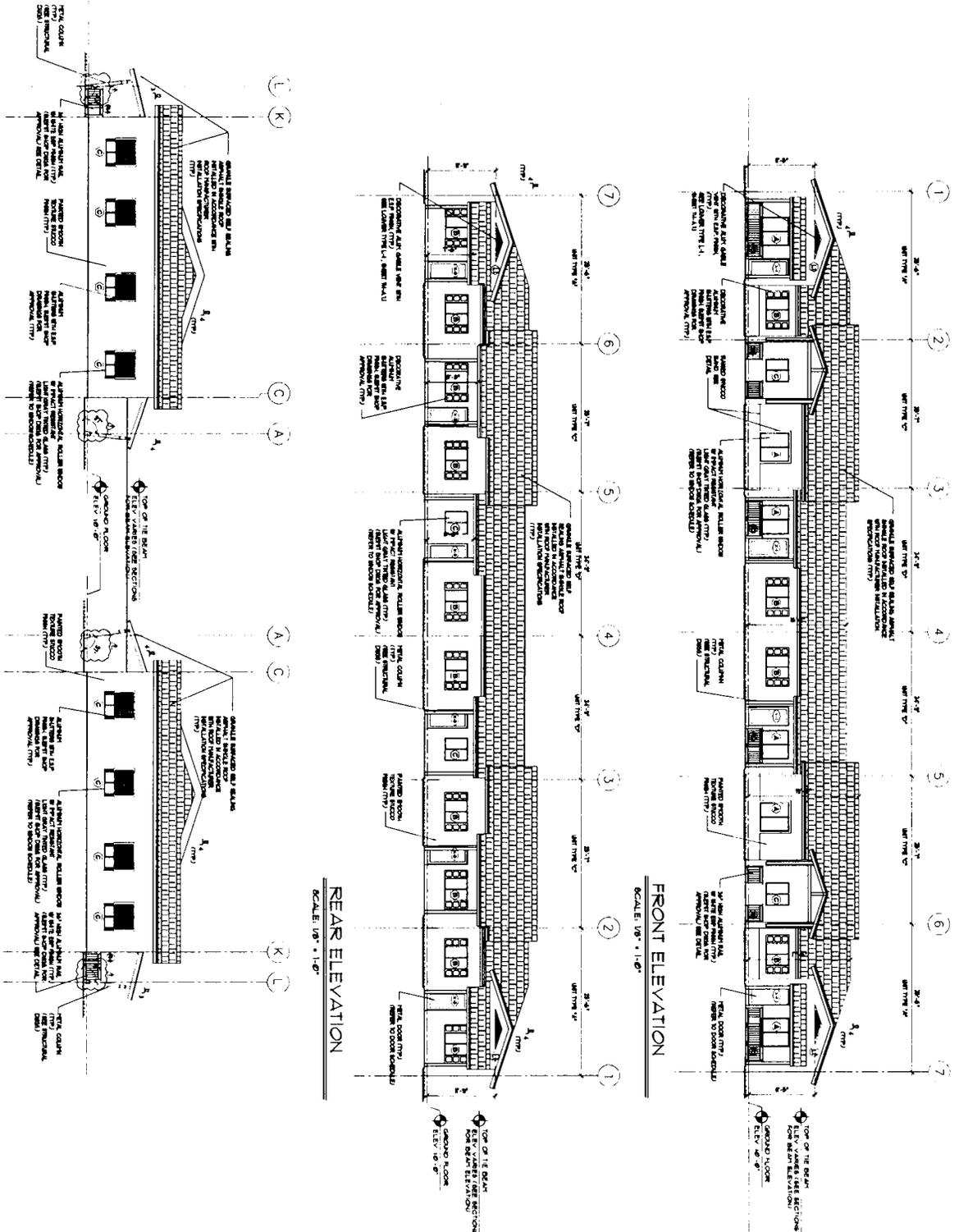
1000 POND DR. SUITE 100
 MIAMI, FLORIDA 33134
 TEL: (305) 751-1000
 FAX: (305) 751-0540
 E-MAIL: info@bfpa.com

CONSULTANT

HOMESTEAD HOMELESS HOUSING COMPLEX

31 MIAMI DADE, FLORIDA

DATE: 02-08-10
 REVISIONS:
 OWNER:
 PROJECT NO: 09-018
 DRAWN BY: VH - CM - RP
 CHECKED BY: RB
 SCALE: AS SHOWN
 SHEET NO: A-02
 OF



DATE: 02-08-10
 PROJECT: 09-018
 DRAWN BY: VH - CM - RP
 CHECKED BY: RB
 SCALE: AS SHOWN
 SHEET: A-0.3

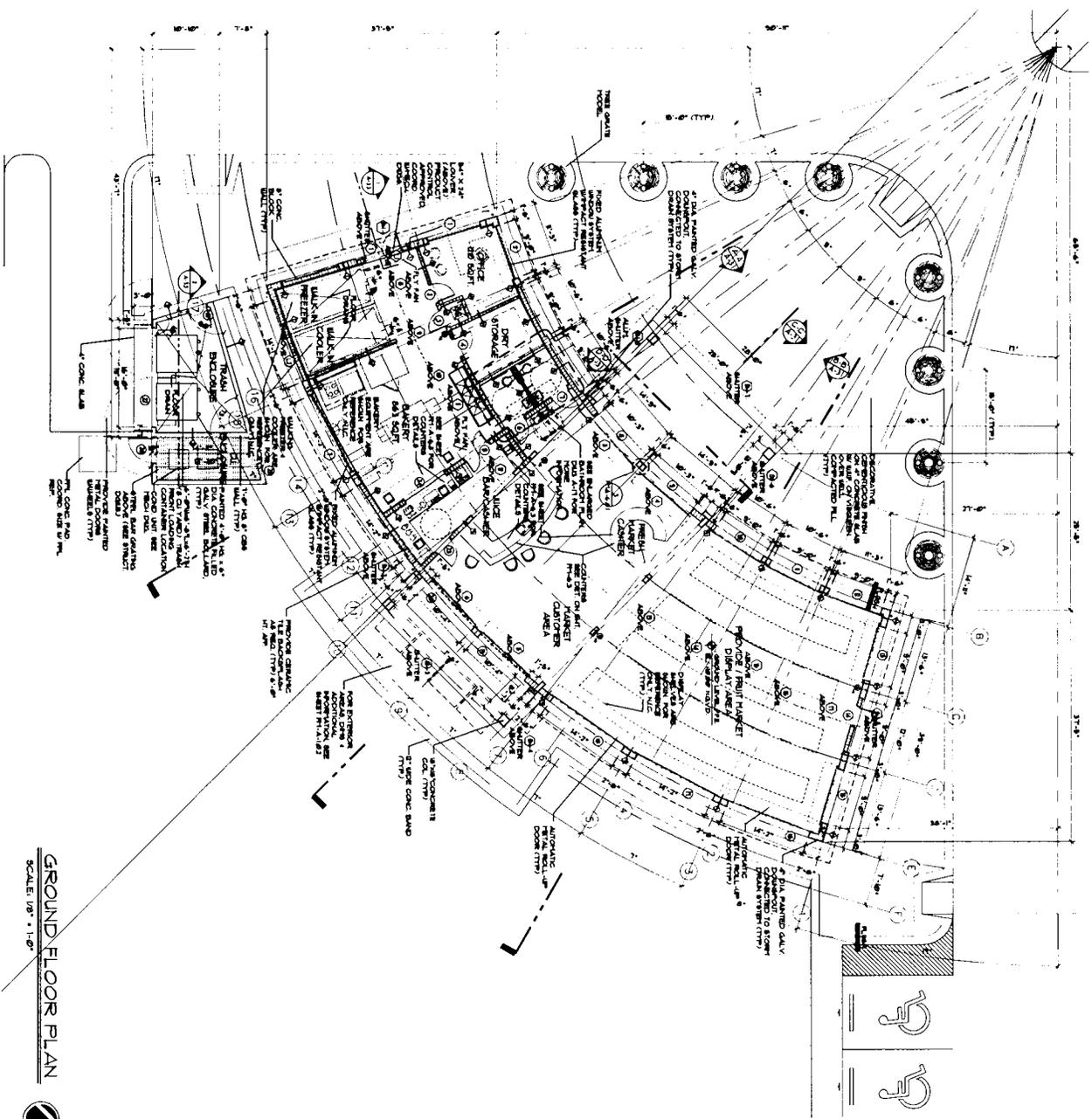
BEHAR · FONT & PARTNERS · P. A.

ARCHITECTURE PLANNING INTERIORS
 1300 S.W. 10TH AVENUE, SUITE 200
 MIAMI, FLORIDA 33135
 TEL: (305) 371-3333 FAX: (305) 371-3344
 WWW.BFH-P.COM

HOMESTEAD HOMELESS HOUSING COMPLEX

MIAMI DADE, FLORIDA

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GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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LEGEND

PARTITION TYPE 1
 1/2" REINFORCED CONCRETE BLOCK WALL
 WITH 1/2" GYPSUM BOARD ON BOTH SIDES
 TO STRUCTURE ABOVE AND 1/2" TYPE 5 GYPSUM BOARD
 ON STRUCTURE BELOW. PARTITIONING
 IN THIS SECTION IS 1/2" UP TO
 CEILING AND 1/2" DOWN TO FLOOR
 UNLESS OTHERWISE NOTED.

PARTITION TYPE 2
 6" OR 12" REINFORCED CONCRETE BLOCK WALL
 WITH 1/2" GYPSUM BOARD ON BOTH SIDES
 TO STRUCTURE ABOVE AND 1/2" TYPE 5 GYPSUM BOARD
 ON STRUCTURE BELOW. PARTITIONING
 IN THIS SECTION IS 1/2" UP TO
 CEILING AND 1/2" DOWN TO FLOOR
 UNLESS OTHERWISE NOTED.

PARTITION TYPE 3
 6" OR 12" REINFORCED CONCRETE BLOCK WALL
 WITH 1/2" GYPSUM BOARD ON BOTH SIDES
 TO STRUCTURE ABOVE AND 1/2" TYPE 5 GYPSUM BOARD
 ON STRUCTURE BELOW. PARTITIONING
 IN THIS SECTION IS 1/2" UP TO
 CEILING AND 1/2" DOWN TO FLOOR
 UNLESS OTHERWISE NOTED.

PARTITION TYPE 4
 6" OR 12" REINFORCED CONCRETE BLOCK WALL
 WITH 1/2" GYPSUM BOARD ON BOTH SIDES
 TO STRUCTURE ABOVE AND 1/2" TYPE 5 GYPSUM BOARD
 ON STRUCTURE BELOW. PARTITIONING
 IN THIS SECTION IS 1/2" UP TO
 CEILING AND 1/2" DOWN TO FLOOR
 UNLESS OTHERWISE NOTED.

DOOR
 1/2" REINFORCED CONCRETE BLOCK WALL
 WITH 1/2" GYPSUM BOARD ON BOTH SIDES
 TO STRUCTURE ABOVE AND 1/2" TYPE 5 GYPSUM BOARD
 ON STRUCTURE BELOW. PARTITIONING
 IN THIS SECTION IS 1/2" UP TO
 CEILING AND 1/2" DOWN TO FLOOR
 UNLESS OTHERWISE NOTED.

WALL
 1/2" REINFORCED CONCRETE BLOCK WALL
 WITH 1/2" GYPSUM BOARD ON BOTH SIDES
 TO STRUCTURE ABOVE AND 1/2" TYPE 5 GYPSUM BOARD
 ON STRUCTURE BELOW. PARTITIONING
 IN THIS SECTION IS 1/2" UP TO
 CEILING AND 1/2" DOWN TO FLOOR
 UNLESS OTHERWISE NOTED.

HOMESTEAD HOMELESS HOUSING COMPLEX

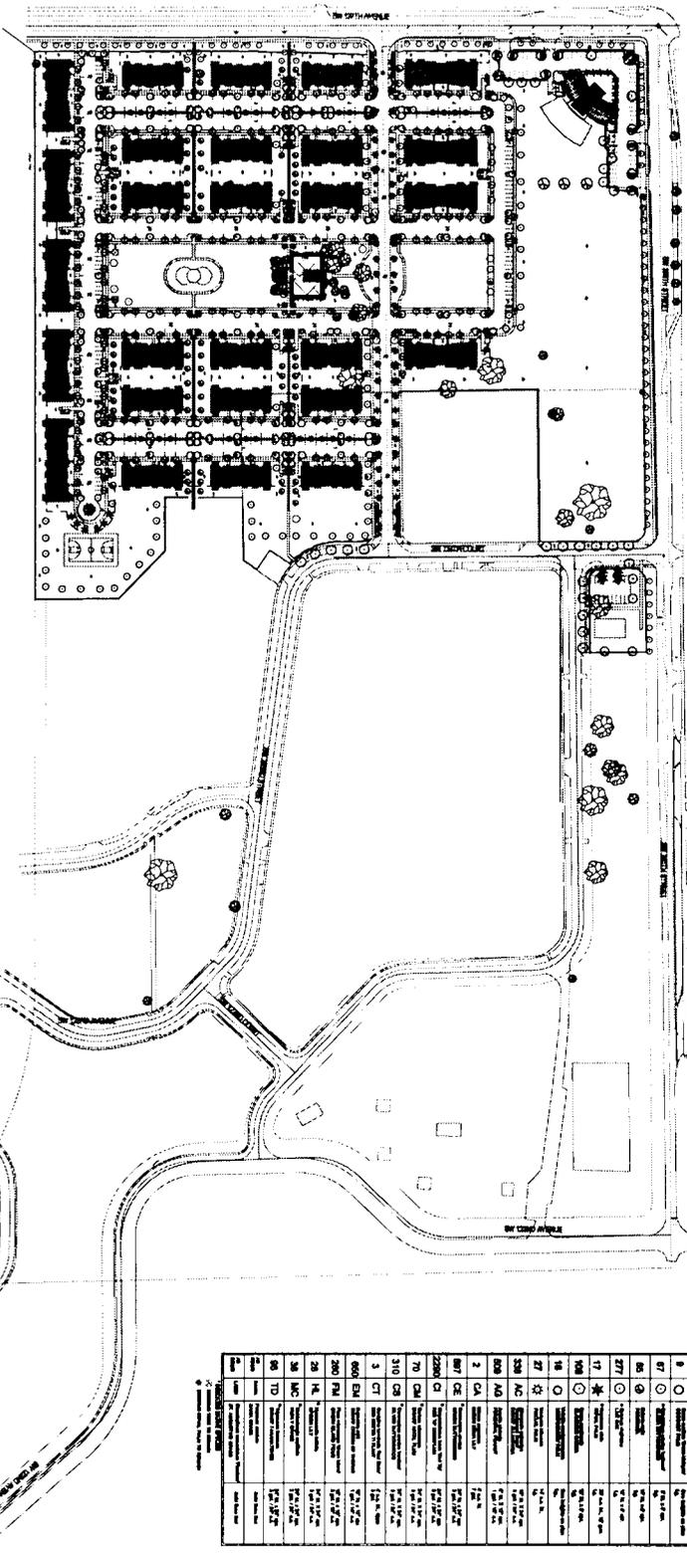
MIAMI DADE, FLORIDA

35

OWNER: **RB**
 DATE: **02-08-10**
 PROJECT: **09-018**
 DRAWN BY: **VH - GM - RP**
 CHECKED BY: **RB**
 SCALE: **A0.6**
 SHEET NO. **1** OF **1**

ARCHITECTURE
 PLANNING
 INTERIORS

CONSULTANT



PROPOSED LANDSCAPE LIST

Symbol	Plant Name	Quantity	Notes
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PROPOSED LANDSCAPE LIST

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PROPOSED OVERALL LANDSCAPE PLAN



PROPOSED LANDSCAPE LIST

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HOMESTEAD HOMELESS HOUSING COMPLEX

MIAMI DADE, FLORIDA

37

DATE: 02-08-10
 REVISIONS:
 OWNER:
 PROJECT NO: 09-016
 DRAWN BY: VH - CM - RP
 CHECKED BY: RB
 SCALE: AS SHOWN
 SHEET NO: 37

ARCHITECTURE
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 1000 SOUTH MIAMI AVENUE
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 MIAMI, FLORIDA 33130
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For Zoning